

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: Sheboygan EFree Church

ADDRESS: 1710 N 15th Street, Sheboygan, WI 53081

CONTACTS/E-MAIL: Jon MacDonald jon.m@e-free-family.com

Heather Tempas heather.t@e-free-family.com

PHONE: 920-452-6520

FAX NO. None

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan E Free Church

ADDRESS OF PROPERTY AFFECTED: 1710 N 15th Street, Sheboygan, WI 53081

LEGAL DESCRIPTION:

- Lots 1-7 in Block 2 of Cole's Subdivision No. 2 including vacated alley being part of Lots "D" and "A" being the E1/2 of the SW1/4 of the SE1/4 Sec. 15, T15N, R23E and
- Lots 1-10 in Block 3 of O.C. Neumeister's Re-Subdivision of Blocks 5.9.8-14, Block 2 Coles Subdivision No. 2, all in the City of Sheboygan together with
- The East West alley lying between said Block 2 and Cole's Subdivision No. 2 and said Block 3 of O.C. Neumeister's Re-Subdivision
- All located in the SW1/4 of the SE1/4 Sec. 15, T15N, R23E City of Sheboygan, Sheboygan County, Wisconsin containing 92,203 S.F. (2.117 Acres) of land.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: See attached.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: No change in use. See attached.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED

OPERATION OR USE: See attached Narrative for Conditional Use Permit and Architectural Review Applications

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.

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?

See attached Narrative for Conditional Use Permit and Architectural Review Applications

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 change in use. See attached Narrative for Conditional Use Permit and Architectural Review Applications

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

No change to utilities from existing use.

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.

No change in use. Current building is positioned for easy access for public agencies and adequate utility service

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

OWNER OF SITE: Sheboygan EFree Church

ADDRESS: 1710 N 15th Street, Sheboygan, WI 53081 **E-MAIL:** jon.m@e-free-family.com
heather.t@e-free-family.com

ARCHITECT: Station 19 Architects, Inc.

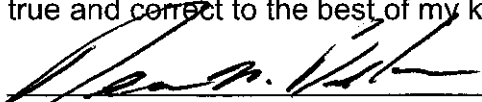
ADDRESS: 2001 University Ave., Minneapolis, MN 55414 **E-MAIL:** akuntz@station19.com

CONTRACTOR: Catalyst Construction

ADDRESS: 833 E Michigan Street, Milwaukee, WI 53202 **E-MAIL:** ewilliams@catalystbuilds.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.


APPLICANT'S SIGNATURE

4-14-22
DATE

Dean W. Becker

Narrative for Conditional Use Permit and Architectural Review Applications – 4/19/22

Project Name and Address

Sheboygan E Free Church
1710 North 15th Street
Sheboygan, WI 53081

Parcel Information and Legal Description

- Lots 1-7 in Block 2 of Cole's Subdivision No. 2 including vacated alley being part of Lots "D" and "A" being the E1/2 of the SW1/4 of the SE1/4 Sec. 15, T15N, R23E and
- Lots 1-10 in Block 3 of O.C. Neumeister's Re-Subdivision of Blocks 5.9.8-14, Block 2 Coles Subdivision No. 2, all in the City of Sheboygan together with
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- All located in the SW1/4 of the SE1/4 Sec. 15, T15N, R23E City of Sheboygan, Sheboygan County, Wisconsin; containing 92,203 S.F. (2.117 Acres) of land.

Project Description

The proposed project is the 2nd Phase of a 3-Phase masterplan.

- Phase 1 was a new parking lot on the block west of the building site off 16th Street - completed in 2019.
- The proposed Phase 2 project proposed in this submittal will add a **1,400 square foot** entrance addition and **12,740 square foot** of site work including improved drop-off curb and walk, landscaping, and new relocated drive entrance off Saemann Avenue.
- Design intent for the proposed addition and remodel is to provide:
 - Increased visibility and updated identity and presence for the Church entrance from Calumet Drive
 - Central, welcoming, and expanded hospitality Lobby
 - Secure and welcoming Children's classrooms
 - Refreshed Worship finishes and seating
- The final Phase 3 phase will culminate in a new Worship Center replacing a portion of the current Worship structure, adding approximately **4,000 square feet** of addition along Cambridge Avenue with expansion and redesign of the east parking lot. The church anticipates 5-10 years before Phase 3 will be completed.

