

PARCEL NO. \_\_\_\_\_

MAP NO. \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_

REVIEW DATE: \_\_\_\_\_

**FILING FEE: \$250.00** (Payable to City of Sheboygan)

## **CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT**

Requirements Per Section 15.905  
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

### **1. APPLICANT INFORMATION**

APPLICANT: **Sign Me Up of Wisconsin**

ADDRESS: **311 Forest Ave – Sheboygan Falls WI 53083**  
MAIL: **bdunton@signmeupofwi.com**

E-

PHONE: **(920) 550-0009**

### **2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: **Third Coast Vascular**

ADDRESS OF PROPERTY AFFECTED: **1441 N. Taylor Drive**

LEGAL DESCRIPTION: **Vascular clinic**

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: **Third Coast Vascular is a one of a kind hybrid surgery center that will provide access to superior medical care to our patient population, along with easing the burden of outpatient procedures at the hospitals in the Sheboygan Area.**

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: **updating existing 2<sup>nd</sup> floor of Building as outlined in the submission letter**

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: **please see enclosed letter**

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### 3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate. **please see enclosed letter**\_\_\_\_\_

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? \_\_\_\_\_ **please see enclosed letter**\_\_\_\_\_

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? \_\_\_\_\_ **No, we believe it does not**\_\_\_\_\_

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? \_\_\_\_\_ **please see enclosed letter**\_\_\_\_\_

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.  
\_\_\_\_\_ **Yes**\_\_\_\_\_

### 4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: **Johnsonville Holdings, LLC**\_\_\_\_\_

ADDRESS: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

CONTRACTOR: **Sign Me Up of Wisconsin**\_\_\_\_\_

ADDRESS: **311 Forest Ave – Sheboygan Falls WI 53083**\_\_\_\_\_ E-MAIL: **bdunton@signmeupofwi.com**\_\_\_\_\_

### 5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



Milwaukee Location

2500 W. Layton Avenue  
Suite 30/40  
Milwaukee, WI 53221

P: 262-577-0250

F: 262-577-0251

Sheboygan Location

1441 N. Taylor Drive  
Second Floor  
Sheboygan, WI 53081

P: 920-298-2821

F: N/A

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June 16<sup>th</sup>, 2022

Department of City Development  
City Planning Commission  
828 Center Avenue, Suite 208  
Sheboygan, WI 53081

Dear Planning Commissioners,

I am requesting authorization for a signage variance for our new medical practice, known as Third Coast Vascular, located at 1441 North Taylor Drive in Sheboygan. Third Coast Vascular is a one of a kind hybrid surgery center that will provide access to superior medical care to our patient population, along with easing the burden of outpatient procedures on the hospitals in the Sheboygan area.

The surgery center is located in the BMO Harris Bank building. The second floor of this building, previously occupied by the bank, was converted into a state of the art ambulatory surgery center with two surgical suites, six consultation rooms, and five patient recovery bays.

This building has been occupied by BMO Harris Bank for a substantial amount of time and is known as a bank building within the community. To help our upcoming patient population identify the exact location of the new surgery center, we were advised by consultants to display signage on the building to eliminate confusion. Currently, the building displays BMO signs on the outside walls, and we are proposing placing our signage on these walls without obstructing any current signage. This will allow our location to be visible from either direction on N. Taylor Drive and help our patients locate us at the busy Superior Avenue intersection. The colors of our logo are surprisingly similar to the current bank signage colors, and our design scheme is complimentary.

We are very proud and excited to bring our services to the Sheboygan area and look forward to serving the Sheboygan community. Please let me know if you have any questions or concerns that I may help address. In the interim, we are attaching some renditions of our signage. Thank you for your consideration.

