

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Special Use Permit by Ben Jossund to operate Cornerstone Baptist Church located at 2103 Indiana Avenue. NC Neighborhood Commercial Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: June 19, 2024

MEETING DATE: June 25, 2024

APPLICANT PROPOSAL:

Ben Jossund is proposing to operate Cornerstone Baptist Church located at 2103 Indiana Avenue. The applicant states the following:

- Cornerstone Baptist Church has been serving Sheboygan County for 12 years.
- We have been renting our facility until now and would like to purchase a building to better serve our community.
- We are a church community of about 50 members
- We have made an offer on a building located at 2103 Indiana Ave on the southeast corner of the intersection of 21st St. and Indiana Ave.
- The building was previously used as an internet company and is now vacant.
- It has two floors of approximately 2800sf each.
- There are 30 paved parking spots in 2 lots. One is located across Indiana Ave and the other is behind the building to the south.
- We would like to make this building our primary assembly and ministry location.

STAFF ANALYSIS:

The use is permitted as special use under the neighborhood commercial zoning district as indoor institutional. The site plan review shows that no exceptions are required for the project.

ACTION REQUESTED:

Staff recommends approval of 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 Board 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:

Special Use Permit application and attachments