Architecture

Existing Building

- The existing building is a combination of materials built in 3 phases.
- The original building and first addition are located at the south end of the site and house the Worship Center, Meeting and Education rooms.
 - It is built of concrete block walls with exterior brick cladding. The east elevation has a combination of brick, wood timbering and aggregate coatings.
 - The roof is primarily flat/slightly sloped membrane roof with a perimeter of metal capped parapet on the south and west sides and metal mansard roof on the east side with fragments of mansard roof on the south and west sides.

- The 1988 addition was built to the north of the original building. It houses a Multi-purpose/Gym, Administration Offices, Storage and Nursery rooms.
 - The 1988 addition is built of metal stud and block walls with exterior split-face block cladding and brick accent bands.
 - The roof is flat/slightly sloped membrane roof with a perimeter of metal capped parapet with a sloped asphalt shingle roof over the Multi-Purpose/Gym.

East Façade

- The primary exterior work for the Phase 2 project will be on the east façade.
- The exterior east façade for the new entrance addition will be approximately 20 feet in height, corresponding to the roof edge height of the existing Multi-Purpose/Gym.
- The exterior materials of the addition will be a combination of glass, new metal entrance canopy and a 2-color variation of high-quality vertical cement board panels (Nichiha) relating to the Church branding colors, and providing a contemporary central entrance point for the facility which reflects the Church identity to the community.
- The existing east façade south of the addition will be painted to visually blend with the existing block and brick facade north of the new entrance. Both north and south facades are intended to act a backdrop for the colorful central entrance.
- Note that the south portion of the east façade will be removed in 5-10 years at the time of the Phase 3 addition construction.

South Façade

- The south façade will remain as existing except for the east end at the mansard roof and wall area below it.
- New paint to blend with the north end of the east façade will continue around the corner onto the south façade covering the mansard roof and wall surfaces below it.

West Façade

- The exterior entrance at on the west side of the building will be modified to remove a small mansard roof fragment remaining from the original addition.
- New high-quality vertical cement board panels (Nichiha) will be installed over the patched area to match the materials at the new east entrance.
- The new panels will provide a visual emphasis for the west entrance improving wayfinding for guests arriving from the west parking lot.
- New windows will be added along the south end of the west façade for the children's classrooms presenting a more hospitable appearance to the community.

Signage

- Signage for the east façade will consist of metal lettering or internally lit lettering placed at the edge of the new canopy. This will replace of the current lettering located on the wall at the north end of the east façade.
- Signage for the west façade will be metal lettering or internally lit lettering mounted to the wall panels.
- Exact signage will be submitted separately at a later date.

Mechanical

- Mechanical units will remain as existing with replacements in place as determined for new uses.

Interior Work

- The proposed Phase 2 project will include approximately **24,594 square feet** of interior remodel for an expanded hospitality Lobby, accessible elevator access to the Lower-Level classrooms and meeting rooms, remodel of Main Level small children's education wing and refresh of the current Worship Center finishes and seating for approximately .

Description of Current Facility Use

Primary use of Facility is currently and will continue to be: As a church, to teach people of all ages about God. The two major days are:

- Sundays - AM worship services
- Wednesdays –AM Bible studies, evening Awana (children) and Bible studies, Evening Youth group

Secondary use of Facility: as a social, meeting and parking site for individuals within the church and groups/organizations within the community

- Weddings and funerals
- Parties (birthday, anniversary, wedding and baby showers)
- Special church events (weekends)
- Community meetings and conferences
- City polling site (three wards)
- Community blood drive – 2x/year
- Weekday parking for employees of three companies (about 50 stalls total between east and west lots), various neighborhood residents (as needed), and Jefferson School (as needed)
- Available as Jefferson School's evacuation site

Days/Hours of Operation, Participants (typical per week, unless indicated)

Sundays - 7am-12:30pm

- Worship services/choir and praise team rehearsals
 - 2 Sunday morning services with **510 total worshippers plus up to 5 Tech**
 - 8 am – 235 adults
 - **9:30am – 275 adults (LARGEST HOUR)**
 - Meetings (11 rooms) - 70 kids plus teachers – 9:30am
 - Children's programming – 110 (kids and teachers) – 9:30am
 - Students (grades 7-12) – 20 – 9:30am

