

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: Distinctive Design Studio on behalf of Sheboygan Glass

ADDRESS: 215 Pine St, Sheboygan Falls, WI 53085

E-MAIL: jake@distinctivedesignstudio.com

PHONE: (920) 393-2684 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Glass

ADDRESS OF PROPERTY AFFECTED: 3209 S 32nd St. Sheboygan, WI

LEGAL DESCRIPTION: SHEBOYGAN INDUSTRIAL PARK NO 1 THE N 378.54' OF LOT 4 BLK 1 & THAT PRT OF LOT 3 BLK 1 DESC AS: COM AT NW COR SD LOT 3, TH S-18-DEG-09'- 27"E 347.09' ALG W LINE OF LOT 3 TH N-86-DEG-43'-00"E 51.73', TH N-18-DEG-09'-27"W PARALLEL TO & 50' ELY OF W LINE OF LOT 3, 391.87' TO THE N LINE OF LOT 3, TH S-39 -DEG-38'-04"W 59.09' TO BEG

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Welding, machining, and manufacturing

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Glazing system assembly for field installation. Assembly of insulated glazing units, storage and preparation of aluminum storefront systems. No heat treating of glass or other heat or noise producing operations will be occurring at the building.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: As part of property renovation, master planned list of site and building improvements to be accomplished over three years to offset cost of re-

location to Sheboygan. Approximately 5500 square foot tenant space at east end of building. 2-hour fire separation will be accomplished by infill of door opening in existing 12" CMU. At this time, drive to tenant space will be paved to meet City standards. _____

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? The renovation will substantially update the overall look of this highly visible corner to more closely align with adjacent structures.

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 negative impacts to the area are anticipated.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? The facility will continue to be used in a way consistent with the Suburban Industrial zoning.

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: Sheboygan Glass

ADDRESS: 466 Church St, Kohler, WI E-MAIL: mwnyhuis@sheboyganglass.com

ARCHITECT: Distinctive Design Studio, Jake Jacobsen RA

ADDRESS: 215 Pine St, Sheboygan Falls, WI

E-MAIL: jake@distinctivedesignstudio.com

CONTRACTOR: Jos. Schmitt _____

ADDRESS: 2104 Union St. Sheboygan, WI E-MAIL: sschmitt@jschmitt.cc



14 April, 2022

Conditional Use Application Narrative

Proposed New Owner:

Sheboygan Glass & Glazing
466 Church Street
Kohler, WI 53044

Designer:

Jake Jacobsen, AIA
Distinctive Design Studio
215 Pine St.
Sheboygan Falls, WI 53085

Contractor:

Jos. Schmitt Construction
2104 Union St.
Sheboygan, WI 53082

General Facility Information

Parcel 59281423740

Legal Description:

SHEBOYGAN INDUSTRIAL PARK NO 1 THE N 378.54' OF LOT 4 BLK 1 & THAT PRT OF LOT 3 BLK 1 DESC AS: COM AT NW COR SD LOT 3, TH S-18-DEG-09'- 27"E 347.09' ALG W LINE OF LOT 3 TH N-86-DEG-43'-00"E 51.73', TH N-18-DEG-09'-27"W PARALLEL TO & 50' ELY OF W LINE OF LOT 3, 391.87' TO THE N LINE OF LOT 3, TH S-39 - DEG-38'-04"W 59.09' TO BEG

Lot Area: 4.42 acres

Zoning: SI (Suburban Industrial)

Adjacent properties zoning: All neighboring properties are zoned SI

Setbacks: Existing structure appears to be conforming – no additions are anticipated.

Current Use

Light Industrial

Existing use and conditions:

Building is currently occupied by a welding and machining operation. The site and building are in relatively poor condition due to deferred maintenance. The south side of the building is overgrown with brush and dead trees that will need to be addressed. The building itself is a steel frame with metal panels and roof. The panels are in decent condition, but sorely in need of paint.

Approximately 20 parking spots existing – no ADA spots designated



New owner: **Sheboygan Glass & Glazing**

Executive summary:

Sheboygan Glass is proposing to purchase the existing facility, and will bring its current operation, including fifteen employees back into the City of Sheboygan. The facility will undergo substantial upgrades, both interior and exterior to provide a useful base of operations for the new owner. As part of a master plan, the owner proposes to complete some of the renovations utilizing a phased approach to amortize the costs in a more fiscally sustainable fashion. This approach will be a win-win for both the owner, the neighboring properties, and the City.

