

CONDITIONAL USE PERMIT APPLICATION

TOWN OF BRUSSELS, DOOR COUNTY, WI

PO Box 22, Brussels, WI 54204

P: 920-495-3201, Email: zoning.townofbrussels@gmail.com

BUILDING SITE LOCATION

Street Address: 1716 Ullman Court Lot area (in square feet): 225,482

Tax Parcel # 0040003262441A6, 0040003262441A5 Zoning district: Section 3, T 26 N, R 24 E

OWNER INFORMATION

Name: David J. Allen and Margaret A. Lebrun revocable Living trust Mailing Address, City, State, Zip: PO Box 515 Sturgeon bay, WI 54235 Phone #: 920-540-0095 Email: dallen54913@live.com

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Name: _____ Mailing Address, City, State, Zip: _____ Phone #: _____ Email: _____

BUILDER/DEVELOPER INFORMATION

Company/Name: same Mailing Address, City, State, Zip: _____ Phone #: _____ Email: _____

PROJECT DESCRIPTION AND/OR PROPOSED USE

Create storage condominiums to complete the development of the parcels and complement the existing ministorage building and storage building. Both parcels will be subject to the condominium. The overall future development will be similar to the four storage buildings constructed by a third party on the adjacent parcel 0040003262441A4. See Attached addenda

REQUIRED ATTACHMENTS:

- 1) Completed Conditional Use Permit Application Addendum
 - a. Addendum can be in any format and must include the following information (as applicable):
 - i. Detailed project description, site plan, landscaping plan, neighborhood impact assessment, stormwater/drainage management plan, operations & vehicular traffic description, lighting plan, signage plan, sanitary & water plan, demolition plan, & construction schedule
 - ii. Additional information as required by the zoning administrator

The applicant agrees to comply with the Town of Brussels building and zoning ordinances, all applicable State uniform dwelling codes, and with the conditions of this permit; understands that the issuance of this permit creates no legal liability, express or implied, on the Town of Brussels; and certifies that all of the above and provided information is accurate.

The applicant hereby authorizes the zoning administrator to enter and remain in or on the premises for which this application is made at any reasonable time for all purposes of inspection relative to this petition.

Signature of Applicant:  Date: 04/16/26

Conditions of approval:

☐ Approval Denied – Reason for denial:

Approved by: _____ Date: _____ Fee: \$ _____ Permit#: _____ Expiration Date: _____

ADDENDA #1

GENERAL DISCUSSION

The applicant/developer wishes to complete development of two parcels with combined area of 5.15 acres. The address is 1716 Ullman Ct.

The parcels were originally platted as lot #3, part of the four lot 12.78 acre Engebose development which 20 years ago was created to allow commercial development along the expanded Highway 57.

In 2006 the engine repair shop was constructed on the 2.41 acre lot #1.

No further development occurred until 2021 when the Applicant purchased the 5.15 acre lot #3. The applicant was successful in getting the lot re-zoned to Mixed commercial (MC).

At the same time the owner of Lot #4 had their property re-zoned to Mixed Commercial. That owner never developed the parcel.

The Applicant then constructed two buildings, a 16 unit 5,310 square foot mini storage building and 2,700 square foot storage building.

Lot #4 was re-sold in 2024, and four storage buildings were constructed on that parcel.

The Applicant had Lot #3 split into the two parcels that exist today.

The condominium proposal does not re-combine the two parcels. Rather, it subjects both parcels to the requirements of the condominium.

The Applicant's efforts in 2021 ultimately resulted in the overall creation of \$664,000 in assessed value for the Lot #3 and Lot #4 improvements.

When all the condo buildings subject to this application are constructed, there is likely to be an additional assessed value of \$1,122,000.

It is possible that a successful storage condominium development in the manner requested here will spur development on the last undeveloped Lot (#2) thereby completing the original intent of commercial development along Highway 57.