Monday-Friday – 9am-5pm

- office hours – 12 staff onsite
- Tues – GriefShare -12; MOPS (biweekly) – 27 adults, kids (5 rooms)
- Wed - various AM Bible studies – 63 (4 rooms)
- Thur (biweekly) – Homeschool - 130 kids and adults (9 rooms)

Mondays: 6-9pm – 1-2 meetings, 6-12 people each

Tuesdays: 6-8:30pm – 3 meetings, 6-15 people each

Wednesdays: 6-9pm – Awana – 137 kids + 35 adults ((27 breakout rooms plus gym and sanctuary), quiz practice - 12, choir practice – 21
5-9pm Youth group – 80 (students and adults), 2 large rooms, gym, kitchen, 16 small breakout rooms)

Thursdays: 6-8:30pm – GriefShare -10, 2 praise team rehearsals – 16 (2 rooms)

There are various activities that occur periodically on Fridays (set-up/decorate for special Sat events) and Saturdays (parties, showers, Sunday worship set-up, etc)

There are various events that occur annually:

- 1 weekend in March – Mission Conference
- 1 Friday in April – Show Hope conference
- 1 weekend in summer – Serve Sheboygan (help neighborhood)
- 1 week in September – Jefferson School evac drills

Zoning Classification

Zoned: Neighborhood Residential-6 (NR-6) – Church Use as a Conditional Use

	<u>Required Setbacks</u>	<u>Variance Requested*</u>
Front Yard (N 15 th Street)	25 feet	none
Rear Yard (N 16 th Street)	25 feet	0 setback - existing building
Side Yard (Saemann Avenue)	25 feet	0 setback - existing building
Side Yard (Cambridge Avenue)	25 feet	0 setback - existing building

*See Variance Description.

Site Considerations: Land Use / Lot Coverage

- The current building is a 1-story building with a partial basement.
- The building and parking lot drain to the City storm sewer system.
- No change to the current surface drainage system is proposed due no change to drainage patterns or increase to impervious surface area.

<u>Lot Coverage</u>	<u>Existing</u>	<u>Proposed</u>	<u>Impact to Site</u>
Parcel area	92,203 sq. ft.		9,550 sq. ft. (10.4% of site)
Building coverage	35,385 sq. ft.	36,734 sq. ft.	1,400 sq. ft. / 4% increase
Impervious Surface coverage	86,936 sq. ft.	85,628 sq. ft.	
Pervious Surface coverage	5,267 sq. ft.	6,575 sq. ft.	1,308/ 1.4% increase

<u>Parking / Seating</u>	<u>Existing</u>	<u>Proposed</u>
Parking Stalls	208 stalls (126 stalls (east lot) +82 stall (west lot))	204 stalls (122 stalls (east lot) +82 stall (west lot))

<u>Seating</u>	<u>Allowable</u>	<u>Proposed</u>
Allowable seating (*based on largest service)	1,020 seats* 204 available stalls x 5 seats per stall	674 Worship Occupants

Landscape

- Landscape plantings will be provided at the new east entrance addition and drop-off area. Grass and grass and mulch will be provided at the disturbed areas along new walks and stoops.
- 18 Landscape points are proposed, exceeding the 10 required Landscape points. See Landscape Plans for proposed shrubs, grasses, perennials and mulch areas.

Traffic

- The site is currently accessed with entrance drives off N 15th Street (2 total), Saemann Avenue (1 total) and Cambridge Avenue (2 total).
- The proposed Phase 2 addition will maintain all 4 entrance points on N 15th Street and Cambridge Avenue.
- The entrance driveway on Saemann is proposed to be relocated approximately 14' east of the current drive to allow for increased drop-off curb, walk and landscaping next to the building. We anticipate no impact to site access.

Lighting

- Existing parking lot lights will remain with no change to impact on neighboring sites.
- New lighting below the new canopy will be down lights well within the interior of the site with little to no impact to neighboring sites.
- The New Cross will be lit from the front from lights located on the new canopy shining up at the cross.
- The metal lettering on the east canopy and the West wall will be either metal lettering or internally lit lettering – to be determined per separate signage submittal at a later date.
- Due to the center-site location of the front lit cross and signage lettering there will be minimal impact to neighboring sites from the east side. The west signage lighting will also have minimal impact, primarily to the west parking lot owned by the Church.

