

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Signs Unlimited, Inc., to install a new monument sign at Take 5 Oil Change located at 1328 Indiana Avenue. UC Zone

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: March 20, 2020

MEETING DATE: March 24, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Signs Unlimited, Inc. is proposing to install a new monument sign at Take 5 Oil Change located at 1328 Indiana Avenue. The applicant states:

- Driven Brands Inc., franchisor of Meineke Car Care and parent of Take 5 Oil Change, has acquired Super-Lube, a chain of 48 quick lube and automotive service centers in Alabama, Florida, Illinois, Indiana and Wisconsin. The Super-Lube locations will be rebranded **Take 5 Oil Change** over time, Driven Brands said, expanding the Take 5 network to 350-plus locations in the U.S, including the first stores in Wisconsin.
- The applicant submitted a sign permit for staff review proposing that the new monument sign would meet the required setback of 12 feet to the north and west property lines. However, after the sign was installed, it was determined that the applicant installed the sign approximately six (6) from the west/14th Street property line and 2 feet to the property line to the north (former Citgo gas station that has recently been razed).
- Based on that information, staff informed Signs Unlimited of this situation and discussion began about relocating the sign.
- Due to the limited suitable space to install a sign on the lot to advertise the business to customers on N. 14th Street, the applicant is requesting a variance to locate the sign 3.75 feet to the neighboring property to the north – former Citgo property that is now vacant and undeveloped. The sign is proposed to meet the 12 foot setback to the west/N. 14th Street property line. The applicant believes that no adverse effects are anticipated as a result of this variance.

- Applicant removed former pole sign located at the southwest corner of the building in order to propose installing a much more attractive monument sign at the site. The signage proposed assures that is aesthetically appealing with the modern compliance that the city is looking for at this location.

STAFF COMMENTS:

The applicant states Take 5 does not have a lot of property along the west side of their property and the grade significantly drops from west to east. Thus, the northwest corner is the best spot for signage.

The existing sign is fairly imposing to traffic along 14th Street. Thus, staff believes it is a good idea to have the sign meet the 12 foot setback to the west property line along 14th Street and work with the applicant concerning the variance request to the north property line.

There is not enough room to meet the 12 foot setback to the north property line so the applicant is requesting a variance to have a 3.75 foot setback.

The applicant is requesting a variance to have a 3.75 foot sign setback to the north property line – Minimum setback to the property lines is 12 feet.

ACTION REQUESTED:

Staff recommends approval of the conditional use and variance subject to the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. 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.
3. Applicant shall meet 12 foot setback to the west/14th Street property line and 3.75 feet to the north property line. It is the applicant's responsibility to insure the sign meets the required/approved setbacks.
4. Sign messages and/or location shall not create any pedestrian/vehicular conflicts
5. Applicant shall remove all signage referring to the former Fast Track operation.
6. Any future wall signage will be individual letter signs (no flat panel or interior lit cabinet signs).
7. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 506270
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/24/20

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 104. 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: Signs Unlimited, Inc
ADDRESS: 6801-C Mt Hermon Church Rd E-MAIL: desi@signsunlimitedusa.com
PHONE: (919) 552 8689 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Take 5 Oil Change
ADDRESS OF PROPERTY AFFECTED: 1328 Indiana Ave
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
Oil Change

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

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Request is made to move existing monument sign further from front property line to make it more conforming with setback requirements.

February 10, 2020

SIGNS:UNLIMITED

communicate your identity

6801 Mount Hermon Church Rd, Building C, Durham, NC 27705

City of Sheboygan
Planning Commission
828 Center Avenue
Sheboygan, WI 53081

To whom it may concern,

This letter is to request approval for a variance by Signs Unlimited, Inc on behalf of Take 5 Oil Change, Jorge Planta for the property at 1328 Indiana Ave. Signs Unlimited, Inc will represent the tenant with the consent of the property manager, Lighthouse Lube Real Estate, for the scope of the variance to modify the existing ground sign on the property.

A variance is being requested relocate the existing ground sign further back from the property line in order to make the setback compliant. Due to the limited suitable space on the existing lot, we are placed within the side lot setback. Without this compromise, Take 5 is left no space on the lot for any ground sign, as moving it any closer in would inhibit the flow of traffic through the oil change bays. Removing it entirely will cause negative effects for the visibility of the business.

The proposed conditional use would improve visibility for motorists along Indiana Ave. No adverse effects are anticipated as a result of this variance, and it would allow the continued usage of the existing structure. No size or copy changes will take place.

Thank you for your time,

Desi Varsel
Permit Technician
919-552-8689
desi@signsunlimitedusa.com

Signature



Date

3/9/20

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: Signs Unlimited, Inc

ADDRESS: 6801-C Mt Hermon Church Rd, Durham NC 27705

E-MAIL ADDRESS: desi@signsunlimitedusa.com

PHONE: (919) 552 8689 FAX NO: ()

2. OWNER INFORMATION

OWNER OF SITE: Cody Hallebach

ADDRESS: 440 S Church St, Charlotte NC 28202

PHONE: (704) 644 8859 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Take 5 Oil Change

ADDRESS OF PROPERTY AFFECTED: 1328 Indiana Ave

USE OF PROPERTY: Oil Change

TYPE OF SIGN: Ground Sign

DESCRIPTION OF PROPOSED SIGN: _____

Double-Sided Illuminated Aluminum Cabinet and Changeable Copy Readers

Monument-Style Structure

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 96" X WIDTH: 172" = TOTAL SQUARE FOOTAGE: 41.24 (Copy Only)

AMOUNT OF PUBLIC STREET FRONTAGE: 51 LF

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 51 LF

SETBACK: 24 ft

METHOD OF ATTACHMENT: Concrete-footed pole supports (skirted)

METHOD OF ILLUMINATION: Internally Illuminated Cabinets

SIGN MATERIALS: Aluminum, Acrylic, Steel, Stucco Texture

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: _____ AFTER PROPOSED SIGN: _____

5. CERTIFICATE

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

Desi Varsel

Digitally signed by Desi Varsel
DN: cn=Desi Varsel, o=Signs Unlimited, Inc,
ou=Permit Technicians,
email=desi@signsunlimited.com, c=US
Date: 2020.03.09 11:29:44 -0500

APPLICANT'S SIGNATURE

3/9/2020

DATE

Desi Varsel

PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. ***For new development***, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. ***For existing development***, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.

ILLUMINATED MONUMENT SIGN

TAKE 5

OIL CHANGE

1328 Indiana Ave
Sheboygan, WI 53081



Underwriters Laboratories Inc. •
UL File #E225670

Copyright Notice ©
This drawing and all
reproductions thereof are the property
of Signs Unlimited, Inc. and
may not be reproduced, distributed,
changed or used in any way without
written consent.

INITIAL LAYOUT:

September 3, 2019

REVISIONS:



STANDARD
MESSAGES

SPECIAL
OIL CHANGE
500

WE SERVICE
MOST FLEETS

ARE YOUR
WIPER BLADES
WORKING

Sq. Ft. Signage:
41.24 (Logo and Text)
69.56 (Whole Sign and Frame)

Signage Allowance:

108.00 Sq. Ft.
Max Height: 8'

4 Signs per Business

(1.5 Sq. Ft. per Li. Ft. of Prop Frontage
Frontage = 72 Li. Ft. x 1.5 = 108.00 Sq. Ft.)

PROOF
NOTE: ENGINEERING
REQUIREMENTS MAY
ALTER FOOTER,
POLE AND PRICE

CHANGEABLE COPY CHARACTER COUNT

EXTRAS TO BE DETERMINED AND ORDERED WITH STANDARD SET
(CANNOT ORDER INDIVIDUAL LETTERS AT A LATER DATE)

200 Piece Set of 8 ON 9 ADM Letters		
E	14	F G H J M B C D 6 Each
A I	12 Each	J K V W Y Z 4 Each
O U	10 Each	Q X \$ % 0 1 2 3 4 5 6 7 8 9 2 Each
L N R S T P	8 Each	

SPECIFICATIONS

DOUBLE-SIDED
ILLUMINATED
ALUMINUM CABINET
AND CHANGEABLE
COPY READER

Quantity:
1 of Each

Size:
As In drawing
Face Color:
As In drawing
Vinyl Colors:
As In drawing
Face
Flat

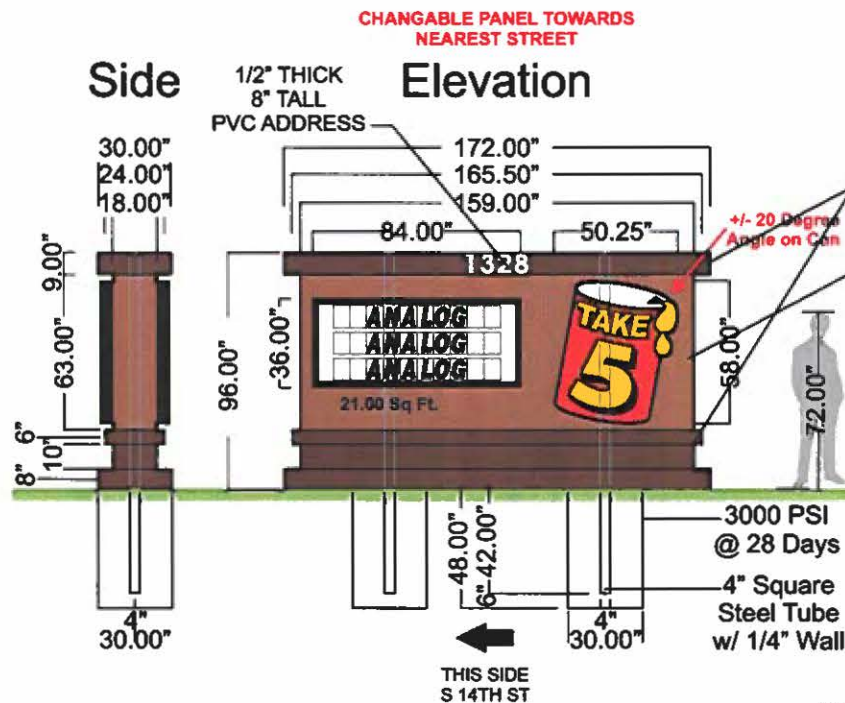
Cabinet Interior:
Gloss White
Cabinet Color:
Black

Retainer:
1.5" & 2.0"

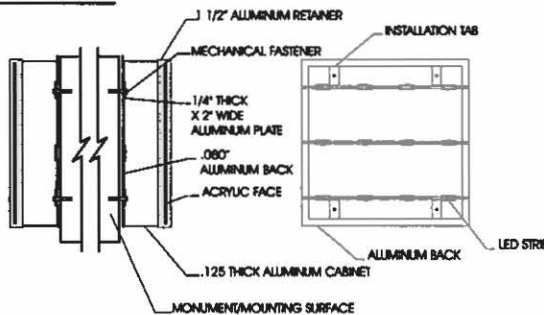
Illumination:
LED

Mounting:

Double-Sided Illuminated Cabinet with 3 Line
Analog Reader Board & installed in ground.



DETAIL



Owner/Landlord Approval _____

6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

SIGNS UNLIMITED
communicate your identity

ALT LOCATION 2

59281506350
RISER FUELS LLC

59281506270
LIGHTHOUSE LUBE REAL
1328 INDIANA AVE

12' OFFSET FROM
PROPERTY LINE

SIGN BASE

2.20

1.76

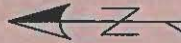
13.44

7.52

6.12

12

PROPERTY LINE



SIGN SETBACK

NW CORNER OF INDIANA AVE & S 14TH ST

CITY OF SHEBOYGAN
PUBLIC WORKS

City of Sheboygan
Department of Public Works
2020 North Henry Avenue
Sheboygan, WI 53081

Project Name: PE - City Engineer

Designed By: TDT

Drawn By: TDT

Checked By: MK

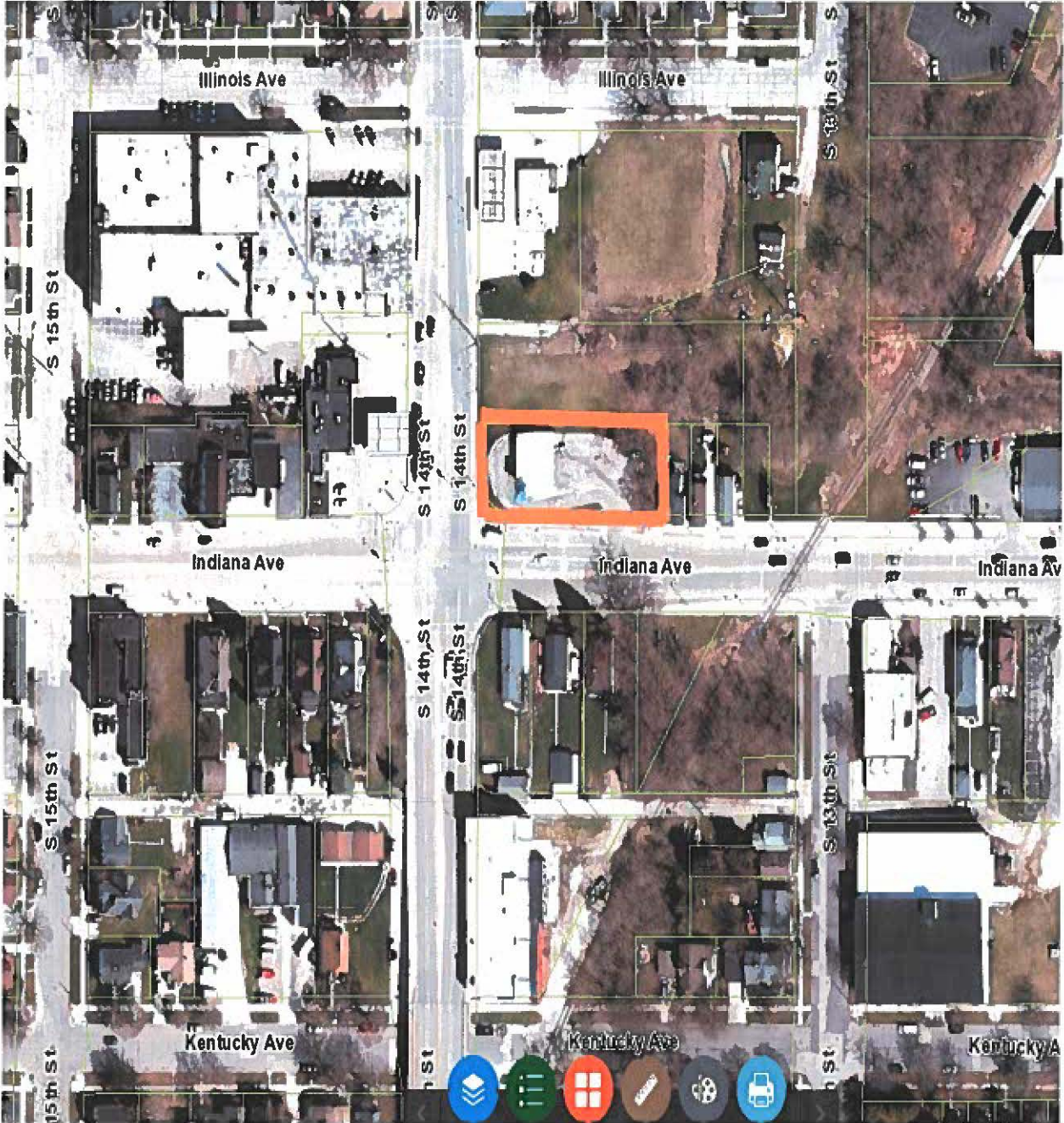
Plot Date: 08-03-20

SW No.: NA

Project Code: NA

Sheet No.: 1

Drawing No.: NA





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use and variance application by AChappa Construction to construct a new building addition and site improvements at Rewind Bar located at 1002 Michigan Avenue. CC Zone

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: March 20, 2020

MEETING DATE: March 24, 2020

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

AChappa Construction is proposing to construct a new building addition and site improvements at Rewind Bar located at 1002. The applicant states the following:

- The existing building is a two-story structure complete with an exterior bar/patio area and beer garden. The first floor of the structure has an indoor bar with an audio booth, dance floor and associated tavern games including arcade games and a pool table. The exterior bar/patio and beer garden area includes an exterior bar under a roof canopy, a wooden deck for seating and green space used for playing yard games. The second floor is currently closed so that the 1st floor bar may be opened for business.
- The proposed addition is approximately 480sf (20 x 24) fully enclosed structure that will be erected on the existing building's west side. The new structure will be located on the south and west property lines (southwest corner of the property). The new addition will take place of the existing wood patio and fence.
- Currently, when the patio area is open, Rewind is required to have an additional employee oversee the existing fence gate on the west side. This employee's job is to monitor the number of patrons who enter and exit through this egress gate per requirements with the city's police department. This project will eliminate this gate and the new path of egress will be through the addition back onto Michigan Avenue's sidewalk. This addition would give the employee shelter all while closing off the patio area from the street side for wind and weather protection.

- Just north of the addition where the remainder of the existing patio remains is scheduled to be removed and replaced with a new concrete slab. This concrete slab will be approximately 225sf. This concrete pad will match the existing footprint of the remaining wood patio and will serve as the remaining sitting/standing space that the addition does not occupy.
- Inside this addition will be arcade games that can be relocated from the existing bar space. This will free up room in the existing bar area.
- Construction is scheduled to begin towards the end of April when weather cooperates for exterior construction.
- The existing wood patio, south fence and portion of the west fence will be the main existing areas changed by this project. The other areas impacted includes the existing green siding along N. 10th Street that will be replaced to match the buildings colors and the existing exterior wood wainscoting that is deteriorating. This will be replaced with new PVC materials to match existing profile and colors.
- The proposed exterior design's goal is to match the design concept of the existing building, but with newer longer lasting materials. The south wall of the addition will include a large aluminum window to match the existing window size and style. The bottom approx. 2-1/2' will be a painted PVC wainscoting and associated trim to match the existing building's wainscoting style. This new painted PVC wainscoting and trim will be continuous from the south-west corner of the addition to the south-east corner of the existing building. The goal is to replace the rotten/damaged existing wood wainscoting with a more durable, new material. Around the window & above the new wainscoting on the addition will be stucco/EIFS to match the existing building. This stucco/EIFS will also be present on the entire west elevation of the addition.
- Along the roof line of the south side of the addition will be a wood parapet wall to match the existing. This includes all wood trim. This parapet wall will continue on the west side of the addition where it will terminate at the north-west corner. On the west side of the addition the parapet wall will not have trim allowing this wall to sit directly against the property line without having any projections. Painting of this parapet wall on the west side will be done in such a way that will show color complimentary lines where the associated trim would be in order to match the color scheme and design of the south wall parapet without having protruding trim.
- On the north wall of the addition, that is not visible by any passersby, will be new vinyl siding that will match the color scheme of the building. We will also be replacing the existing green vinyl siding on the east side of the existing building along N 10th St. with new vinyl siding to correlate with existing building colors.
- Replacing existing deteriorating wainscoting with new, painted PVC materials will freshen up the face of the business.
- Replacing the existing green siding on the east side of the building with a new color will give us the opportunity to incorporate this elevation back into the existing building's color scheme creating more unity.

- The proposed additions parapet walls will allow us to better shield the existing rooftop HVAC unit located on the west side.
- Parking for patrons is on local streets.
- Constructing the new addition, replacing existing damaged building materials and creating one cohesive color scheme will substantially improve the overall look and feel of the property along Michigan Avenue and 10th Street.

STAFF COMMENTS:

The applicant has provided a survey that shows the existing Rewind building is over the property line by approximately one (1) foot. The applicant was initially was proposing a building addition to match the existing building - requesting to build the new addition one (1) foot over the property line into the City of Sheboygan Michigan Avenue public right-of way.

Staff informed the applicant that they would need to construct the building addition on their private property and not within the City public right-of-way. As the Plan Commission is aware, the City may grant encroachments but encroachments are typically granted for minor or temporary uses of the right-of-way. Encroachments are not granted for permanent structures especially when there is an option to construct the new building addition on the private property.

After that discussion, the applicant submitted a new survey proposing the new addition to be constructed on the property Rewind Bar property line. Thus, the new addition will be offset from the existing building by one (1) foot.

The front and side building setbacks in the Central Commercial (CC) zone are zero (0) feet. Thus, the applicant has the ability to propose constructing a building on the property line (south and west corner of their property). It is up to the applicant to ensure that all of the construction takes place on their private property and not in the City right-of-way.

There is some attractive wrought iron fencing that will be replaced by the new addition but the remaining fencing is just a treated wood fence. The Plan Commission may want to have the applicant explain what they are doing for fencing (staining, painting, etc. to match).

ACTION REQUESTED:

Staff recommends approval of the conditional use and variance 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, demolition, fire, water, sewer, storm drainage, health, alcohol, etc.
2. Applicant shall obtain the necessary liquor license in order to serve alcohol both in the bar and on the outdoor patio area (extension of premises). Applicant may serve liquor/alcohol if and only if all required liquor licenses are obtained.
3. Applicant shall adequately monitor/regulate and maintain the outdoor seating area.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a proposed landscape plan prior to building permit issuance.

6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
7. Outdoor storage of materials or equipment shall be prohibited.
8. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
9. All 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.
10. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation.
11. Proposed wall signage will be individual letter signs (no flat panel or interior lit cabinet signs). If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
12. No temporary signage is permitted on the bar or in the outdoor patio area (banners, pennants, etc.).
13. Fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed fence design, the matter may be brought back to the Plan Commission for their consideration.
14. Applicant shall insure that all structures, fencing/gates, overhangs, gutters, paving, dumpster, landscaping, etc. will all be located on the private property and shall not cross a property line. Nothing will be located on the City Michigan Avenue public right-of-way and/or neighboring properties.
15. The applicant will be required to submit updated plans that show that the proposed addition is to be constructed on the private property and not in the City of Sheboygan Michigan Avenue public right-of-way. The updated drawings shall show that new addition is not only on the private property but also offset from the existing structure by approximately one (1) foot as shown on the survey.
16. All areas used for parking/maneuvering of vehicles shall be paved.
17. All areas that are not required to be paved shall be grass and/or approved landscaping.
18. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
19. 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 and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, landscape boulevard, pavement, utilities, retaining walls, street trees, etc.).
20. Applicant will provide adequate public access along public streets/alley and will take all appropriate actions to minimize the time period that these streets/alley will be closed/affected.
21. Streets, alleys and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
22. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures (building addition, exterior remodel, fence, etc.).
23. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 200810
MAP NO. _____
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/24/20

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 104. 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: AChappa Construction, LLC

ADDRESS: 443 North Main st, Sheboygan Falls, WI 53085
EMAIL: Tyler@achappaconstruction.com

PHONE: (920) 467-2212

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Rewind

ADDRESS OF PROPERTY AFFECTED: 1002 Michigan Avenue, Sheboygan

LEGAL DESCRIPTION: Bar/Tavern

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Tavern/Bar

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____

See Attached Letter

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

1) Landscape Variance

We are seeking a landscaping variance due to the extremely limited amount of green space available for landscaping. Currently the open green space in the patio is used for patron yard games.

2) Encroachment South Onto Michigan Avenue Sidewalk 1.1FT

The south face of the existing building is currently 1.1 ft South of the property line. In order to give the building a uniform look and keep the South side of the addition flush with the South side of the existing building a 1.1' encroachment is being requested.

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 current property is zoned Central Commercial (CC) and a bar/tavern is a permitted conditional use in the CC zone. This section of Michigan Avenue is a commercial district and Rewind is trying to improve it function and look in this commercial area.

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?

See Attached Letter

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

Through this project the business does not intend to change its overall use of the property. The goal is to enclose the Sout-West portion of the property for reasons stated in the attached letter along with upgrading the look of this commercial area.

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.

Currently, the property owner plans on adding a sprinkler system during the construction of this addition. In order to do so, a water service will need to be brought across N 10th St and into the building. This will require closing off N 10th, tearing up a portion of the road and patching after the service is brought to the building.

Site Narrative-Conditional Use Narrative

Property: Rewind Bar

Address: 1002 Michigan Avenue, Sheboygan

OWNER OF SITE: Sixth Parallel, Inc (Brandon Jovanovich, President)

ADDRESS: W7911 Center Road, Glenbeulah, WI 53023

E-MAIL: Brandon Jovanovich <brandonjovanovich@hotmail.com>

ARCHITECT: Hameister Architects

ADDRESS: 823 S Taylor Dr, Sheboygan, WI 53081

E-MAIL: DuWayne <duwayne@hameister-architects.com>

CONTRACTOR: AChappa Construction, LLC

ADDRESS: 443 North Main St, Sheboygan Falls, WI 53085

E-MAIL: Tyler Chappa Tyler@achappaconstruction.com

- **Existing building use and all business activities that take place onsite (tavern uses indoor/outdoor, parking, etc.):**

The existing building is a two-story structure complete with an exterior bar/patio area and beer garden. The first floor of the structure has an indoor bar with an audio booth, dance floor & associated tavern games including arcade games and a pool table. The exterior bar/patio and beer garden area includes an exterior bar under a roof canopy, a wooden deck for seating and green space used for playing yard games. The second floor is currently closed off and condemned so that the 1st floor bar may be opened for business. Parking for patrons is on local streets.

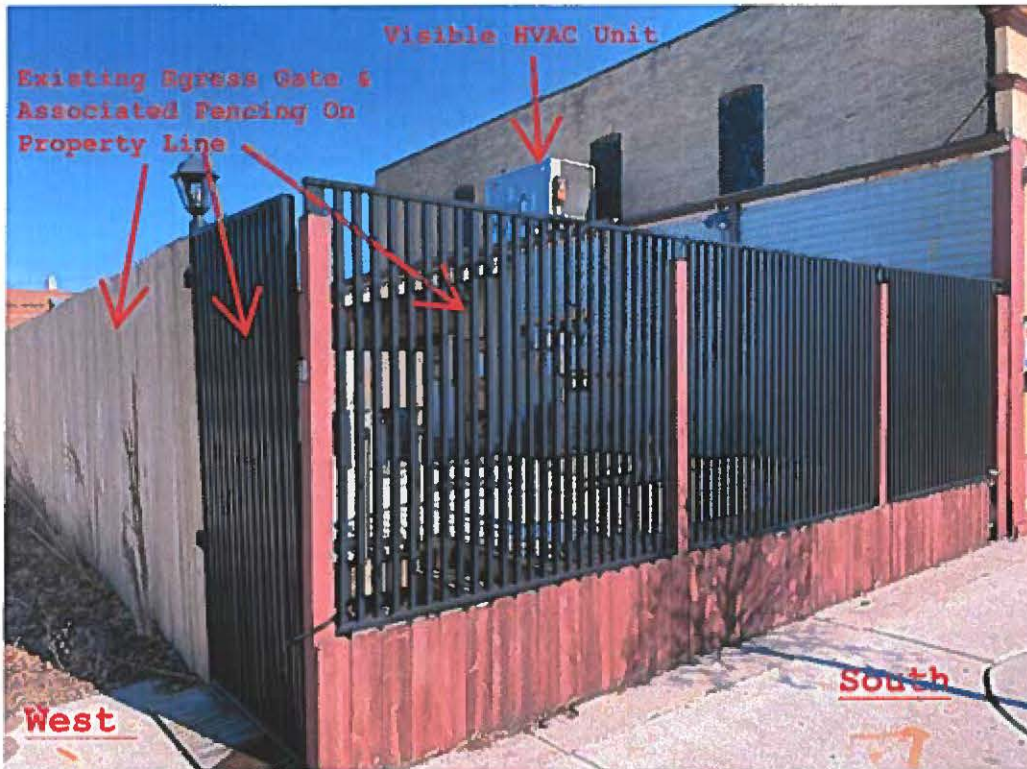
- **Proposed addition explanation (size of addition, why it is needed, what is its intended use, where it is to be located, how close to property lines, who will use it, when you will begin construction, etc.):**

The proposed addition is an approx. 410sf fully enclosed structure that will be erected on the existing building's West side. The new structure will lie both on the South property line and the West property line. The new addition will take place of the existing wood patio and fence. Currently, when the patio area is open Rewind is required to have an additional employee oversee the existing fence gate on the West side. This employee's job is to monitor the number of patrons who enter and exit through this egress gate per requirements with the city's police dept. This project will eliminate this gate. The new path of egress will be through the addition's new entrance back onto Michigan Avenue's sidewalk. This addition would then give the employee shelter all while closing off the patio area from the street side for wind and weather protection. Just North of the addition where the remainder of the existing patio is scheduled to be removed will be a new concrete slab. This concrete slab will be approx. 225 Square Feet. This concrete pad will match the existing footprint of the remaining wood patio and will serve as the remaining sitting/standing space that the addition does not occupy. Inside this addition will be arcade games that can be relocated from the existing bar space. This will free up room in the existing bar area. Construction is scheduled to begin towards the end of April when weather cooperates for exterior construction.

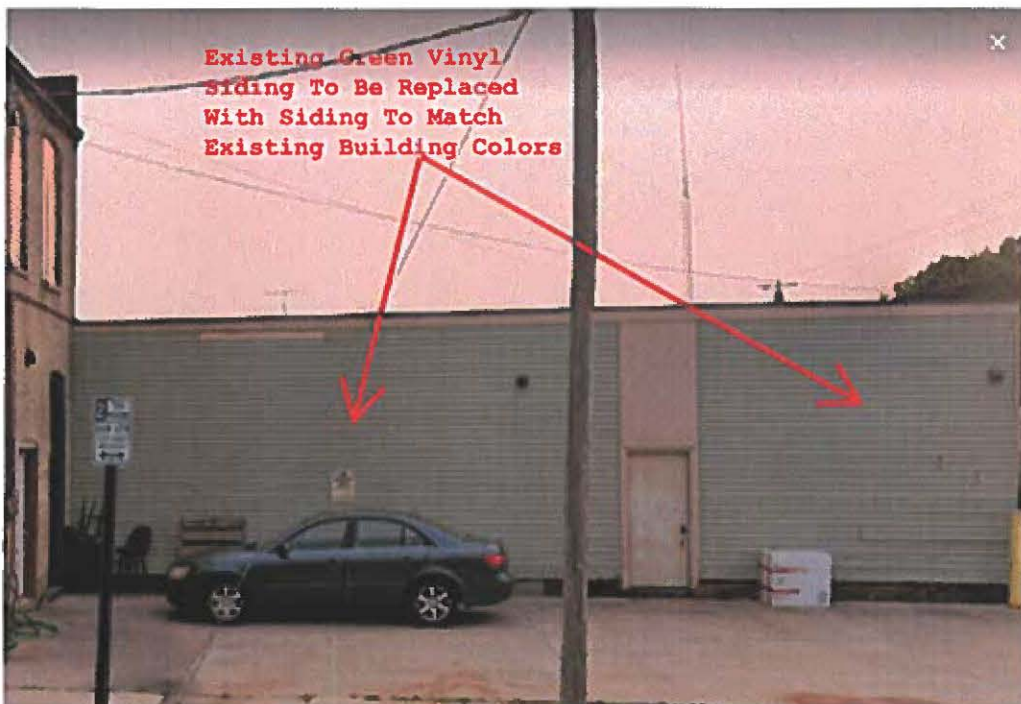
- **Explanation of areas proposed to be changed on the site:**

The existing wood patio, South fence and portion of the West fence will be the main existing areas changed by this project (picture 1). The other areas impacted includes the existing green siding along N 10th St (picture 2) that will be replaced to match the buildings colors and the existing exterior wood wainscoting (picture 3) that is deteriorating. This will be replaced with new PVC materials to match existing profile and colors.

Picture #1



Picture #2



Picture #3



- **Description of proposed facilities - Description of proposed building and all new site improvements (square footage of existing building, square footage of addition, design/materials of fencing, exterior remodeling, storm drainage, landscaping, lighting, traffic, ingress/egress, parking, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, etc.):**
 - Existing Building 1st Floor Square Footage: 3,802sf
 - Existing Building 2nd Floor Square Footage: 3,160sf
 - New Proposed Addition Square Footage: 420sf
 - **Fencing:** The existing fencing consists of black steel decorative fencing on the South property line and cedar dog ear fencing on the West property line extending North around exterior bar/patio/yard area.
 - **Drainage:** Along the North side of the addition will be a 2' wide green space to allow for rainwater drainage off the addition via gutter system to avoid draining onto adjacent lot or onto Michigan Ave.
 - **Landscaping:** A 2' wide area of greenspace noted above in "drainage" would be the designated area for landscaping.
 - **Lighting:** On the South side of the addition, located in the entrance's soffit area will be an additional egress light fixture for street visibility and egress purposes.

- Garbage/Noise/Smells: Currently the patio is visible to any passerby on Michigan Ave. The new addition will greatly help shield this back-patio area reducing the amount of garbage, noise, smells and lighting that it produces.
- Traffic/Parking: At this time traffic patterns & parking are not expected to change from their current state. All parking for patrons will be on local streets.
- Sidewalk: During construction the sidewalk directly South of the new addition location along Michigan Ave will be closed. Adequate sidewalk closed signage, barricades and fencing will be placed temporarily to direct pedestrians around the work area. Once complete with the project, all sidewalks affected will be patched/replaced.
- Mechanical Screening: Seen above in picture #1 is the existing rooftop HVAC unit. With the addition incorporating a parapet wall both on the South & West sides this unit will be better shielded from any passerby.
- Dumpster Enclosure: The existing dumpster enclosure currently has a gate that does not enclose the entire dumpster area. Approx. half of the enclosure is visible to passerby. Part of this project would be to bring a full enclosure back to this dumpster area.