Regards,

Taha Siders, MD  
Chief Operating Officer  
Third Coast Vascular

OFFICE USE ONLY

PARCEL NO.: \_\_\_\_\_

MAP NO.: \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_

OFFICE USE ONLY

REVIEW DATE: \_\_\_\_\_

APPROVAL: \_\_\_\_\_  
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN  
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081  
Phone: (920) 459-3377 Fax: (920) 459-7302  
E-Mail: development@ci.sheboygan.wi.us

**SIGN PERMIT APPLICATION**

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

**1. APPLICANT INFORMATION**

APPLICANT: Sign Me Up of Wisconsin, LLC  
ADDRESS: 311 Forest Avenue – Sheboygan Falls, WI 53083  
E-MAIL ADDRESS: bdunton@signmeupofwi.com  
PHONE: (920) 550-0009

**2. OWNER INFORMATION**

OWNER OF SITE: Johnsonville Holdings, LLC

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX NO: \_\_\_\_\_

**3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE**

NAME OF PROPOSED/EXISTING BUSINESS: BMO Harris / Third Coast Vascular  
ADDRESS OF PROPERTY AFFECTED: 1441 N. Taylor Drive

USE OF PROPERTY: Bank / Vascular Clinic

TYPE OF SIGN: Updated 2 existing Monument road sign faces / add two new face lit LED raceway letters on North and South elevation. New non-lit Directory sign on North side of property along Superior Ave.

**1. CONFIGURATION OF PROPOSED SIGN: Existing Monument signs x2**

HEIGHT: 4'-11.25" X WIDTH: 12'-9" =TOTAL SQUARE FOOTAGE: 63.75

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 126 feet

SETBACK: Existing monument signs on West end of property along Taylor Drive

METHOD OF ATTACHMENT: new routed face lit Push Thru letters on Aluminum panel

METHOD OF ILLUMINATION: white LED

SIGN MATERIALS: Aluminum panels with routed Push Thru acrylic letters

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: **2 existing signs**

BEFORE PROPOSED SIGN: \_\_\_\_\_ AFTER PROPOSED SIGN: \_\_\_\_\_

**2. CONFIGURATION OF PROPOSED SIGN: North and South elevation LED raceway letters**

HEIGHT: 36" X WIDTH: 16'-8.75" =TOTAL SQUARE FOOTAGE: **50**

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 226 feet

SETBACK: wall mount

METHOD OF ATTACHMENT: Masonry anchors and thru bolt thru wall

METHOD OF ILLUMINATION: white LED

SIGN MATERIALS: Painted Aluminum channel letters with plastic Trim Cap and painted returns.

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: **167.4**

BEFORE PROPOSED SIGN: 167.4 AFTER PROPOSED SIGN: 267.4

**3. CONFIGURATION OF PROPOSED SIGN: North and South elevation LED raceway letters**

HEIGHT: 24" X WIDTH: 36" =TOTAL SQUARE FOOTAGE: **6**

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: please let us know required setback from property line or ROW

METHOD OF ATTACHMENT: Direct Burial with non lit ACM sign panel

## NORTH ELEVATION



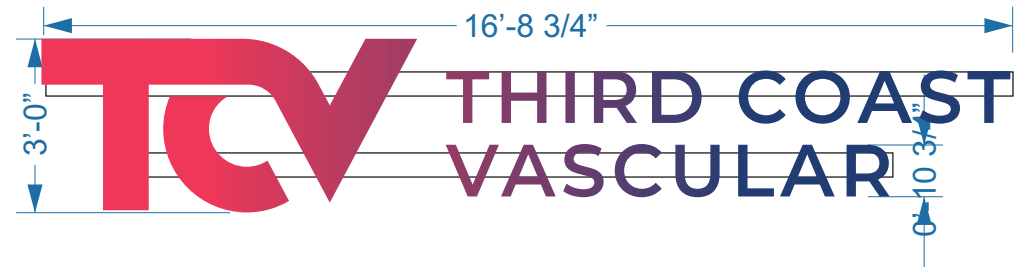
Raceway letterset, digitally printed faces, black trim cap and returns, raceway color tbd.



311 Forest Ave,  
Sheboygan Falls  
(920) 550-0009

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## SOUTH ELEVATION



Raceway letterset, digitally printed faces, black trim cap and returns, raceway color tbd.