Trash Enclosure

- The trash for the current building is located on the southeast lot line corner and enclosed on the east and south sides with a wood fence.
- The trash location and enclosure will be modified with the Phase 3 Addition and Remodel to the building and parking lot.
- No change is proposed at this time.

Proposed Conditional Use

The current Church began as a remodel and conversion of an existing grocery store in the 1960's with a small classroom addition built along 16th Street in approximately 1970. The building was later expanded in 1988 to its' current footprint with the addition of a gymnasium, classrooms, and office suite.

The Church (as described in the Description of Facility Use above) provides support for the community to meet, worship, socialize, vote, give blood, park etc. Church use meets the intent of the "small community uses" recommended for the Neighborhood Residential (NR-6) zoning district in the City of Sheboygan Comprehensive Plan.

Variance Description

The existing building setbacks are non-compliant with the current zoning code.

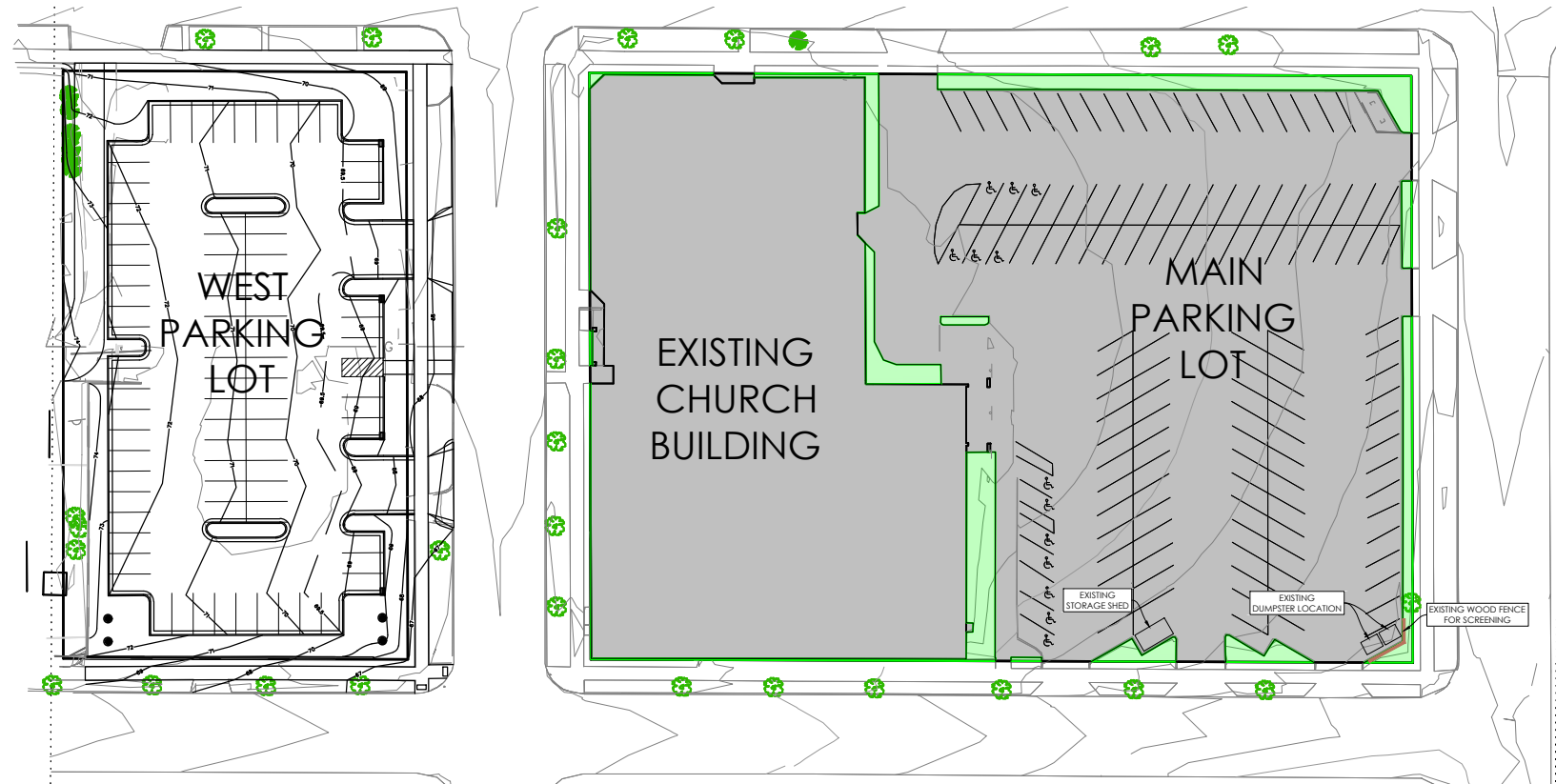
The proposed Phase 2 addition is proposed to be within the required setbacks.