SPECIFIC ITEMS:

Detailed Project description, Site Plan, Landscape Plan, Stormwater/drainage management plan (see attached site plan sheet C100 dated February 12, 2026 and cluster volume calculations both by Stantec):

Stantec Engineering has completed site concept plans (attached) which the Applicant believes comply with the requirements of Mixed Commercial Development and section 2.09 Highway corridor overlay, and benefit the area in a manner that warrants approval of the Conditional Use:

- The two existing buildings will be integrated into the condominium plan
- 18 new buildings* comprising 27,874 square feet will be constructed. Timing is based on demand.
- Internal gravel roads, electricity will be constructed
- Detention/retention/infiltration will be constructed to serve the entire property. Actual engineered designs will be created once the Conditional Use Permit is granted
- Landscaping will be installed along STH 57 in accordance with code
- Grass will be installed in between buildings and in common areas as per plan. The storage buildings will be consistent with the attached concepts which comply with Town standards

*The first three buildings will be constructed on the existing impervious surface east of the ministorage. The Detention/retention/infiltration will be installed when impervious surface triggers construction (1 acre of impervious surface)

Neighborhood Impact Assessment:

- The proposed buildings are consistent with the existing uses in the area
- Storage use has minimal or no requirement for Town or County services
- The internal gravel roads are not designed to Town standards and not intended to be dedicated to the Town. There will be no Town maintenance requirements. The "main entrance" road shared by all lots has recorded maintenance agreement.
- A condominium development allows for more consistency in maintaining standards than a series of individual parcels
- A condominium development allows for higher density (more assessed value) than what would likely happen if the Applicant's land was split into 1.5 acre parcels

- A condominium development would trigger storm water management improvements to serve all 5.15 acres rather than the possibility of incremental storm water management improvements
- The communities of Brussels, Maplewood and others will have access to storage in a location that has easy safe access to Green Bay and Sturgeon Bay
- 18 buildings with a total of 27,864 square feet would be added over time to the site. Using the current per square foot assessed value of the four buildings on lot#4 (\$40.29) approximately \$1,122,000 in assessed value could be added to the site.
- There would be no cost to the Town or County. Storage buildings, including condo storage, have very little on-going issues with fire, crime etc.
- Except for a farmhouse under renovation at the corner of Ullman Court and County H (1/4 mile distant) no one lives in the area, and the surrounding uses and zoning are commercial/industrial or agricultural. Traffic from condo storage is minimal. Noise or other disturbances are almost non-existent
- There would be a positive effect on existing property owner values since storage uses are consistent with pre-existing uses

Operations and vehicular traffic description lighting plan, signage sanitary and water plan demolition plan