- **General design/material description of the proposed addition structure:**

The proposed exterior design's goal is to match the design concept of the existing building, but with newer longer lasting materials. The South wall of the addition will include a large aluminum window to match the existing window size and style. The bottom approx. 2-1/2' will be a painted PVC wainscoting and associated trim to match the existing building's wainscoting style. This new painted PVC wainscoting and trim will be continuous from the South-West corner of the addition to the South-East corner of the existing building. The goal is to replace the rotten/damaged existing wood wainscoting (Picture #3) with a more durable, new material. Around the window & above the new wainscoting on the addition will be stucco/EIFS to match the existing building. This stucco/EIFS will also be present on the entire West elevation of the addition. Along the roof line of the South side of the addition will be a wood parapet wall to match the existing. This includes all wood trim. This parapet wall will continue on the West side of the addition where it will terminate at the North-West corner. On the West side of the addition the parapet wall will not have trim allowing this wall to sit directly against the property line without having any projections. Painting of this parapet wall on the West side will be done in such a way that will show color complimentary lines where the associated trim would be in order to match the

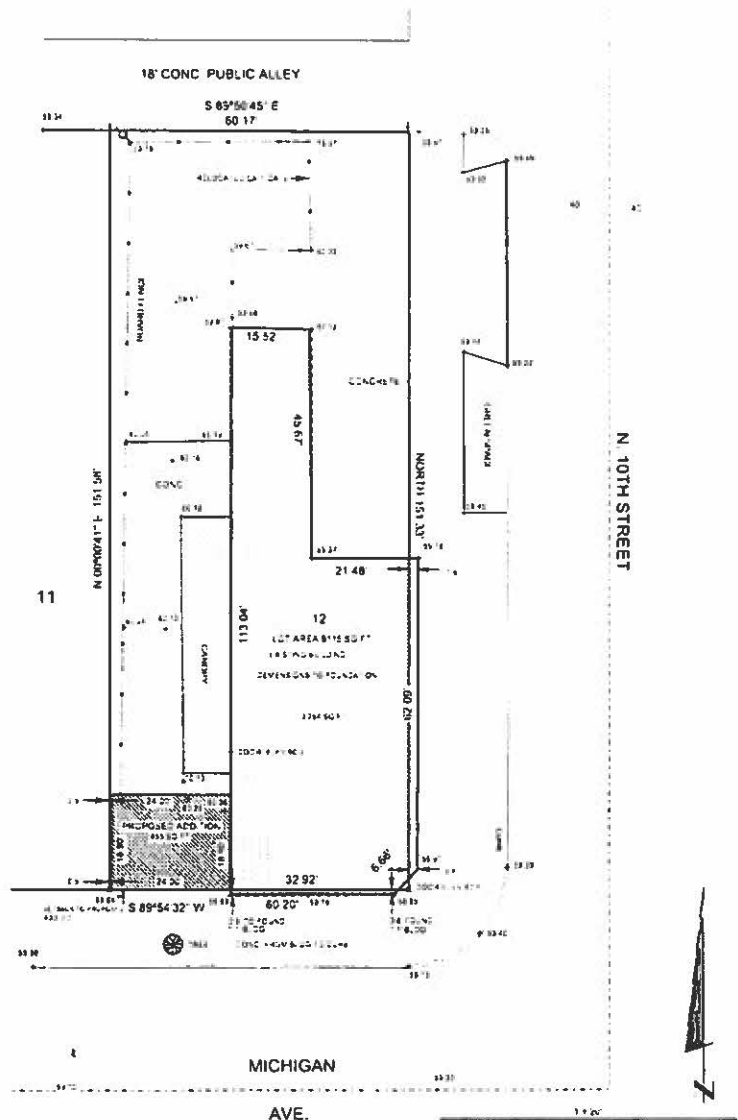
color scheme and design of the South wall parapet without having protruding trim. On the North wall of the addition, that is not visible by any passersby, will be new vinyl siding that will match the color scheme of the building. We will also be replacing the existing green vinyl siding on the East side of the existing building along N 10th St (Picture #2) with new vinyl siding to correlate with existing building colors. With this new addition and removing and replacing existing building materials, the building will be substantially more pleasant to view from the street to any passerby. Throughout this project's design, with the help of the city, we have been conscientious to a goal of creating one color scheme that is consistent throughout the property.

- **How will you ensure that the proposal will not become a nuisance to adjoining property owners?**
 - The current path of egress from the patio area leads onto the adjacent lot to the West through a fence gate. This path of egress would now change bringing patrons back onto Michigan Avenue's sidewalk.
 - The existing patio would be better shielded off from all properties to the South.

- **Proposed signage:**
 - At this time signage is expected to remain as is on the building.

- **How does this improvement enhance the business and the very visible Michigan Avenue commercial corridor?**
 - Replacing existing deteriorating wainscoting with new, painted PVC materials will freshen up the face of the business.
 - Replacing the existing green siding on the East side of the building with a new color will give us the opportunity to incorporate this elevation back into the existing building's color scheme creating more unity.
 - The proposed additions parapet walls will allow us to better shield the existing rooftop HVAC unit located on the West side.

D & H LAND SURVEYS LLC
 1628 GEORGIA AVENUE
 SHEBOYGAN WISCONSIN
 1002 MICHIGAN AVE
 PARCEL NO 59281200810
 BEING LOT 12 OF BLOCK 46 OF THE ORIGINAL PLAT
 OF THE CITY OF SHEBOYGAN SHEBOYGAN COUNTY
 WISCONSIN



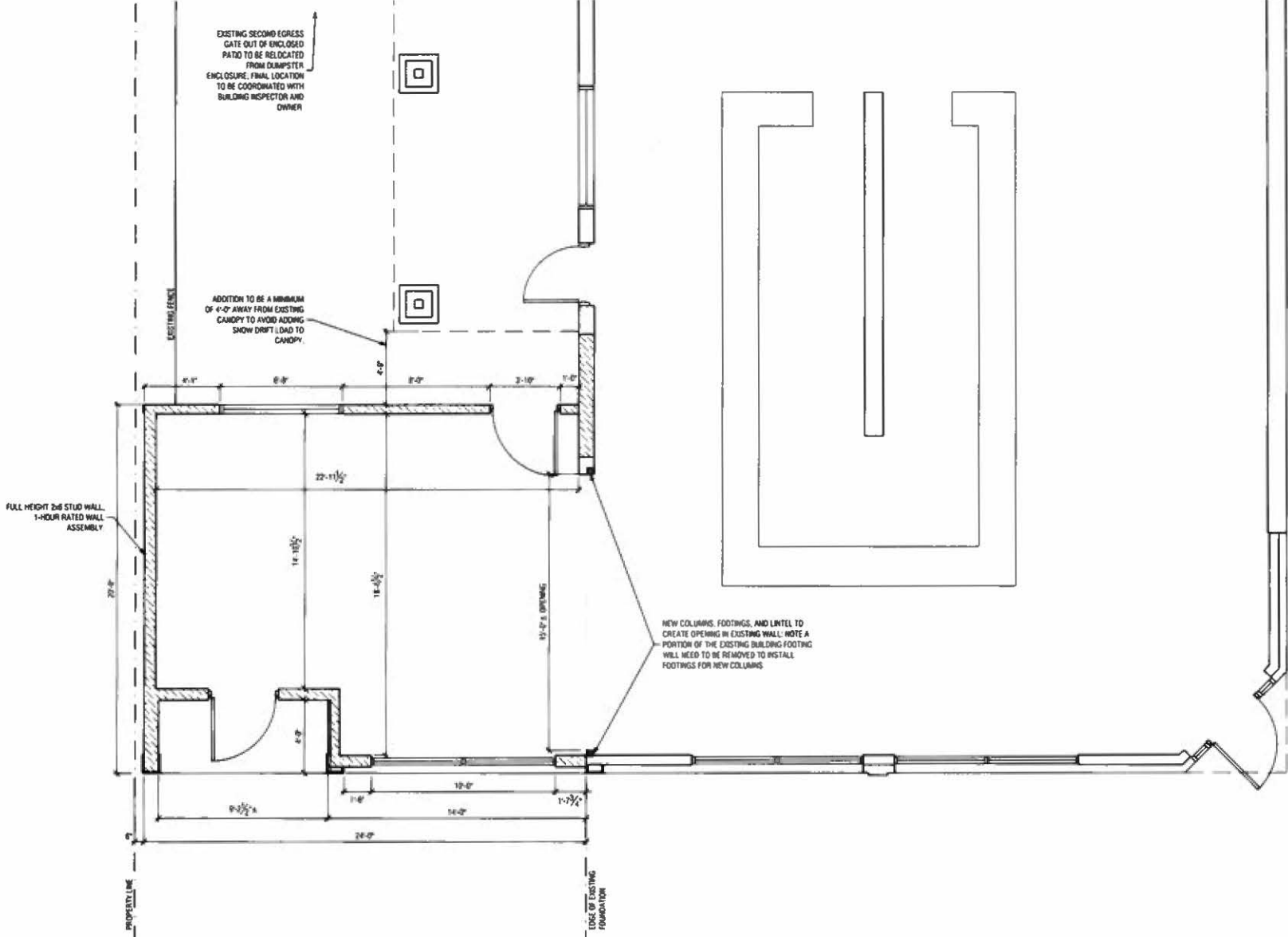
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
D & H Land Surveys
 D & H Land Surveys, LLC
 Date of this survey of March 2008 Rev 04/03/10/02

603
 TOP OF HYDRANT
 AT CURB & MICH
 52.51 CITY DATA

■ UNDEVELOPED CROSS SECT
 ○ UNDEVELOPED ARCHED SET
 * EXISTING GRADE CITY DATA

DATA C&H#201802MICH D 3465

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1 **FIRST FLOOR PLAN** **NORTH**
 SCALE: 3/16" = 1'-0" [11x17]
 SCALE: 3/8" = 1'-0" [22x34]

HAMEISTER ARCHITECTS
 H O M E I S T E R
 ARCHITECTS
 888 SOUTH TWIN OAK DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (920) 457-8500 FAX (920) 457-8005

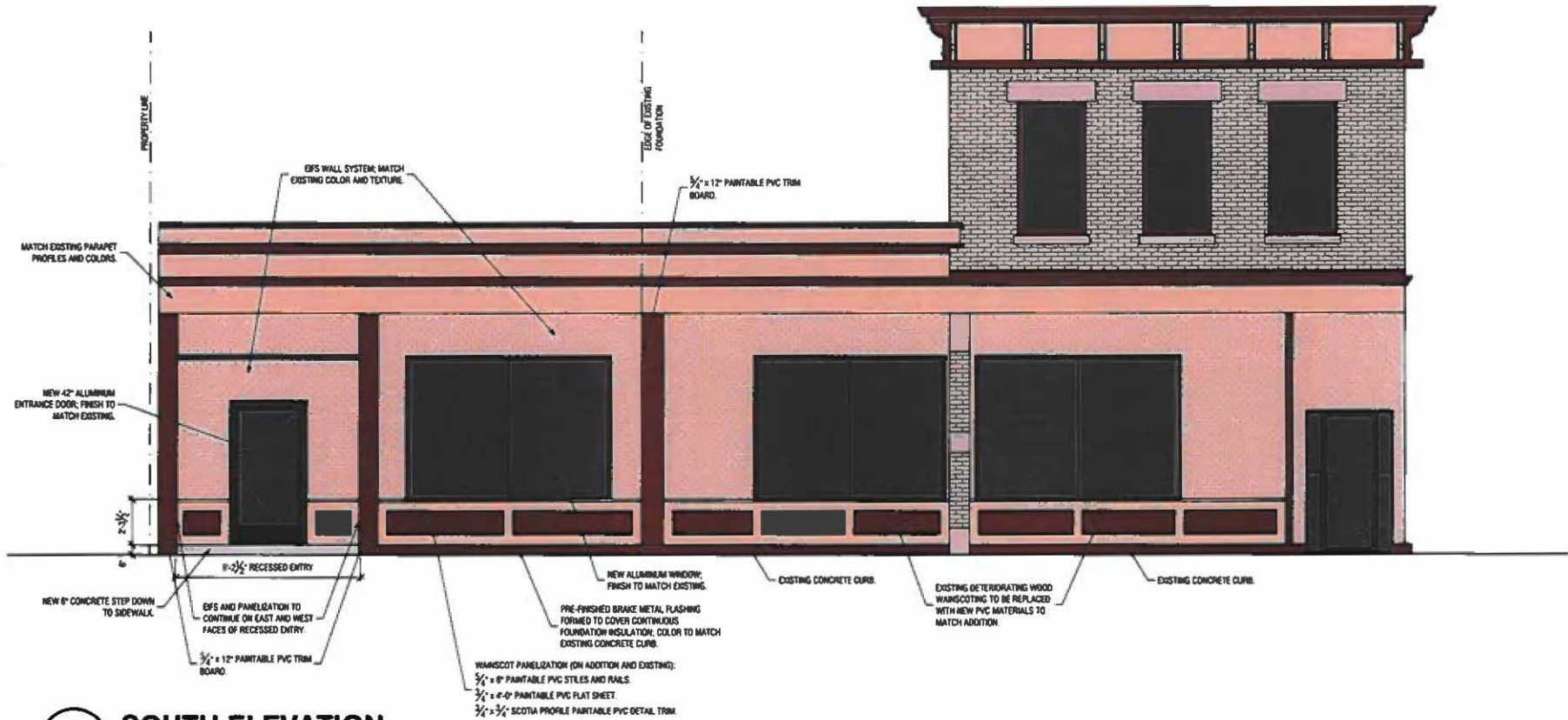
FOR
 ARCHITECTURAL
 REVIEW

BUILDING ADDITION FOR
REWIND BAR
 1002 MICHIGAN AVENUE
 SHEBOYGAN, WISCONSIN 53081

REVISION	06 MARCH 2020
BY	CHRIS
CHECKED BY	H
PROJECT NUMBER	102119
DATE REVISION	
FLOOR PLAN	
DATE	
A2.1	

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1 SOUTH ELEVATION
A3.1 SCALE: 3/16" = 1'-0" [11x17]
 SCALE: 3/8" = 1'-0" [22x34]

HAMEISTER ARCHITECTS
 INCORPORATED
 852 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (800) 487-8830 FAX (800) 487-8830

FOR ARCHITECTURAL REVIEW

BUILDING ADDITION FOR
REWIND BAR
 1002 MICHIGAN AVENUE
 SHEBOYGAN, WISCONSIN 53081

06 MARCH 2020	
DATE OF LAST REVISION	
△	
△	
DESIGNED BY CHRIS	CHECKED BY H
PROJECT NUMBER 102119	
SHEET DESCRIPTION ELEVATION	
SHEET NUMBER A3.1	

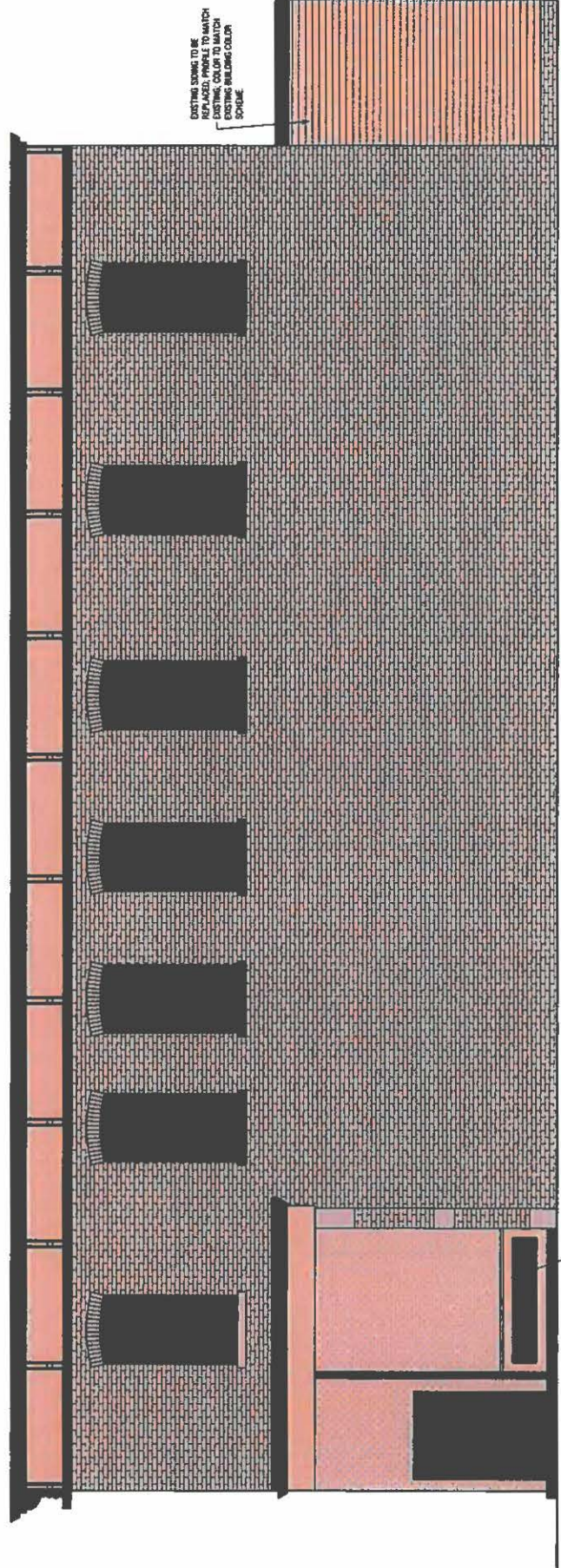
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FOR ARCHITECTURAL REVIEW

**BUILDING ADDITION FOR
 REWIND BAR**
 1002 MICHIGAN AVENUE
 SHEBOYGAN, WISCONSIN 53081

DATE	06 MARCH 2020
BY	CHRIS H
PROJECT NUMBER	102119
ELEVATION	EAST ELEVATION
SCALE	A3.2

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DISTING SOUND TO BE
 REPLACED. PROFILE TO MATCH
 EXISTING. COLOR TO MATCH
 EXISTING BUILDING COLOR
 SOUND.

WAINSCOT PANELIZATION (ON ADDITION AND EXISTING):
 3/4" x 6" PAINTABLE PVC STILES AND RAILS.
 3/4" x 4" x 8" PAINTABLE PVC FLAT SHEET.
 3/4" x 3/4" SCOTIA PROFILE PAINTABLE PVC RETAIL TRIM.

1 EAST ELEVATION
 A3.2
 SCALE: 3/16" = 1'-0" [11x17]
 SCALE: 3/8" = 1'-0" [22x34]

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NEW 1-HOUR RATED PARAPET:
MATCH EXISTING SOUTH
PARAPET LINES AND COLORS.
ALL BOARDS TO BE IN SAME
PLANE, NO PROJECTING
ELEMENTS ALLOWED DUE TO
PROXIMITY TO PROPERTY LINE.

1/2" x 12" PAINTABLE PVC TRIM
BOARD

1-HOUR RATED WALL
ASSEMBLY WITH EIFS WALL
SYSTEM MATCH EXISTING
COLOR AND TEXTURE.

1/2" x 6" PAINTABLE
PVC TRIM BOARD

PRE-FINISHED BRASS METAL FLASHING
FORMED TO COVER CONTINUOUS
FOUNDATION INSULATION; COLOR TO MATCH
EXISTING CONCRETE CURB.

ESTABLISH FINISHED GRADE ELEVATIONS TO
UNDERSTAND SLOPED BOTTOM EDGE OF
EIFS WALL SYSTEM.

1
A3.3 WEST ELEVATION
SCALE: 3/16" = 1'-0" [11x17]
SCALE: 3/8" = 1'-0" [22x34]

**HAMMISTER
ARCHITECTS**
INCORPORATED
680 SOUTH TAYLOR DRIVE
SHEBOYGAN, WISCONSIN
53081
PHONE (800) 487-8800 FAX (800) 487-8803

**FOR
ARCHITECTURAL
REVIEW**

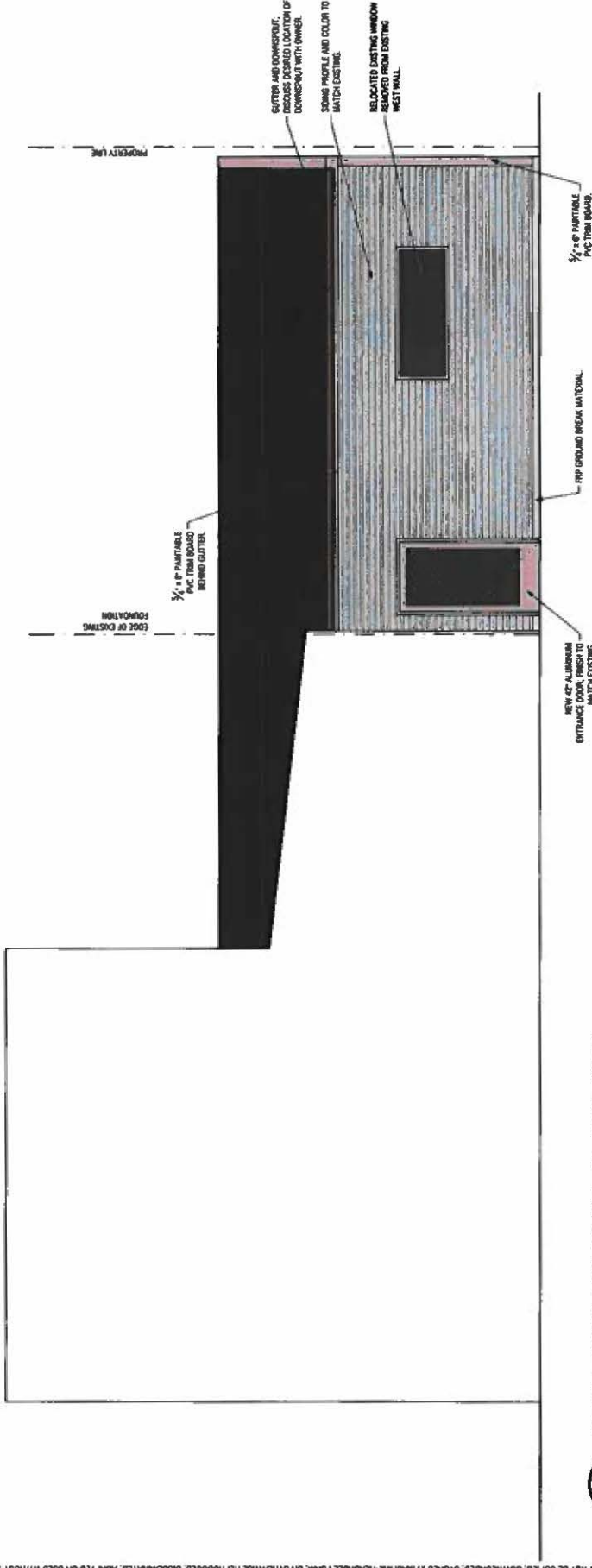
**BUILDING ADDITION FOR
REWIND BAR**
1002 MICHIGAN AVENUE
SHEBOYGAN, WISCONSIN 53081

DATE PLOTTED 06 MARCH 2020	
DRAWN BY CHRIS	
CHECKED BY H	
PROJECT NUMBER 102119	
SHEET DESCRIPTION ELEVATION	
SHEET NUMBER A3.3	
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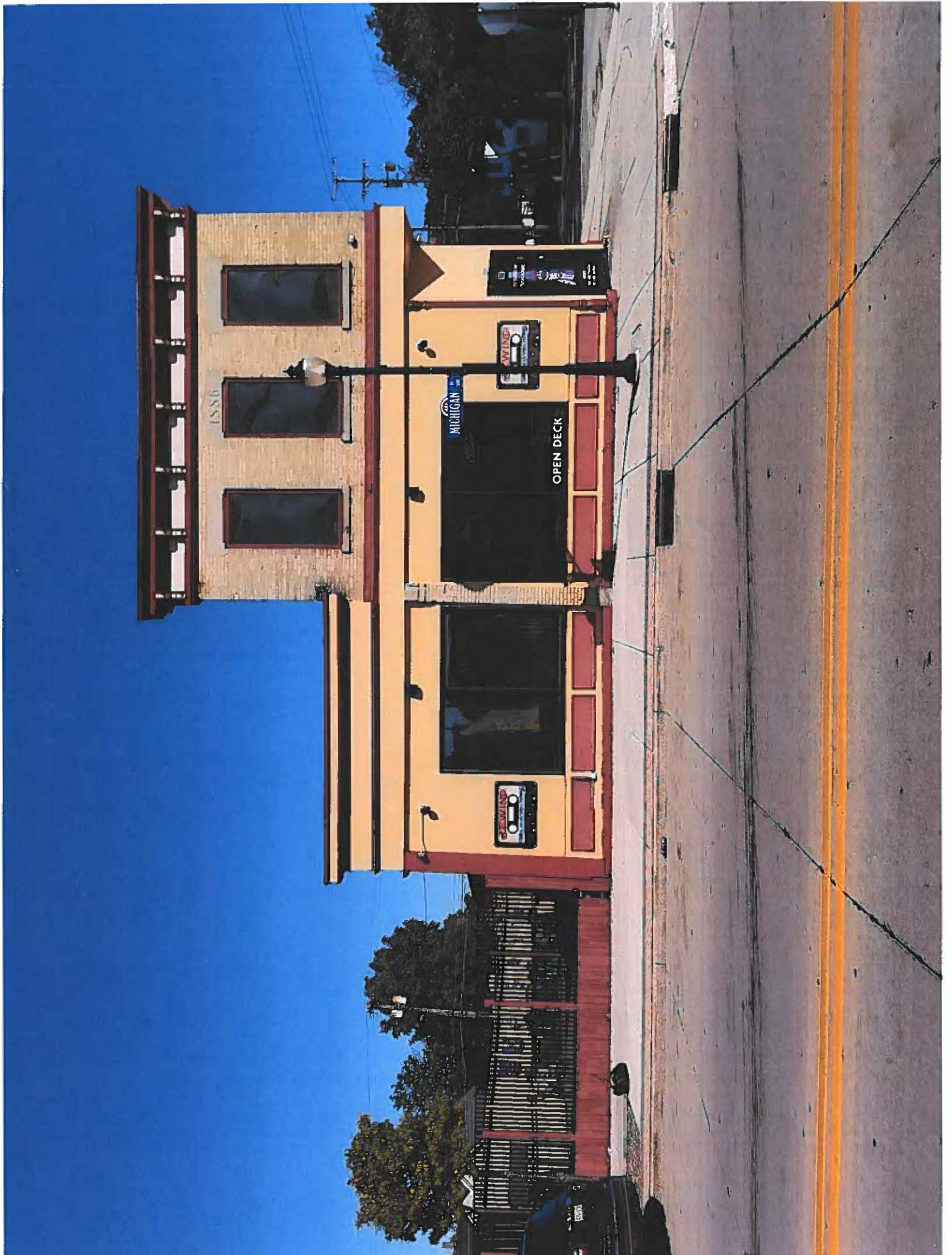
FOR ARCHITECTURAL REVIEW

**BUILDING ADDITION FOR
 REWIND BAR**
 1002 MICHIGAN AVENUE
 SHEBOYGAN, WISCONSIN 53081

DATE PLOTTED	06 MARCH 2020
DATE	06 MARCH 2020
DRAWN BY	CHRIS H
CHECKED BY	H
PROJECT NUMBER	102119
SHEET NUMBER	ELEVATION
SHEET TITLE	A3.4
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1 **ADDITION NORTH ELEVATION**
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 SCALE: 3/8" = 1'-0" [22x34]