Proposed Use:

Office use – West portion of building 60' x 120'

Light industrial use – East portion of building 100' x 200'

Proposed Parking:

21 spots total – 3 ADA – one to be van accessible

Proposed alterations to building:

Exterior Improvements:

Façade Update at western portion of building to include;

Remove existing veneer brick and metal panels at west and south exposures. Install new storefront glazing with spandrel panels at lower third across entire west exposure. Create new ADA compliant storefront entry at southwest corner. Install new metal clad, horizontal “eyebrow” above storefront at north, west and south elevations. Add new metal clad, vertical red “blades” to accent a cadenced series of divisions along the north elevation of the office to break up some of the very long face. At the shop portion, the existing metal panels will be repaired as needed, and will be painted along with all trim and doors.

Site Repairs:

- Remove existing asphalt paving at all three dock areas and install grass at northwest and northeast areas
- At north-center dock, provide new concrete apron, concrete dock, and asphalt paving infill
- At customer parking area (southwest corner), re-stripe parking spots to include one van accessible space, one standard ADA space, and five non-ADA spots.
- At employee parking area (northwest corner), apply sealcoat to existing asphalt pavement, and re-stripe parking spots to include one standard ADA space, and twelve non-ADA spots.
- Landscaping will include removal of existing brush and dead trees along the south side on the shop building.
- New landscaping is planned to screen the ground installed HVAC equipment along the north side of the office building to meet City requirements.
- In addition, the Master Plan (below), details additional landscaping to meet City standards, and other site upgrades.
- Remove existing, damaged canopy at north exposure
- Remove existing exterior exhaust fan at north exposure

Interior Improvements:

Office building will be completely renovated with the following spaces programmed;

- 7 offices
- Reception vestibule and office
- Conference room
- Breakroom
- Plan room
- Men and Women, ADA restrooms
- Private bathroom with shower
- Employee bathroom with shower
- Storage
- Utility, Electrical and IT rooms
- Circulation Spaces

Additional spaces within the east portion of the office that will be completed in the future to include;

- Training Classroom
- Shop Training space
- Recreation Room
- Fitness Room
- Circulation Space

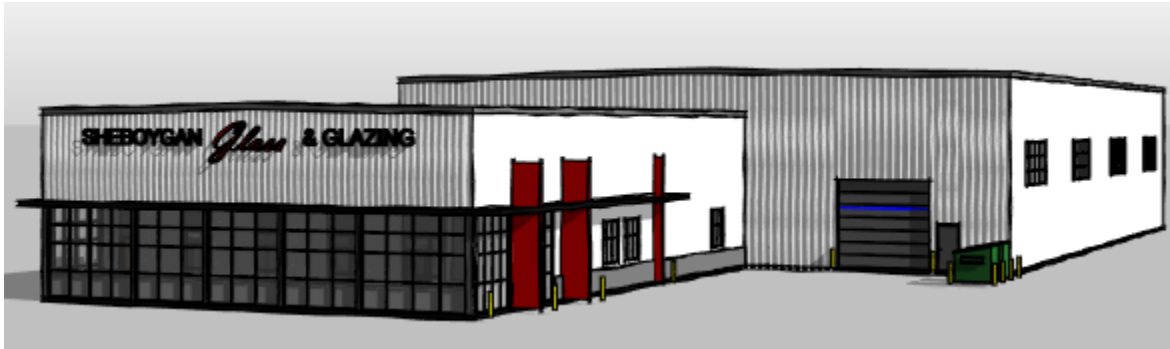
Master Plan for Phased Improvements:

Exterior;

- West side of building, renovations as described above – 2022
- East side of building, renovations as described above - 2022
- Pave tenant access drive and parking – 2023 (Earlier if space is leased)
- Install additional trees and other landscaping – 2024
- Replace roll-up doors at north exposure - 2024
- Replace office roof – 2025
- Replace/Install gutters and downspouts – 2025 (concurrent with roof replacement)

Interior;