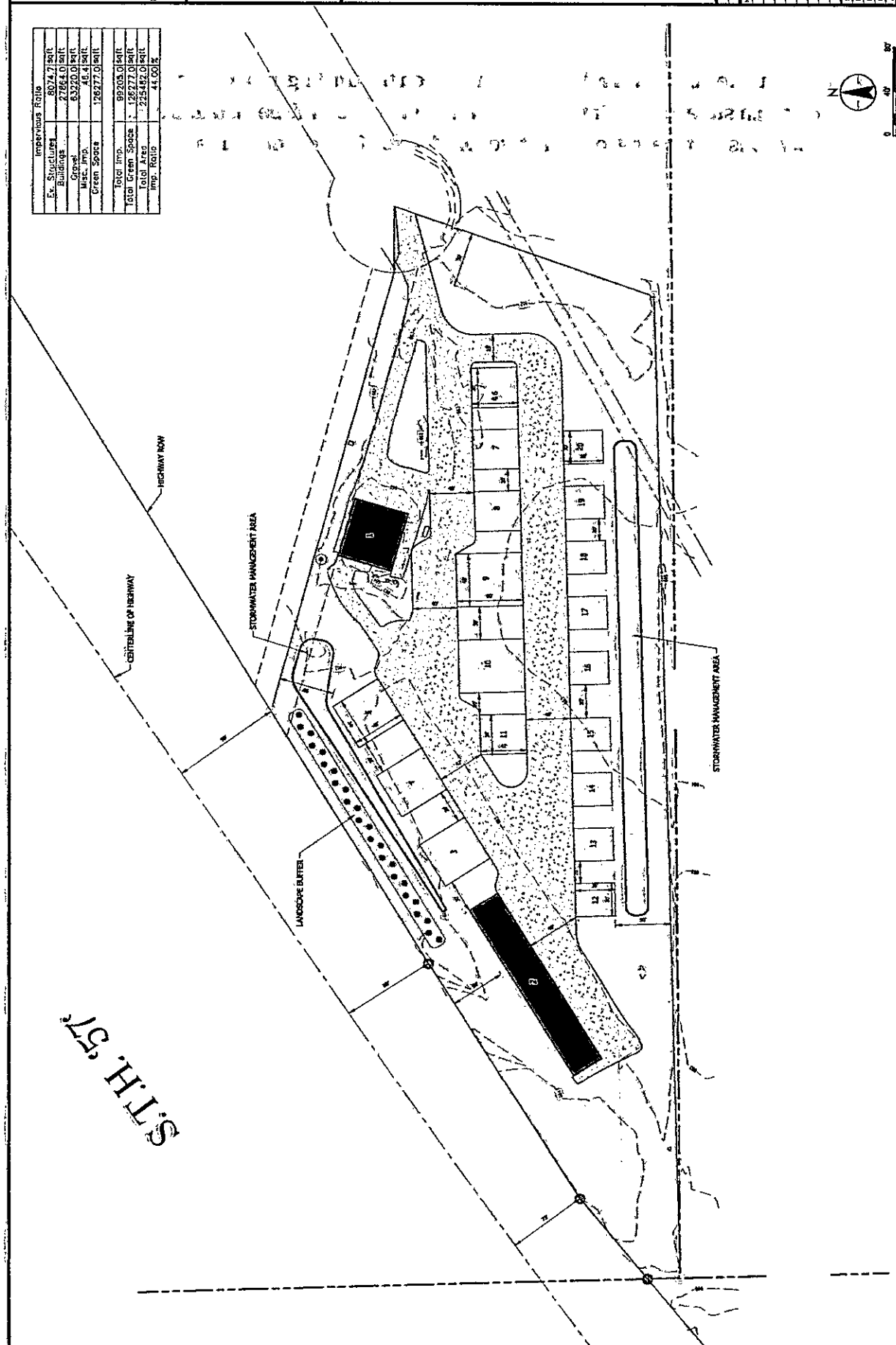
- Building lighting will be consistent with the engine repair shop on lot#1 and the other buildings in the area: One light over the entrance. Either motion activated or dusk to dawn
- There will be no demolition
- Topsoil will be stockpiled for use on site, excess to be sold
- Temporary "for sale" signage will be placed facing highway 57 and at the property boundary with the entrance cul-de-sac.
- Vehicular traffic will be on internal roads accessed via the cul-de-sac
- The existing "man cave" building has well water and holding tank is insulated and heated with propane. There are no plans for installing any of these for the new buildings. However, a owner could construct these on their limited common area elements as allowed in the condominium documents and code.

Construction Schedule:

- Other design details will be completed once Conditional Use Permit is granted
- Condominium documents will be completed once Conditional Use Permit is granted

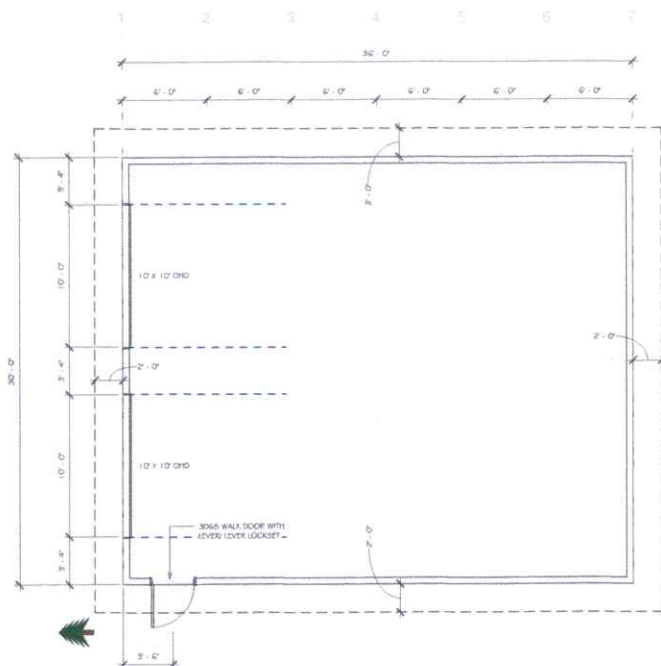
- The first three buildings will be constructed on the existing impervious surface east of the ministorage. The Detention/retention/infiltration will be installed when impervious surface triggers construction (1 acre of impervious surface)