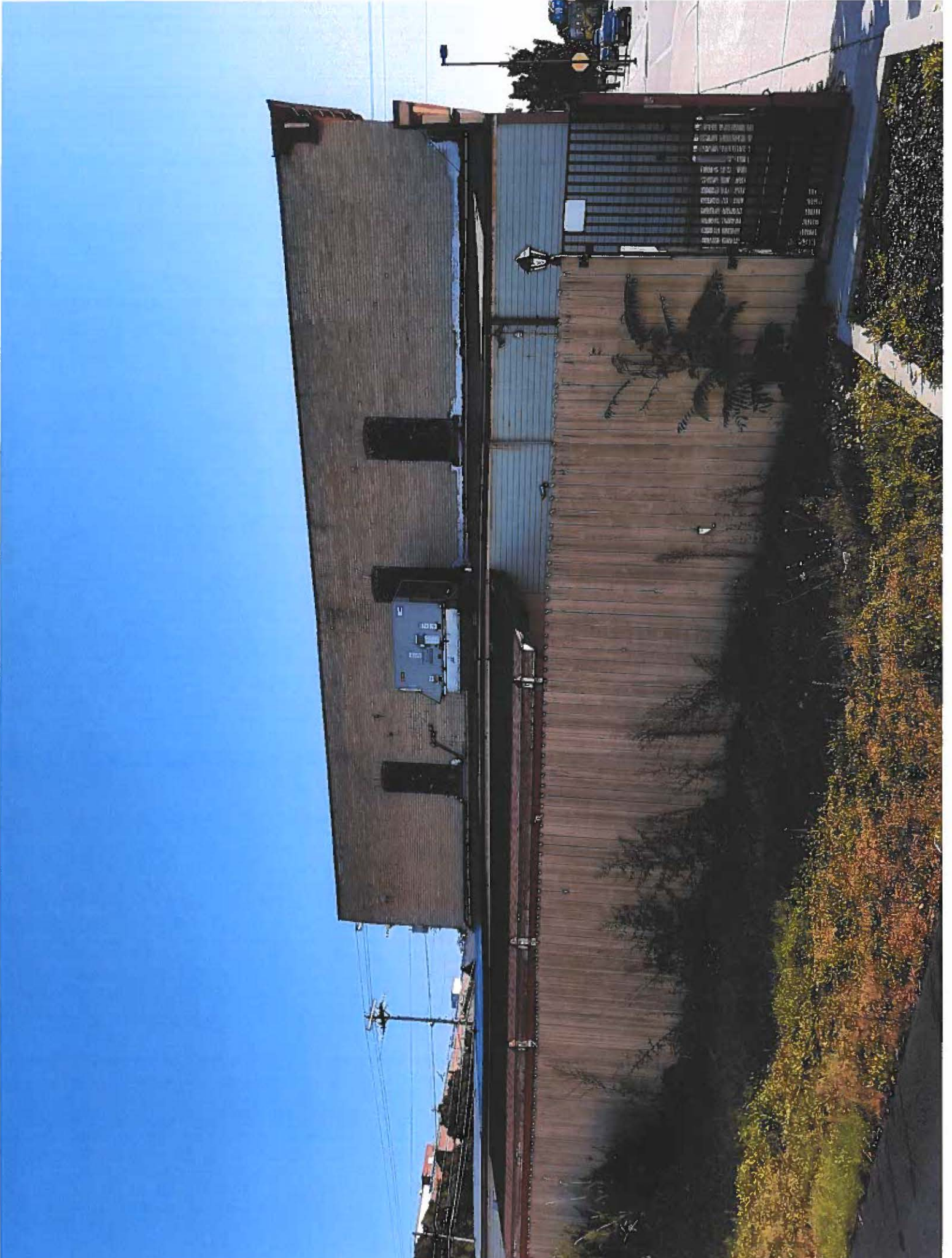


1980

MICHIGAN

OPEN DECK





1300 N 10th St



Image capture: Jul 2019 © 2020 Google

Sheboygan, Wisconsin



Street View



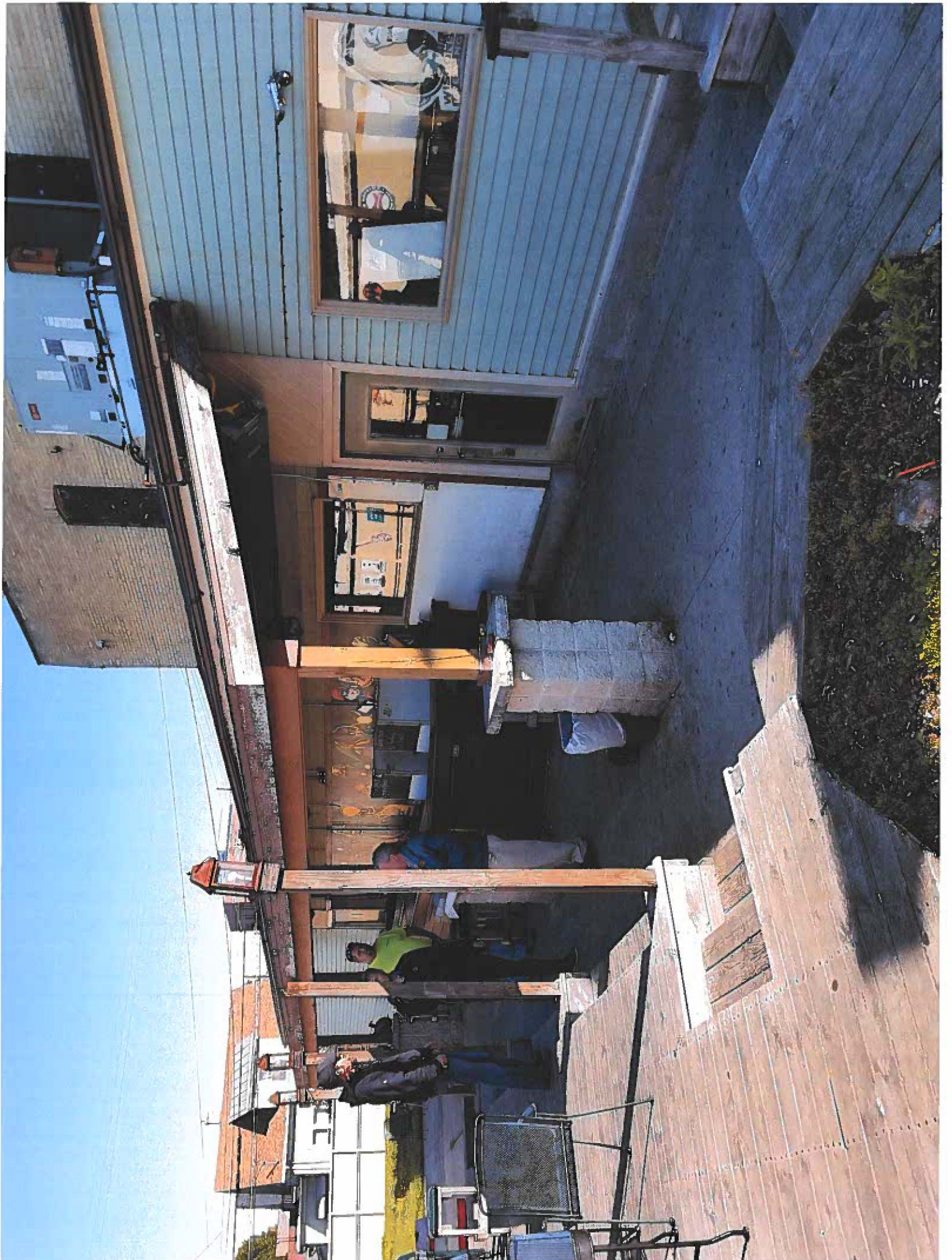


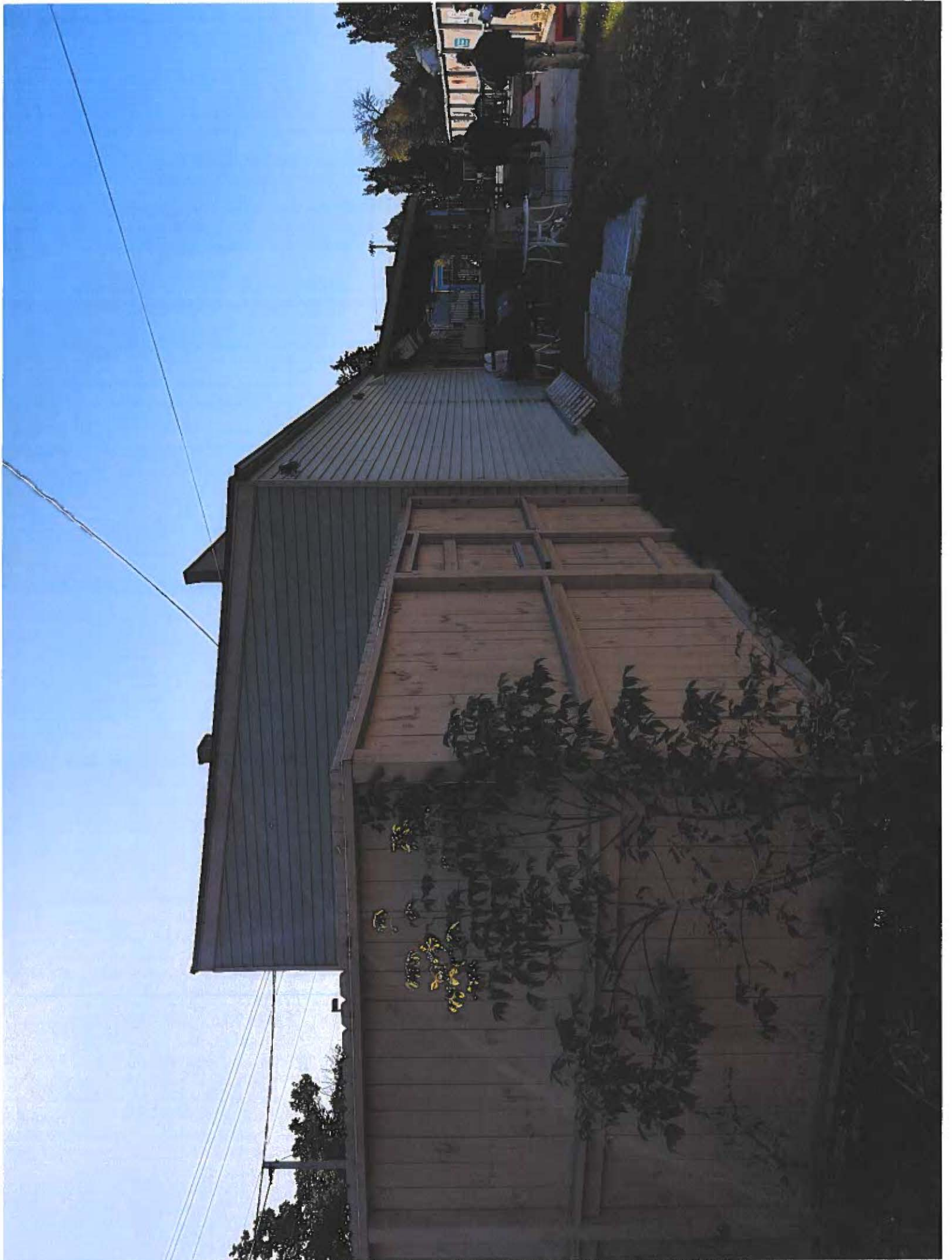
Image capture: Jul 2019 © 2020 Google



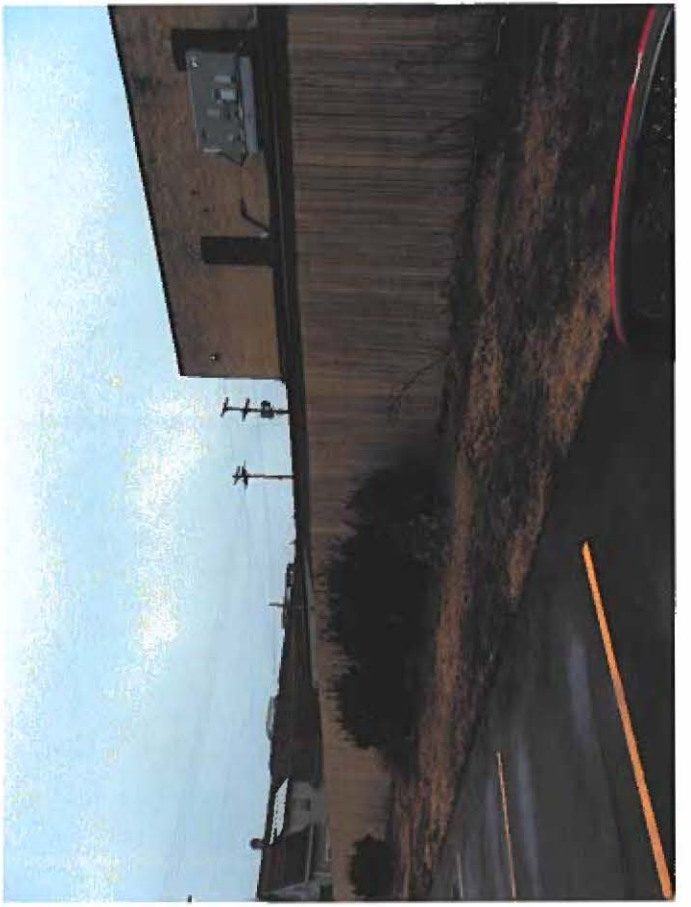
Street View













CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Rogers Behavioral Health to construct and operate a six (6) unit Community Based Residential Facility (CBRF) and an Independent Out-Patient Meeting Building from the vacant and undeveloped property located at 1108 S. Wildwood Avenue (Parcel # 59281215710 located south of Aldi's between Taylor Drive and S. Wildwood Avenue). SO Zone

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: March 20, 2020

MEETING DATE: March 24, 2020

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

In January of 2020, Rogers Behavioral Health rezoned the property at 1108 S. Wildwood Avenue from Urban Industrial (UI) to Suburban Office (SO) in order to propose constructing and operating Rogers Behavioral Health facilities at this site. Today, the Plan Commission is reviewing a conditional use permit for the construction and operation of these Rogers Behavioral Health facilities on this property.

The applicant states the following about the proposed uses:

Established in 1907, Rogers Behavioral Health has grown from a single hospital in Oconomowoc, Wisconsin to a nationwide system that is recognized internationally for its specialized mental health and addiction treatment programs and program outcomes. Within the last decade, Rogers has entered where the needs are and has opened 11 clinics in 7 states and invested in serving the mental health needs of communities in Wisconsin, including Brown Deer, West Allis, Madison, Kenosha, and Appleton.

Within our hospitals, residential, and Intensive Outpatient Programs (IOP) and Partial Hospitalization Programs (PHP), Rogers specialty programs provide effective treatment using proven therapies for:

- Eating disorders
- Depression and other mood disorders
- Obsessive-compulsive disorder (OCD) and related anxiety disorders

- Posttraumatic stress disorder (PTSD)
- Dual diagnosis (such as addiction and depression)
- Addiction, including alcohol, opioid and substance abuse
- General mental health

Imagine a local mental health facility where:

- A young adult's depression is treated before it impacts school and home life
- An 18-year-old's path to suicide is altered through an intensive outpatient program
- A parent's alcohol and depression issues are addressed in a partial hospitalization program.

Imagine as well if they each had an option of a supportive, convenient living space when in treatment or as they transition back into family, work and community life.

Our goal is to make it a reality by building a Rogers campus in the Sheboygan area consisting of an outpatient facility serving children, teens and adults and a supportive living facility serving adults and young adults only, all on the same property.

Whether it is treatment for depression, addiction, or other mental health challenges, clinical outcomes research shows that patients are most likely to sustain gains in recovery using the full continuum of care completing partial hospitalization after inpatient or residential. For those fortunate enough to live close to one of Rogers clinic locations, convenient follow-up care can be a life saver.

The proposed property is located on 3.13 acres at 1108 Wildwood Ave. Rogers recently rezoned the property from Urban Industrial (UI) to Suburban Office (SO). Prior use of the property was a junk or salvage yard. The site has proven very difficult to work with given it was recently used as an uncontrolled or monitored fill site and has noncompacted and organic materials left in large piles at varying grades. In addition, the site drops 50 feet west to east. Surrounding neighbors are Aldi to the north, industrial users to the east, a railroad and indoor hockey rink to the south and N. Taylor Dr. to the west. We feel this was a fitting use for the property since it is close to shopping, public transportation, bike and walking paths and parks.

The rezone to Suburban Office (SO) permits Rogers to propose the two (2) uses for the property in two (2) separate buildings. Both buildings will be accessed from Wildwood Avenue located on the east side.

One of the buildings will be a general office type use for our day treatment/outpatient services. Patients will come and go on a daily basis while enrolled in counseling programs. We will anticipate offering varying types of programs serving both adolescents and adults. We estimate hours of operation to be 8:00am to 8:00pm. Phase I of the building will be 8,900SF in a single story, slab on grade structure. The building is designed for future expansion.

The second building will be a residential type facility built to CBRF standards but will be not licensed or operated as a CBRF. It will be used for our structured housing residents who will reside there on a double occupancy basis. We anticipate the residents will be enrolled in our

day treatment/outpatient programs facility described above. We are proposing the following concerning the structured housing facility use:

- We are proposing a single story structure with an exposed walk-out lower level and a residential style exterior design.
- Phase I – approximately 4,000SF on the first floor
- Phase I – 6 shared bedrooms for 12 residents
- Each bedroom is an apartment style double occupancy room with a private bath, sitting area and kitchenette which includes a microwave, refrigerator, sink and storage for creating easy individual meals.
- Common living area/community room and kitchen
- Onsite laundry facilities
- A landscaped yard for a home-like environment
- Since it is a housing facility it will be accessible 24 hours a day and staffed at all times residents are present
- The building will be fully served by municipal sewer and water and onsite retention will be provided
- Final building and site plans are subject to staff, departmental and architectural review approvals
- Conceptual building plans including elevations along with site plans are attached.

As the Sheboygan area's first structured housing facility that serves patients in specialized treatment for a range of both mental health and addiction issues, the Center for Living on the Sheboygan campus will be a tremendous asset to the community. Yet it holds the potential to become so much more.

Rogers sees a day when residents in the Sheboygan region can receive internationally-recognized, specialized mental health treatment close to home. We are prepared to seize the opportunity to build a campus and a presence that includes specialized treatment programs, a structured housing facility, and collaborations with schools and other groups that are destined to make life worth living for local young adults and adults struggling with mental health challenges.

STAFF COMMENTS:

There are some challenging issues with regards to a large storm drainage facility that runs the length of the project and some significant grades and fill issues that the applicant will need to address. That being said, this is a property that has been vacant and undeveloped for many years and the Rogers Behavioral Health facilities appear to be appropriately located at 1108 S. Wildwood Avenue.

Wildwood Avenue is a relatively unimproved road that presently provides access to Wisconsin Public Service, the Blue Line Ice Center and Nemschoff. Applicant will work with the Engineering Department regarding construction of the required improvements to access the new Rogers facility from S. Wildwood Avenue.

The applicant speaks of potential future additions to these facilities. Rogers Behavioral Health understands that any future development will require the applicant to obtain all

necessary approvals prior to permit issuance (conditional use permit, architectural review, building/mechanical/occupancy permits, etc.).

The applicant is requesting the following variance:

Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and variance 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, health, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant is responsible to ensure that the proposed facility uses meet all Federal, State and Local codes and licensing requirements.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal/approval of a landscape plan prior to building permit issuance. The proposed landscape and bufferyard plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
8. 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 streets and/or properties.
9. 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.
10. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
11. 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.
12. Fencing/retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
13. All areas used for parking or maneuvering of vehicles shall be paved. Applicant shall meet the minimum required 10 foot setback from the property line for the new parking lot to be constructed along Taylor Drive (front or street yard).
14. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

15. If either future building is not under construction within one (1) year of approval, the applicant will be required to landscape (grass) this future development footprint area prior to issuance of an occupancy permit for the first building to receive occupancy.
16. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
17. Applicant shall install curb on the south driveway leading to the residential CBRF facility.
18. 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.). Applicant will work with the Engineering Department regarding construction of the required improvements to access the new Rogers facility from S. Wildwood Avenue.
19. Applicant is proposing to construct improvements within a City stormwater easement (driveways, parking, etc.). Applicant understands the City rights to access and maintain this storm water facility as necessary. City is not responsible for repairing any improvements damaged as a result of accessing, maintaining, repairing, replacing, etc. this stormwater facility.
20. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
21. Applicant will provide adequate public access along public streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
22. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
23. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
24. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
25. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
26. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures including but not limited to main building, greenhouse, etc.
27. Any future development proposals will require the applicant to obtain all necessary land use and building approvals prior to permit issuance (conditional use permit, architectural review, building/mechanical/occupancy permits, etc.).
28. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 215710
MAP NO. _____
ZONING CLASSIFICATION: SO

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/24/20

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

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised May 2012

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. 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 \$150 (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: Rogers Behavioral Health
ADDRESS: 34700 Valley Road, Oconomowoc, WI 53066
E-MAIL: jack.collier@rogersbh.org
PHONE: (262) 646-1305 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Rogers Behavioral Health
ADDRESS OF PROPERTY AFFECTED: 1108 South Wildwood Avenue
LEGAL DESCRIPTION: PART OF THE EAST 1/2 OF GOV. LOT 1, SECTION 28, TOWNSHIP 15 NORTH, RANGE 23 EAST

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: VACANT PARCEL

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: (6) UNIT CBRF HOUSING AND INDEPENDENT OUT-PATIENT MEETING BUILDING

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: NO VARIANCES REQUESTED

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? Property was currently rezoned to allow for the proposed development as described. The proposed development is located in an area which is isolated from the general public however does allow for residence of the CBRF building the ability to travel (by foot) to the local markets/grocery stores within the area.

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? Not to our knowledge. Vehicular traffic to and from the site will be minimal and adequate parking has been provided to avoid parking along Wildwood Avenue.

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 proposed housing provides for a visual sightline from Taylor Drive but is only allowed access from Wildwood Avenue. This will allow for the architectural elements to be visual but access to the property to be limited/isolated.

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, utilities are available and will be utilized for the proposed development.

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

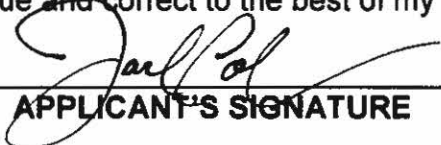
OWNER OF SITE: Rogers Behavioral Health
ADDRESS: 34700 Valley Road, Oconomowoc, WI 53066
E-MAIL: jack.collier@rogersbh.org

ARCHITECT: Distinctive Design Studios
ADDRESS: 215 Pine Street, Sheboygan Falls, WI 53085
E-MAIL: steve@distinctivedesignstudio.com

CONTRACTOR: unknown

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
JACK COLLIER

PRINT ABOVE NAME

03/10/2020

DATE

**“INSTITUTIONAL RESIDENTIAL” CONDITIONAL USE
ROGERS BEHAVIORAL HEALTH, INC.
1108 S. WILDWOOD AVE.**

ABOUT ROGERS –

Established in 1907, Rogers Behavioral Health has grown from a single hospital in Oconomowoc, Wisconsin to a nationwide system that is recognized internationally for its specialized mental health and addiction treatment programs and program outcomes. Within the last decade, Rogers has entered where the needs are and has opened 11 clinics in 7 states and invested in serving the mental health needs of communities in Wisconsin, including Brown Deer, West Allis, Madison, Kenosha, and Appleton.

Within our hospitals, residential, and Intensive Outpatient Programs (IOP) and Partial Hospitalization Programs (PHP), Rogers specialty programs provide effective treatment using proven therapies for:

- Eating disorders
- Depression and other mood disorders
- Obsessive-compulsive disorder (OCD) and related anxiety disorders
- Posttraumatic stress disorder (PTSD)
- Dual diagnosis (such as addiction and depression)
- Addiction, including alcohol, opioid and substance abuse
- General mental health

SHEBOYGAN CAMPUS –

Imagine a local mental health facility where:

- A young adult’s depression is treated before it impacts school and home life
- An 18-year-old’s path to suicide is altered through an intensive outpatient program
- A parent’s alcohol and depression issues are addressed in a partial hospitalization program

Imagine as well if they each had an option of a supportive, convenient living space when in treatment or as they transition back into family, work and community life.

Our goal is to make it a reality by building a Rogers campus in the Sheboygan area consisting of an outpatient facility serving children, teens and adults and a supportive living facility serving adults and young adults only, all on the same property.

Whether it is treatment for depression, addiction, or other mental health challenges, clinical outcomes research shows that patients are most likely to sustain gains in recovery using the full continuum of care completing partial hospitalization after inpatient or residential. For those fortunate enough to live close to one of Rogers clinic locations, convenient follow-up care can be a life saver.

PROPERTY –

The proposed property is located on 3.13 acres at 1108 Wildwood Ave. Rogers recently rezoned the property from Urban Industrial to Suburban Office. Prior use of the property was a junk or salvage yard. The site has proven very difficult to work with given it was recently used as an uncontrolled or monitored fill site and has noncompacted and organic materials left in large piles at varying grades. In addition, the site drops 50 feet west to east. Surrounding neighbors are Aldi to the north, industrial users to the east, a railroad and indoor hockey rink to the south and N. Taylor Dr. to the west. The site drops We feel this was a fitting use for the property since it is close to shopping, public transportation, bike and walking paths and parks.

FACILITY AND USE –

We are proposing a single story structure with an exposed walk-out lower level and a residential style exterior design. Other details are:

- Phase I – approximately 4,000SF on the first floor
- Phase I – 6 shared bedrooms for 12 residents
- Each bedroom is an apartment style double occupancy room with a private bath, sitting area and kitchenette which includes a microwave, refrigerator, sink and storage for creating easy individual meals.
- Common living area/community room and kitchen
- Onsite laundry facilities
- A landscaped yard for a home-like environment
- Since it is a housing facility it will be accessible 24 hours a day and staffed at all times residents are present
- The building will be fully served by municipal sewer and water and onsite retention will be provided
- Final building and site plans are subject to staff, departmental and architectural review approvals
- **Conceptual building plans including elevations along with site plans are attached.**

SUMMARY –

As the Sheboygan area's first structured housing facility that serves patients in specialized treatment for a range of both mental health and addiction issues, the Center for Living on the Sheboygan campus will be a tremendous asset to the community. Yet it holds the potential to become so much more.

Rogers sees a day when residents in the Sheboygan region can receive internationally-recognized, specialized mental health treatment close to home. We are prepared to seize the opportunity to build a campus and a presence that includes specialized treatment programs, a structured housing facility, and collaborations with schools and other groups that are destined to make life worth living for local young adults and adults struggling with mental health challenges.

SITE NARRATIVE - CONDITIONAL USE APPLICATION

March 10, 2020

PROJECT NAME AND ADDRESS:

Rogers Behavioral Health
1108 South Wildwood Avenue
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281215710.
- It is defined as part of the East ½ of Government Lot 1, Section 28, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County.
- The entire lot area is 136,285 square feet (3.13 acres per ALTA/NSPS Land Title Survey).

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

SO – Suburban Office

25-foot front yard setback (Wildwood Avenue)
10-foot side yard setback
10-foot rear yard setback (Taylor Drive Right of Way)
(3) foot pavement setback

CBRF Building Parking:

- (1) off-street parking spaces per (6) residential units + (1) space for each employee at the busiest shift (per Section 15.206, (3.), (f.), Institutional Residential
(17) total parking spaces provided.

Out-Patient Building Parking:

- (1) off-street parking space for each 300 square feet of gross floor area
8,960 square foot building / 300 = (30) total spaces required.
(51) parking spaces provided.

(35)-foot maximum building height

EXISTING SITE CONDITIONS/LAND USE:

The 3.13 acre parcel is currently vacant; however, the site was the former location for an automotive repair business which was in operation until approximately 2004. Between the automotive repair business ceased operations and the summer of 2007 the site remained abandoned. In 2007 Wagner Excavating tore down the existing metal building onsite and removed the at-grade junk that had accumulated. Once the site was cleared of above grade components, Wagner Excavating began filling the site with unregulated material (as evident within soil boring logs) from the west side (South Taylor Drive) continuing to move east. Approximately ¾ of the parcel was filled with imported material with depths varying from 22 feet on the west to 10 feet at the east end of imported fill.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of a single (6) unit CBRF building located at the SE corner of the parcel and a separate and independent Out-Patient Meeting Room Building located directly west of the CBRF. Both buildings will be accessed from Wildwood Avenue located on the east side. Due to the amount of material hauled and placed by Wagner Excavating (as described above) the site incorporates a significant amount of grading which will ultimately set the CBRF building approximately 12-feet lower than the Out-Patient Building above. Subsequently, the Out-Patient Building will be approximately 15-feet below Taylor Drive to the west. It should be noted

that the CBRF building does include a lower level which will also be accessed directly from Wildwood Avenue at the SE corner. This will allow for the employees to park on the lower level as well as allow for trash collection to occur without driving into the property.

- Proposed Out-Patient Building footprint 8,960 Square foot
- Proposed CBRF Building footprint 4,700 Square foot
- Proposed pavement area 35,850 square feet
- Proposed concrete walk 3,518 square feet

Total post developed impervious area 53,028 square feet (39-percent lot coverage)

SITE SELECTION

- The current site was selected due to the adjacency to local shops and grocery stores to allow for residents and visitors to walk. It also allows for access to public transportation provided on New Jersey Avenue to get to other areas of the City.
- The proposed development allows for CBRF housing to be in proximity to surrounding businesses while keeping the site isolated/separated from mainstream foot traffic and vehicular traffic. It would also address the need for housing within the City of Sheboygan.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement). *

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring businesses and residential property owners.

SITE LIGHTING:

- Site lighting will be limited to wall mounted fixtures over each garage door (internal to the development).
- Pole lighting will be provided within each parking lot pursuant to Site Lighting requirements of the City of Sheboygan. Given that the proposed parking lots are significantly lower than Taylor Drive and Aldi to the north, parking lot lighting should have little to no impact.

ARCHITECTURE:

See attached architectural elevations for both building.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

No variances requested or required pursuant to the zoning ordinance.

www.districtivedesign.com
 215 Pine Street
 Shelton, CT 06484-1000
 PH: 203-385-1000



ROGERS BEHAVIORAL HEALTH
 SHEBOGAN SUPPORTIVE LIVING FACILITY
 1108 WILDWOOD DRIVE,
 SHEBOGAN

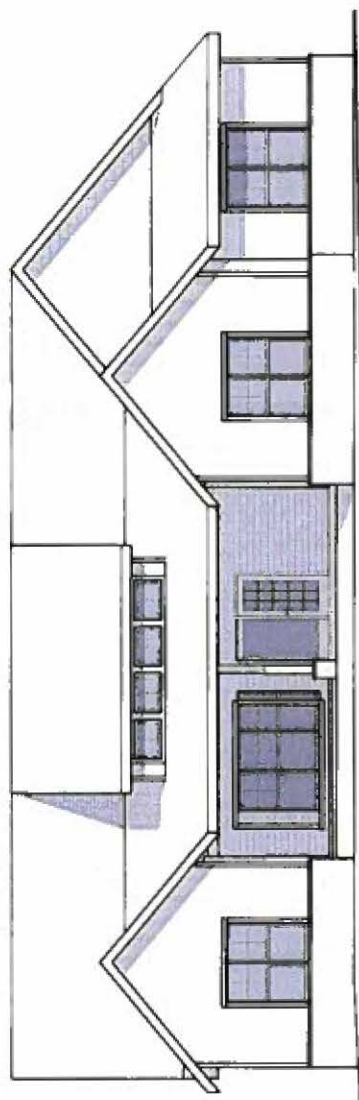
PRELIMINARY PLANS

EXTERIOR ELEVATIONS

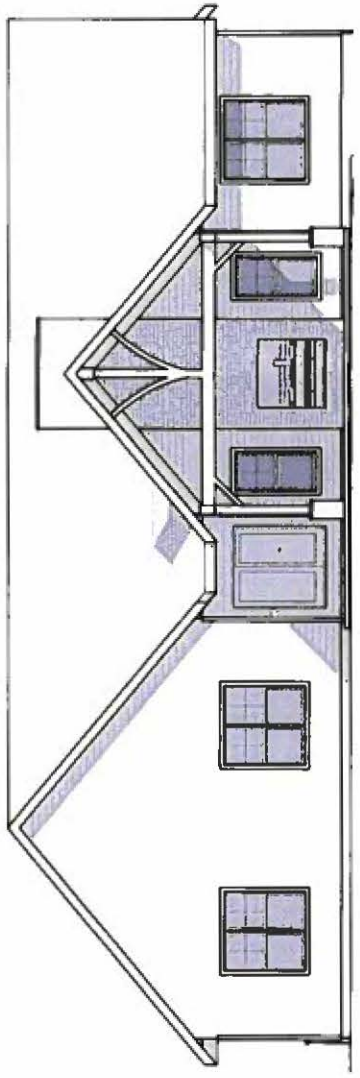
DATE: 11.21.19
 DRAWN BY: JOC
 CHECKED BY: SMP
 PROJECT: 19-000

A201

SCALE: 1/4" = 1'-0"
 MODEL: 11/21/19
 SHEET: 1 OF 1
 ACCURACY: 100%



② EXTERIOR ELEV. - SOUTH
 1/4" = 1'-0"



① EXTERIOR ELEV. - NORTH ELEVATION
 1/4" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF DISTRICTIVE DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF DISTRICTIVE DESIGN IS STRICTLY PROHIBITED.

ROGERS BEHAVIORAL HEALTH

SHEBOYGAN OUTPATIENT FACILITY

ABBREVIATIONS

AF F	ABOVE FINISHED FLOOR
AS	AS SHOWN
AGOR	AGGREGATE
AL	ALTERNATE
APPROX	APPROXIMATELY
BR	BOTH WAYS
BUD	BUILDING
BUC	BLOCK
BL	BEAM
BT	BOTTOM
C	CENTRAL
CL	CLEARING
CLC	CLEAR
COL	COLLAR
CONC	CONCRETE
CON	CONNECTION
CONV	CONVERTIBLE
DEG	DEGREE
DWG	DRAWING
DN	DOWN
D/S	DOWNSTREAM
E	EAST
E W	EACH WAY
E/S	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
E/F	EACH FLOOR
F	FLOOR
F B	FLOOR BRAM
F F	FACE OF FINISH
F O C	FACE OF CONCRETE
F D	FINDING
F L	FLOOR
F R	FINISH
F S	FINISH
F T	FINISH
F W	FLOOR
F Y	FLOOR
G	GENERAL CONTRACTOR
GL	GLASS
GL	GALVANIZED
GLY	GALVANIZED
H	HOSE
H B	HARDWOOD
H W	HARDWARE
H V	HEAVY
H VAC	HEATING VENTILATION AND AIR CONDITIONING
I	INSIDE
I B	INSULATION
I T	INSIDE
J	JOINT
J T	JOINT
K	KITCHEN
L	LAVATORY
L F	LAVATORY
L T	LIGHT
M	MASONRY OPERATIONS
M B	MASONRY
M ECH	MECHANICAL
M EMB	MEMBER
M F R	MANUFACTURER
M S	MISCELLANEOUS
M S C	MISCELLANEOUS
M S D	MISCELLANEOUS
M T L	METAL
M U	MISCELLANEOUS
N	NOT TO SCALE
N B	NOTHING
O	OUTSIDE
O D	OUTSIDE DIMENSION
O H	OUTSIDE
O P G	OPENING
O P F	OPENING
P	PLYWOOD
P L	PLYWOOD
R	ROUGH OPENING
R D	REQUIRED
R M	ROOM
S	SOLID CORE
S F	SQUARE FOOT
S F B	STANDARD STEEL
S F C	SECTION
S E C T	SECTION
S I	SHEET
S P	SPECIFICATION
S P E C	SPECIFICATION
S T	STEEL
S T D	STEEL
S U P	SUSPENDED
T	TOP AND BOTTOM
T P	TYPICAL
T V P	TYPICAL
W	WOOD
W O	WITHOUT
W O	WOOD



PROJECT INFORMATION

PROJECT ADDRESS

WILLOW AVE
SHEBOYGAN, WI

BUILDING CODE

IBC 2015
AMSD 4117.1.2008

USE AND OCCUPANCY

NON SEPARATED USES
B-BUSINESS OCCUPANCY

TYPE OF CONSTRUCTION

VI WOOD FRAME UNREINFORCED
AMSD 4117.1.2008

BUILDING HEIGHT & AREA

ALLOWED 2 STORIES AT A 10.800' F
ACTUAL 1 STORY 25' 4" x 8.888' F

ARCHITECTURE FIRM

DISTINCTIVE DESIGN STUDIO
215 PINE STREET
SHEBOYGAN, WISCONSIN 53085
CONTACT STEVE W. PERSKE, PRINCIPAL
PHONE 920.286.1988
EMAIL STEVE@DISTINCTIVEDESIGNSTUDIO.COM

CONTRACTOR

TBD
CONTACT TBD
PHONE TBD
EMAIL TBD

STRUCTURAL ENGINEER

TBD
CONTACT TBD
PHONE TBD
EMAIL TBD

CIVIL ENGINEER

TBD
CONTACT TBD
PHONE TBD
EMAIL TBD

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SHEBOYGAN BUILDING CODE AND ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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PLUMBING NOTES - (DESIGN BUILD)

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MECHANICAL NOTES - (DESIGN BUILD)

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STRUCTURAL NOTES

- #### DEFINITIONS
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 - 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- #### CONSTRUCTION
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 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES.
 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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- #### DETAILS
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SYMBOLS LEGEND

- 1. DEMO WALLS
- 2. EXISTING WALLS
- 3. NEW WALLS
- 4. ROOM NAME
- 5. LEVEL HEIGHT

SHEET LIST

SHEET #	SHEET NAME	REVISION #	DATE
0100	GENERAL NOTES		
0101	PERSPECTIVE VIEWS		
0102	CODE SUMMARY		
0103	CODE REVIEW		
0104	FOUNDATION PLAN		
0105	CONSTRUCTION PLANS		
0106	LOWER LEVEL PLAN		
0107	1ST FLOOR PLAN		
0108	2ND FLOOR PLAN		
0109	SECTION		
0110	SECTION		
0111	1ST FLOOR ENLARGED PLANS		

ALTERNATES



ROGERS BEHAVIORAL HEALTH
SHEBOYGAN OUTPATIENT FACILITY
WILLOW AVE.
SHEBOYGAN, WI

SCHEMATIC
PLANS

COVER

DATE: 10/20/23
DESIGNED BY: AUP
CHECKED BY: CHECKER
PROJECT #: 19-051

G000

SCALE: 1/2" = 1'-0"
NOTES:
1. SHEETS ARE REDUCED BY 10% SCALE DRAWINGS
2. ACCORDING TO

FOR THE ARCHITECT'S USE ONLY
 SHEBOYGAN, WI
 SHEBOYGAN OUTPATIENT FACILITY
 WILDWOOD AVE
 SHEBOYGAN, WI
 2-15 First Floor
 Sheboygan, WI, WI 53081
 Tel: (920) 458-1000
 www.distinctivedesign.com

