

Sheboygan Press media

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A GANNETT COMPANY

June 20th, 2023

Dear Planning Commission- City of Sheboygan,

The Sheboygan Press has contacted Peter/Dick Guske about leasing the building at 1504 North 17th Street. The Sheboygan Press would use this facility to hand out our papers to carrier for delivery of their routes. No other operations will be done at this facility. This facility provides the space and parking needed for the Sheboygan Press to hand out the papers to our carriers in a quick and simply process.

The Sheboygan Press would occupy the building Monday – Friday and Sunday from 12:00 am – 4:00 am. We would have 2 employees and 8-12 carriers picking up their papers for their routes to deliver to our customers. Again, no other operations will be done at this facility. The parking is more than sufficient for any given vehicles at any given time. Our papers will be dropped off at the facility between 12:00 am and 1:00 am taking approximately 8-10 minutes.

The entire process is very quick and simple as we have implemented a pickup and go process since the Covid became an issue. We have processes in place to clean up inside and outside nightly and do not allow music. The Sheboygan Press simply is looking for a small warehouse to hand out papers for our carriers to deliver to our customers. No other functions will be done at this facility. The building will have a couple of desks and tables for the carriers and storage for carrier supplies. We have supplied a picture of the building and parking and a drawing of our floor plan inside.

We have no intentions of changing any building structure, landscaping and no signage. The Sheboygan Press asks that you allow us to use this facility to better our ability to serve our customers going forward. A quick, efficient and safe process is our daily goal. Please consider this proposal for the Sheboygan Press.

Have a great day!

Kristopher Kloster
Distribution Supervisor – kkloster@gannett.com

From: Lutzke, Jeffrey <Jeffrey.Lutzke@sheboyganwi.gov>

Sent: Wednesday, June 7, 2023 2:47 PM

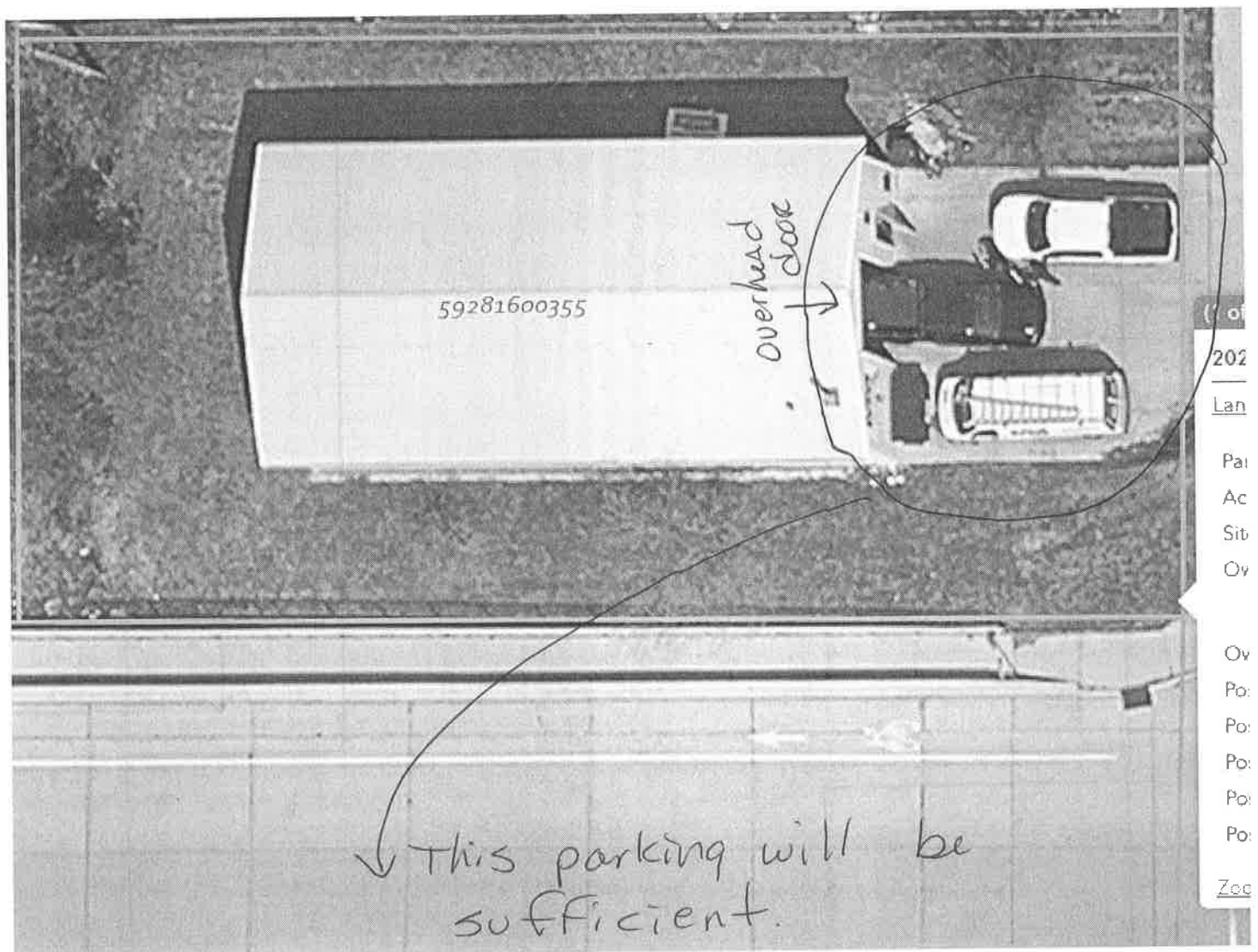
To: Kloster, Kris <kkloster@sheboygan.gannett.com>