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Option 1: re-use existing monument, remove blue pan  
faces, have new faces fabricated, upgrade to led  
illumination. All push thru letters will illuminate at night



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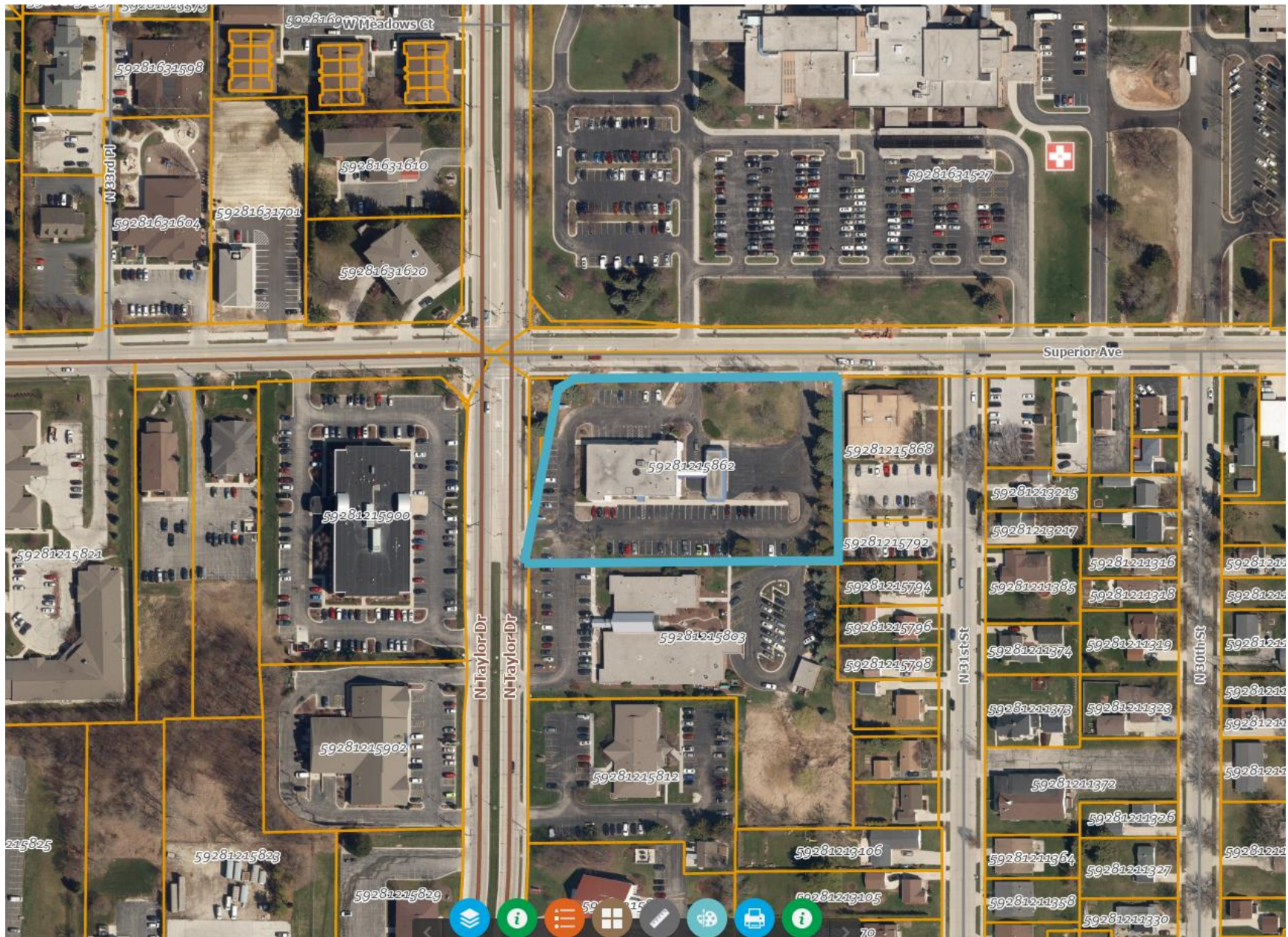
Directional sign, 4x4 post, painted black. Digitally printed vinyl on white aluminum panel



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June 4, 2018

David Van Arnam  
BL Branch Group One, LLC  
14004 Roosevelt Road, Suite 601  
Clearwater, Florida 33762

The City Plan Commission at their meeting of May 29, 2018, approved the Conditional Use application by BL Branch Group One, LLC to create a new multi-tenant facility at the existing BMO facility located at 1441 N. Taylor Drive with the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
8. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).
9. Applicant will provide adequate public access along the streets and the shared access drives with the property to the south and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
10. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).

DEPARTMENT OF  
PLANNING AND  
DEVELOPMENT

828 Center Avenue  
Suite 104  
Sheboygan, WI 53081

920-459-3377 (Phone)  
920-459-7302 (Fax)