- West side of building, renovations as described above - 2022
- Renovation of existing spaces within proposed tenant space – 2023 (project will be completed earlier if tenant leases space)
- Build out of Training area, to include classroom, installation training area, fitness, and recreation rooms, with access to ADA compliant bathroom – 2024
- Renovation of existing shop bathroom to provide ADA compliant units for shop, as well as an individual use ADA bathroom – 2025



Proposed New southwest Elevation



Existing west elevation at entry



Existing north elevation looking east



Existing northeast elevation



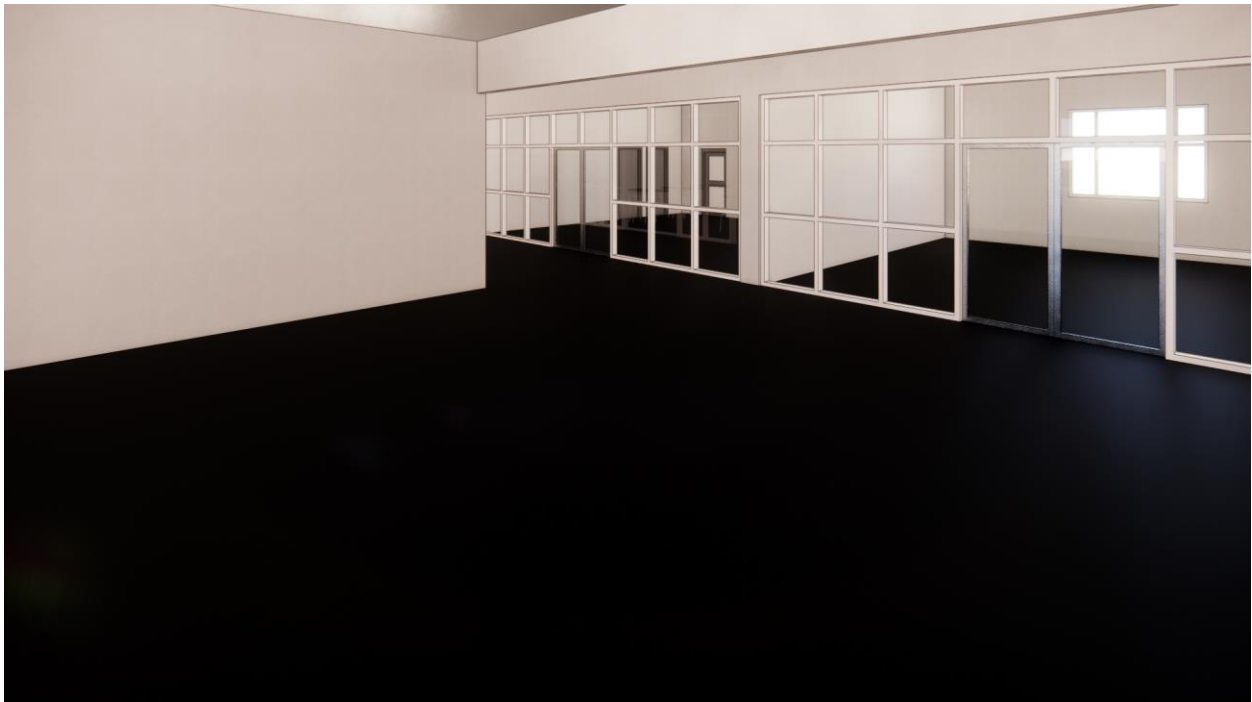
Existing office interior



Proposed vestibule



Proposed employee break room



Proposed training, fitness, and recreation spaces

OFFICE & SHOP RENOVATION

SHEBOYGAN GLASS

PROJECT INFORMATION

PROJECT ADDRESS

3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

PROJECT LOCATION



SHEET LIST

SHEET #	SHEET NAME	REVISION	
		#	DATE
GENERAL			
G000	COVER		
CIVIL			
C100	SITE PLAN	1	3/1/2022
ARCHITECTURAL			
A101	FIRST FLOOR PLAN - WEST	1	3/1/2022
A102	FIRST FLOOR PLAN - EAST	1	3/1/2022
A103	SECOND FLOOR PLAN	1	3/1/2022
A200	EXTERIOR ELEVATIONS	1	3/1/2022

DISTINCTIVE DESIGN STUDIO EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

WHEN PLANS ARE PRINTED ON 12 x 18 PAPER, DRAWINGS ARE REDUCED BY 50%.