Cc: Rose, Ellise <Ellise.Rose@sheboyganwi.gov>; Duellman, Janet <Janet.Duellman@sheboyganwi.gov>

Subject: RE: Sheboygan Press

Hi Kris,

It appears you may be referring to 1504 N 17th ST. This property is zoned Neighborhood Residential which does not allow for a commercial storage/distribution center. Since this property was used as a commercial property in the past, you could submit a conditional use and exception application to the city Plan Commission to see if they would approve the new use. I have copied Ellise and Janet from the City Development Dept to assist you with that process. If the Plan Commission approves the new use of the property an Occupancy Permit would be required from the Building Inspection Dept prior to occupying the building.

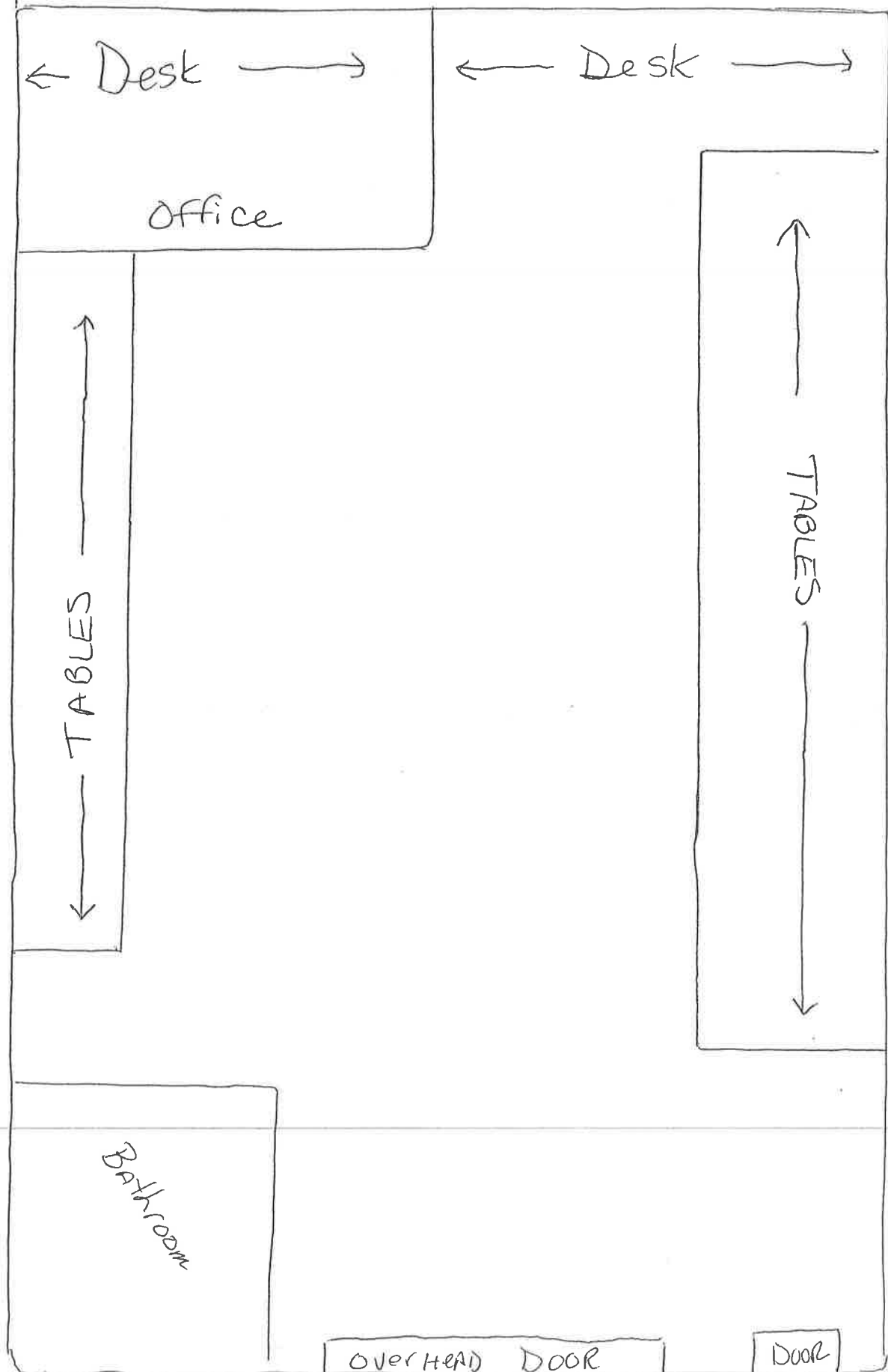


Thank you,

Jeff Lutzke
Building Inspector

No signage or change
in landscaping.

STORAGE OF SUPPLIES IN MEZZANINE



I, Peter Guske (owner/seller), authorize

(buyer/leaser) to submit a conditional use permit application to operate _____

_____ use from my property located at
1504 North 17th Street, Sheboygan, WI 53083 (address of
 property buyer will operate from).

Name Tia Yuen

Date 4/20/23