3 total variances are requested as follows in bold text:

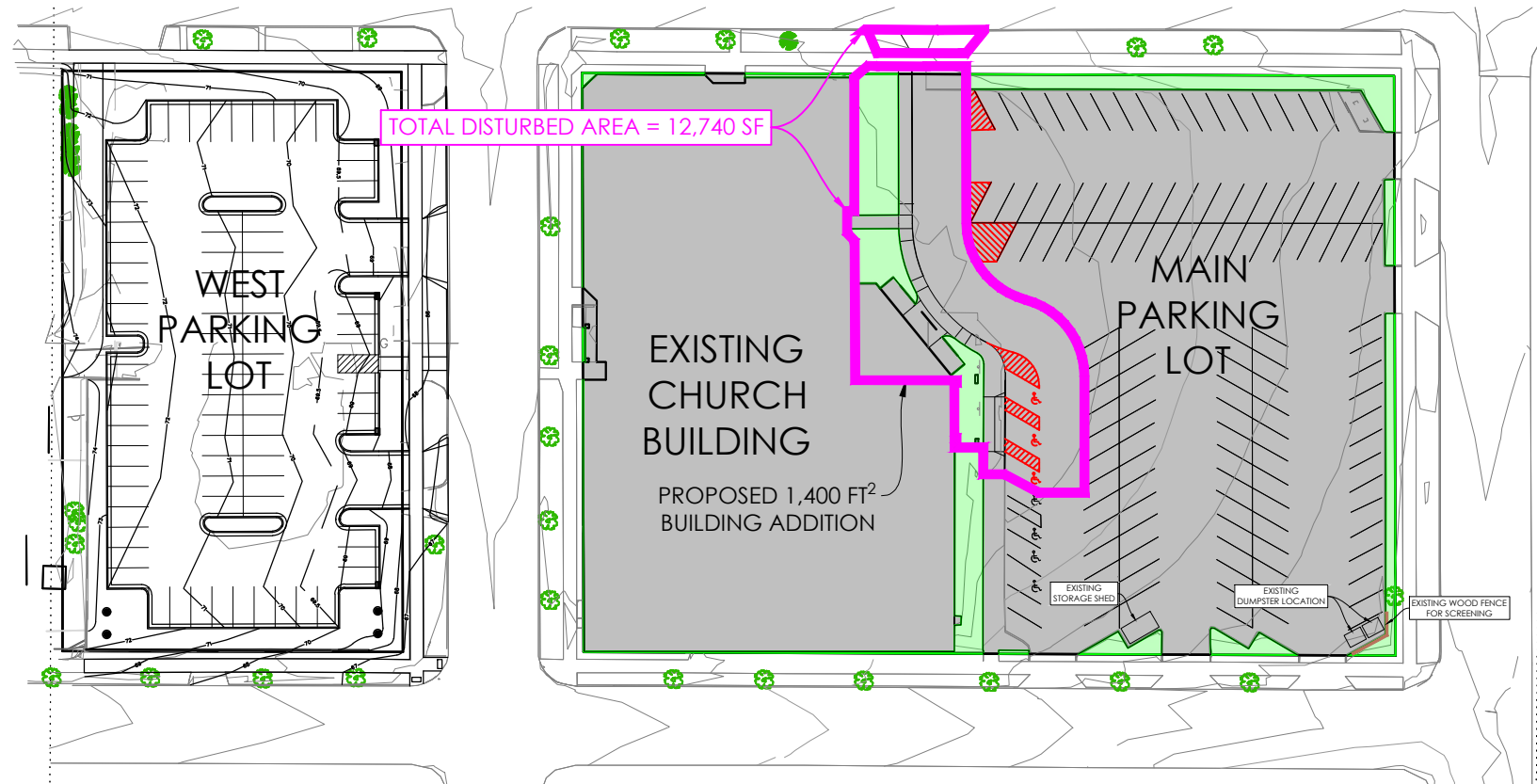
	<u>Required Setbacks</u>	<u>Variance Requested</u>
Front Yard (N 15 th Street)	25 feet	none
Rear Yard (N 16th Street)	25 feet	0 setback - existing building
Side Yard (Saemann Avenue)	25 feet	0 setback - existing building
Side Yard (Cambridge Avenue)	25 feet	0 setback - existing building

The requested variance is to allow zero setback along N 16th Street, Saemann Avenue and Cambridge Avenue to accommodate the existing construction presumed to have been built prior to the current regulations.