#	DATE	DESCRIPTION
---	------	-------------

OFFICE & SHOP RENOVATION

3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

PROJECT #: 22-010

PRELIMINARY PLANS

COVER

G000

SYMBOLS LEGEND

SHEET NUMBERING 	SECTION REFERENCE 	COLUMN GRID DESIGNATORS 	PARTITION TYPE SYMBOL
DETAIL REFERENCE 	DETAIL NUMBERING 	LINE TYPE IDENTIFICATION 	WALL IDENTIFICATION
ELEVATION REFERENCE 	ELEVATION SYMBOLS 	OPENING IDENTIFICATIONS 	ROOM IDENTIFICATION
		INTERIOR FINISH TAGS 	

IF PRINTED ON 24" X 36", TOP SCALE BAR SHALL BE EXACTLY 1" = 0'
IF PRINTED ON 12" X 18", BOTTOM SCALE BAR SHALL BE EXACTLY 1" = 0' AND VIEWS ON THE SHEET ARE REDUCED BY 50%.
IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE.



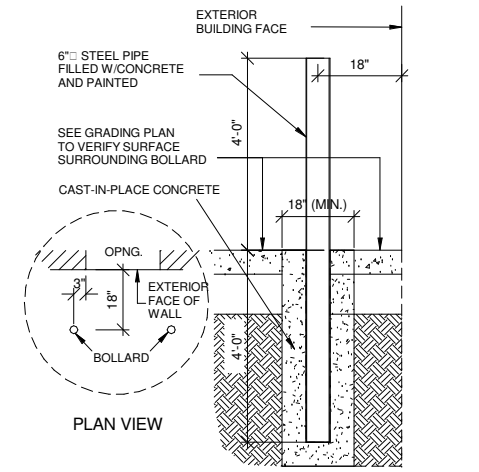
2 SITE PLAN - Overall Site Plan
1" = 100'-0"
PROPERTY LINES SHOWN ARE REPRESENTATIVE ONLY

PARKING NOTES

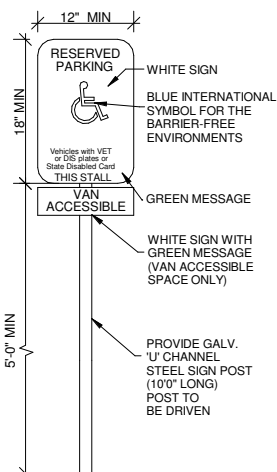
SI ZONING PARKING:
ONE SPACE FOR EACH EMPLOYEE AT LARGEST SHIFT REQUIRED
8 EMPLOYEES
21 PARKING SPOTS PROVIDED
3 ADA SPOTS PROVIDED, ONE OF WHICH IS VAN ACCESSIBLE

SI ZONING NOTES

SETBACK REQUIREMENTS:
FRONT/STREET - 60'
SIDE, NON-RESIDENTIAL - 25'/10'
REAR - NON-RESIDENTIAL - 25'
PAVEMENT - 10'
MINIMUM BUILDING SEPARATION - 20'
MAXIMUM BUILDING HEIGHT - 35'
PROJECT FACILITY CURRENTLY MEETS ALL
ZONING SETBACK REQUIREMENTS. NO
PROPOSED CHANGES ARE ANTICIPATED