Impervious Ratio	
Ex. Structures	8074.7 sqft
Buildings	27864.0 sqft
Gravel	63220.0 sqft
Misc. Imp.	46.4 sqft
Green Space	126277.0 sqft
Total Imp.	98704.0 sqft
Total Green Space	126277.0 sqft
Total Area	225482.0 sqft
Imp. Ratio	44.00 %

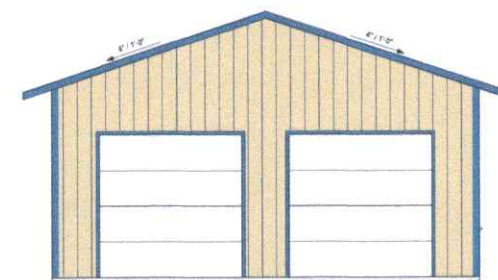


ESTH. 57

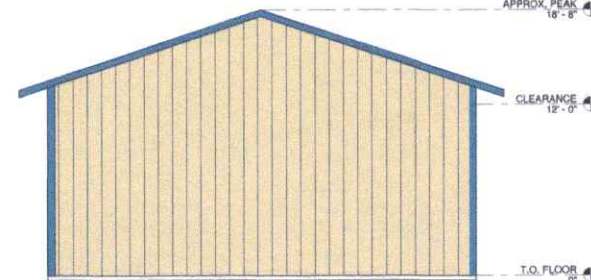
Clusters	Building Pad Square Footage (sq. ft)	Distance to C/L (ft)	Setback to C/L (ft)	Distance to Setback (ft)	Additional Setback (ft)	Setback Distance (50% additional setback due to landscape buffer)	Total Volume Allowed (cu. ft)	Maximum Height of Buildings (ft)	Meets Additional Setback Requirement?
Units 2	2112	137.4	110	27.4	25	122.5	60000	28.4	yes
Units 3	2112	141.2	110	31.2	25	122.5	60000	28.4	yes
Units 4	2112	145.0	110	35	25	122.5	60000	28.4	yes
Units 6,7,8,9	7416	290.7	110	180.71	325	272.5	600000	80.9	yes
Units 10,11	4392	232.0	110	122	125	172.5	120000	27.3	yes
Units 12,13,14,15	4320	218.6	110	108.59	75	147.5	90000	20.8	yes
Units 16,17,18,19,20	5400	334.2	110	224.2	375	297.5	600000	111.1	yes



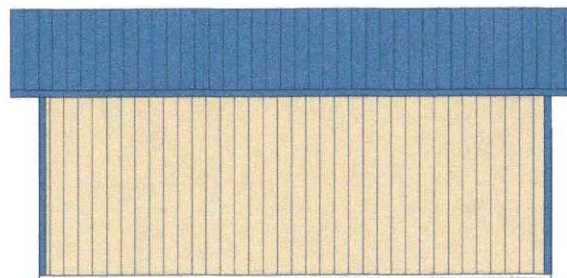
① Building Plan
1/4" = 1'-0"



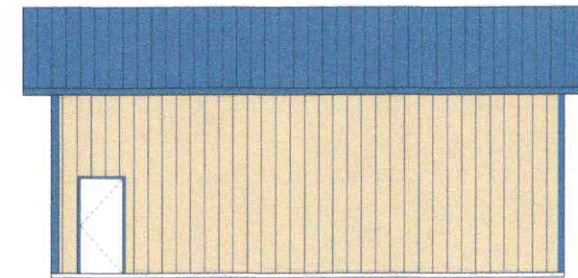
③ NORTH
1/4" = 1'-0"



② SOUTH
1/4" = 1'-0"



⑤ EAST
1/4" = 1'-0"



④ WEST
1/4" = 1'-0"



⑥ 3D

OWNER/ SALESMAN SIGNATURE

OWNER: _____

SALESMAN: _____

DATE: _____

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

DESIGNED BY: CJN	REVIEWED BY: (ARC)	DATE: 4/14/2026
PROJECT LOCATION: STURGEON BAY, WI		
SHEET DESCRIPTION: Floor Plan - Elevations & Details		