EXISTING SITE



PROPOSED SITE



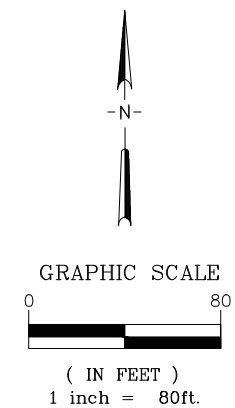
PARKING TABLE

PARKING TABLE		
	EXISTING PARKING	PROPOSED PARKING
MAIN CHURCH SITE	126 (13 HC)	122 (7 HC)
WEST PARKING LOT	82	82
TOTAL	208 (13 HC)	204 (7 HC)
TOTAL REQUIRED*	135	135
HC REQUIRED**	7	7

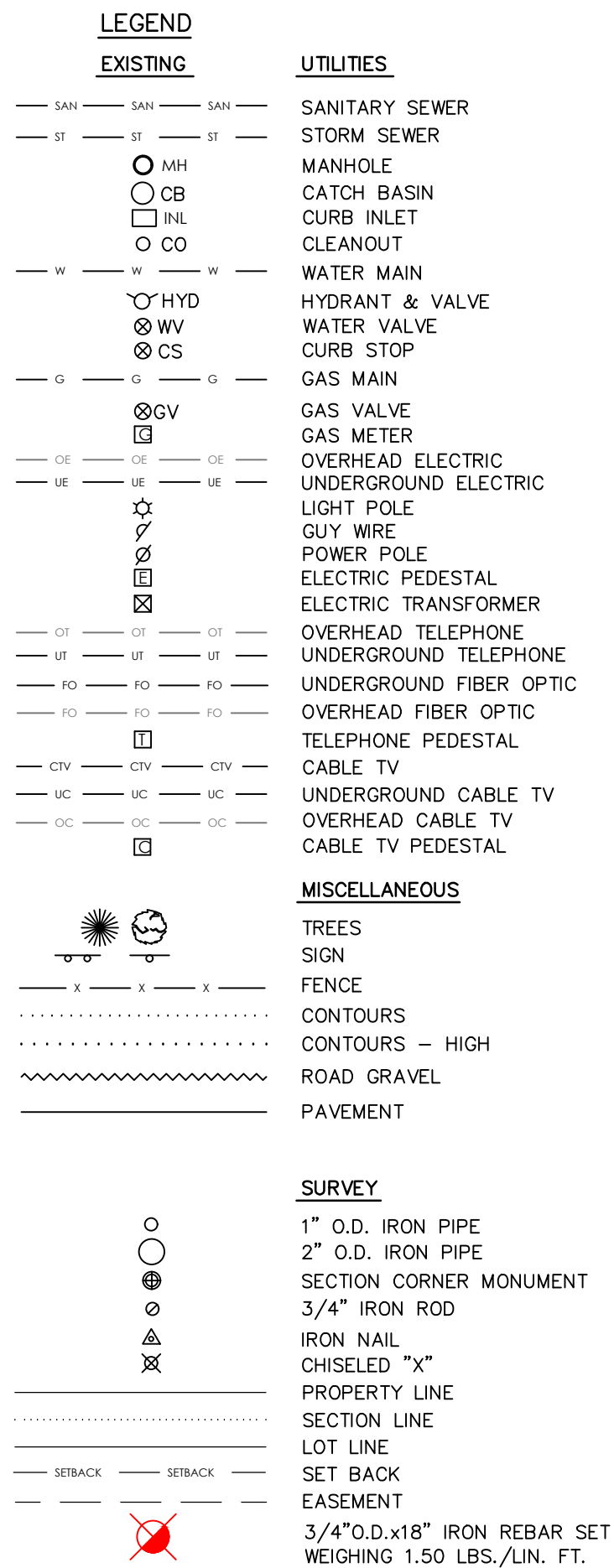
* 1 PARKING STALL PER 5 SEATS (674SEATS PROVIDED)
** 7 HC STALLS REQUIRED FOR 200-300 STALL PARKING FACILITIES