PIPE BOLLARD SECTION



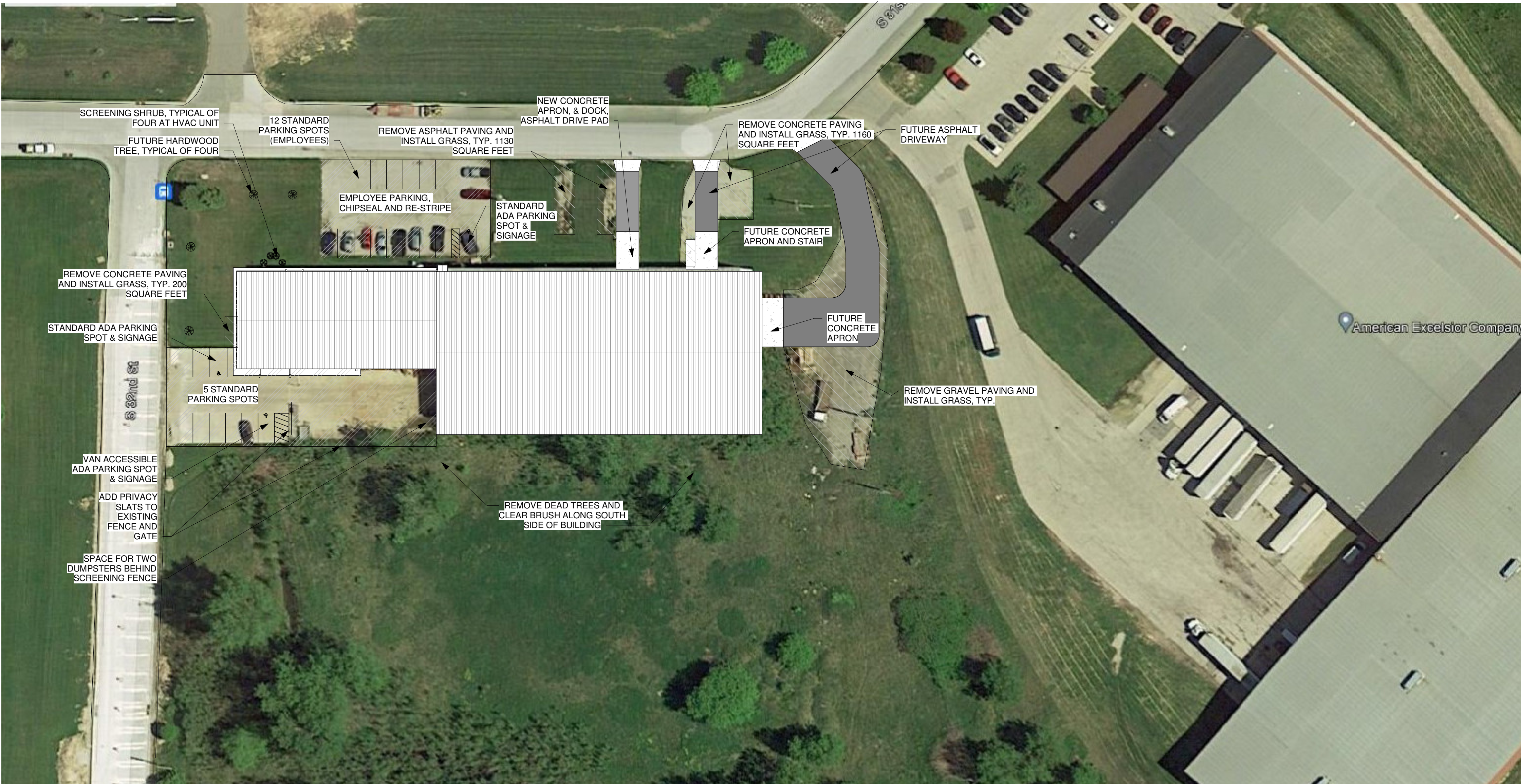
HANDICAP
SIGNAGE

GENERAL SITE NOTES

EXISTING MATURE TREES TO REMAIN
EXISTING ASPHALT PARKING AREAS TO BE SEALED AND RE-STRIPED
EXISTING CONCRETE PARKING AREAS TO BE RE-STRIPED
FUTURE TREES TO BE MINIMUM 6" CALIPER HARDWOOD SPECIES

LEGEND

- NEW CONCRETE PAVING
- NEW ASPHALT PAVING (FUTURE)
APPROXIMATELY 5500 SQUARE FEET
TOTAL (INCLUDES CONCRETE APRONS)
- EXISTING PAVING TO BE DEMOLISHED
APPROXIMATELY 2500 SQUARE FEET TOTAL
- EXISTING PAVING TO REMAIN (RE-STRIPING
AS NECESSARY) APPROXIMATELY 6300
SQUARE FEET TOTAL



1 SITE PLAN - Site Plan
1" = 40'-0"

DISTINCTIVE DESIGN STUDIO EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

WHEN PLANS ARE PRINTED ON 12 x 18 PAPER, DRAWINGS ARE REDUCED BY 50%.