ADDITIONAL NOTES

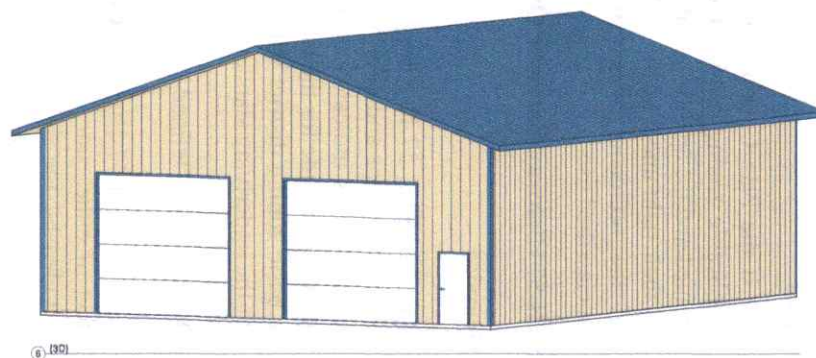
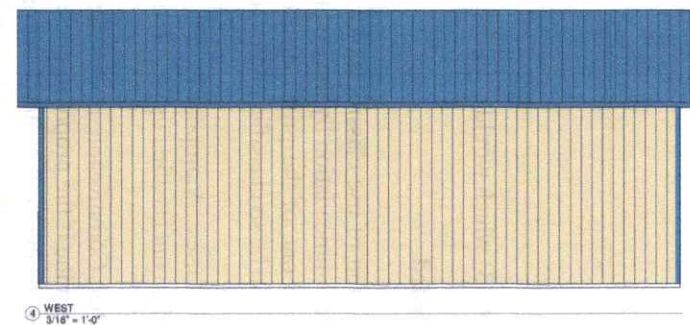
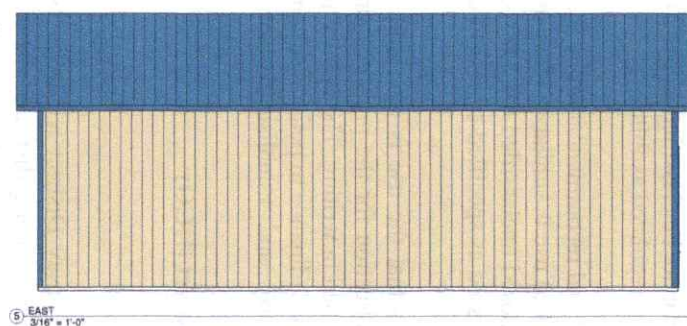
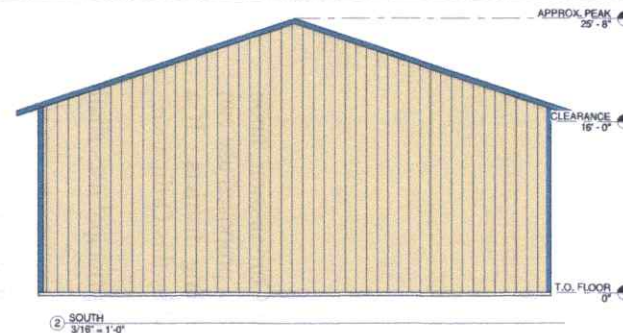
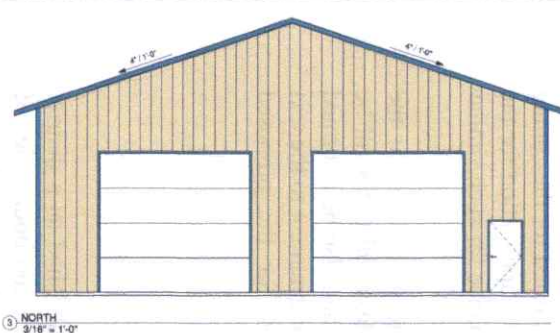
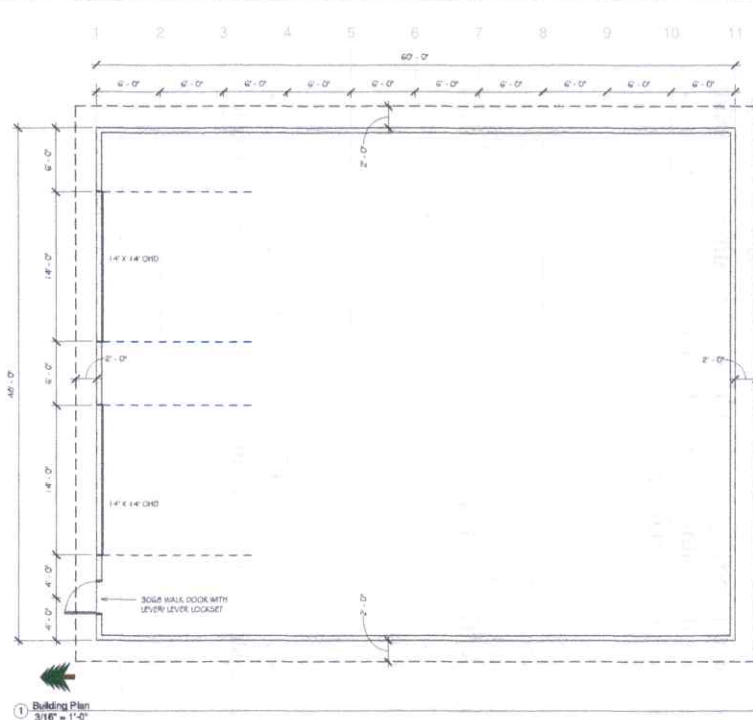
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PRELIMINARY PLAN
NOT FOR CONSTRUCTION