DISTINCTIVE DESIGN

ROGERS BEHAVIORAL HEALTH
SHEBOYGAN OUTPATIENT FACILITY
WILDWOOD AVE
SHEBOYGAN, WI

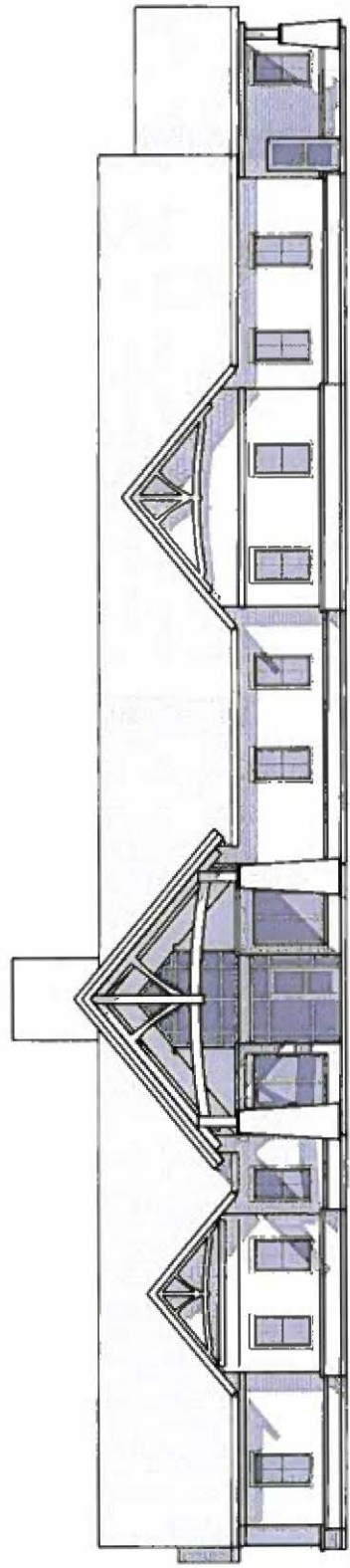
SCHEMATIC PLANS
EXTERIOR ELEVATIONS

DATE: 10/20/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT #: 10001

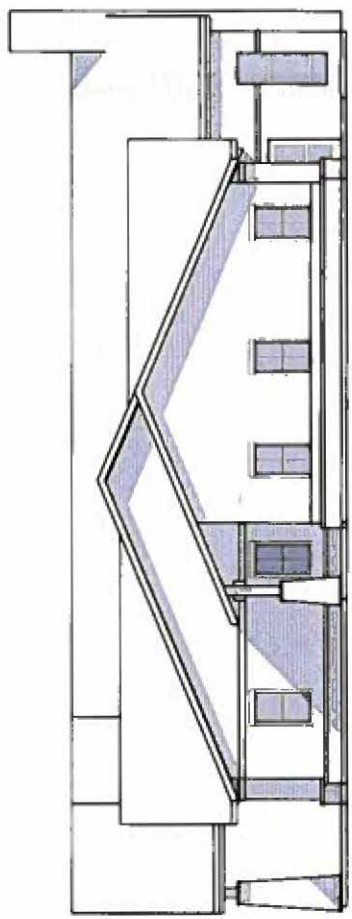
A201

SCALE: 3/16" = 1'-0"
 SHEETS HAS BEING BY [Name]
 10% SCALE CONTRACT

MATERIAL KEYNOTE
 MATERIAL



① EXTERIOR ELEV. - SOUTH ELEVATION
 3/16" = 1'-0"



② EXTERIOR ELEV. - EAST ELEVATION
 3/16" = 1'-0"



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ROGERS BEHAVIORAL HEALTH
SHEBOYGAN OUTPATIENT FACILITY
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SCHEMATIC PLANS

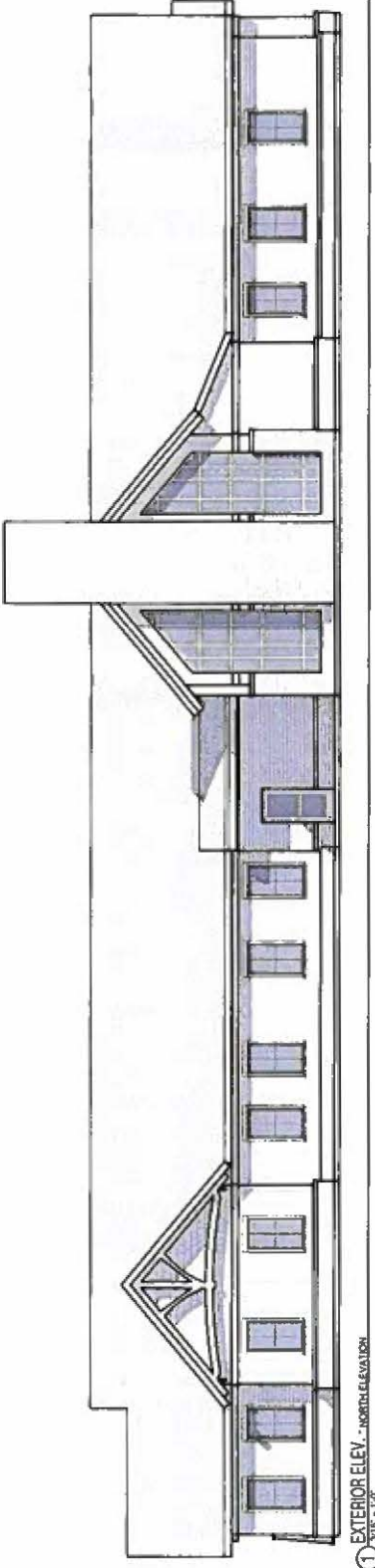
EXTERIOR ELEVATIONS

DATE: 12/12/17
 DRAWN BY: [Blank]
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 PROJECT #: 18-001

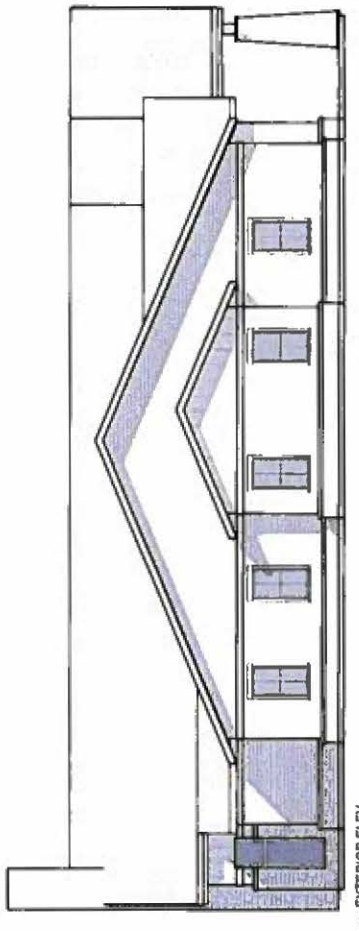
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SCALE: 3/16" = 1'-0"
 DATE: 12/12/17
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 PROJECT #: 18-001

MATERIAL...
 1
 2



① EXTERIOR ELEV. - NORTH ELEVATION
 3/16" = 1'-0"



② EXTERIOR ELEV. - WEST ELEVATION
 3/16" = 1'-0"



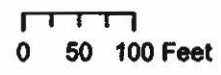
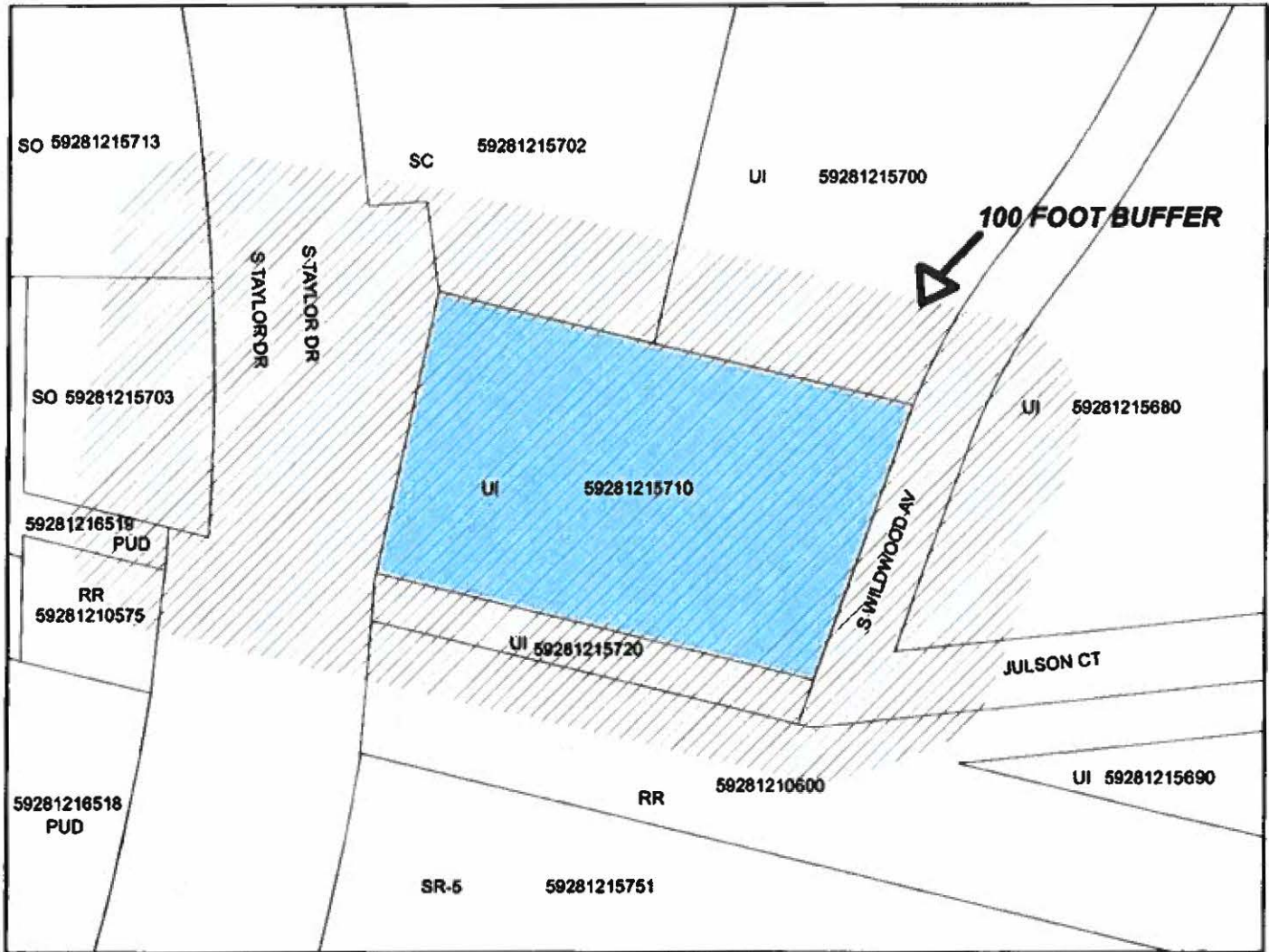
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.
 2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT AND CONTRACTOR.
 3. MATERIALS TO BE DETERMINED BY THE ARCHITECT AND CONTRACTOR.
 4. SEE NOTES FOR SPECIFICATIONS TO MATERIALS AND FINISHES.
 5. SEE NOTES FOR SPECIFICATIONS TO EQUIPMENT AND FIXTURES.
 6. SEE NOTES FOR SPECIFICATIONS TO MECHANICAL, ELECTRICAL, AND PLUMBING.
 7. SEE NOTES FOR SPECIFICATIONS TO STRUCTURAL AND FOUNDATION.
 8. SEE NOTES FOR SPECIFICATIONS TO INTERIORS AND EXTERIORS.
 9. SEE NOTES FOR SPECIFICATIONS TO LANDSCAPE ARCHITECTURE.
 10. SEE NOTES FOR SPECIFICATIONS TO SIGNAGE AND GRAPHIC DESIGN.

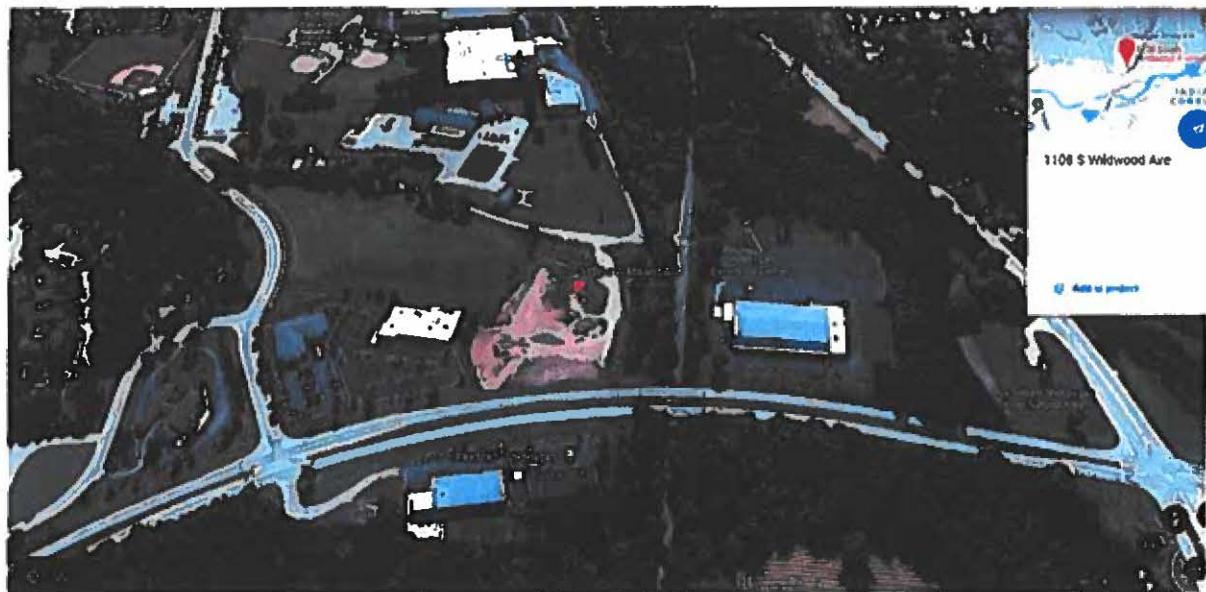


PROPOSED REZONE OF PARCEL NO. 59281215710 FROM URBAN INDUSTRIAL (UI) TO SUBURBAN OFFICE (SO)

TOWN: 15N RANGE: 23E SECTION: 28

SEC 28 T15N R23E PART OF THE E 1/2 OF THE NE OF SEC 28, COM AT INTERSECT OF CEN OF WILDWOOD AVE WITH N LINE OF A 41.5' STRIP OF LAND LOCATED N OF & ADJACENT TO THE N R/W LINE OF C&W RR, TH N 18 DEG E ALONG CEN OF SD AVE 290.9', TH N-70- DEG-W TO E LINE OF S. TAYLOR DR., TH SLY TO THE N LINE OF SD 41.5' STRIP, TH S-78-DEG- E ALONG N LINE OF SD STRIP TO BEG.















CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use and variance application by Green Street Development Group, LLC to amend the previously approved Oscar apartment complex at 1436 S. 15th Street (the Van Der Vaart property). This is to consider an amended site plan and building/site improvements. UR-12 Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: March 20, 2020

MEETING DATE: March 24, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The City of Sheboygan Plan Commission on September 24, 2019 approved a conditional use permit by Green Street Development to construct the Oscar apartment complex at 1436 S. 15th Street. Since that initial approval, the applicant has discovered additional issues regarding areas that have been previously filled at the southwest corner of the property. It has been determined that a certain portion of this filled in area may not be used for residential construction (appears commercial construction ok). In order to address this issue, the applicant has amended their site plan and building elevations to:

- Construct three (3) larger buildings instead of four (4) buildings.
- Remove the garages and carports and construct new underground and at grade parking.
- Remove instead of reuse an existing Van Der Vaart structure and construct a new pavilion structure at the northeast corner of the site.

The applicant states the following:

- Green Street was before the ARB and site plan approval in September of 2019 and received the required variances to build the project as then contemplated. Through further site investigation it was determined that the site as designed could not be built due to geological conditions. The revised site plan replaces the previously free-standing garages with structured parking underground, underneath the buildings. The previously agreed to design intent with the City has not changed.

- Green Street has been working on a new financing model to provide workforce housing without the use of tax credits. The Oscar is our furthest along project with this new structure and has received extremely positive market feedback. The concept is to restrict the asking rents on a majority of the units so that they are accessible to more renters. We also include more units with more than one bedroom than we would in a typical market rate development. The proposed rents will be in the \$990-\$1,600 range depending on the unit size and bedrooms. The anticipated multi-family project value is \$45 million.
- Green Street's greatest strength is redeveloping challenging projects that others have shied away from because of their size, environmental issues, complexities of urban infill or many other things. This site meets many of those criteria. We evaluated several sites throughout the City and chose this one because it had the potential for a project with enough scale to truly improve the surrounding area.
- The site is currently utilized by the Van Der Vaart Concrete Products. There is an office building, showroom building, two warehouses, garage building, outdoor storage and significant areas for staging and crushing broken concrete. Van Der Vaart is in the process of constructing a new consolidated facility in the Town of Wilson. Green Street will enter into a short term lease with Van Der Vaart which will allow the continued use of several portions of the site during 2021. This will facilitate their migration to their new site and allow Green Street to construct the Oscar. Our construction schedule contemplates the staggered withdrawal from the site.
- The proposed multifamily portion of the development consists of 240 apartments, constructed in three (3) stand-alone buildings, consisting of 80 units in each.
- Each building will be four (4) stories with a maximum ridge height of 49'-5" above grade. The maximum height of 49'5" from finished floor as previously approved plus the exposed foundation at the entrance of the tuck under parking adds an additional 10' in those instances. In all cases maximum exposed building height does not exceed 60'. Attached elevations illustrate extent of circumstance.
- 395 parking spaces will be provided as follows. 180 parking spots will be located under the residential buildings in secured, temperature controlled garages which will be below grade and accessed via ramping. (215) surface spots will also be provided.
- 15th Street and 16th Street currently connect into the site and will remain in place and will connect to a new main drive through the site which will connect to a relocated curb cut on Broadway Avenue.
- The new, main entrance, off of Broadway will be on Kwik Trip's parcel but a cross access easement agreement will be in place for the multifamily use.
- The retail portion of the development at the southeast corner of the property is a convenience store/gas station on the northwest corner of S. Business Avenue and

Broadway Avenue. This portion is 2.87 Acres is anticipated to be sold as a pad ready site to Kwik Trip.

- The opportunity for a commercial/retail user on the corner of Business and Broadway was also attractive to us. We engaged in many conversations with various brokers and users and believe that the addition of the Kwik Trip store will be an asset to both our residents, the surrounding residents and commuters.
- Green Street has commissioned an update to the previous traffic study from Traffic Analysis & Design, Inc. which is based on criteria provided by City staff. The City has the revised report with no changes to the conclusions.
- The entire site will be graded such that developed storm water runoff will be collected and detain onsite with the ultimate storm water discharge being located along the east and south sides of the site.
- Public sanitary sewer and public water main are and will be extended throughout the site.
- External lighting will be provided with wall mounted fixtures on the apartment buildings. Pole lighting will be provided throughout the parking lot.
- We successfully rezoned the project to Urban Residential (UR-12) in 2018 allowing for the proposed multi-family use and received approval for the original development concept in September of 2019.
- This sites prime location presents a unique and exciting opportunity allowing the redevelopment of a vacant, underutilized site into market-rate housing which will be complementary to the adjoining riverfront, provide infill development and be complementary to the adjoining uses.
- The site is currently platted as two (2) separate parcels which will need to be re-platted into four (4) new parcels. One issue that has arisen is related to Van Der Vaarts continued use of the industrial building at Business and Broadway and the needed timing of the re-platting. In order to secure a first mortgage on the multifamily site by our anticipated closing on 7/1/2020 we will need to have the Kwik Trip parcel separated. The current plan is to submit a certified survey map which removes the corner and enough land for the industrial building to stay, once Van Der Vaart has vacated the building in June of 2020, the corner buildings will be demolished and the corner parcel will be re-platted again creating the Kwik Trip parcel and a separate smaller parcel.
- Green Street has also been approached by a neighboring property owner about purchasing a small piece of land to facilitate some improvements to their lot. We will likely request this parcel re-platting as well.

- The reconfiguration of the site has also created a new future 1.3 acre parcel in the southwest corner of the site. Any future use on this parcel will be separately addressed with the City.

The applicant states the following about the proposed apartment complex:

- In many instances an apartment building is built as a standalone development with little connection to its surroundings. Our vision for the Oscar has been to develop a neighborhood that just happens to be populated by renters. Our plan contemplates sidewalks connecting to not only our buildings but the surrounding neighborhoods and Kwik Trip. We will be constructing a pocket park in the northeast corner of the site with access to the City's new bike trail that will run adjacent to the eastern edge of the site. We envision a playground, picnic tables, grills and the construction of a new pavilion with elements that will be salvaged from the existing garage building.
- We are sensitive to the heights of the buildings and the requested variance. Through conversations with the residential neighbors near the site it was clear that they appreciated the current natural buffer from Van Der Vaart. This buffer is achieved with an existing berm and mature growth trees along the western edge of the property. Our plan is to retain a majority of the buffer and the mature growth trees.
- The material pallet, as presented, is thoughtfully put together with input from the City staff and our experienced team. Our intention is to present a project with a more "urban" form than the more typical "suburban" form. This is achieved through the use of hardi-board Cementous lap siding and reveal panels coupled with painted metallic panels.
- The existing masonry office building will be painted and converted to the community building for the development. Existing siding at the gable ends of the building will be removed and replaced with Turkish coffee (dark brown) board and batten fiber cement siding. Existing roofing will be replaced with dark gray architectural shingle roofing.
- The existing garage building will be demolished to accommodate the revised siting of the buildings.
- At the three (3) apartment buildings, the projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations.

designation and then go through the conditional use and architectural review process for such a proposed Kwik Trip project to proceed forward (or any other commercial proposal).

Applicant also states a new parcel will be created at the southwest corner of the site. Staff is unaware of any potential development of this lot. This lot will require land use permits to develop (rezone, conditional use, architectural review, etc.).

It is important for the Plan Commission to understand that the development will access N. 15 Street, N. 16th Street and Broadway Avenue. The streets in the residential neighborhood on the north side of the development will get busier as a result of this development.

There is a section of N. 15th Street that is in poor shape as you ingress/egress this property. The applicant will be required to improve this section of property/street. Applicant shall work with the City Engineering Department regarding this matter.

The City is working on acquiring the rail line of the east side of the site to eventually construct an addition to the Shoreline 400 Bike Trail. The applicant is planning for the bike trail to eventually be constructed and is using this area as an amenity for both residents and users of the bike trail. The applicant was going to use one of the original Van Der Vaart buildings as amenity structure. However, additional investigation of this structure indicates that use of this existing structure is no longer feasible and the applicant is proposing a new pavilion like structure (north east corner of the site). A playground will also be constructed in this area.

The site is well buffered by existing tree lines along both the east and west property lines. It is the applicant's goal to maintain these tree lines to continue to buffer the development from the adjacent properties and streets.

It appears the applicant may be proposing monument signs both on and off their property. It is likely the applicant will need variances for their proposed signage that may include number of signs, square footage of signs, setback location, off-premise signage, etc. It is likely the applicant will need to submit a conditional use permit and variance to the Plan Commission for their consideration they officially propose signage for the site. The Plan Commission may want to ask if the applicant plans on installing wall signage.

Traffic Study Recommendations:

The applicant submitted a transportation study for this development and the Kwik Trip business to insure the existing transportation facilities are capable of handling this development. The following modifications are recommended to accommodate the year 2020 build traffic volumes:

S. Business Drive and Georgia Avenue:

- Provide a fully actuated traffic signal once traffic signal warrants are met.

- Once traffic signals are installed, reconfigure the lane assignments on the east and west approaches to provide a dedicated left-turn lane and shared through/right turn lane on each approach.

Broadway Avenue and 15th Street (extended)/West Drive:

- Provide a new connection roadway onto Broadway Avenue with stop sign control on the north approach.
- Provide a single shared exit lane on the north approach.

Broadway Avenue & East Driveway:

- Provide a right-in only slip-ramp access driveway into the site off of Broadway Avenue.

The City plans to install the signal at Georgia Avenue and S. Business Drive in 2021.

The applicant is requesting the following land use variances:

- To have 18 units per acre – Maximum permitted is 12 units per acre.
- To have a building height of 50 feet (60 feet for the exposed foundation at the entrance of the tuck under parking adds an additional 10' in those instances) – Maximum building height in excess of 35 feet is permitted with a conditional use permit.

This is a four (4) story structure with flat roof and parapets to hide AC condensing units. The 60 feet is measure at grade for the underground parking areas. These areas eventually get to 10 feet below grade to access the underground parking.

- To have a flat roof with parapet walls to hide AC condensing units – Minimum 3:12 roof pitch and 18 inch eave width.
- To have 395 parking spaces – minimum number of parking space required is 416.

Applicant states they will have 1.6 spaces per unit which they believe will be sufficient for their development and is similar ratio to several of the other apartment complexes previously approved in the City.

- To have a zero (0) foot paving setback – Minimum paving setback is three (3) feet.

Applicant is proposing to have one (1) access drive to Broadway Avenue that runs through the future commercial lot. In order to do this the applicant must have the driveway cross their property line onto this future Kwik Trip lot. The applicant will need to provide an access easement permitting this to occur (access from the Oscar Development property through the Kwik Trip property to access Broadway Avenue.). This will also hold true if a lot is also created at the southwest corner of the site.

- Requesting a variance from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

Staff recommends approval of the conditional use and variances subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary razing permits for all structures to be demolished. Once structures have been demolished, the applicant will maintain the site(s) in a clean and dust free condition.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance. If different properties are sharing these stormwater facilities, the proper agreements/easements shall be officially documented prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
5. If the future commercial development sites at the southeast and southwest corners of the property are not immediately going to be under construction, the applicant will be required to landscape (grass) this area prior to issuance of an occupancy permit for the Oscar Development.
6. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along the properties street frontages (number, type, location, etc.). The street trees will be provided on the landscape plan. The street trees are in addition to the required development landscape plan points (not counted as landscape plan points). If any street trees are removed for the project, the applicant will be required to reinstall those street trees.
7. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
8. Outdoor storage of materials, products or equipment shall be prohibited.
9. If fencing is to be installed, fence shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant is required to submit specific fence details to staff. If staff has any concerns with the fence design, the matter may be brought back to the Plan Commission for their consideration (fencing would need a decorative design).
10. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
11. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
12. Applicant shall install bicycle racks within the interior of the development site.

13. 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.
14. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
15. 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. Sign shall be located outside of the 15 foot vision triangle.
16. All areas used for parking/maneuvering of vehicles shall be paved.
17. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
18. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
19. The applicant will be required to improve the damaged section of N. 15th Street adjacent to this property (area as you ingress/egress the property). Applicant shall work with the City Engineering Department regarding this matter (standard City street specifications).
20. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
21. 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 and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
22. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
23. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
24. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
25. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
26. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
27. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
28. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/ creating the parcel as proposed.
29. City Development staff will sign the proposed CSM only if the proposal exactly matches the approved development plan/property layout. If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any and all changes.

30. Building permits shall be issued only at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded and that the lots as depicted on the approved site plan have been created.
31. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
32. If the applicant does not proceed with future phase, the applicant shall restore to its original condition all private and public lands/property, temporary roads, temporary access drives, etc. 60 days after the City is notified that the applicant is not proceeding with future phases.
33. Approval of this conditional use permit is based upon mutual understanding that the final traffic impact analysis findings are acceptable to the City, and any improvements directly related to the development(s), during the traffic analysis planning horizon, be the responsibility of Green Street Development Group.
34. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.
35. Applicant will have an executed developer's agreement prior to building permit issuance.

ATTACHMENTS:

Conditional Use and required attachments

PARCEL NO. 513391
MAP NO. _____
ZONING CLASSIFICATION: UR-12

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 2012

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. 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: Green Street Development Group, LLC
ADDRESS: 8451 Maryland, St. Louis, MO, 63105 E-MAIL: joel@greenstreetstl.com
PHONE: (314)495-9884 FAX NO. (314)726-2725

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: The Oscar
ADDRESS OF PROPERTY AFFECTED: 1440 S. 16th St, Sheboygan, WI, 53081

1436 S. 15th St

LEGAL DESCRIPTION:

SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 & THE E LINE OF S 15TH ST, TH S-88-DEG-25'- 00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'- 00"-W 299.56' ALG SD S LI

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: VanderVart Concrete Facility (Industrial)

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Mixed Use including multifamily housing and a convenience store / gas station

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: See Attached

Proposed variances from Urban Residential (UR-12) District:

Propose variance from Maximum Gross Density of 12 units/ acre to 17 units/ acre (previously approved)

Propose variance from Maximum Height of Dwelling Unit from 35' to 49'-5" for four story structure with flat roof and parapets to hide AC condensing units (previously approved)

Maximum height of 49'5" from finished floor as previously approved plus the exposed foundation at the entrance of the tuck under parking adds an additional 10' in those instances. In all cases maximum exposed building height does not exceed 60'. Attached elevations illustrate extent of circumstance.

Propose variance from Minimum Dwelling Core Dimensions: One bedroom units are 26'x28' instead of 24'x40'. Two bedroom units are 26'x36' (plus "L") instead of 24'x40' (previously approved)

Propose variance from Minimum Roof Pitch and Eave Width: flat roof with parapet walls to hide AC condensing units proposed instead of 3:12 roof pitch and 18 inch eave width (previously approved)

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 Comprehensive Plan specifically calls this site out as currently being a non-conforming use with its surroundings. Changing a majority of the acreage to residential will be fitting with the neighborhood and the rezoning that has occurred. Placing a convenience store on the corner of Broadway and Business will provide an amenity to the neighborhood and is buffered from residential in the vicinity.

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

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 site will be predominantly residential which is consistent with the surrounding neighborhood.

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: Oscar GS GP, LLC (wholly owned by Green Street affiliates)

The Oscar

SITE NARRATIVE - CONDITIONAL USE APPLICATION

March 18, 2020

PROJECT NAME AND ADDRESS:

The Oscar
1440 S. 16th Street
Sheboygan, Wisconsin 53081

PURPOSE OF AMENDMENT TO SEPTEMBER 2019 VARIANCE APPROVAL

Green Street was before the ARB and site plan approval in September of 2019 and received the required variances to build the project as then contemplated. Through further site investigation it was determined that the site as designed could not be built due to geological conditions. The revised site plan replaces the previously free-standing garages with structured parking underground, underneath the buildings. The previously agreed to design intent with the City has not changed.

WORKFORCE HOUSING PROGRAM

Green Street has been working on a new financing model to provide workforce housing without the use of tax credits. The Oscar is our furthest along project with this new structure and has received extremely positive market feedback. The concept is to restrict the asking rents on a majority of the units so that they are accessible to more renters. We also include more units with more than one bedroom than we would in a typical market rate development. The proposed rents will be in the \$990-\$1,600 range depending on the unit size and bedrooms. The anticipated project value for the multifamily site is \$45 million.

See the attached matrix which breaks down the exact allocation of unit type and size between the buildings.

See the attached matrix for the project schedule. The multifamily site will be constructed as one phase with the buildings coming online in a staggered fashion to allow for earlier occupancy. It is anticipated that Kwik Trip will construct their store in 2021.

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 & THE E LINE OF S 15TH ST, TH S-88-DEG-25'- 00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'- 00"-W 299.56' ALG SD S LI

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

Urban Residential (UR-12)

EXISTING SITE CONDITIONS/LAND USE:

The site is currently utilized by the Vandervart Concrete company. There is an office building, showroom building, two warehouses, garage building, outdoor storage and significant areas for staging and crushing broken concrete.

Vandervart is in the process of constructing a new consolidated facility slightly south of Sheboygan. Green Street will enter into a short term lease with Vandervart which will allow the continued use of several portions of the site during 2021. This will facilitate their migration to their new site and allow

Green Street to construct the Oscar. Our construction schedule contemplates the staggered withdrawal from the site.

SITE ACCESS AND TRANSPORTATION

15th Street and 16th Street currently connect into the site and will remain in place and will connect to a new main drive through the site which will connect to a relocated curb cut on Broadway Avenue. The new, main entrance, off of Broadway will be on Kwik Trip's parcel but a cross access easement agreement will be in place for the multifamily use.

Green Street has commissioned an update to the previous traffic study from Traffic Analysis & Design, Inc. which is based on criteria provided by City staff. The City has the revised report with no changes to the conclusions.

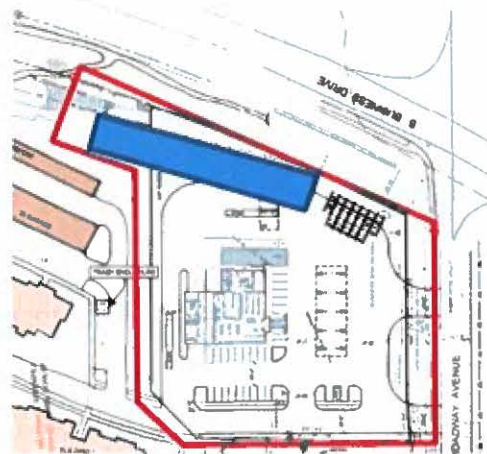
CERTIFIED SURVEY MAP

The site is currently platted as two separate parcels which will need to be re-platted into four new parcels. One issue that has arisen is related to Vandervarts continued use of the industrial building at Business and Broadway and the needed timing of the re-platting. In order to secure a first mortgage on the multifamily site by our anticipated closing on 7/1/2020 we will need to have the Kwik Trip parcel separated. The current plan is to submit a certified survey map which removes the corner and enough land for the industrial building to stay, once Vandervart has vacated the building in June of 2020, the corner buildings will be demolished and the corner parcel will be re-platted again creating the Kwik Trip parcel and a separate smaller parcel. See the diagram below for an approximate representation of the re-platting. Due to the delay in construction starting we will no longer have the orphan parcel that was originally contemplated with the timing issue of replatting.

Green Street has also been approached by a neighboring property owner about purchasing a small piece of land to facilitate some improvements to their lot. We will likely request this parcel re-platting as well.

The reconfiguration of the site has also created a new future outparcel in the south west corner of the site. Any future use on this parcel will be separately addressed with the City.

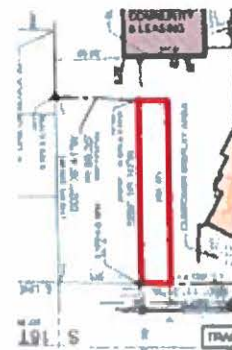
Kwik Trip parcel



Initial re-plat to keep building



2020 re-plat for Kwik Trip



Neighbor parcel



South West outparcel

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed multifamily portion of the development consists of (240) apartments, constructed in (3) stand-alone buildings with (80) units in each building.
- The retail portion of the development is a convenience store / gas station on the corner of S. Business Avenue and Broadway Avenue. This portion is 2.87 Acres is anticipated to be sold as a pad ready site to Kwiktrip. The balance of the metrics below are for the multifamily site only.
- Each building will be four stories with a maximum ridge height of 49'-5" above grade.
 - Maximum height of 49'-5" from finished floor as previously approved plus the exposed foundation at the entrance of the tuck under parking adds an additional 10' in those instances. In all cases maximum exposed building height does not exceed 60'. Attached elevations illustrate extent of circumstance.
- (395) parking spaces will be provided as follows. (180) parking spots will be located under the residential buildings in secured, temperature controlled garages which will be below grade and accessed via ramping. (215) surface spots will also be provided.
- The entire site will be graded such that developed storm water runoff will be collected and detain onsite with the ultimate storm water discharge being located along the east and south sides of the site.
- Both public sanitary sewer and public water main are and will be extended throughout the property.