LANDSCAPE RATIO (LSR) TABLE (MAIN CHURCH SITE)

	EXISTING	PROPOSED
IMPERVIOUS AREA	86,936 FT ²	85,628 FT ²
LANDSCAPED AREA	5,267 FT ²	6,575 FT ²
TOTAL LOT AREA	92,203 FT ²	92,203 FT ²
LSR	0.057	0.071



EXISTING VS. PROPOSED FIGURE



PRELIMINARY
CONCEPTUAL SITE PLAN

MILLER
ENGINEERS
SCIENTISTS

5308 S. 12th Street
Sheboygan, WI 53081-8099
Phone: (920) 458-6164
Fax: (920) 458-0369
www.startwithmiller.com

Working in Harmony with the environment

[illegible]

PHASE II IMPROVEMENTS
SHEBOYGAN eFREE CHURCH
1710 NTH 17TH ST.
SHEBOYGAN, WI 53081

SCALE	
HOR.	1"=20'
VER.	N/A
DATE	4/11/2022
JOB	20410-E
BY	BRW
CK	RGM
SHEET	



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of WISCONSIN.

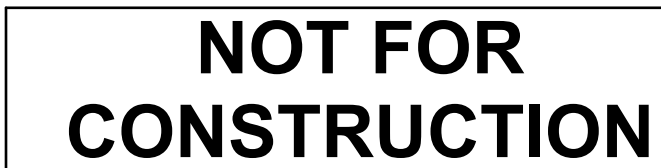
1710 N 15TH STREET, SHEBOYGAN WISCONSIN
53081

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A. GRADE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
B. PROVIDE LIGHTING FOR CROSS FROM CANOPY ROOF.

1. NICHIA FIBER CEMENT PANELS OVER NEW WALL.
2. NICHIA FIBER CEMENT PANELS OVER EXISTING WALL.
3. ALUMINUM STOREROOM WINDOWS AND DOORS
4. PREFINISHED METAL PARAPET CAP
5. SUSPENSION CABLE AND STEEL TUBE SUPPORTED CANOPY WITH PREFINISHED METAL PARAPET/FASCIA, SIDE GUTTERS AND DOWNSPOUTS AT SIDES.
6. EXISTING PREFINISHED METAL PARAPET CAP
7. EXISTING BLOCK WITH BRICK BAND (AS OCCURS).
8. INTERNALLY BACK-LIT SIGNAGE ATTACHED TO CANOPY EDGE.
9. PAINT OVER EXISTING METAL MANSARD, BRICK, WOOD TRIM & AGGREGATE COATINGS, EOR & WINDOW TRIM
10. NEW MASONRY OPENING AND ALUMINUM WINDOWS. PATCH MASONRY TO MATCH EXISTING.
11. EXISTING DOOR
12. PAINTED GALVANIZED STEEL CROSS
13. EXISTING ROOF
14. NEW PARAPETS BEYOND
15. EXISTING BRICK
16. INTERNALLY BACK-LIT SIGNAGE ATTACHED TO FIBER CEMENT PANELS.
17. EXISTING DOWNSPOUT
18. PATCH WALL AT REMOVED CANOPY AND PIER WITH STUCCO COATING.

STATION19.COM | 612.623.1800



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of WISCONSIN.

SIGNATURE: NICOLE THOMPSON

REGISTRATION #: *****

DATE: 04/15/2022

1710 N 15TH STREET, SHEBOYGAN WISCONSIN
53081

PROJECT NO: 4514

DRAWN BY: AK, KM

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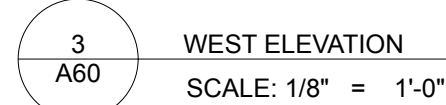
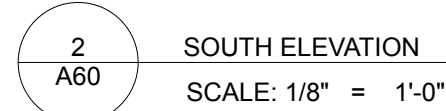
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CITY SUBMISSION

EXTERIOR ELEVATIONS

A60





Sheboygan EFree
EXTERIOR VIEW | East





Sheboygan EFree
EXTERIOR | West View



Sheboygan, Wisconsin



Street View - Jul 2019