OWNER/ SALESMAN SIGNATURE

OWNER: _____

SALESMAN: _____

DATE: _____

DESIGNED BY CJN	REVIEWED BY 4/14/2026	DATE 4/14/2026	SCALE 3/16" = 1'-0"	PROJECT LOCATION STURGEON BAY, WI	PROJECT DESCRIPTION Floor Plan - Elevations & Details	ADDITIONAL NOTES	THIS DRAWING WAS MADE EXCLUSIVELY FOR THE PARTY NAMED IN THE TITLE BLOCK. IT REMAINS THE PROPERTY OF FOREST CONSTRUCTION CO., INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART BY ANY METHOD WITHOUT THE EXPRESSED WRITTEN CONSENT OF FOREST CONSTRUCTION CO., INC.			FOREST CONSTRUCTION CO., INC. 100 FOREST LANE PO BOX 885 LUDWIGSVILLE, WI 54217 TOLL FREE: 800-454-4444 OFFICE: 800-454-4444 FAX: 800-454-4444 EMAIL: INFO@FORESTCONSTRUCTION.COM WEB: WWW.FORESTBUILDING.COM	A2
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in section 2.05 (3) which would require a conditional use permit.

2.08 Uses Not Listed

(1) Determination of use classification by the Plan Commission. The Plan Commission, upon referral and recommendation by the Zoning Administrator, shall determine if a proposed use can be classified as one of the principal uses already listed for any of the zoning districts. If a proposed use can be so classified, then the use shall be regulated as specified by this Ordinance.

(2) Unclassified uses. A proposed use that cannot be classified as one of the principal uses shall be considered an unclassified use and shall be regulated as follows:

(a) The Plan Commission, upon referral and recommendation by the Zoning Administrator, shall determine if the proposed unclassified use is similar to other uses listed for the zoning district applicable to the site of the proposed unclassified use. If so, the application for the proposed unclassified use shall be processed as specified by this Ordinance for such similar uses.

(b) If the Plan Commission determines that the use is not similar to other uses for the applicable zoning district, then the application for the proposed unclassified use shall be denied and the applicant shall be so notified in writing. The applicant shall also be informed of their right under Section 11.08 of this Ordinance to petition for an amendment to the text of the ordinance which would classify and establish regulations for the proposed unclassified use.

2.09 STH 57 Highway Corridor Overlay District (HCO)

(1) Purpose

(a) The STH 57 Highway Corridor Overlay District is hereby established as a district which overlaps and overlays existing base zoning districts, the extent and boundaries of which are as indicated on the official zoning maps for the Town of Brussels. Overlay districts provide for the possibility of superimposing certain additional requirements upon a basic zoning district without disturbing the requirements of the basic district. The uses of the underlying standard zoning district shall remain in force.

(2) Overlay Area Defined

(a) The STH 57 Highway Corridor Overlay District encompasses all lands within 1,000-feet of either side of the proposed future STH 57 right-of-way. Persons with property divided by the defined limits of the STH 57 Highway Corridor Overlay District are required to comply with the District's standards only for that segment of the property within the STH 57 Highway Corridor Overlay District.