SITE SELECTION

- Green Street's greatest strength is redeveloping challenging projects that others have shied away from because of either their size, environmental issues, complexities of urban infill or many other things. This site meets many of those criterias. We evaluated several sites throughout the City and chose this one because it had the potential for a project with enough scale to truly improve the surrounding area.
- The opportunity for a commercial / retail user on the corner of Business and Broadway was also attractive to us. We engaged in many conversations with various brokers and users and believe that the addition of the Kwiktrip store will be an asset to both our residents, the surrounding residents and commuters.
- We successfully rezoned the project in 2018 allowing for the current use and received the initial variances in September on 2019.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement). A detailed landscaping plan will be submitted at a later date.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.

SITE LIGHTING:

- External lighting will be provided with wall mounted fixtures on the apartment buildings.
- Pole lighting will be provided throughout the parking lot.

ARCHITECTURE:

- In many instances an apartment building is built as a standalone development with little connection to its surroundings. Our vision for the Oscar has been to develop a neighborhood that just happens to be populated by renters. Our plan contemplates sidewalks connecting to not only our buildings but the surrounding neighborhoods and Kwiktrip. We will be constructing a pocket park in the north east corner of the site with access to the City's new bike trail that will run adjacent to the eastern edge of the site. We envision a playground, picnic tables, grills and the construction of a new pavilion with elements that will be salvaged from the existing garage building.
- We are sensitive to the heights of the buildings and the requested variance. Through conversations with the residential neighbors near the site it was clear that they appreciated the current natural buffer from Vandervart. This buffer is achieved with an existing berm and mature growth trees along the western edge of the property. Our plan is to retain a majority of the buffer and the mature growth trees.
- The material pallet, as presented, is thoughtfully put together with input from the City staff and our experienced team. Our intention is to present a project with a more "urban" form than the more typical "suburban" form. This is achieved through the use of hardiboard Cementous lap siding and reveal panels coupled with painted metallic panels.
- The existing masonry office building will be painted and converted to the community building for the development. Existing siding at the gable ends of the building will be removed and replaced with Turkish coffee (dark brown) board and batten fiber cement siding. Existing roofing will be removed and replaced with dark gray architectural shingle roofing.
- The existing garage building will be demolished to accommodate the revised siting of the buildings.
- At the three apartment buildings, the projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

(5) Total variances to be requested:

- Propose variance from Maximum Gross Density of 12 units/ acre to 18 units/ acre (240 units/ 13.33 acres) (previously approved as 17/acre)
- Propose variance from Maximum Height of Dwelling Unit from 35' to 49'-5" for four story structure with flat roof and parapets to hide AC condensing units (previously approved)
 - Maximum height of 49'5" from finished floor as previously approved plus the exposed foundation at the entrance of the tuck under parking adds an additional 10' in those instances. In all cases maximum exposed building height does not exceed 60'. Attached elevations illustrate extent of circumstance.
- Propose variance from Minimum Roof Pitch and Eave Width: flat roof with parapet walls to hide AC condensing units proposed instead of 3:12 roof pitch and 18 inch eave width (previously approved)
- Parking variance – 395 parking spots will be provided for the 240 units or 1.65 spots/unit.
- Zero (0) foot paving setback for access drive that crosses property line and runs through Kwik Trip property.

Stock & Associates
 Consulting Engineers, Inc.
 251 Chestnut Avenue Parkway
 St. Louis, MO 63103
 314.437.1234
 www.stockand.com

THE OSCAR
 SITE PLAN FOR
 1436 SOUTH 15TH STREET
 CITY OF SHEBOYGAN
 WISCONSIN

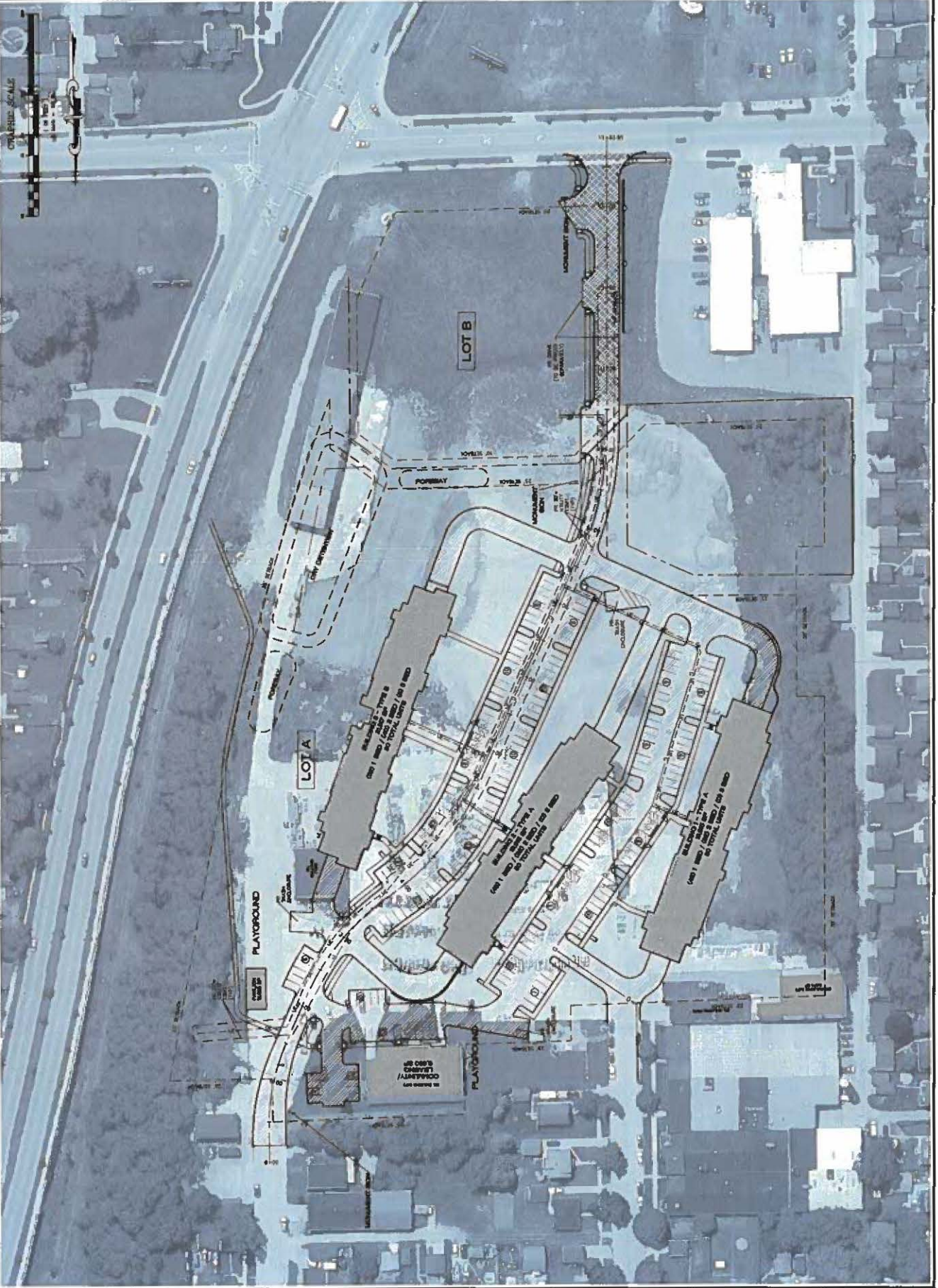


REVISIONS:

1	1/24/24	CITY COMMENTS
2	2/27/24	FINAL SUBMITTAL
3	3/20/24	REVISION

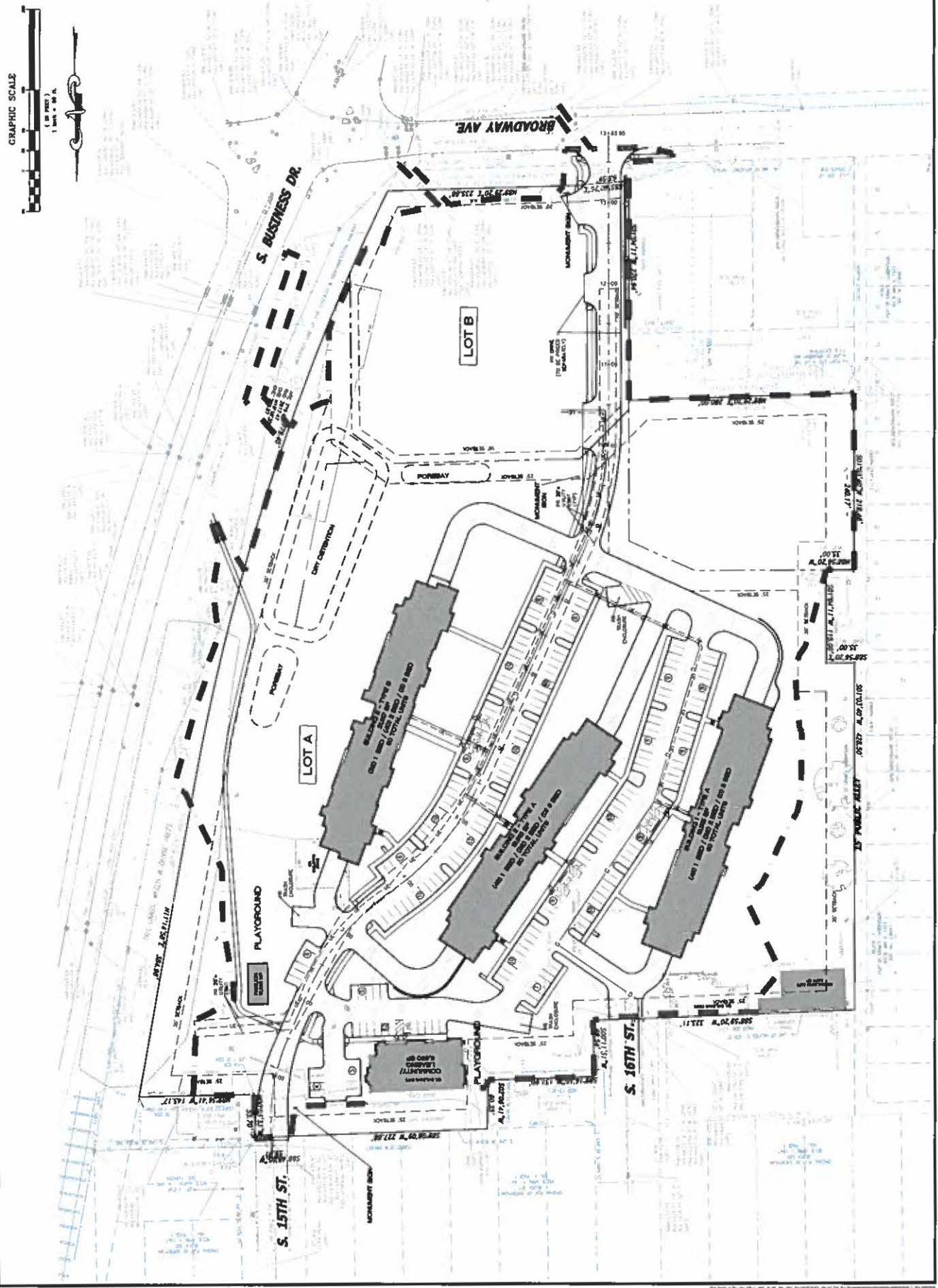
DATE: 03/20/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: THE OSCAR
 SHEET NO.: 3.1

GEOMETRIC
 PLAN
 W/AERIAL
 3.1





REVISIONS	
1	2/20/18 - CITY COMMENTS
2	3/27/18 - 100% SUBMITTAL
3	5/10/18 - REVISION





REAR VIEW



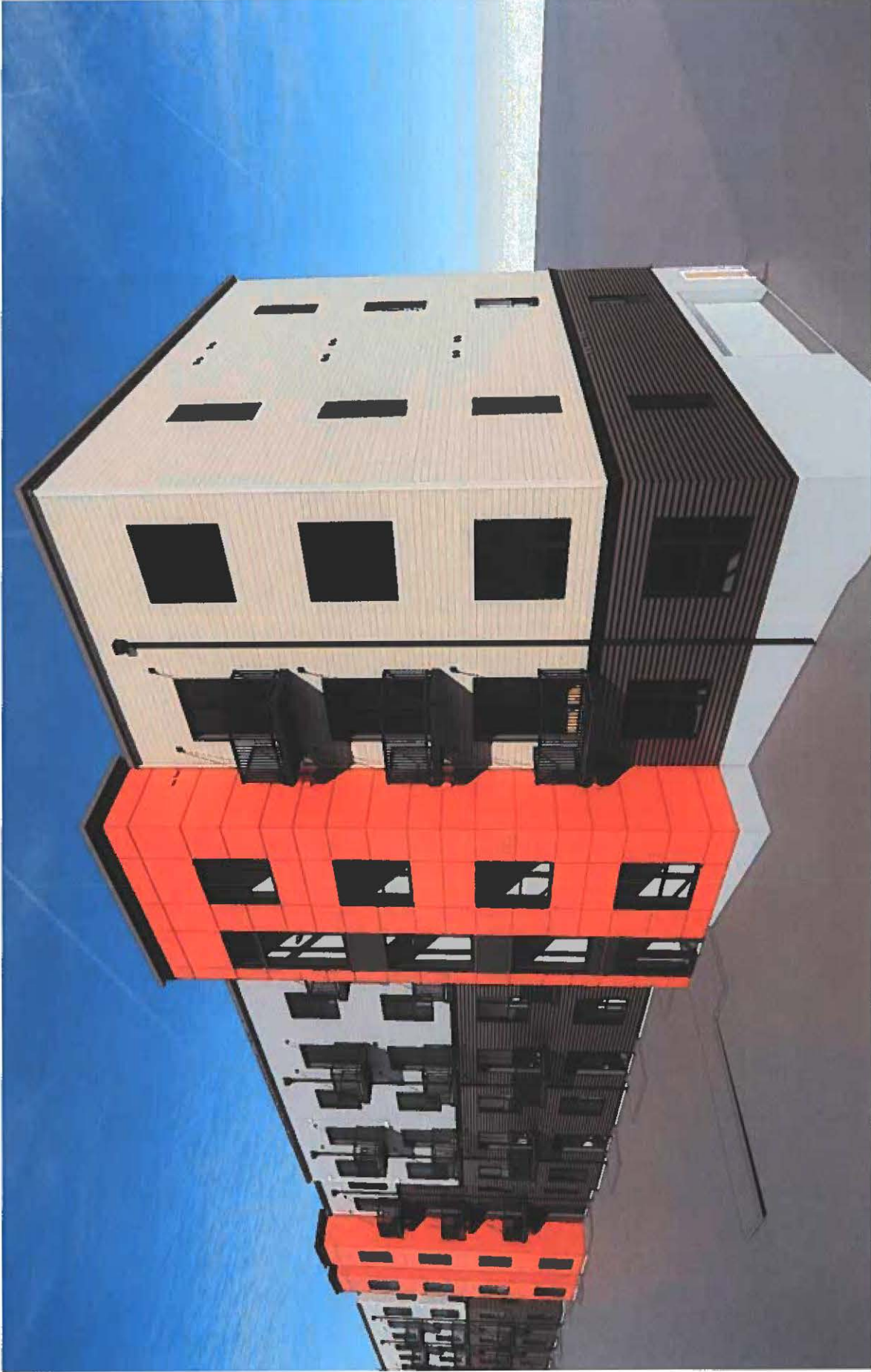
FRONT VIEW

BUILDING 1 - TYPE A - EXTERIOR RENDERS

03/16/2020

THE OSCAR
BROADWAY & S. BUSINESS DR.

1



BUILDING 1 - TYPE A - EXTERIOR PERSPECTIVE

THE OSCAR
BROADWAY & S. BUSINESS DR

03/16/2020

2



REAR VIEW



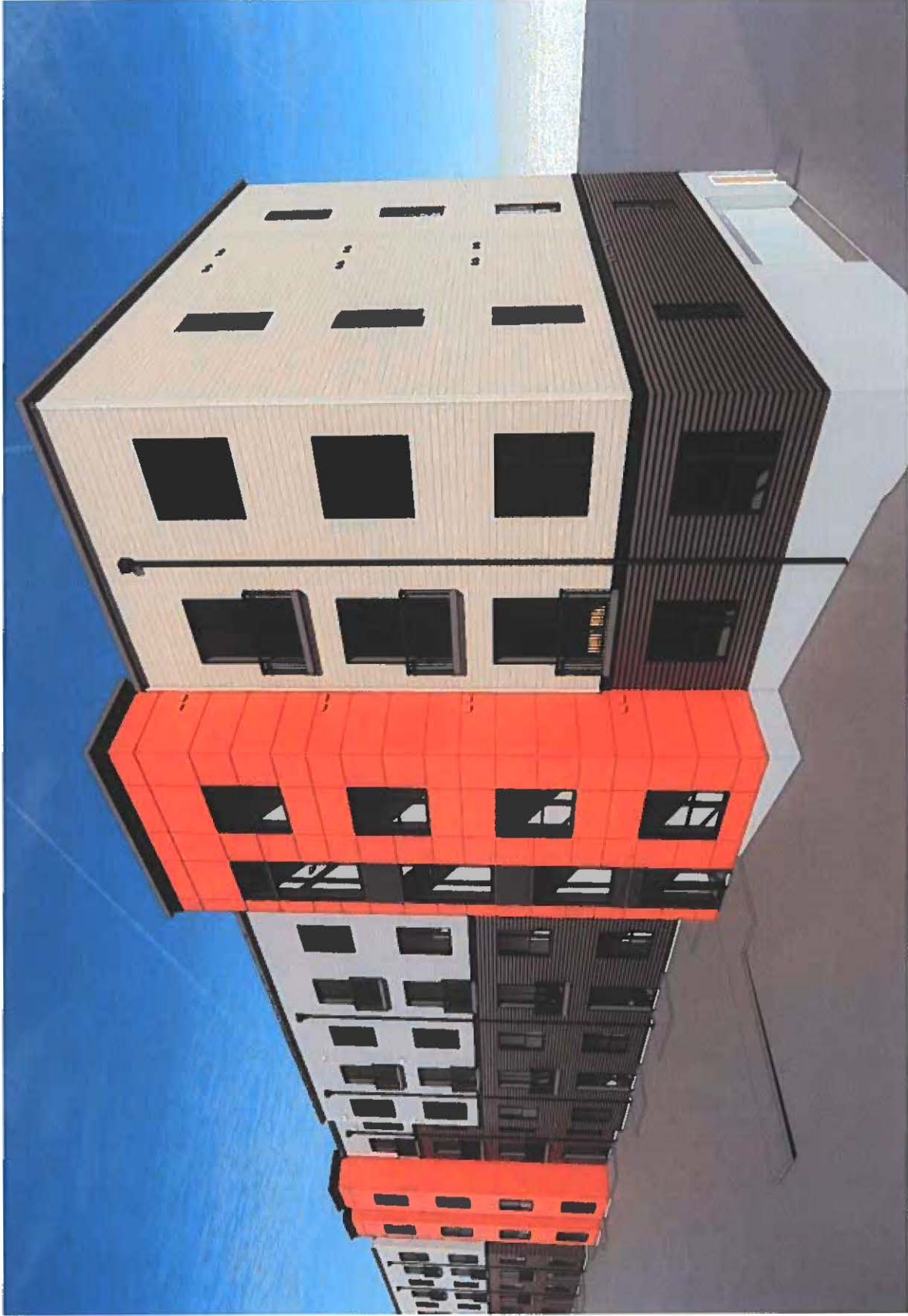
FRONT VIEW

BUILDING 2 - TYPE A - EXTERIOR RENDERS

THE OSCAR
BROADWAY & S. BUSINESS DR.

3

03/18/2020



BUILDING 2 - TYPE A - EXTERIOR PERSPECTIVE

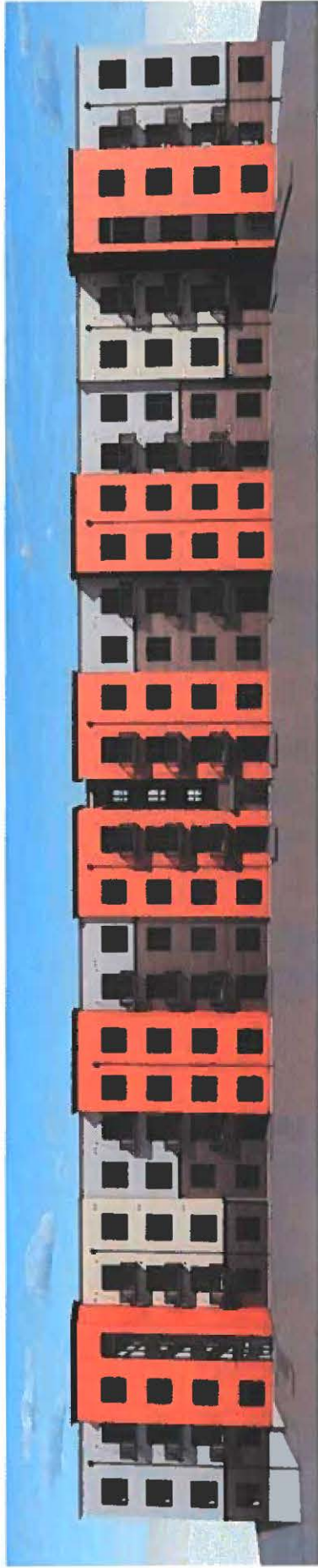
THE OSCAR
BROADWAY & S. BUSINESS DR.

03/16/2020

4



REAR VIEW



FRONT VIEW

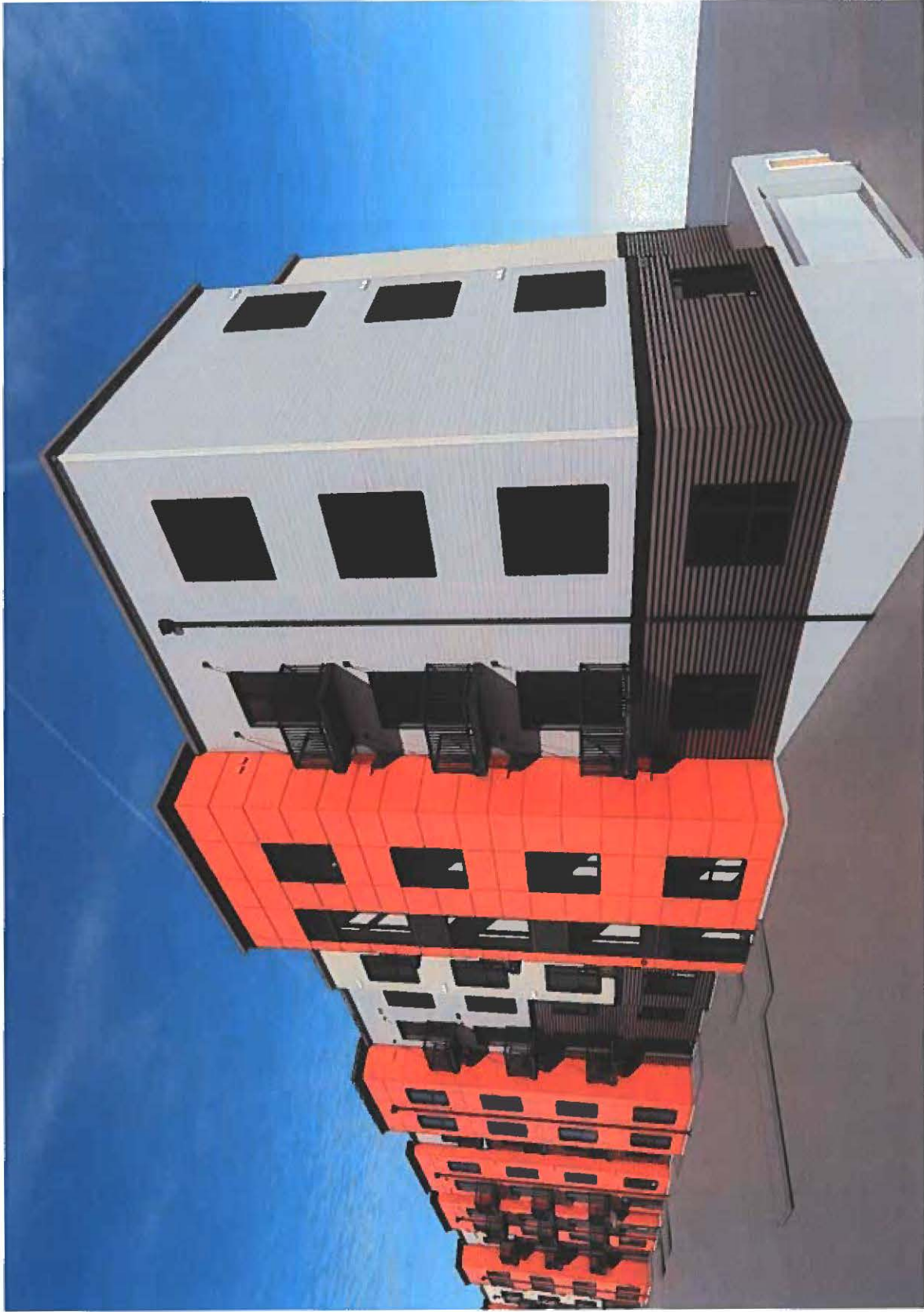
BUILDING 3 - TYPE B - EXTERIOR RENDERERS

THE OSCAR
BROADWAY & S. BUSINESS DR.

5



03/16/2020

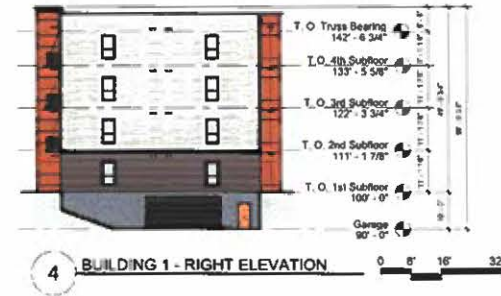
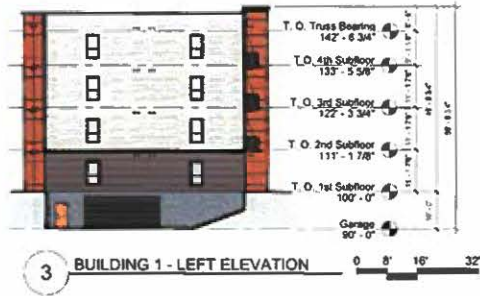


BUILDING 3 - TYPE B - EXTERIOR PERSPECTIVE

03/16/2020

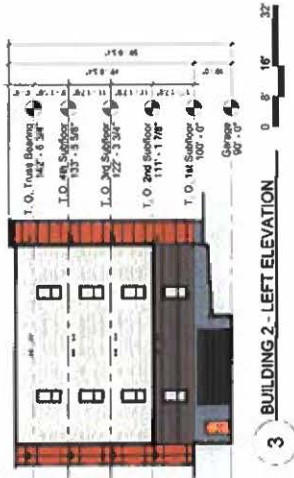
THE OSCAR
BROADWAY & S. BUSINESS DR.

6

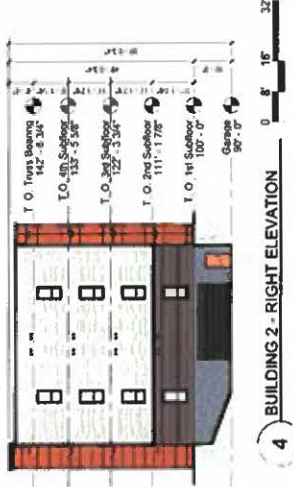


MATERIAL LEGEND

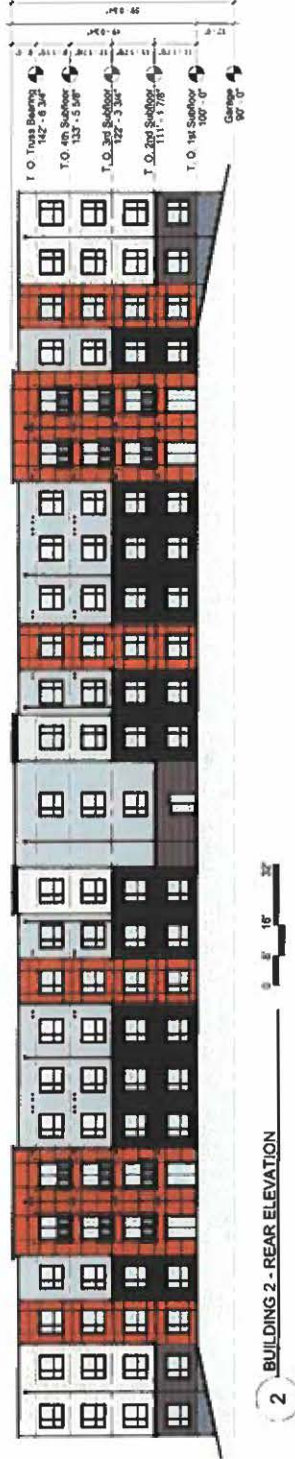
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- 1" FIBER CEMENT SIDING - LIGHT GRAY
- HARDI PANEL - REVEAL SYSTEM
- HARDI PANEL - VERTICAL BATTEN SYSTEM
- PREFABRICATED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- REDDED CHAU BLOCK (EXISTING)
- SMOOTH CHAU BLOCK (EXISTING)
- SPLIT FACE CHAU BLOCK
- PREFABRICATED FIBER TRIM
- 3/12" & 6/12" AT WINDOW
- 15/16" AT SIDING
- 3/12" VERTICAL OUTSIDE
- INSIDE CORNER TRIM



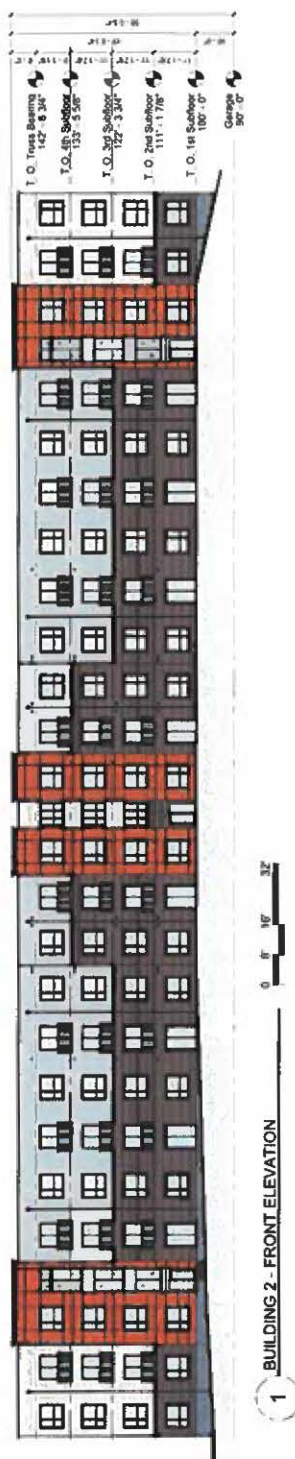
3 BUILDING 2 - LEFT ELEVATION



4 BUILDING 2 - RIGHT ELEVATION



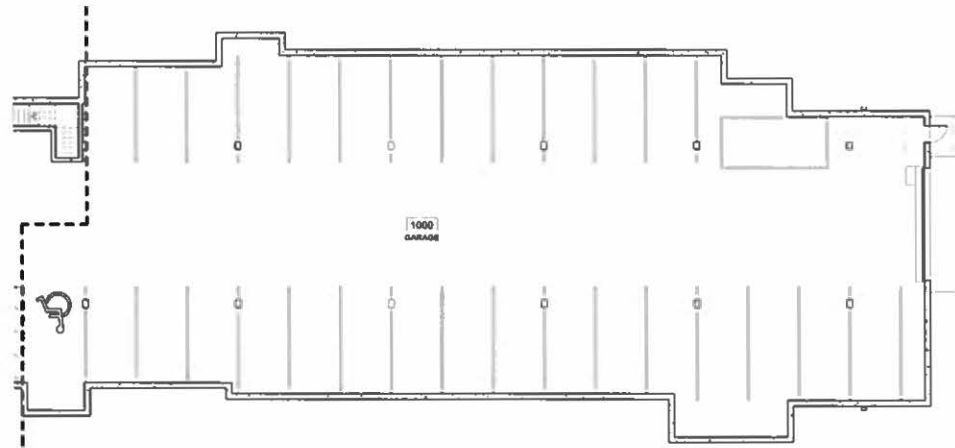
2 BUILDING 2 - REAR ELEVATION



1 BUILDING 2 - FRONT ELEVATION

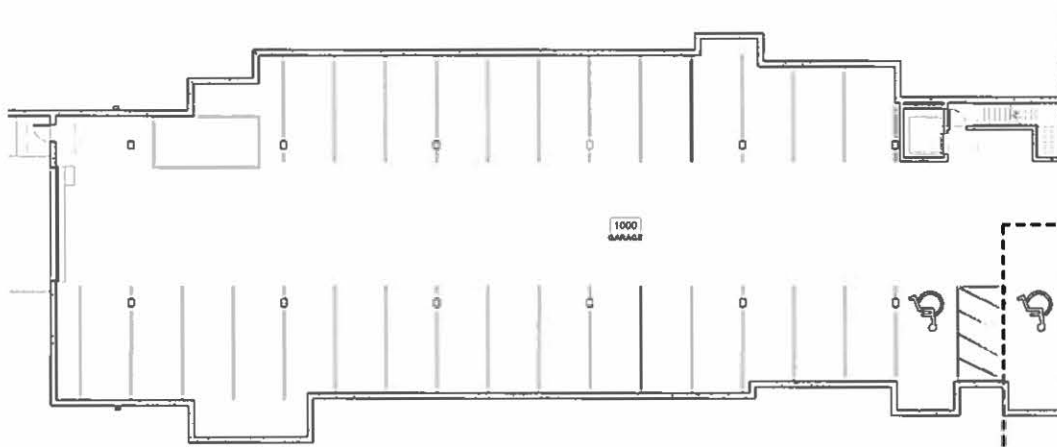
MATERIAL LEGEND

- FIBER GLASS SIMU - OFF WHITE
- FIBER GLASS SIMU - LOOK GRAY
- HARDY PANEL - REVEAL SYSTEM
- HARDY PANEL - VERTICAL BATTEN SYSTEM
- REINFORCED CORRUGATED METAL
- FACE BRICK (EXISTING)
- REDDYMIX BRICK (EXISTING)
- SMOOTH CONCRETE BLOCK (EXISTING)
- SPLITFACE CONCRETE BLOCK
- PRECAST CONCRETE PANEL - EXTERIOR
- PRECAST CONCRETE PANEL - INTERIOR
- SPLITFACE CONCRETE BLOCK
- SMOOTH CONCRETE BLOCK
- REINFORCED CORRUGATED METAL