#	DATE	DESCRIPTION
1	3/1/2022	SD DOCS

OFFICE & SHOP RENOVATION

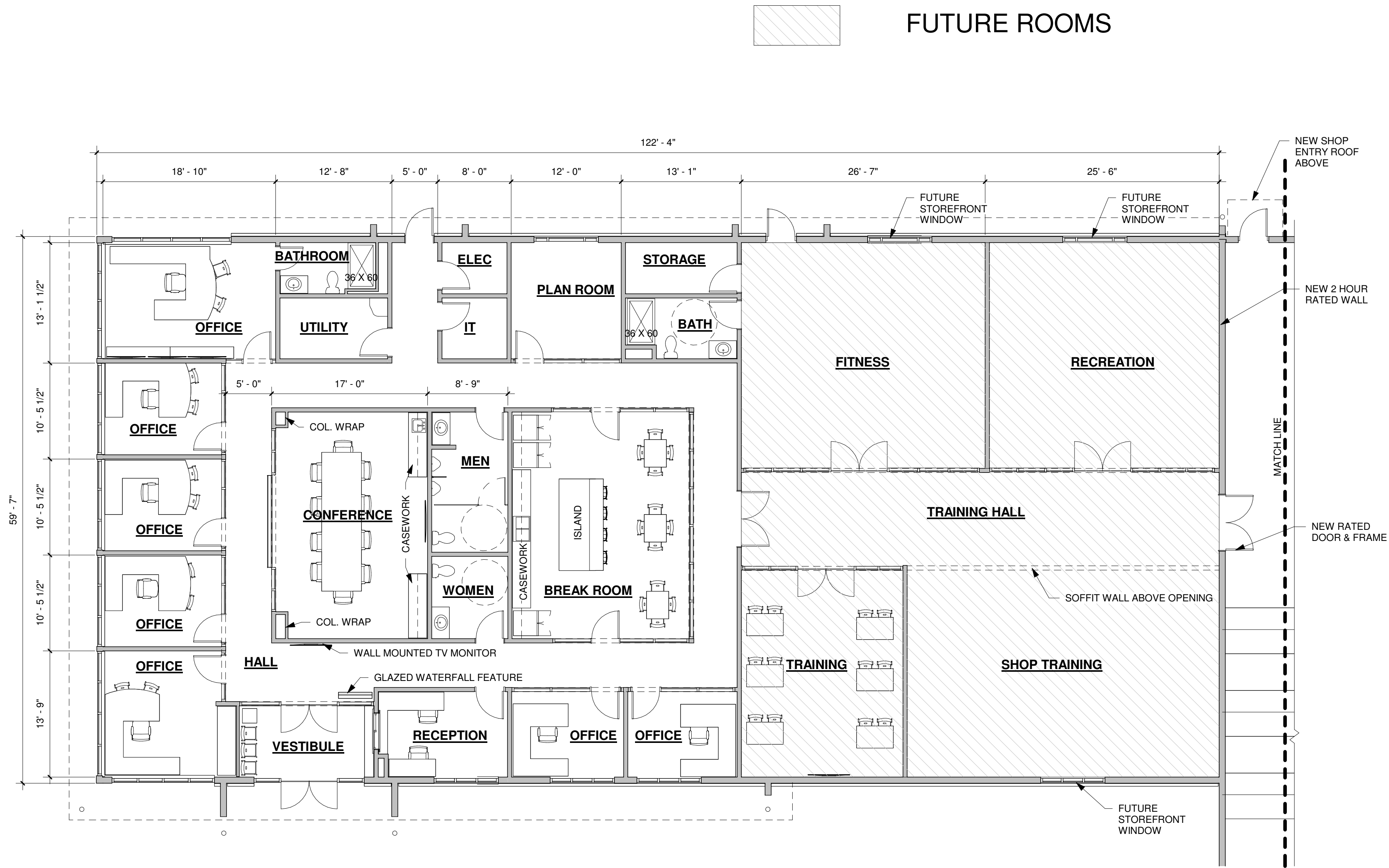
3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

PROJECT #: 22-010

PRELIMINARY PLANS

SITE PLAN

C100



1 FLOOR PLAN - FIRST FLOOR
1/8" = 1'-0"

DISTINCTIVE DESIGN STUDIO EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

WHEN PLANS ARE PRINTED ON 12 x 18 PAPER, DRAWINGS ARE REDUCED BY 50%.