(3) Permitted Uses

(a) The overlay district provisions apply to any base district set forth in this Ordinance that exists within the defined overlay district. In the instance of conflicting requirements,

the more restrictive of the conflicting requirements shall apply.

(b) There shall be no alteration of the existing condition of lands, uses, or structures within the *STH 57 Highway Corridor Overlay District* from the date of enactment of this Article henceforth, except as provided for by this Section or by other sections of this Article.

(c) These regulations are supplementary to the permitted uses and requirements for the appropriate underlying zoning district as contained in the Town of Brussels Zoning Ordinance.

(d) Uses prohibited in the underlying zoning district are also prohibited in the *STH 57 Highway Corridor Overlay District*.

(e) All uses proposed in the *STH 57 Highway Corridor Overlay District* shall be subject to site plan review procedures in s. 11.03 of the Town of Brussels Zoning Ordinance. The Site Plan Review function shall be undertaken by the Plan Commission.

(4) Standards

(a) Unless otherwise noted in this Section, the standards of the underlying base zoning district shall apply.

(5) Building Architecture

(a) The Plan Commission prior to the issuance of a building permit must approve all building locations.

(b) Structures within the corridor shall be designed with an "architectural character" that blends with the overall visual character of the rural context of its setting. This character can be stylized but should at a minimum have the following elements:

(c) Buildings shall have a minimum 2:1 roof slope when the building's ground coverage is less than 10,000 sq. ft.

(d) Buildings greater than 10,000 sq. ft. shall have architecturally detailed elements strategically integrated into the building's facades to add detail and break the visual impact of large wall areas.

(e) Building materials shall be compatible with the visual context and use customary in the Town of Brussels and Door County, to the greatest extent possible, materials such as brick, stone and wood. Composite wall panels, curtain wall systems, decorative masonry and architecturally detailed prefabricated concrete wall panels shall be permitted in industrial and commercial areas.

(f) Building colors shall be natural "earth tones", or subdued hues of blue, green or yellow. Building colors which sharply contrast with the natural colors of the landscape

context shall be prohibited

(g) One dominant material should be selected with its own natural integrity. Materials shall convey permanence, substance, timelessness, and restraint, with low maintenance.

(h) Any exterior building wall (front, side or rear) facing a road or STH 57 shall be constructed of one of the following materials:

1. Clay or masonry brick
2. Customized concrete masonry with striated, scored or broken faced brick type units (sealed) with color consistent with design theme.
3. Poured in place, tilt-up or pre-cast concrete. Poured in place and tilt-up walls shall have a finish of stone, a texture or a coating.
4. Steel frame structures with architectural flat metal panels or glass curtain walls.
5. Natural stone.
6. Non-decorative exposed concrete block buildings are prohibited, as are pre-engineered metal buildings, corrugated metal-sided buildings, and wood sided buildings unless such metal buildings and wood sided buildings are enhanced on all elevations by the application of brick, decorative masonry, or decorative stucco surfaces in combination with decorative fascia overhangs, trim, as detailed above.

(6) Landscaping

(a) All proposed development within the STH 57 Highway Corridor Overlay District shall require a landscape development plan. *Agricultural uses and single residential development on individual lots are excluded from this requirement.*

(b) Landscape development shall be consistent and blend with the adjoining landscape (i.e. meadow, prairie, windbreak, upland woods (woodlot), hedgerow, lowland woods, wetland, etc.).

(c) Building sites shall maintain a minimum of 25% of the lot area in open space that will be landscaped subject to s 3.10 and s.7.03 (2) of the Ordinance. Landscape development should reflect the native or agricultural character of the adjoining countryside.

(d) A 25 foot wide area adjacent to the public road right-of-way along the entire lot width shall be used for screening and landscaping.

(e) Complete vegetative clearing shall be allowed only in the areas required for access driveways. For driveways serving as both entrance and exit, a strip a maximum of 40 feet may be cleared. When separate entrance and exit driveways are used, a maximum of 20 feet may be cleared for each driveway.

(f) Existing shrubs and trees with a caliper of 2 ½ inches or greater shall be retained so that for every 100 feet of lot road frontage a minimum of 300 landscape points are earned. Landscape points shall be accumulated as outlined in s. 7.03(2)(b), parking area landscaping requirements, landscape points chart, and shall be in addition to landscape points required for screening parking areas.