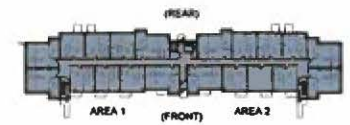
2 BUILDING 1 & 2 - TYPE A - GARAGE LEVEL - AREA 2

0 16' 32' 64'



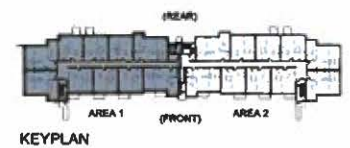
1 BUILDING 1 & 2 - TYPE A - GARAGE LEVEL - AREA 1

0 16' 32' 64'





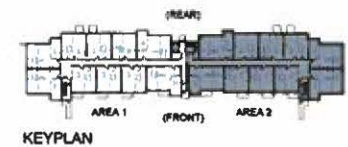
1 BUILDING 1 & 2 - TYPE A - FIRST FLOOR - AREA 1

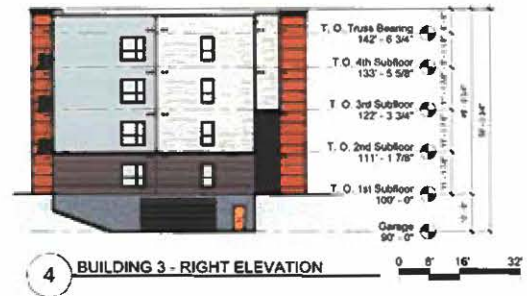
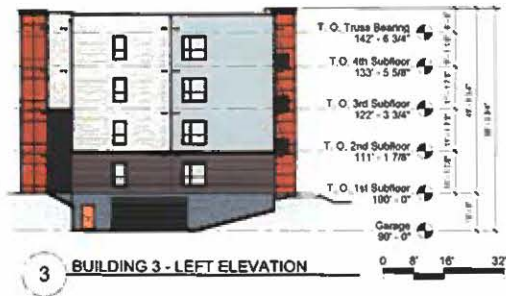




1 BUILDING 1 & 2 - TYPE A - FIRST FLOOR - AREA 2

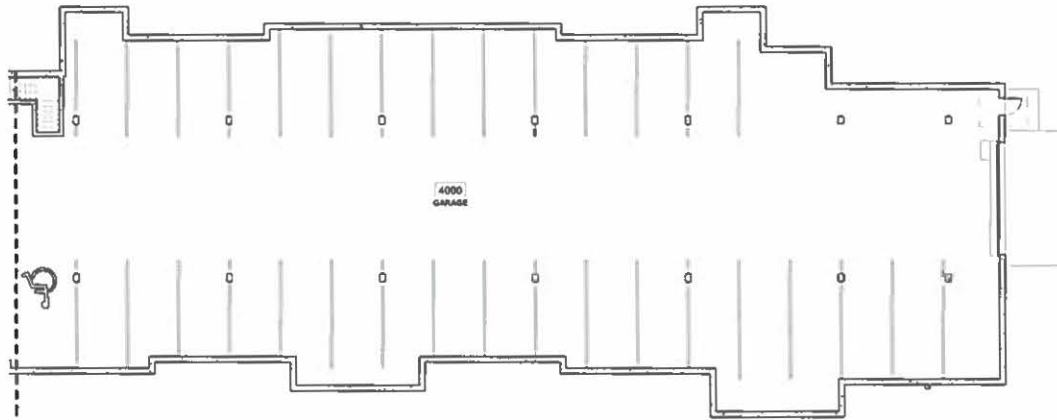
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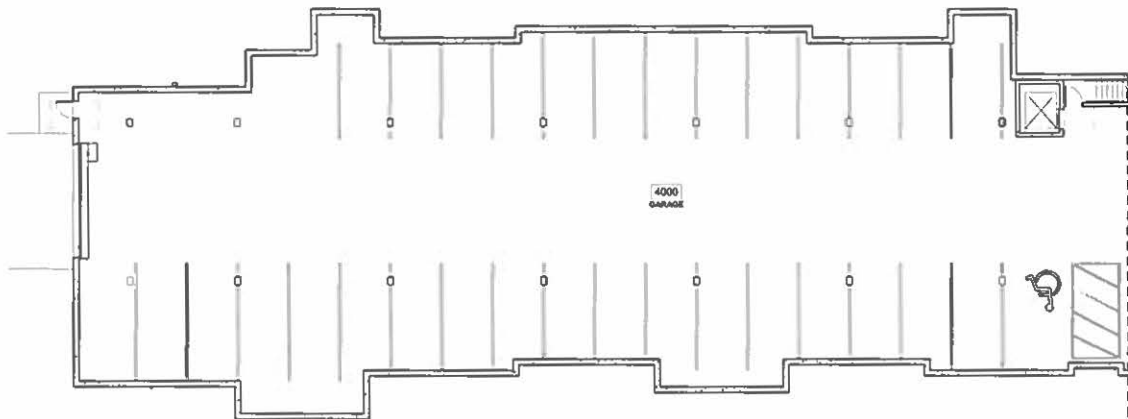
MATERIAL LEGEND

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- HORIZONTAL PANEL - HORIZONTAL BATTEN SYSTEM
- HORIZONTAL PANEL - VERTICAL BATTEN SYSTEM
- PREFABRICATED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- REDDISH CHALK BLOCK (EXISTING)
- SMOOTH CHALK BLOCK (EXISTING)
- SPLIT FACE CHALK BLOCK
- PREFABRICATED FIBER TRIM
3-1/2" x 5-1/2" AT WINDOW
1-1/4" AT BANDING
3-1/2" VERTICAL OUTSIDE
WIDE CORNER TRIM



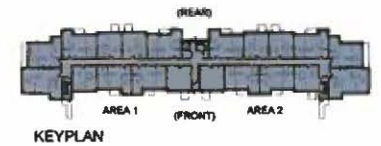
2 BUILDING 3 - TYPE B - GARAGE LEVEL - AREA 2

0 16' 32' 64'



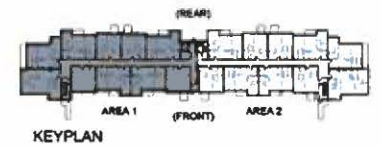
1 BUILDING 3 - TYPE B - GARAGE LEVEL - AREA 1

0 16' 32' 64'





1 BUILDING 3 - TYPE B - FIRST FLOOR - AREA 1

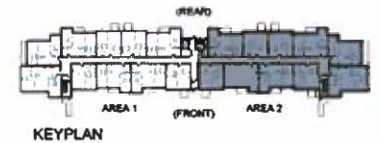


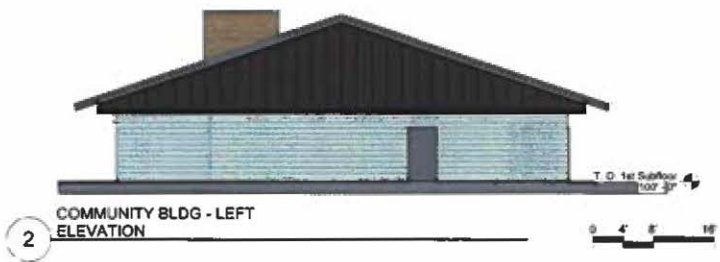
BUILDING 3 - TYPE B - FIRST FLOOR
03/18/2020

THE OSCAR
BROADWAY & S. BUSINESS DR.

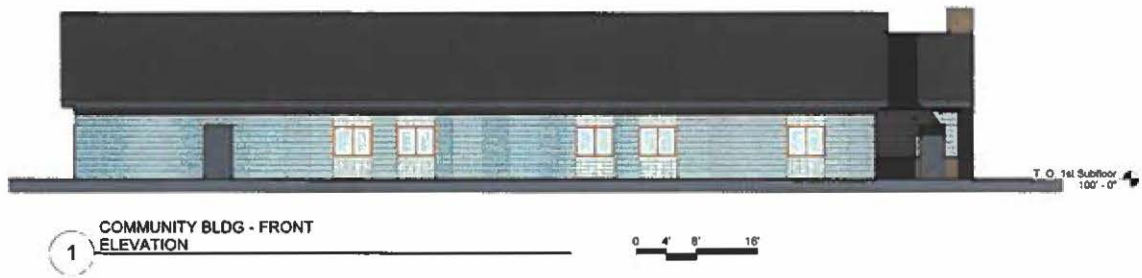


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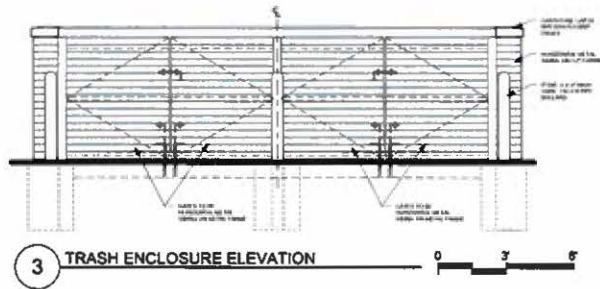
2
COMMUNITY BLDG - LEFT
ELEVATION



1
COMMUNITY BLDG - FRONT
ELEVATION

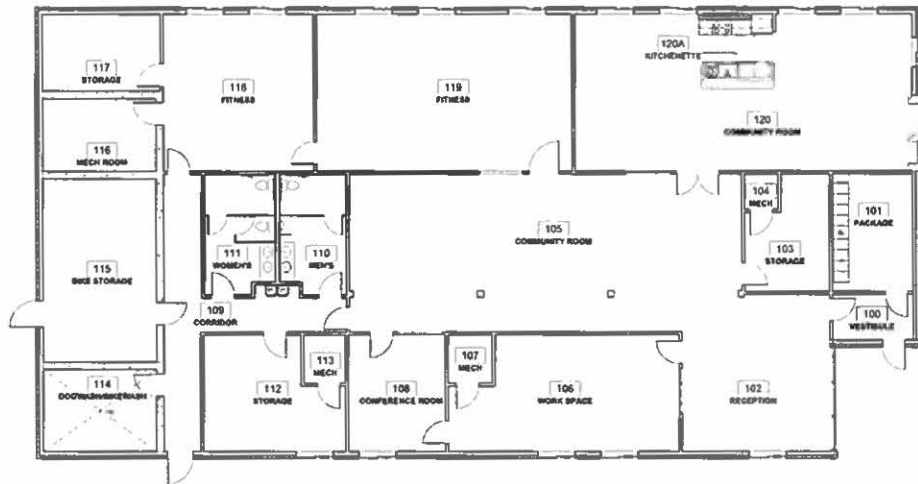
MATERIAL LEGEND

-  1" FIBER CEMENT SIDING - OFF WHITE
-  1" FIBER CEMENT SIDING - LIGHT GRAY
-  HARDIE PANEL - REVEAL SYSTEM
-  HARDIE PANEL - VERTICAL BATTEN SYSTEM
-  PREFINISHED CORRUGATED METAL SIDING
-  FACE BRICK (EXISTING)
-  BRICK CMU BLOCK (EXISTING)
-  SMOOTH CMU BLOCK (EXISTING)
-  SPLIT FACE CMU BLOCK
-  PREFINISHED FIBER TRIM - 3-1/2" x 5-1/2" AT WINDOW, 1-1/2" AT BANDING, 3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM



MATERIAL LEGEND

- 1" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGHT GRAY
- HARDE PANEL - REVEAL SYSTEM
- HARDE PANEL - VERTICAL BATTEN SYSTEM
- PREPRESSED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CHAU BLOCK (EXISTING)
- SMOOTH CHAU BLOCK (EXISTING)
- SPLIT FACE CHAU BLOCK
- PREPRESSED FIBER TRIM - 3-1/2" x 3-1/2" AT WINDOW, 1-1/2" x 1-1/2" AT BANDING, 3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM



1 COMMUNITY BLDG - FLOOR PLAN





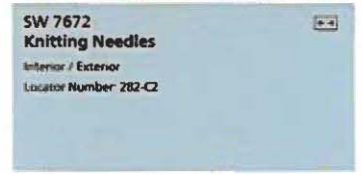
PANEL FIBER CEMENT SIDING



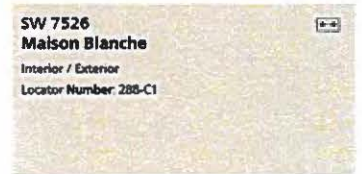
METAL SIDING



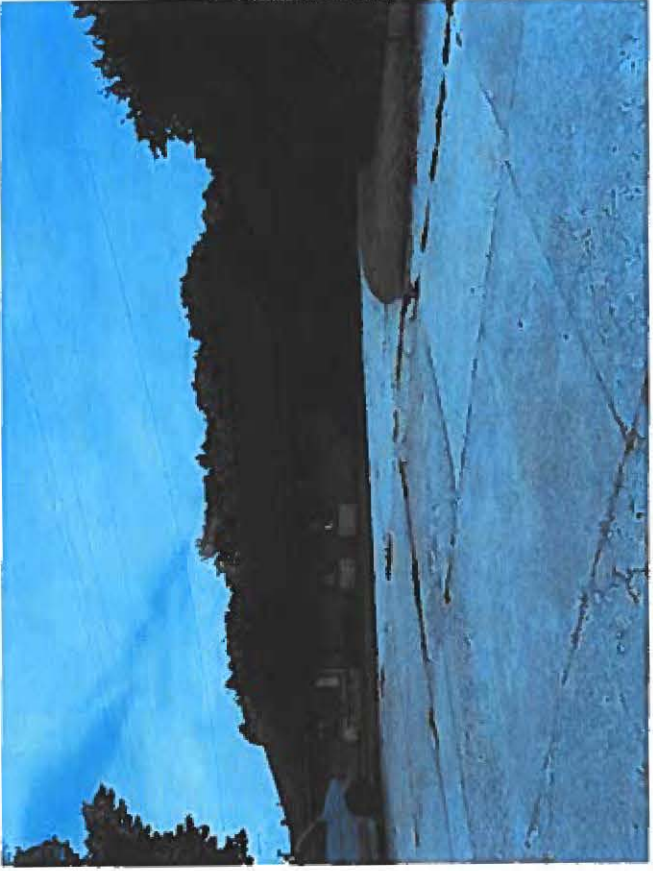
BOARD AND BATTEN FIBER CEMENT SIDING

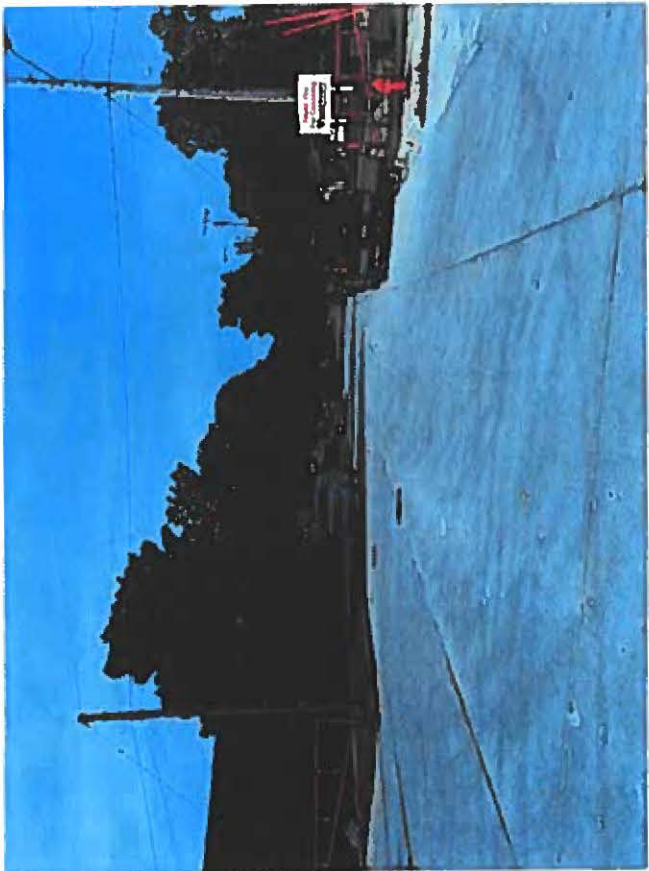
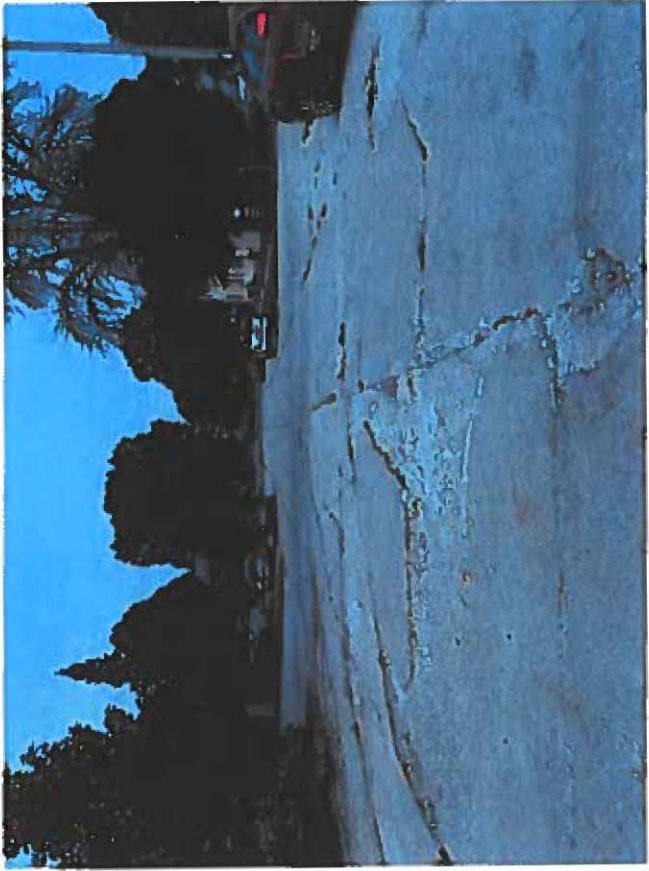


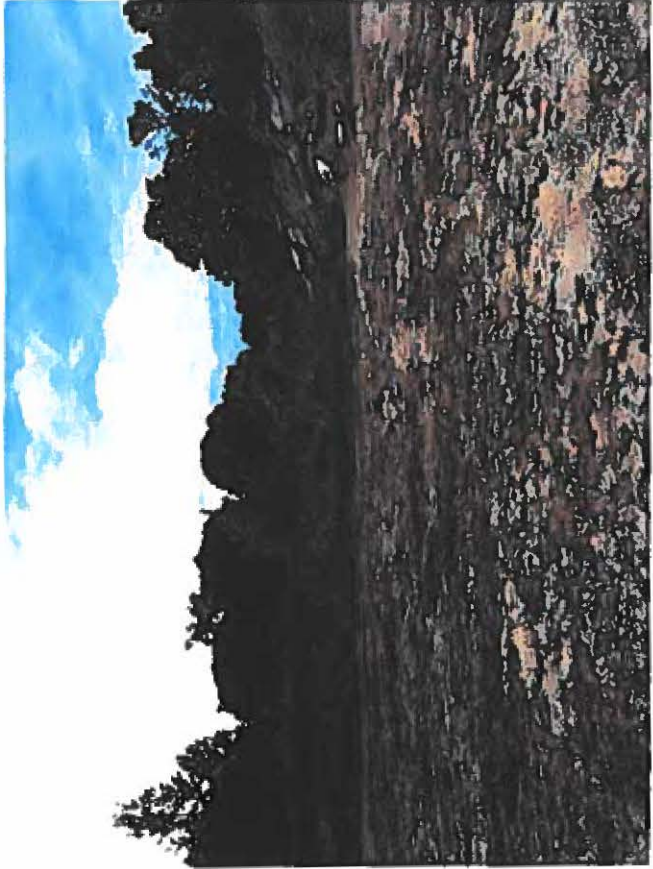
7" LAP FIBER CEMENT SIDING



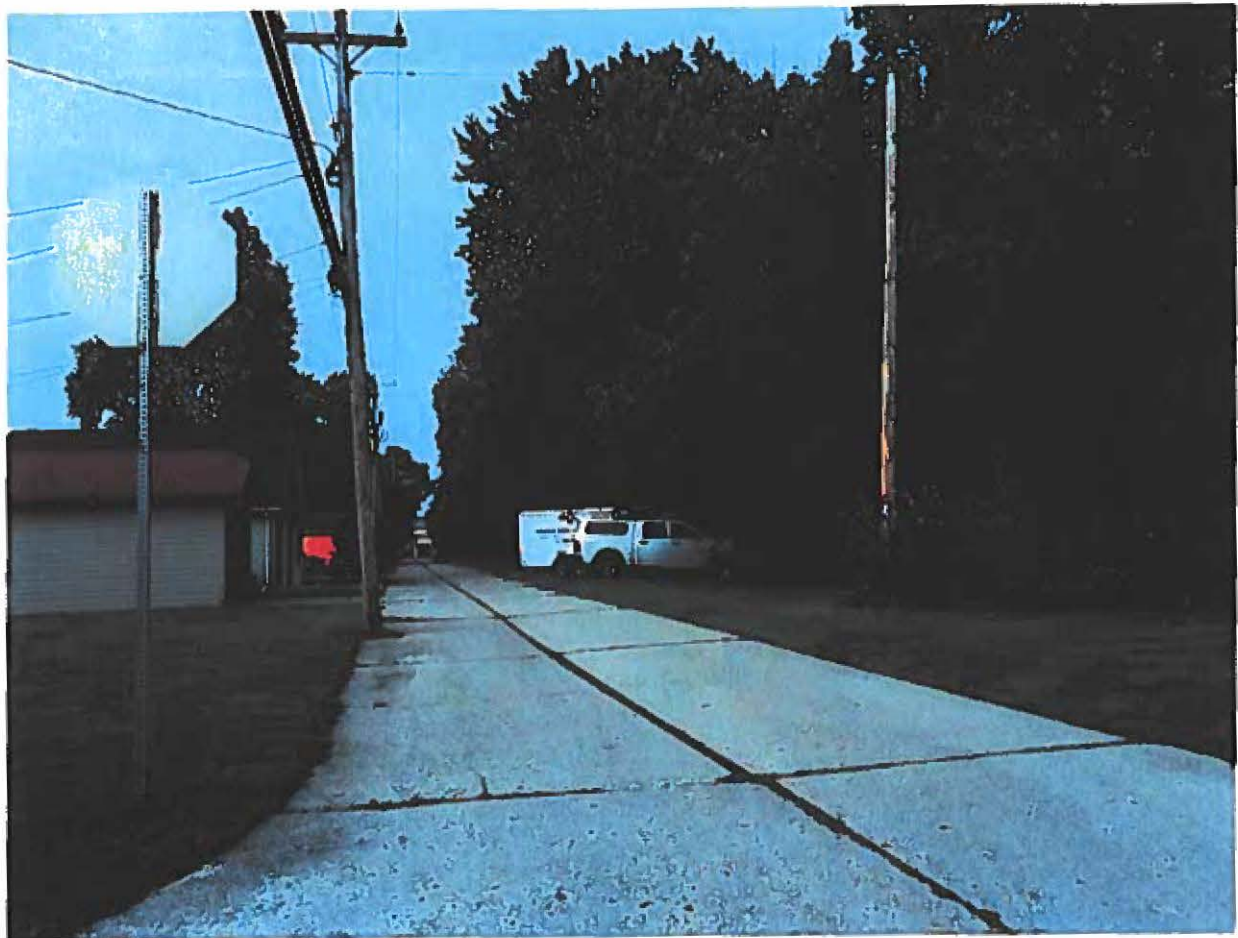
5" LAP FIBER CEMENT SIDING













The Oscar Apartments

Preliminary Project Analysis - **240 Units**

3/17/2020

Building / Unit Breakdown						
Unit Name	Type	Quantity	Gross SF/EA	Rentable SF / EA	Net Rentable	Unit Mix %
1 BED TYPE A	ACCESSIBLE 1 BED / 1 BATH	6	728	678	4,068	3%
1 BED TYPE B	ADAPTABLE 1 BED / 1 BATH	122	728	684	83,448	51%
2 BED TYPE A	ACCESSIBLE 2 BED / 2 BATH	6	1,156	1,086	6,516	3%
2 BED TYPE B	ADAPTABLE 2 BED / 2 BATH	58	1,156	1,084	62,872	24%
2 BED TYPE B CRNR	ADAPTABLE 2 BED / 2 BATH CORNER UNIT	40	1,013	943	37,720	17%
3 BED TYPE A	ACCESSIBLE 3 BED / 2 BATH	1	1,214	1,139	1,139	0.4%
3 BED TYPE B	ADAPTABLE 3 BED / 2 BATH	7	1,214	1,137	7,959	2.9%
Totals		240	7,209	6,751	203,722	

Individual Apartment Unit Type - Building A										
Floor	1 BED TYPE A	1 BED TYPE B	2 BED TYPE A	2 BED TYPE B	2 BED CORNER	3 BED TYPE A	3 BED TYPE A	Total Per Building	# of Buildings	Grand Total
1	1	11	1	3	4	0	0	20	2	40
2	0	11	1	3	4	0	0	19	2	38
3	1	12	1	3	4	0	0	21	2	42
4	0	12	1	3	4	0	0	20	2	40
TOTAL	2	46	4	12	16	0	0	80		160

Individual Apartment Unit Type - Building B										
Floor	1 BED TYPE A	1 BED TYPE B	2 BED TYPE A	2 BED TYPE B	2 BED CORNER	3 BED TYPE A	3 BED TYPE A	Total Per Building	# of Buildings	Grand Total
1	1	7	1	7	2	1	1	20	1	20
2	1	7	1	7	2	0	2	20	1	20
3	0	8	0	8	2	0	2	20	1	20
4	0	8	0	8	2	0	2	20	1	20
TOTAL	2	30	2	30	8	1	7	80		80

Individual Apartment Unit Type - Building A									
Floor	# Units	# Beds	# Baths	Footprint Gross SF	Common Area SF	Net Rentable	Gross SF	Floor Efficiency	
1	20	28	28	19,825	2,900	16,312	19,212	85%	
2	19	27	27	20,948	2,830	15,634	18,464	85%	
3	21	29	29	20,948	2,830	16,996	19,826	86%	
4	20	28	28	20,948	2,830	16,318	19,148	85%	
Total	80	112	112	82,669	11,390	65,260	76,650		
Garage				19,833					
TOTAL	160	224	224	205,004	22,780	130,520	153,300		

Individual Apartment Unit Type - Building B									
Floor	# Units	# Beds	# Baths	Footprint Gross SF	Common Area SF	Net Rentable	Gross SF	Floor Efficiency	
1	20	34	32	21,206	2,774	18,302	21,076	87%	
2	20	34	32	20,948	2,576	18,300	20,876	88%	
3	20	34	32	20,948	2,576	18,304	20,880	88%	
4	20	34	32	20,948	2,576	18,304	20,880	88%	
Total	80	136	128	84,050	10,502	73,210	83,712		
Garage				21,768					
TOTAL	80	136	128	105,818	10,502	73,210	83,712		

ARCO

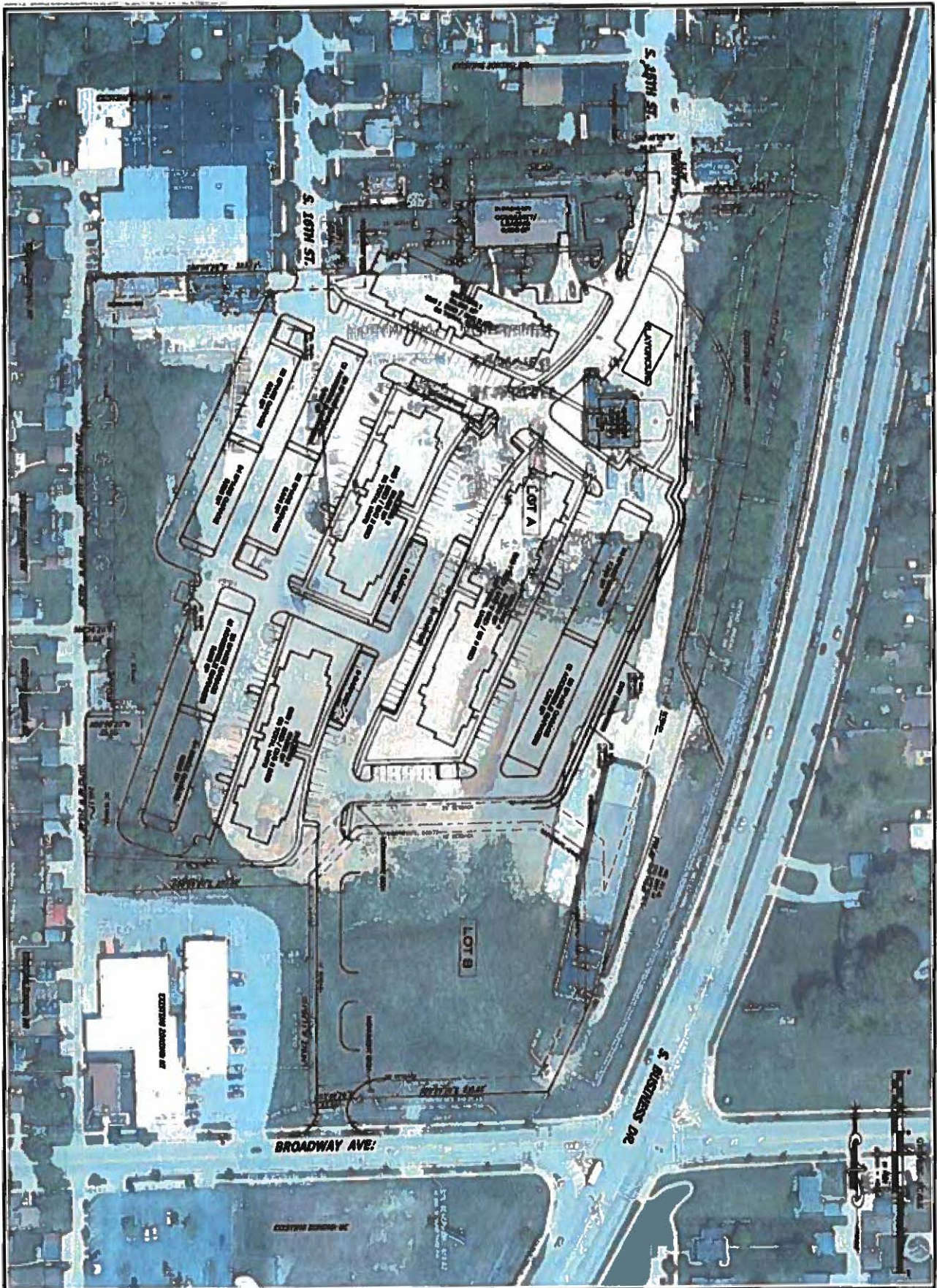
SENIOR LIVING | MULTI-FAMILY

TOTAL BUILDING SUMMARY	
Total Apt. SF Building Type A	205,004
Total Apt. SF Building Type B	105,818
GSF Apt. Building Type A + B	310,822
Community Building SF	6,880
Pavilion	1,283
CMU STORAGE BUILDING	4,000
Total Buildings =	5
Garages Total SF	61,434

UNIT GRAND TOTALS			
1 Bedroom		128	53%
2 Bedroom		104	43%
3 Bedroom		8	3%
Total		240	

TOTAL UNIT SUMMARY	
# Units	240
# Beds - Grand Total	360
Avg SF / Unit	Net 849 SF
Avg SF / Unit	Gross 1,295 SF
Avg SF / Bed	Net 363 SF
Avg SF / Bed	Gross 863 SF
Grand Total Building Efficiency	85.96%
Site Density	13.8 Units/Ac.
Approximate Site Acreage	17.42 Acres

PARKING SUMMARY	
Garage Parking Spaces	180
Surface Parking Spaces	215
Total Parking Spaces	395
ADA Spaces (inc. above)	18
Spaces Per Unit	1.65
Garage Spaces per Unit	0.75
Surface Spaces per Unit	0.90
ADA Spaces per Unit	0.08



3.1

PLAN
GEOMETRIC
WADSWALL

NO.	DATE	DESCRIPTION
1	10/1/00	PRELIMINARY
2	10/1/00	FINAL

REGISTERED PROFESSIONAL ENGINEER
STATE OF WISCONSIN
No. 100000
DATE OF EXPIRATION: 12/31/01

ITE PLAN FOR
THE OSCAR
1436 SOUTH 15TH STREET
CITY OF SHEBOYGAN
WISCONSIN

Streck & Associates
Consulting Engineers, Inc.

