

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit by Eucatastrophe Distilling to operate a Craft Distillery at 1619 Calumet Drive

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: December 1, 2025

MEETING DATE: December 9, 2025

APPLICANT PROPOSAL:

Eucatastrophe Distilling is proposing to operate a Craft Distillery located at 1619 Calumet Drive. The applicant states the following:

- We propose to transform this underutilized property into a fully operational craft distillery with both indoor and outdoor components. Indoor operations will include production space for distillation, storage, and bottling, along with a tasting room and retail area. Outdoor use will include seasonal seating, landscaped gathering space, and occasional small-scale events, all contained within the property boundaries.
- The existing buildings (aside from 2400 square foot garage which will continue as car storage) will be renovated for use as a craft distillery, tasting room, retail space, barrel storage, restrooms, and administrative offices. A greenhouse addition (9,500 square feet) will be added, within setbacks, for onsite botanicals and events. A breezeway addition (1,000 square feet) will be added to connect the existing buildings containing the tasting space and the distillery space.
- Proposed Site Improvements Include: Traffic, Ingress/Egress: No changes to current driveway entrances from Calumet Drive; internal traffic flow will be maintained. Parking: Existing paved lot will be restriped and repaired; ADA-compliant spaces will be clearly marked near the primary entrance.
- Sidewalks: Repair and replacement of deteriorated sections, ensuring ADA compliance and safe pedestrian access.
- Landscaping: Installation of ornamental plantings, planter beds, and seasonal greenery to enhance curb appeal, along with a defined outdoor seating area for patrons.
- Lighting: Upgrade to energy-efficient, downward-facing LED fixtures to improve safety and minimize light spill to neighboring properties.

- Storm Drainage: Maintain existing stormwater infrastructure with necessary grading adjustments to ensure proper runoff control.
- Dumpster Enclosure: Construct a code-compliant dumpster enclosure using materials consistent with the main building.
- Screening of Mechanicals: Rooftop and ground-mounted mechanical equipment will be screened from public view with parapet walls or fencing that matches the building's design.
- The existing building's orientation, with the primary entrance facing Calumet Drive, will remain unchanged. Its prominent position on the lot maintains visibility from Highway 42 and convenient access for vehicles and pedestrians.
- The updated design will embrace a warm and inviting craft aesthetic with clear Parisian influences with intricate details, vintage-inspired touches, and a focus on comfort and charm. The exterior will feature a welcoming mix of textures and materials, with painted metal, decorative masonry, and warm finishes. Lush greenery will be central to the design, with plants both inside and outside the building, softening the structure and creating a sense of life and vibrancy year-round. Outdoor seating will be surrounded by planter boxes, trellises, and seasonal flowers to make the space feel like a lively neighborhood garden.
- A greenhouse will be added on-site, serving both functional and aesthetic purposes. It will provide fresh botanicals for distilling, cocktail garnishes, and seasonal décor, while also acting as a visual focal point that enhances the property's curb appeal. The greenhouse will align with the overall vision of blending craft production with sustainability and community gathering spaces. Together, these design elements will ensure the property stands out as a unique, welcoming destination that still harmonizes with the surrounding neighborhood.
- The site is served by existing curb cuts from Calumet Drive/Highway 42, providing sufficient ingress and egress for customers, employees, and deliveries. The current parking capacity, with over 100 stalls, exceeds anticipated daily peak demand, ensuring no impact on surrounding streets or properties. ADA-compliant spaces will be maintained near the main entrance for accessibility.
- Signage will be designed to meet all applicable City of Sheboygan zoning and building code requirements. Proposed signage includes Primary building-mounted sign on the Calumet Drive façade, using durable, weather-resistant materials and a design consistent with the distillery's brand aesthetic. Secondary wayfinding sign near the primary entrance to the parking lot to direct customers to parking and the tasting room. All signage will be externally or internally illuminated in a way that avoids glare or light spill onto adjacent properties.

STAFF ANALYSIS:

The use is permitted as conditional use under the Urban Commercial District as indoor commercial entertainment.

ACTION REQUESTED:

Staff recommends approval of the use and the site plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
2. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
3. Outdoor storage of materials or equipment shall be prohibited.
4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
6. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review approval prior to receiving a building permit for such remodel/renovation.
7. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit application and attachments