(g) No more than 50% of the landscaping points required for any lot shall be earned through canopy trees unless said trees account for greater than 600 landscape points per 100 feet of lot road frontage.

(h) Where shrubs or trees with a caliper of 2 ½ inches or greater do not exist at a rate of 300 landscape points per 100 feet of lot road frontage, additional trees and shrubs shall be planted so that a minimum of 300 landscape points are earned as outlined in s. 7.02(b) for every 100 feet of road frontage.

(7) On-Site Utilities

(a) All on-site utilities, including but not limited to electrical, telephone, and cable, shall be installed as underground facilities. This shall apply to utilities running from the utility easement or road right-of-way to structures and to utilities supplying service between structures.

(8) Lighting

(a) All outdoor lighting shall be subject to s. 4.09 (5) of the Town of Brussels Zoning Ordinance.

(9) Drainage

(a) Storm water drainage should be directed into natural drainage channels and detention / retention ponds. Pond edges and drainage channels shall be protected from erosion by natural aquatic vegetation whenever possible. When storm water volumes and/or velocities indicate more substantial measures than planting are required to control erosion, limestone rip-rap may be used.

(10) Access

(a) No direct driveways access shall be permitted to STH 57 other than WisDOT approved access for county and local road intersections, agricultural operations and field access.

(b) Driveway access to lands adjoining county highways intersecting with STH 57 shall maintain a minimum separation distance of 1,000-feet from the nearest STH 57 highway right-of-way line. Driveway access to lands adjoining all other roads intersecting with

STH 57 shall maintain a minimum separation distance of 500' from the nearest STH 57 highway right-of-way line.

(c) All permitted driveway access to STH 57 and county and town roads intersecting with STH 57 shall be subject to and in accordance with the requirements of s.7.05 of the Ordinance.

(11) Parking

(a) Off street parking and loading areas shall be subject to and in accordance with s.7.02 of the Ordinance.

(b) Parking area landscaping requirements shall be subject to and in accordance with s. 7.03 of the Ordinance.

(c) Natural drainage systems for parking lots are encouraged. If drainage detention is required it shall be in a naturally configured pond, recreated wetland area or dry detention area.

(12) Loading and Unloading

(a) Loading and unloading requirements shall be subject to section 7.04 of the Ordinance.

(b) Service areas, loading docks, truck parking, outside storage and dumpster areas shall be screened from all viewing highways located within the District and any adjacent residential developments. Screening shall be accomplished with a minimum 8' high opaque screen. This screening may be accomplished by:

(c) Freestanding or attached wing walls or fences constructed of materials complimentary or the same as the primary construction materials found in the principal buildings.

(d) Earth berms and/or landscaping dense enough to create a year-round opaque screen. Plant material used for screening these service areas may be considered part of the general Site Landscaping & Open Space landscape requirement.

(13) Outdoor Display and Storage

(a) No outdoor display of products shall be allowed between the business location's principal or accessory building and STH 57. This restriction shall not apply to "farmer's markets" and other agricultural uses (i.e. livestock, crops, farm implements)

(b) No outdoor storage shall be allowed between the business location's principal or accessory building and all viewing highways. This restriction shall not apply to "farmer's markets" and other agricultural uses (i.e. livestock, crops, farm implements currently in use for agricultural production)

(14) Signs

(a) On-premise business identification signs (building mounted & free standing) shall be subject to s.8 of the Ordinance.

(b) Off premises advertising signs (temporary and permanent) shall not be permitted within the STH 57 Highway Corridor Overlay District.

(c) Standard WisDOT tourist information signs and business logo sign groupings (Specific Information Signs) as currently used along the State highway system shall be allowed within the right of way. Route designation signs such as the Lake Michigan Circle Tour, Rustic Road and Ethnic Trail signs shall also be allowed within the right of way.

~~(15)~~ Viewsheds:

(a) Scenic vistas and sight lines to other special views particularly related to creeks, public open space, conservancy areas, and large farms shall be maintained through careful building placement and landscape development.

~~(16)~~ Lot requirements.

(a) Lot size shall be subject to and in accordance with s. 3.04 of the ordinance.

~~(17)~~ Setbacks from roads.

(a) Building setbacks shall be subject to and in accordance with s. 3.05 and s. 3.06 of the ordinance.