234 Duane Street, Sheboygan, WI 53081
234 Duane St., Sheboygan, WI 53081
234 Duane St., Sheboygan, WI 53081
www.streck.com

The Oscar

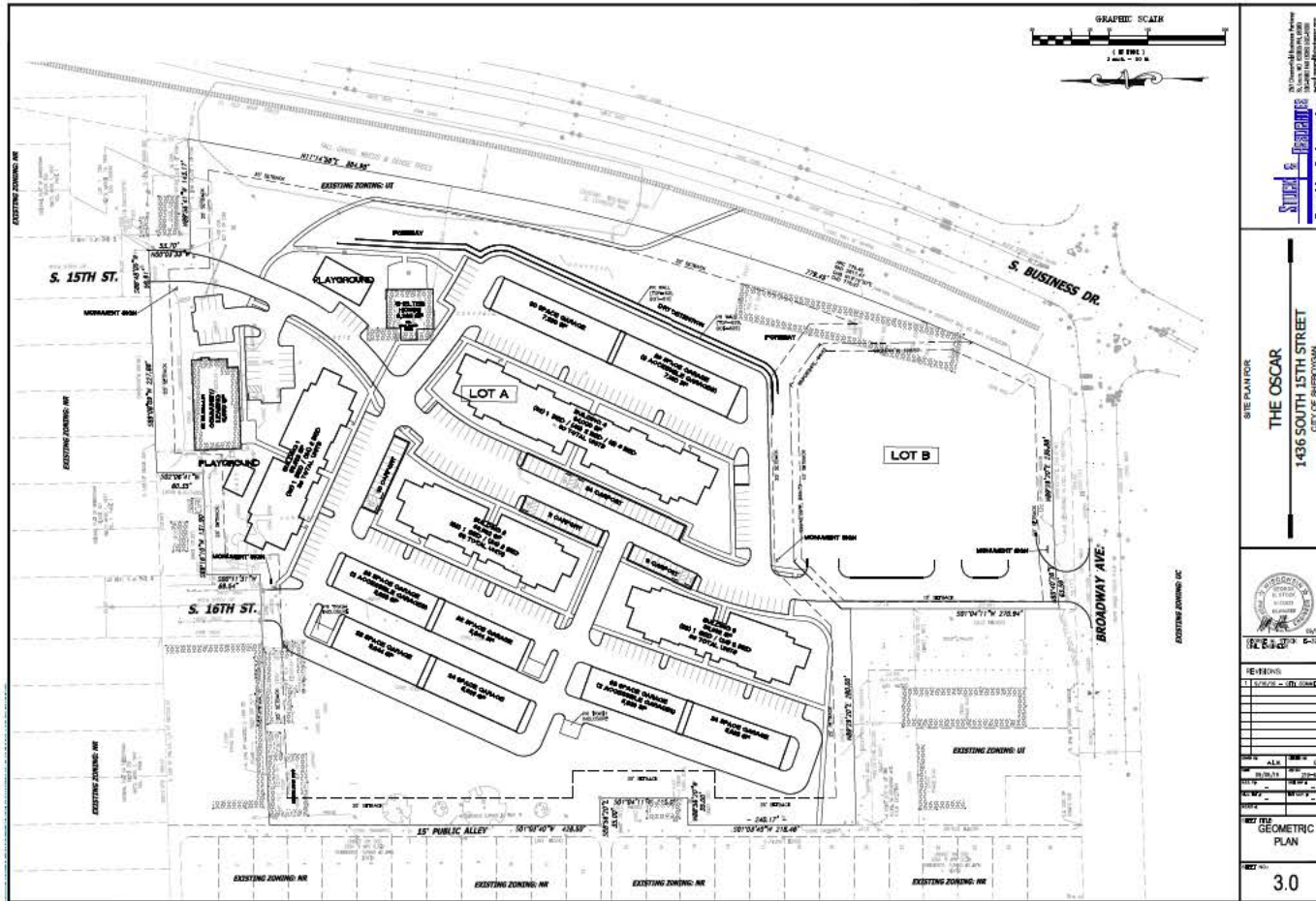


MAKE MORE POSSIBLE.

March 23 & 24, 2020



The Oscar – Revised drawings from 12/19 APPROVED BY CITY

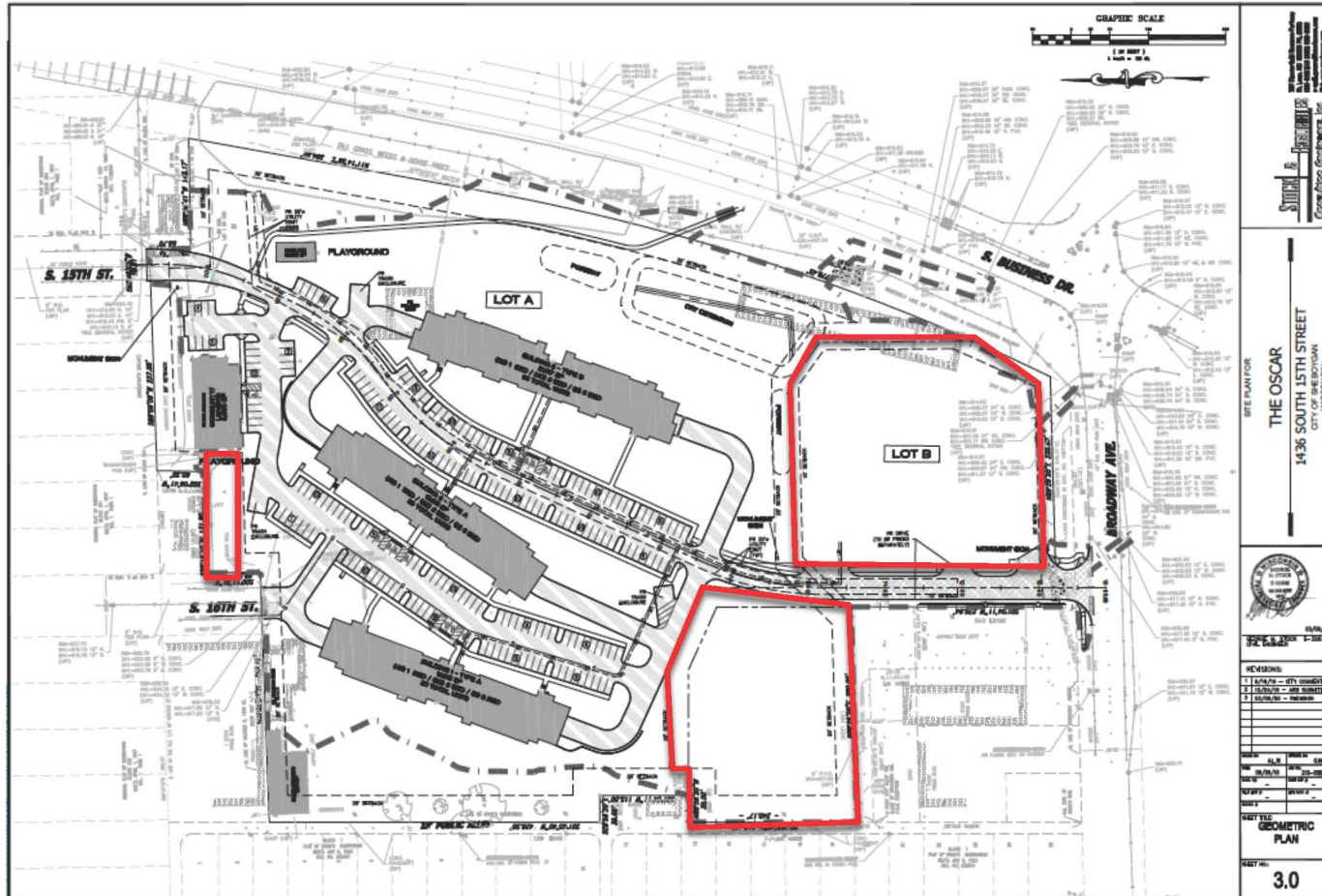


MAKE MORE POSSIBLE. |



The Oscar

New Site plan



MAKE MORE POSSIBLE. |



The Oscar – Revised drawings from 12/19 APPROVED BY CITY



MAKE MORE POSSIBLE. |



The Oscar

New Building 1 Exterior (same approved materials)w



REAR VIEW



FRONT VIEW

BUILDING 1 - TYPE A - EXTERIOR RENDERS	THE OSCAR BROADWAY & S. BUSINESS DR.	1
03/06/2020		



MAKE MORE POSSIBLE. |

BUILDING 1 - TYPE A - EXTERIOR PERSPECTIVE	THE OSCAR BROADWAY & S. BUSINESS DR.	2
03/06/2020		



The Oscar

New Building 2A Exterior (same approved materials)



REAR VIEW



FRONT VIEW



MAKE MORE POSSIBLE. |

BUILDING 2 - TYPE A - EXTERIOR RENDERS	THE OSCAR BROADWAY & S. BUSINESS DR.	3
--	---	---

roseman
& AS

BUILDING 2 - TYPE A - EXTERIOR PERSPECTIVE	THE OSCAR BROADWAY & S. BUSINESS DR.	4
--	---	---

rosemann
& ASSOCIATES



The Oscar

New Building 3B Exterior (same approved materials)



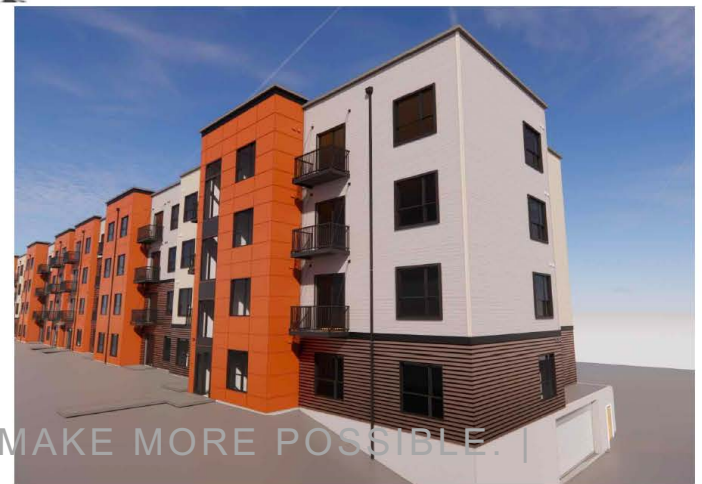
REAR VIEW



FRONT VIEW

BUILDING 3 - TYPE B - EXTERIOR RENDERS	THE OSCAR BROADWAY & S. BUSINESS DR.	5
03/09/2020		

rosemann
& ASSOCI



MAKE MORE POSSIBLE. |

BUILDING 3 - TYPE B - EXTERIOR PERSPECTIVE	THE OSCAR BROADWAY & S. BUSINESS DR.	6
03/09/2020		

rosemann
& ASSOCIATES



The Oscar – Revised drawings from 12/19 APPROVED BY CITY



BUILDING 1 SOUTH ELEVATION - FACING PARKING AND DRIVE



BUILDING 1 NORTH ELEVATION - FACING COMMUNITY BUILDING

BUILDING A EXTERIOR RENDERS	THE OSCAR BROADWAY & S. BUSINESS DR.	1	rosema & ASS
-----------------------------	---	---	-----------------



BUILDING 1 SOUTH PERSPECTIVE - FACING PARKING AND DRIVE

BUILDING A EXTERIOR PERSPECTIVE	THE OSCAR BROADWAY & S. BUSINESS DR.	2	rosemann & ASSOCIATES
---------------------------------	---	---	--------------------------

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The Oscar – Revised drawings from 12/19 APPROVED BY CITY



BUILDINGS 2 AND 3 ELEVATION - FACING PARKING AND DRIVE



BUILDINGS 2 AND 3 ELEVATION - FACING ROAD

BUILDING A EXTERIOR RENDERERS	THE OSCAR BROADWAY & D. BUSINESS DR.	3
-------------------------------	---	---



BUILDINGS 2 AND 3 PERSPECTIVE - FACING ROAD

BUILDING A EXTERIOR PERSPECTIVE	THE OSCAR BROADWAY & D. BUSINESS DR.	4
---------------------------------	---	---



MAKE MORE POSSIBLE. |



The Oscar – Revised drawings from 12/19 APPROVED BY CITY



BUILDING 4 ELEVATION - FACING PARKING AND DRIVE



BUILDING 4 ELEVATION - FACING ROAD

BUILDING 8 EXTERIOR RENDERS
THE OSCAR
BROADWAY & S. BUSINESS DR.
12/19/19



BUILDING 4 PERSPECTIVE - FACING ROAD



BUILDING 4 PERSPECTIVE - FACING PARKING AND DRIVE

BUILDING 8 EXTERIOR PERSPECTIVE
THE OSCAR
BROADWAY & S. BUSINESS DR.
12/19/19

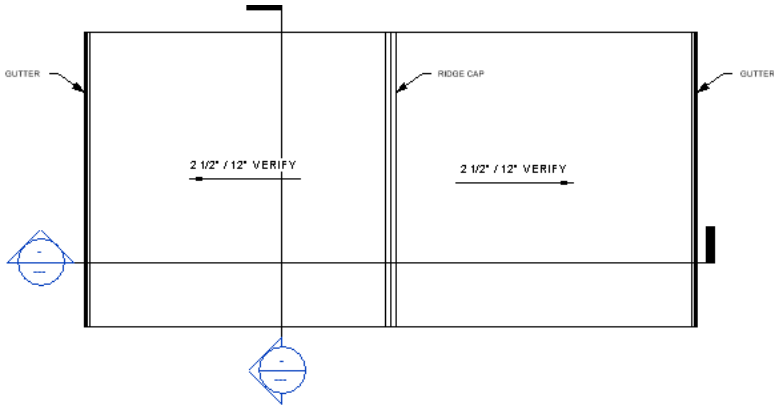


The Oscar

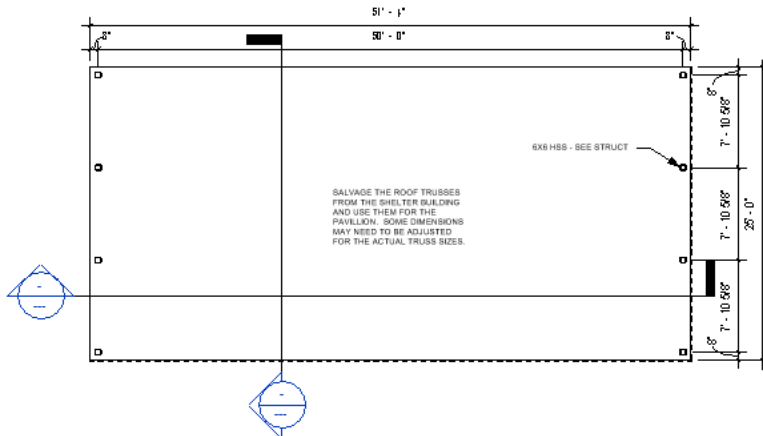
New Park Pavilion – approximately 1,200 SF
Salvaged materials from existing buildings



MAKE MORE POSSIBLE. |



C2 PAVILION - ROOF PLAN
1/8" = 1'-0"



C1 PAVILION - FLOOR PLAN
1/8" = 1'-0"

Thank you for your time.

Please direct any questions or comments to:

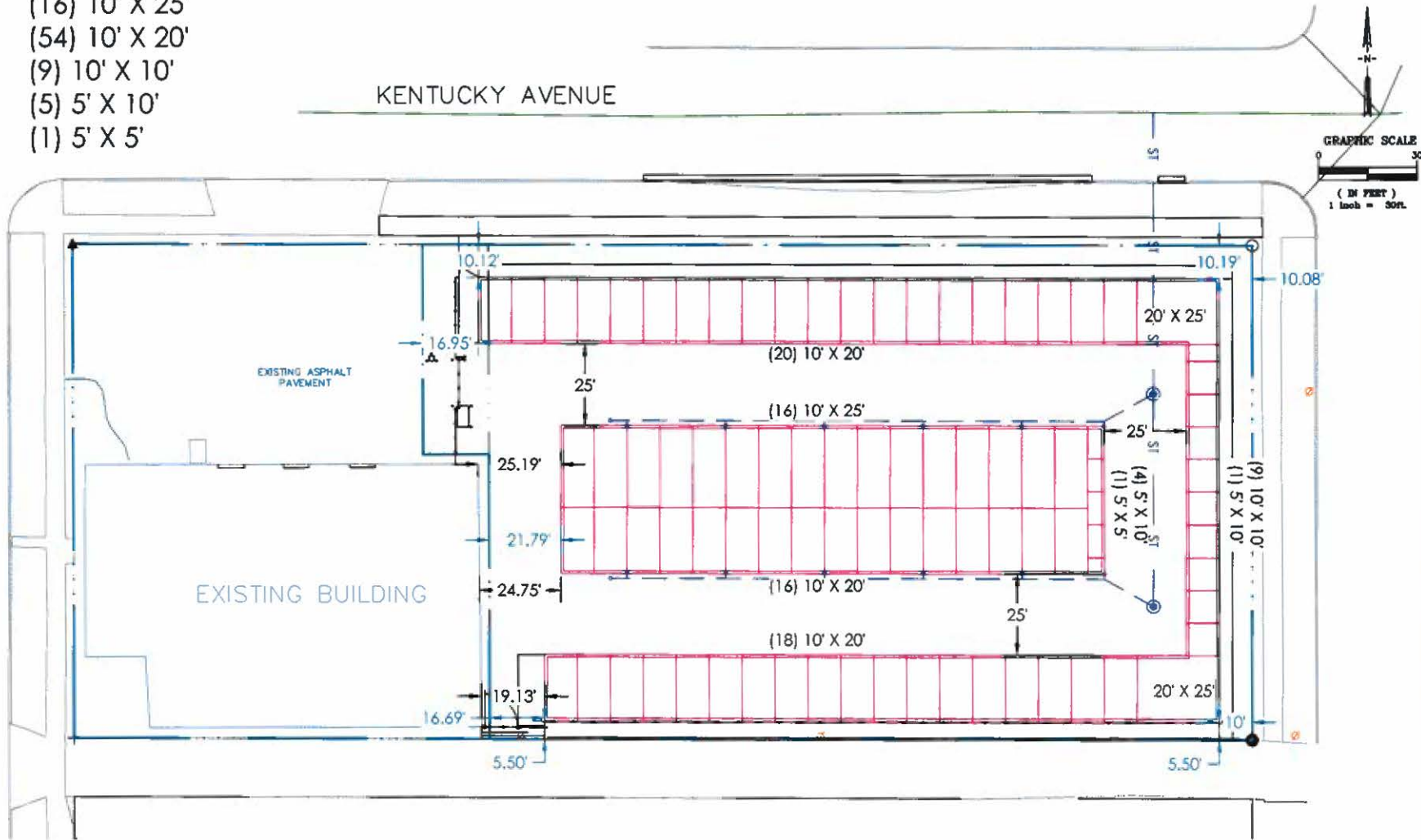
Joel Oliver

Joel@GreenStreetSTL.com

314.495.9884

- (2) 20' X 25'
- (16) 10' X 25'
- (54) 10' X 20'
- (9) 10' X 10'
- (5) 5' X 10'
- (1) 5' X 5'

KENTUCKY AVENUE



PRELIMINARY
CONCEPTUAL SITE PLAN

3363 S. 20th Street
Phone (502) 452-1114
Fax (502) 452-0348
www.miller-engineers.com

MILLER
ENGINEERS
SCIENTISTS

10TH & KENTUCKY AVE STORAGE UNITS
TRANSCO MINI STORAGE INC
1210 S. 10TH STREET
SHEBOYGAN WI 53081

SCALE	
HOR.	1"=30'
VER.	N/A
DATE	3/13/20
JOB	20190-A
BY	BRW
CL	RGH
SHEET	1 1

KENTUCKY AVENUE VIEW



S. 10TH STREET VIEW



PUBLIC ALLEY VIEW



LANDSCAPE POINT REQUIREMENT CALCULATIONS
(U - URBAN INDUSTRIAL)

PAVED AREA LANDSCAPE REQUIREMENTS (URBAN INDUSTRIAL, U-IND)
 FOR POINT REQUIREMENT PER 200 KAR 200.03(1)(C)
 TOTAL AREA OF PAVED SURFACES - 100% NET
 TOTAL AREA OF PAVED SURFACES - 100% NET
 TOTAL AREA OF PAVED SURFACES - 100% NET

STREET FRONTAGE LANDSCAPE REQUIREMENTS (URBAN INDUSTRIAL, U-IND)
 FOR POINT REQUIREMENT PER 200 KAR 200.03(1)(C)
 TOTAL FRONTAGE - 100% NET
 TOTAL FRONTAGE - 100% NET
 TOTAL FRONTAGE - 100% NET

ENCLOSURE/OUT - BUILDING FOOTPRINT LANDSCAPE REQUIREMENTS (URBAN INDUSTRIAL, U-IND)
 FOR POINT REQUIREMENT PER 200 KAR 200.03(1)(C)
 TOTAL AREA OF PAVED SURFACES - 100% NET
 TOTAL AREA OF PAVED SURFACES - 100% NET
 TOTAL AREA OF PAVED SURFACES - 100% NET

BUILDING FOUNDATION LANDSCAPE REQUIREMENTS (URBAN INDUSTRIAL, U-IND)
 FOR POINT REQUIREMENT PER 200 KAR 200.03(1)(C)
 TOTAL AREA OF PAVED SURFACES - 100% NET
 TOTAL AREA OF PAVED SURFACES - 100% NET
 TOTAL AREA OF PAVED SURFACES - 100% NET

LANDSCAPE REQUIREMENTS
 POINT REQUIREMENT PER 200 KAR 200.03(1)(C)
 TOTAL AREA OF PAVED SURFACES - 100% NET
 TOTAL AREA OF PAVED SURFACES - 100% NET
 TOTAL AREA OF PAVED SURFACES - 100% NET

Category	Requirement	Value
PAVED AREA	100% NET	100%
STREET FRONTAGE	100% NET	100%
ENCLOSURE/OUT	100% NET	100%
BUILDING FOUNDATION	100% NET	100%
TOTAL	100% NET	100%

Category	Requirement	Value
PAVED AREA	100% NET	100%
STREET FRONTAGE	100% NET	100%
ENCLOSURE/OUT	100% NET	100%
BUILDING FOUNDATION	100% NET	100%
TOTAL	100% NET	100%

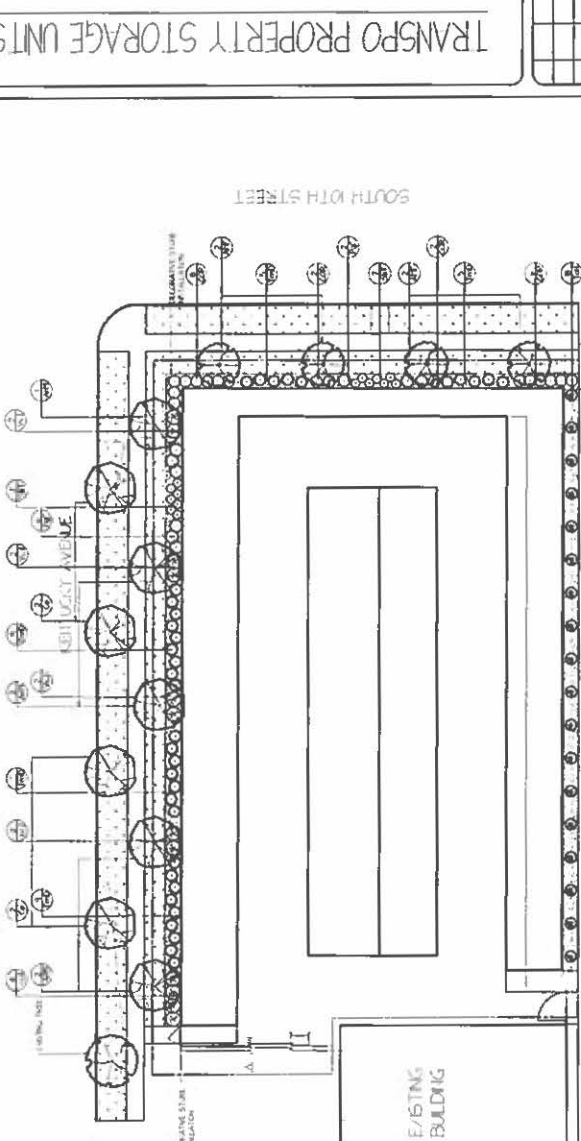
Category	Requirement	Value
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STREET FRONTAGE	100% NET	100%
ENCLOSURE/OUT	100% NET	100%
BUILDING FOUNDATION	100% NET	100%
TOTAL	100% NET	100%

Category	Requirement	Value
PAVED AREA	100% NET	100%
STREET FRONTAGE	100% NET	100%
ENCLOSURE/OUT	100% NET	100%
BUILDING FOUNDATION	100% NET	100%
TOTAL	100% NET	100%

Category	Requirement	Value
PAVED AREA	100% NET	100%
STREET FRONTAGE	100% NET	100%
ENCLOSURE/OUT	100% NET	100%
BUILDING FOUNDATION	100% NET	100%
TOTAL	100% NET	100%

TRANSPO PROPERTY STORAGE UNITS

TRANSPO MINI-STORAGE
 11 TH ST. & KENTUCKY AVE.
 SHEBOYGAN, WI 53081



PLANT SCHEDULE

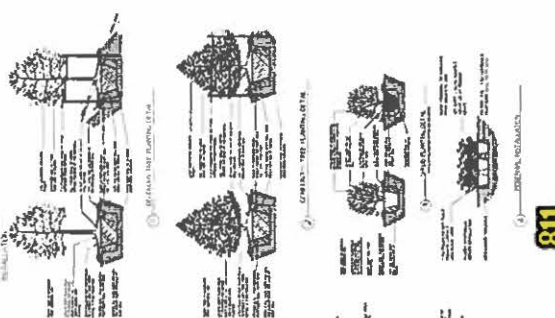
Plant Name	Quantity	Notes
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.

GENERAL NOTES

1. CALCULATIONS FOR A POINT OF VIEW ARE BASED ON EXISTING...
2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE...
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE...
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE...
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE...
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE...

LANDSCAPE NOTES

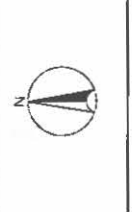
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3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE...
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE...
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE...
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE...



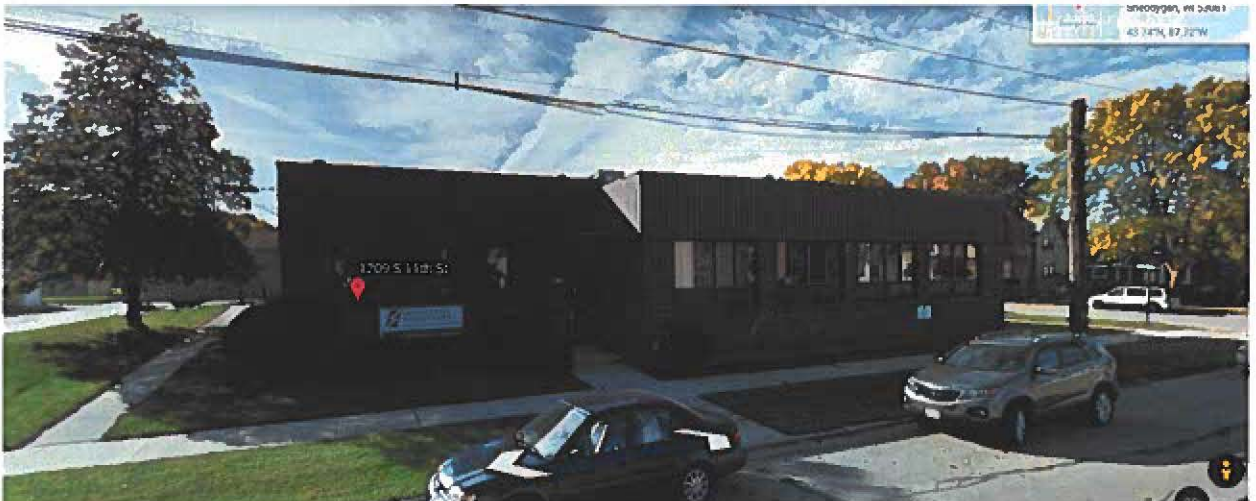
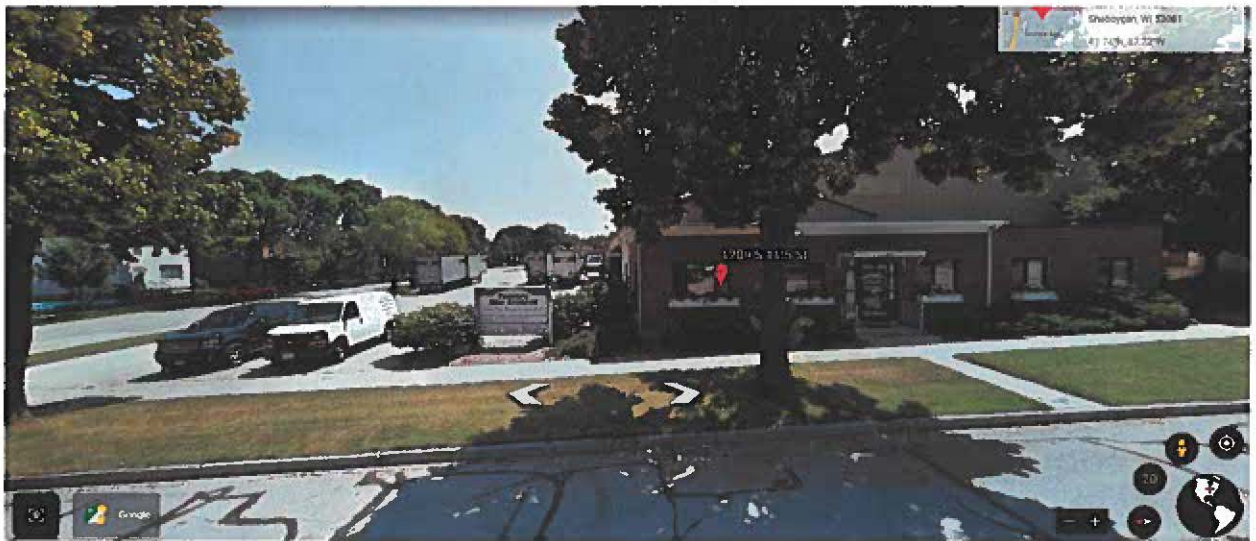
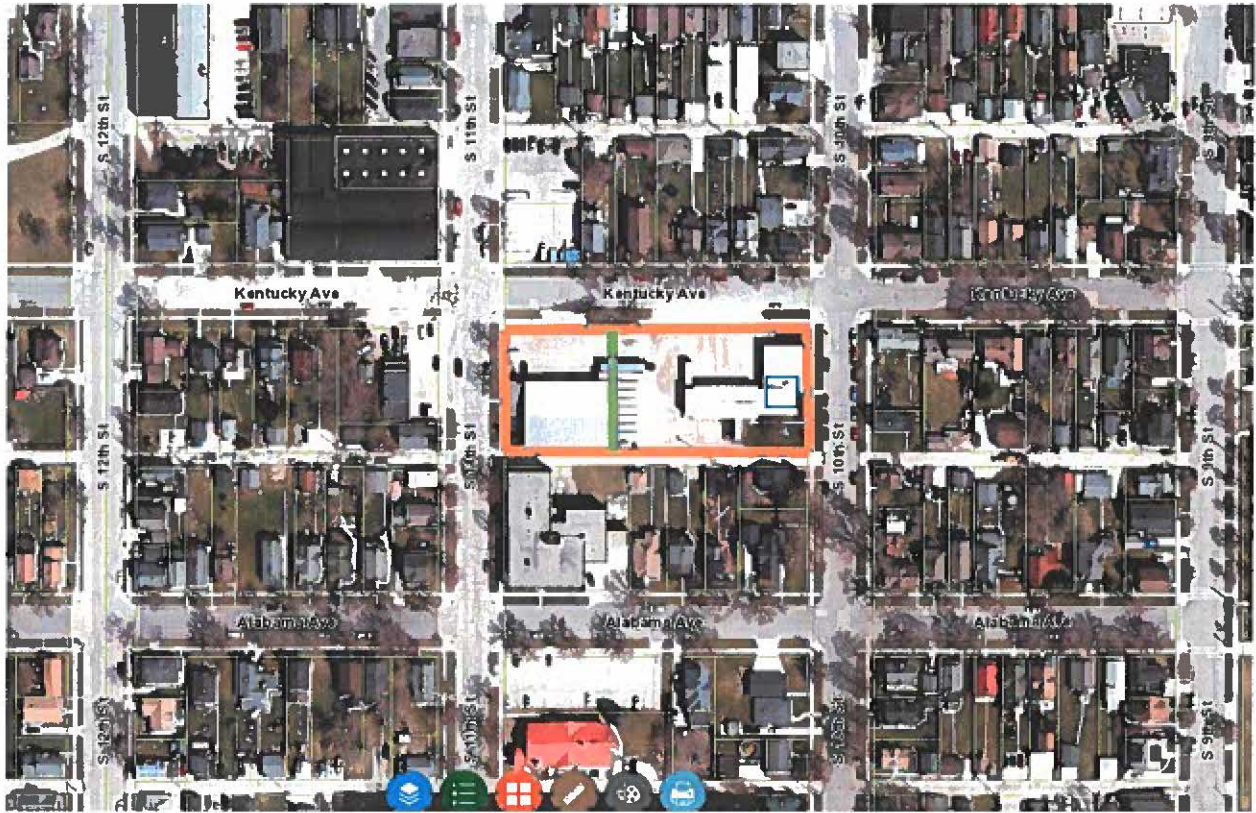
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 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]