#	DATE	DESCRIPTION
1	3/1/2022	SD DOCS

OFFICE & SHOP RENOVATION

3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

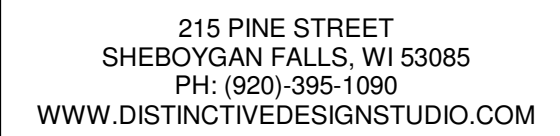
PROJECT #:

22-010

PRELIMINARY PLANS

FIRST FLOOR PLAN - WEST

A101



STEVE PESKIE
(920)-946-0243
steve@distinctivedesignstudio.com

DISTINCTIVE DESIGN STUDIO EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

WHEN PLANS ARE PRINTED ON 12 x 18 PAPER, DRAWINGS ARE REDUCED BY 50%

#	DATE	DESCRIPTION
1	3/1/2022	SD DOCS

3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

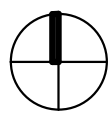
PROJECT #: 22-010

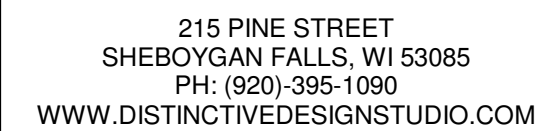
**FIRST FLOOR
PLAN - EAST**

A102



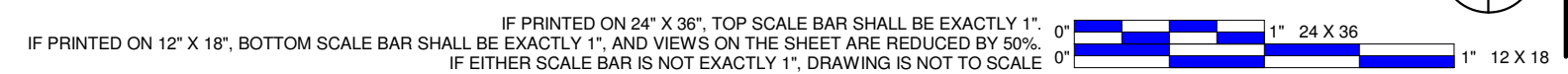
IF PRINTED ON 24" X 36", TOP SCALE BAR SHALL BE EXACTLY 1".
IF PRINTED ON 12" X 18", BOTTOM SCALE BAR SHALL BE EXACTLY 1", AND VIEWS ON THE SHEET ARE REDUCED BY 50%.
IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE



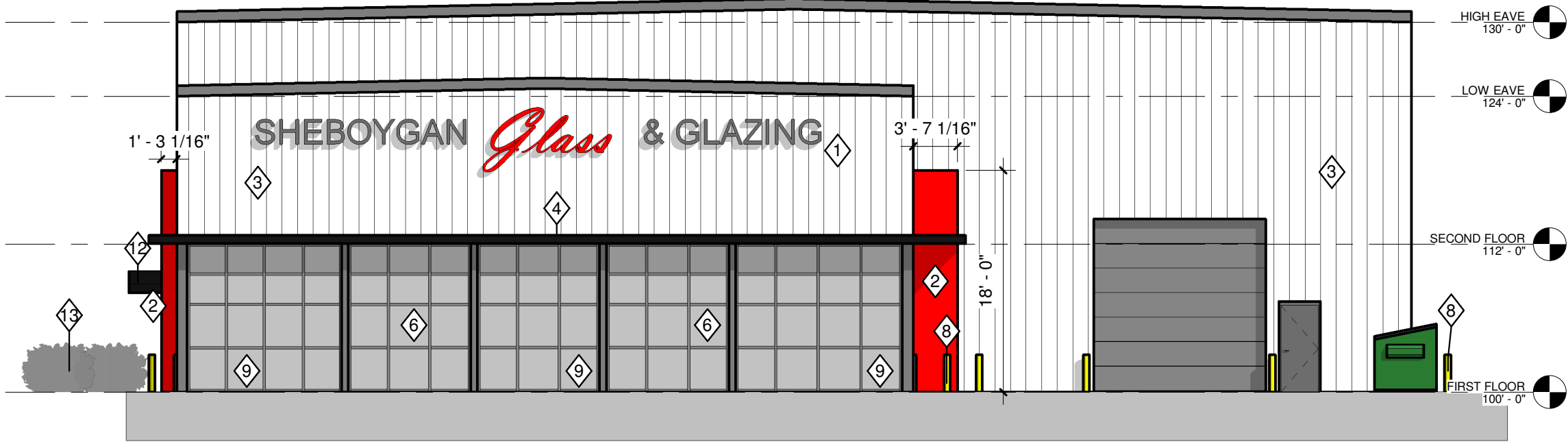


STEVE PESKIE
(920)-946-0243
steve@distinctivedesignstudio.com

WHEN PLANS ARE PRINTED ON 12 x 18 PAPER, DRAWINGS ARE REDUCED BY 50%

A103

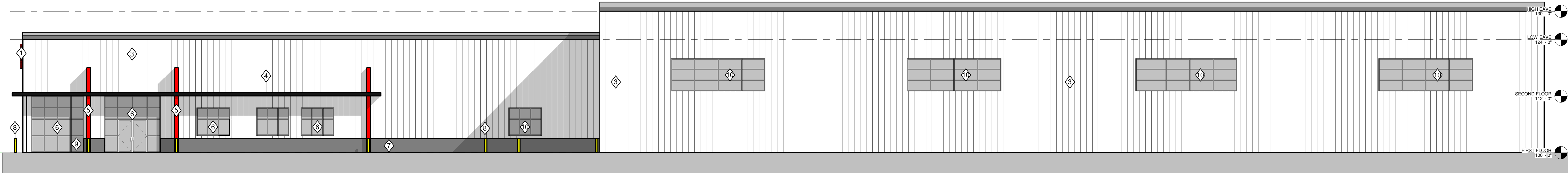
MATERIAL KEYNOTE	
#	MATERIAL
1	BUILDING SIGNAGE
2	METAL SIDING - VERTICAL, RED
3	METAL SIDING - VERTICAL, WHITE
4	METAL EYEBROW BAND - BLACK
5	VERTICAL RED METAL SIDING BLADE, TYP.
6	ALUMINUM STOREFRONT GLAZING
7	FORMED METAL WAINSCOT, CHARCOAL
8	6" DIAMETER STEEL BOLLARD, TYP.
9	SPANDREL GLAZING
10	FUTURE ALUMINUM STOREFRONT GLAZING
11	DOCK LEVELER
12	PRE-MANUFACTURED METAL ENTRY ROOF - BLACK
13	SCREENING SHRUBS AT HVAC UNITS



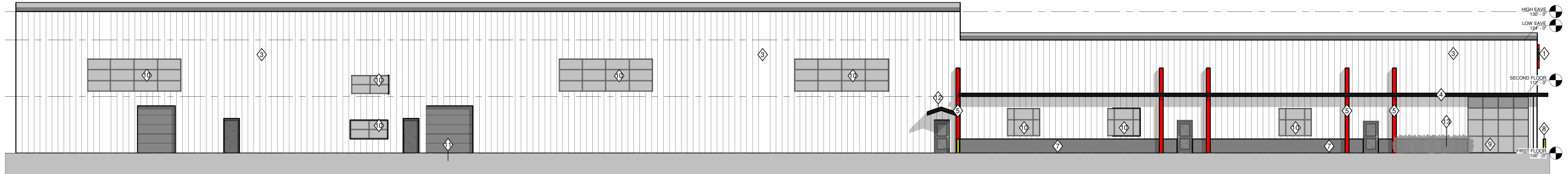
4 EXTERIOR ELEV. - WEST ELEVATION
3/32" = 1'-0"



3 EXTERIOR ELEV. - EAST ELEVATION
3/32" = 1'-0"



2 EXTERIOR ELEV. - SOUTH ELEVATION
3/32" = 1'-0"



1 EXTERIOR ELEV. - NORTH ELEVATION
3/32" = 1'-0"

DISTINCTIVE DESIGN STUDIO EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

WHEN PLANS ARE PRINTED ON 12 x 18 PAPER, DRAWINGS ARE REDUCED BY 50%.

#	DATE	DESCRIPTION
1	3/1/2022	SD DOCS

OFFICE & SHOP RENOVATION

3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

PROJECT #: 22-010

PRELIMINARY PLANS

EXTERIOR ELEVATIONS

A200