LANDSCAPE PLAN AND DETAILS

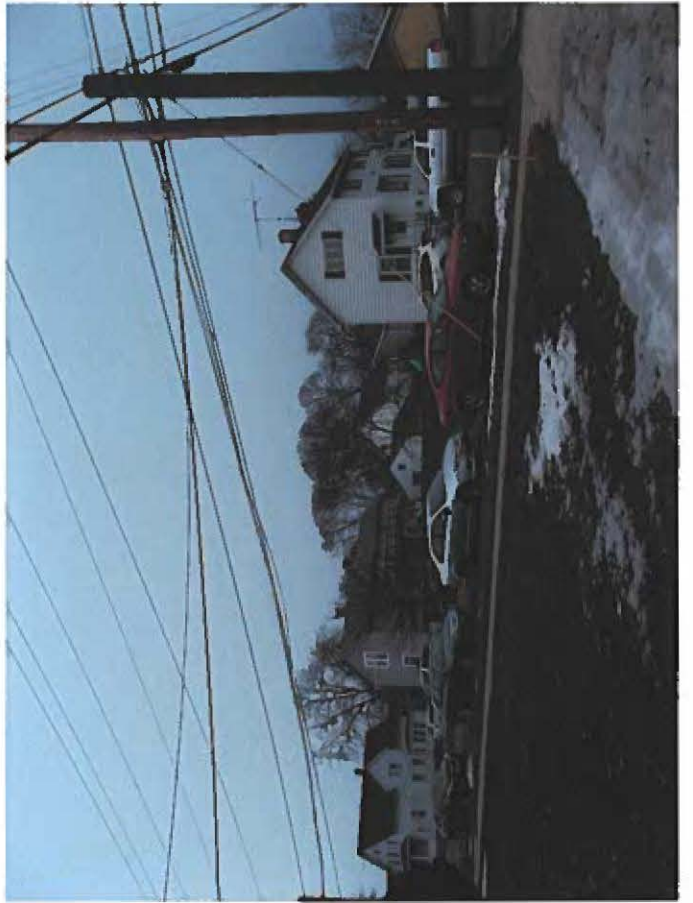
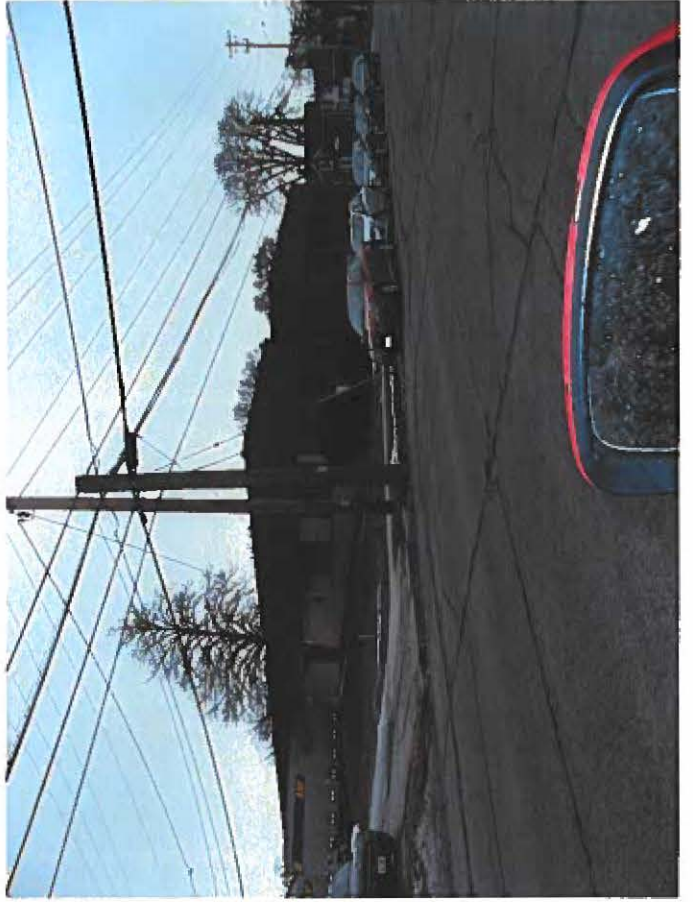
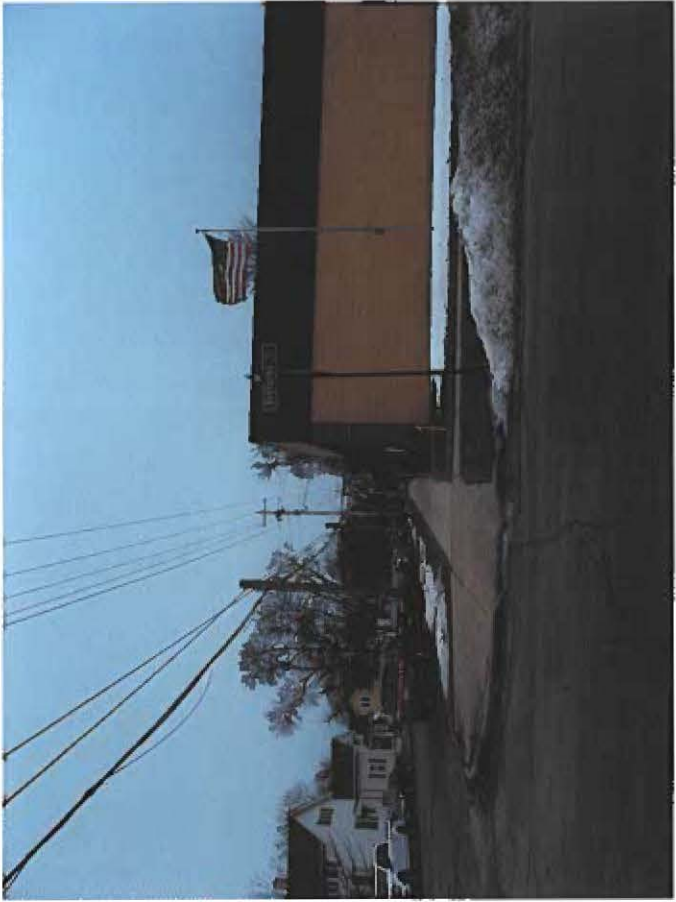


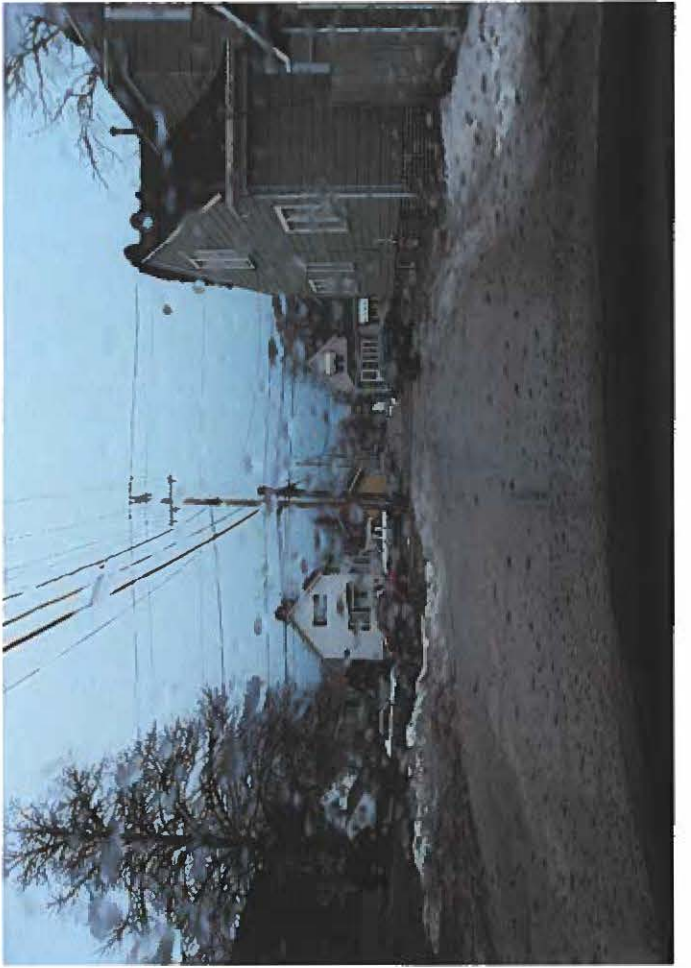
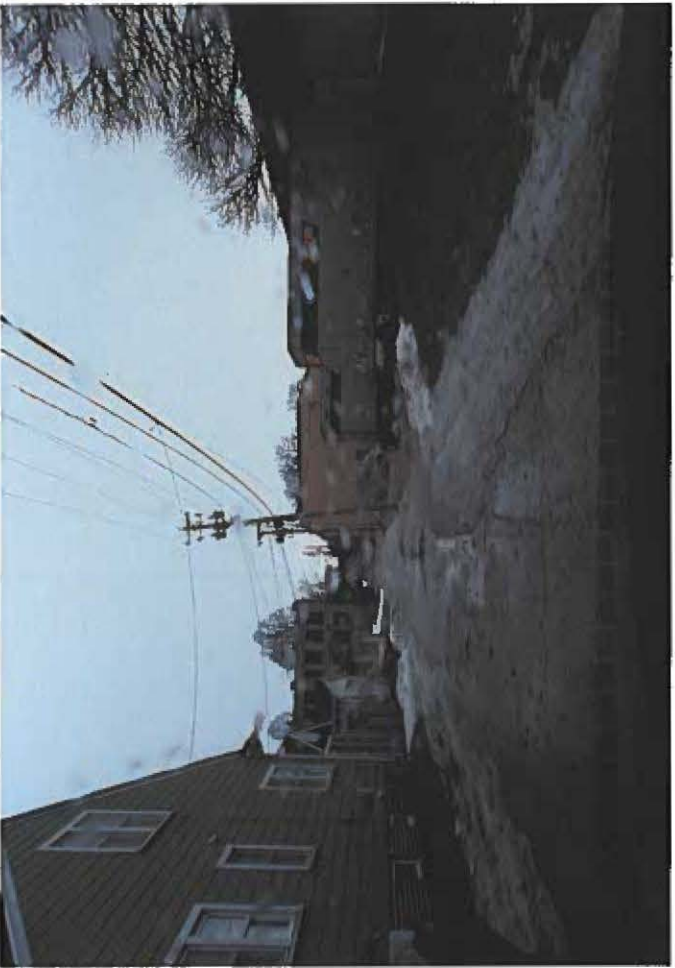
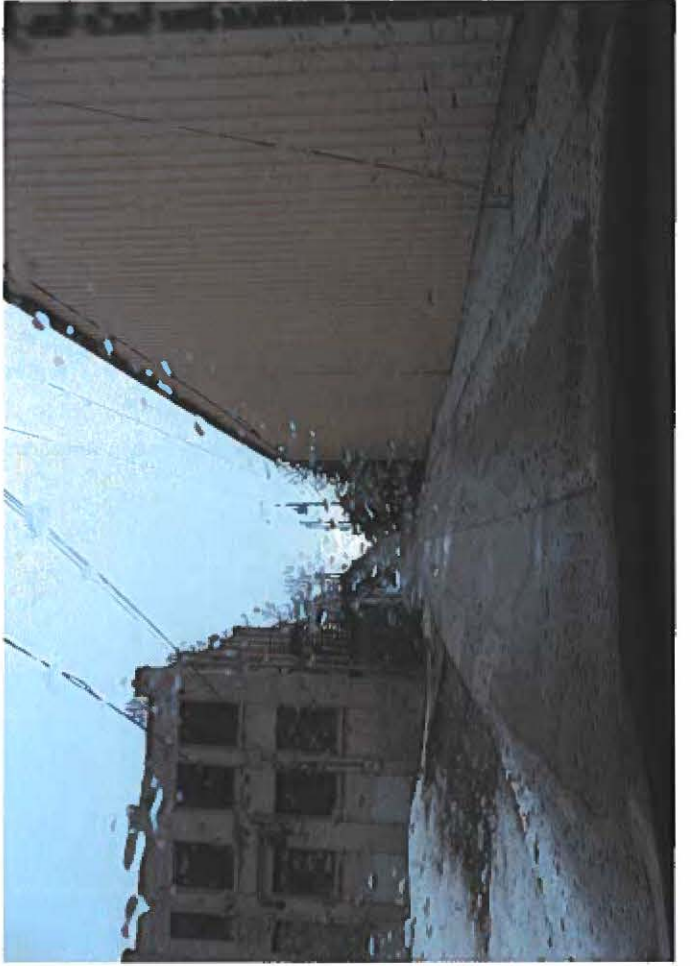
DATE: 11/20
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]











Sokolowski, Steve

From: Steven Peskie <steve@distinctivedesignstudio.com>
Sent: Wednesday, March 18, 2020 9:51 AM
To: Sokolowski, Steve; sschmitt@jschmitt.cc; Sazama, Ryan; Brian Wells; Ryan Zagorski; Mayor Vandersteen; Ron Becker; Pelishek, Chad; Duellman, Janet
Subject: RE: Discuss Transpo Revisions at S. 10th Street and Kentucky Avenue

See Below in Red.

Steven M. Peskie | Principal
Distinctive Design Studio LLC
215 Pine Street | Sheboygan Falls, WI 53085
Main: (920) 395-1090
Cell: (920) 946-0243
www.distinctivedesignstudio.com
CHECK OUT OUR NEW WEBSITE

From: Sokolowski, Steve <Steve.Sokolowski@sheboyganwi.gov>
Sent: Wednesday, March 18, 2020 8:59 AM
To: Steven Peskie <steve@distinctivedesignstudio.com>; sschmitt@jschmitt.cc; Sazama, Ryan <Ryan.Sazama@sheboyganwi.gov>; Brian Wells <bwells@startwithmiller.com>; Ryan Zagorski <ryanz@landmarklandscapesinc.com>; Mayor Vandersteen <Mayor.Vandersteen@sheboyganwi.gov>; Ron Becker <transpomini@hotmail.com>; Pelishek, Chad <Chad.Pelishek@sheboyganwi.gov>; Duellman, Janet <Janet.Duellman@sheboyganwi.gov>
Subject: RE: Discuss Transpo Revisions at S. 10th Street and Kentucky Avenue

Steve:

Can you provide a list of the things that have changed such as:

- Setback to Kentucky was 7' and now is 10.12'
- Setback to 10th was 4' and now is 10'
- Setback to alley was 3.5' and now is 5.5'
- Total number of storage units was XX and is now XX (and how it has changed in both buildings).
Center Building = (16) 10'x25' Original & Proposed
(16) 10'x20' Original & Proposed
(9) 5'X10' Original & (4) 5x10 Proposed
Perimeter Building = (38) 10'x20' Original & (36) proposed
(10) 10'X10' Original & (9) proposed
(2) 20'x20' Proposed & (2) 25'X20' Proposed
- How have the dimensions of the units changed?
See Previous Comment
- Have the dimensions changed for the buildings (240 feet, 210 feet, 140 feet)?
Yes
- Change to the interior drive was XX and is now XX.

Interior drives are all 25'

- Has the building foot print changed? If so, how has that changed the architecture of the building?
Yes, the footprint reduced to allow for additional setbacks. Overall architecture conforms with the recommendations from the Architectural Review Committee.
- Is the 5.5 foot setback being planted with grass to handle landscaping and storm drainage.
This will have decorative Stone to help assist with drainage.
- Please update the narrative explaining the proposal and variances. Include language that you believe justifies the variances as proposed.

Email me the new narrative as soon as it is completed (after our meeting today) so I can update my staff recommendations.

Sincerely,

Steve Sokolowski

From: Steven Peskie [mailto:steve@distinctivedesignstudio.com]

Sent: Tuesday, March 17, 2020 10:22 PM

To: sschmitt@jschmitt.cc; Sazama, Ryan; Brian Wells; Ryan Zagorski; Mayor Vandersteen; Ron Becker; Pelishek, Chad; Sokolowski, Steve; Duellman, Janet

Subject: RE: Discuss Transpo Revisions at S. 10th Street and Kentucky Avenue

Please see attached link for plans regarding our web meeting tomorrow.

https://www.dropbox.com/transfer/AAAAAD5t69tMJNAsrbX4w9IND-N6tzAYcZ2dN_N5tB9IY6GxfW6MYt4

Thanks,

Steven M. Peskie | Principal
Distinctive Design Studio LLC
215 Pine Street | Sheboygan Falls, WI 53085
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www.distinctivedesignstudio.com

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CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Ron Becker to construct new mini-storage buildings at the existing Transpo Mini-Storage facility located at 1210 S. 10th Street. UI Zone

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: March 20, 2020

MEETING DATE: March 24, 2020

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The Plan Commission held this matter at the March 10, 2020 meeting based on concerns about the variances requested and the overall design of the buildings and site improvements. Based on those discussions, the applicant has:

- Increased the setback to 10 feet along Kentucky Avenue (was 7 feet).
- Increased the setback to 10 feet along S.10th Street (was 4 feet).
- Increased the setback to 5.5 feet along the alley (was 3.5 feet).
- Decreased the overall number of storage units to 87 (was 93).
- Decreased the building size to 225 feet along Kentucky (was 230 feet).
- Decreased building 1 size to 135 feet along the S. 10th Street (was 140 feet).
- Decreased building 1 size to 205 feet along the alley (was 210 feet).
- Decreased building 2 size to 165 feet along the alley (was 170 feet).
- Added additional green space along the alley and all street frontages.
- Reduced north drive aisle to 25 feet (was 30 feet).

Ron Becker is proposing to construct 87-units of new mini-storage in two (2) new buildings at 1210 S. 10th Street. The applicant states:

- Transpo Mini-Storage office is presently located at 1209 S. 11th Street. Inside that office facility Transpo currently has 69 storage units (total proposed will now be 156 units).
- Ron Becker also owns the property to the east at 1210 S. 10th Street which is currently occupied by ABF Freight (truck distribution center). The existing buildings will be razed to make room for two (2) new self-storage buildings.
- Building #1 will be a U-shaped building 20 feet wide and 205-225 feet long at the north and south side of the property connected by a 10 foot wide x 95 foot long building on the east side. This building will have 40 storage units ranging in size from 50sf (5 x 10), 100sf (10 x 10), to 200sf (10 x 20) and a couple at the corners that will be 500sf (20 x 25).
- Building #1 will have tan vertical metal siding. Faux brick veneer arcade elements with corrugated dark brown accent panels will anchor the corners of the building. Faux brick accent panels, evenly spaced, will be placed on the 10th street and Kentucky Avenue elevations in order to help break up the long horizontal lines of the building. Dark brown metal coping will trim out the building. A low slope standing seam metal roof will slope to the street and alley side. The elevations of building #1 to the inside of the site will consist of dark brown roll-up storage unit doors in tan vertical metal siding.
- Building #2 will be a 40 feet wide x 165 feet long building located in the center of U-shaped building #1. This building will have 37 storage units ranging in size from 25sf (5 x 5), 50sf (5 X 10), to 200sf (10 x 20) and to 250sf (10 x 25).
- Building #2 will have tan vertical metal siding with dark brown roll-up storage unit doors, dark brown metal coping, and dark brown gutters and downspouts. A low slope standing seam metal roof will slope to the north and south.
- The 10th and Kentucky location is adjacent to the existing office and storage units. The location is close to new condo/ apartment development in and around the downtown area including the Badger State Lofts, High Pointe apartments, as well as the several new apartment/condo projects on South Pier. Transpo Mini Storage continues to receive calls for additional storage units.
- We have cameras for monitoring activity. In addition, we do daily walk-throughs. We don't allow waste or outdoor storage. Likewise, we don't allow outside storage of vehicles or equipment. Any debris or junk that is left will be picked up daily. The storage units are used primarily for household goods. We do have some business clients, but the vast majority are storing household goods.
- The facility is open 24 hours, seven (7) days a week.
- Access to the site will be provided off from Kentucky Avenue and is controlled by an electronically operated access gate.
- Vehicles will park in front of their storage units during loading/ unloading. No additional parking is required.

- We currently have four (4) employees and don't anticipate that changing.
- We will submit a landscaping plan to be approved by the city.

Transpo Mini Storage was formed in 1995. From that time, we have diligently run attractive well managed facilities. To the best of my knowledge, we aren't considered a nuisance in any of our locations. We will continue to see that this facility will be an asset to the area.

STAFF COMMENTS:

One of the criteria for a mini-storage use in the zoning ordinance is that the

“Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development.”

As the Plan Commission is aware, the City has been very interested in improving the overall look and feel of the neighborhoods in this area (8th to 14th from Indiana Avenue to Georgia). The design of this mini-storage facility will impact the overall feel and look of this neighborhood for decades to come. Thus, it is imperative that if Transpo wants to obtain the variances for their project as presented, that the facility be well designed because the Transpo building is going to be seen every day from the neighboring residential facilities. If well done, people will invest in the neighborhood as we hope they will. If the building is average, then you can expect the neighborhood investment to be average.

Staff biggest concern has to do with the design of the proposed mini-storage buildings. Since the last meeting the applicant has increased the setbacks and has provided an acceptable landscape plan that addresses many of these concerns.

What is the applicant doing from a fencing perspective for the entrance gates and the fencing/gate along the alley? After understanding the applicant's intent, the Plan Commission may want to include a condition in terms of style, location and height of the fence if it is to be reinstalled.

The applicant is proposing to have no street access to 1210 S. 10th Street property. Thus, all access will be through the existing Transpo parcel located directly to the west at 1209 S. 11th Street. Thus, 1209 S. 11th Street will need to grant 1210 N 10th Street an access agreement that permits clients utilizing the new mini-storage units at 1210 N. 10th Street to be accessed through 1209 S. 11th Street. Although it appears to look like one (1) lot, it is two (2) lots with a common property line that runs north/south from the alley to Kentucky Avenue.

Applicant is amending the existing north south common property line in the middle of the property. Applicant will be required to submit a Certified Survey Map (CSM) showing this proposed lot line change as well as access easement. Applicant has indicated they want the property to remain two (2) lots for estate purposes.

The applicant shows some sign designs – does the commission have any issues with signage as shown?

Applicant is proposing stone and landscaping in the 5 foot alley setback area to address landscaping and storm drainage requirements.

The applicant is requesting the following variances:

- Requesting a variance to be seven (10) feet to the north property line – minimum building setback is 25 feet.
- Requesting a variance to be four (10) feet to the east property line – minimum building setback is 25 feet.
- Requesting a variance to be three (5) feet to the south property line – minimum building setback is 25 feet.
- Requesting to amend lot lines and create a parcel with no street access – All parcels shall have street access.
- Requesting a paving variance to be zero (0) feet to the west property line – minimum paving setback is five (5) feet.
- Requesting a variance from the locational landscaping and bufferyard requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

If the Plan Commission elects to approve the conditional use permit and variances, staff would recommend the following conditions of approval:

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, health, water, sewer, storm drainage, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance. The project will not cause drainage problems in the alley.
5. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall include a legend that shows how the four (4) landscape criteria are being met. Landscaping shall be installed prior to issuance of an occupancy permit.
6. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along the properties street frontages (number, type, location, etc.). The street trees will be provided on the landscape plan. The street trees are in addition to the required development landscape plan points (not counted as landscape plan points).
7. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
8. Outdoor storage of materials, products or equipment shall be prohibited.

9. Any fencing shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance. Applicant is required to submit specific fence details to staff for review/approval. If staff has any concerns with the fence design, the matter may be brought back to the Plan Commission for their consideration.
10. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
11. 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 streets and/or properties.
12. Applicant shall obtain the necessary sign permits prior to installation. If staff has any concerns with any proposed sign design, the matter may be brought back to the Plan Commission for their consideration
13. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs.
14. 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.
15. All areas used for parking or maneuvering of vehicles shall be paved.
16. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
17. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications (curb, gutter, sidewalk, green boulevard, etc. to match existing).
18. 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.).
19. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
20. Applicant will provide adequate public access along adjacent streets and minimize the time period that these sidewalks/streets will be closed/affected.
21. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
22. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
23. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
24. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed.
25. City Development staff will sign the proposed CSM only if the proposal exactly matches the approved development plan/property layout. If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any and all changes.
26. Prior to building permit issuance, the applicant is responsible for providing all shared agreements/easements between the subject property and adjoining properties including but not limited to ingress/egress, parking, stormwater facilities, utilities, etc. This easement document shall be officially recorded by Sheboygan County.
27. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures.
28. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 302000
MAP NO. _____
ZONING CLASSIFICATION: UI

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 3/10/20

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: Transpo Mini Storage, Inc.
ADDRESS: 1209 S. 11th Street E-MAIL: transpomini@hotmail.com
PHONE: (920) 457-1155 FAX NO. (920) 457-0527

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Transpo Mini Storage, Inc.
ADDRESS OF PROPERTY AFFECTED: 10th Street and Kentucky Avenue
LEGAL DESCRIPTION: See Attached

1210 5.10th ST

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: The site is currently occupied by AB freight.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: We propose building two new buildings that contain storage units of various sizes. The units will have exterior access.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Landscaping and setback requirements

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? With the City's increased need for apartment/housing, this site works well for the much needed additional storage needs for these apartment and future condo renters/ owners. It is easy to get to and attractive.

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? There will not be an adverse impact on any nearby properties, and it will not significantly increase traffic, parking, or impact rights-of-way.

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 proposed use of the property will be the same use as the adjacent property to the west.

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 additional utility services will be required.

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

OWNER OF SITE: Transpo Mini Storage

ADDRESS: 1209 S. 11th Street E-MAIL: transpomini@hotmail.com

ARCHITECT: Distinctive Design Studio

ADDRESS: 215 Pine Street, Sheboygan Falls ⁵³⁰⁸⁵ E-MAIL: jason@distinctivedesignstudio.com

CONTRACTOR: Jos. Schmitt Construction

ADDRESS: 2104 Union Avenue E-MAIL: sschmitt@jscmitt.cc

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.

Jason Ahrens
APPLICANT'S SIGNATURE
Jason Ahrens (Agent to Owner)

02/25/2020
DATE

PRINT ABOVE NAME



WRITTEN DESCRIPTION – ARCHITECTURAL REVIEW APPLICATION

Transpo Mini Storage
1209 S. 11th Street
Sheboygan WI 53081

Zoning District

Urban Industrial (UI)

Existing Land Use

The site is currently occupied by AB Freight. The existing buildings will be razed to make room for the new self-storage buildings. The existing Transpo Mini Storage office building on the adjacent property to the east currently has interior self-storage units.

Proposed Land Use

The property will be used for exterior accessed self-storage units.

Reason for Site Selection

The 10th and Kentucky location is adjacent to the existing office and storage units. The location is close to new condo/ apartment development in and around the downtown area including the Coakley building apartments, High Pointe apartments on 8th street, as well as the several new apartment projects on South Pier. Transpo Mini Storage continues to receive calls for additional storage units.

Hours of Operation

The storage facility will be open 24/7. To the best of our knowledge, that has not been an issue at any of our other properties. We anticipate a few vehicles per day at this new storage building location.

Our office is located on the adjacent site located at 1209 S. 11th Street and will meet with tenants as necessary.

Estimated Employees

We currently have 4 employees and do not anticipate that changing.



Access

Access to the site will be provided off from Kentucky Avenue and is controlled by an electronically operated access gate.

Parking

Vehicles will park in front of their storage units during loading/ unloading. No additional parking is required.

Building Design

Two new storage buildings will be placed on the site. Building #1 will be a U-shaped building 20' wide and 210'-230' long at the north and south side of the property connected by a 10' wide x 100' long building on the east side. Building #2 will be a 45' wide x 170' long building located in the center of U-shaped building #1.

Building #1 will have tan vertical metal siding. Faux brick veneer arcade elements with corrugated dark brown accent panels will anchor the corners of the building. Faux brick accent panels, evenly spaced, will be placed on the 10th street and Kentucky Avenue elevations in order to help break up the long horizontal lines of the building. Dark brown metal coping will trim out the building. A low slope standing seam metal roof will slope to the street and alley side. The elevations of building #1 to the inside of the site will consist of dark brown roll-up storage unit doors in tan vertical metal siding.

Building #2 will have tan vertical metal siding with dark brown roll-up storage unit doors, dark brown metal coping, and dark brown gutters and downspouts. A low slope standing seam metal roof will slope to the north and south.

Landscape Requirements

A landscape plan submittal complying with the City of Sheboygan Zoning Ordinance Subchapter 15-6 will be provided.

Performance Standards / Potential Nuisances

All performance standards shall comply per City of Sheboygan Zoning Ordinance Subchapter 15-7 to ensure the development will not become a nuisance to adjacent property owners.

Access to the site is controlled and is secured with fencing. In addition, the area will be patrolled on a daily basis. We do not allow waste storage or outdoor storage of vehicles or equipment. We anticipate the units to primarily be used for storage of household goods or businesses using them for record storage. Any debris or garbage that is left is picked up daily. No noise should be generated other than from the small number of vehicles that would access the site. We also have cameras to monitor activity.



Transpo Mini Storage was formed in 1995. From that time, we have diligently run attractive, well managed facilities. To the best of our knowledge, we aren't considered a nuisance in any of our locations and will continue to see that this facility is an asset to the area.

Site Lighting

Wall packs will be provided to illuminate to the paved area between the buildings.

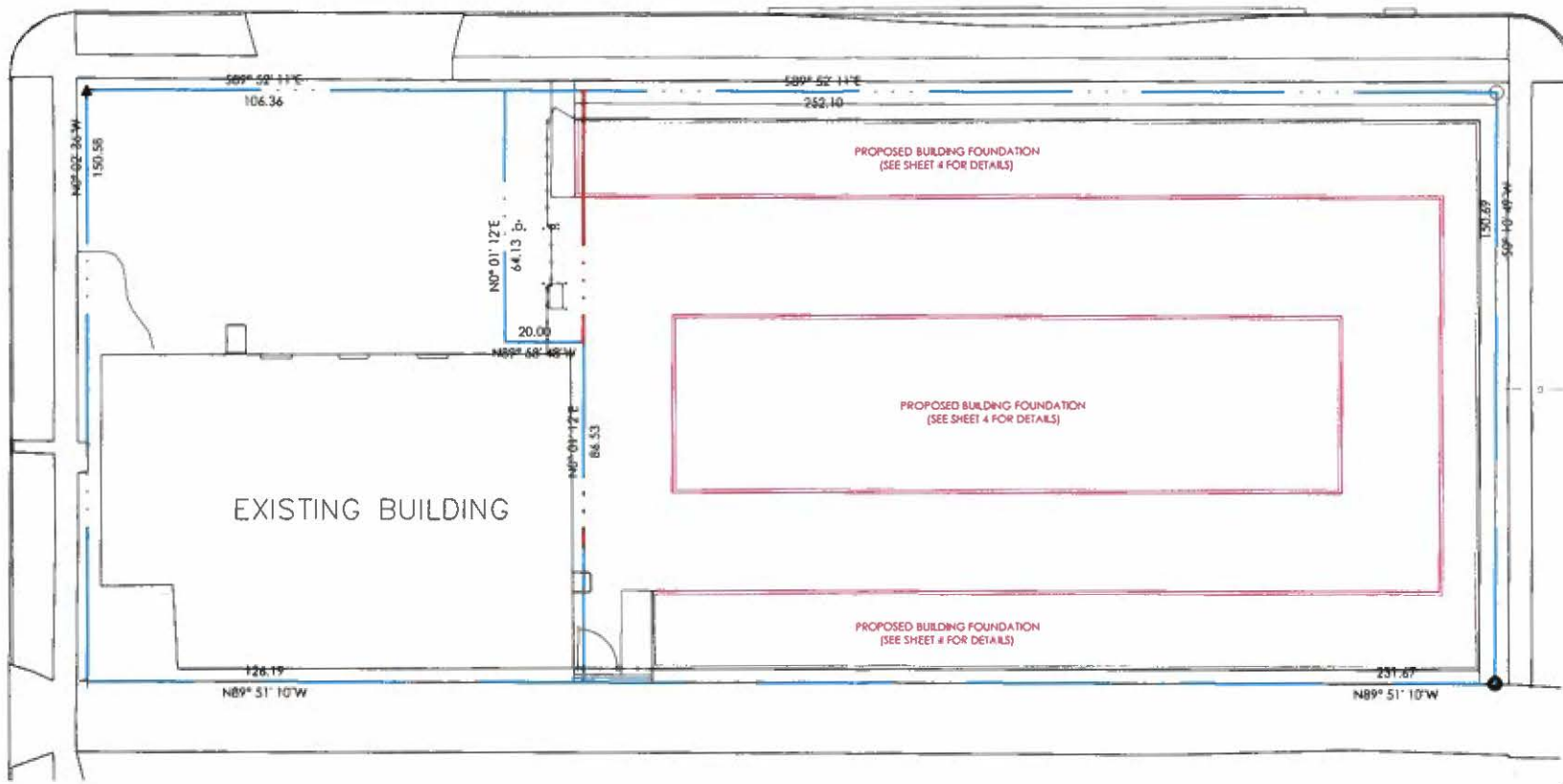
Signage Regulations

A signage application submittal complying with City of Sheboygan Ordinances will be provided.

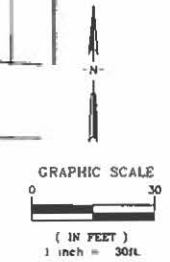
Written Justification

Transpo Mini-Storage was formed in 1995. From that time we have diligently run attractive, well managed facilities. We currently operate 767 storage units at our other four locations. Storage has been in great demand for the past several years. All of our storage unit locations are in close proximity to apartment buildings, upon which we draw heavily from for our business. Most of our clients are city residents in the process of moving between homes or are people that are moving into the area. With the increased demand for new apartments in the city, there will be an increase in the demand for storage units, which this new facility will help provide.

There will not be an adverse impact on any nearby properties, and it will not significantly increase traffic, parking, or impact rights-of-way.



EXISTING PROPERTY BOUNDARY
PROPOSED PROPERTY BOUNDARY



PRELIMINARY
 Property Boundaries

TRANSCO PROPERTY STORAGE UNITS
 TRANSCO MINI-STORAGE
 1118 S. & KENTUCKY AVE
 SHEBOYGAN, WI 53081

SCALE	HOR 1"=30'
VER	N/A
DATE	2-27-20
JOB	20-PT-B
BY	BRW
CHK	XXX
SHEET	1 1

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TRANPO MINI STORAGE

NEW STORAGE UNITS
10TH STREET AND KENTUCKY AVENUE
SHEBOYGAN, WI 53081

DISTINCTIVE DESIGN
215 First Street
Sheboygan, WI 53081
www.distinctivedesign.com



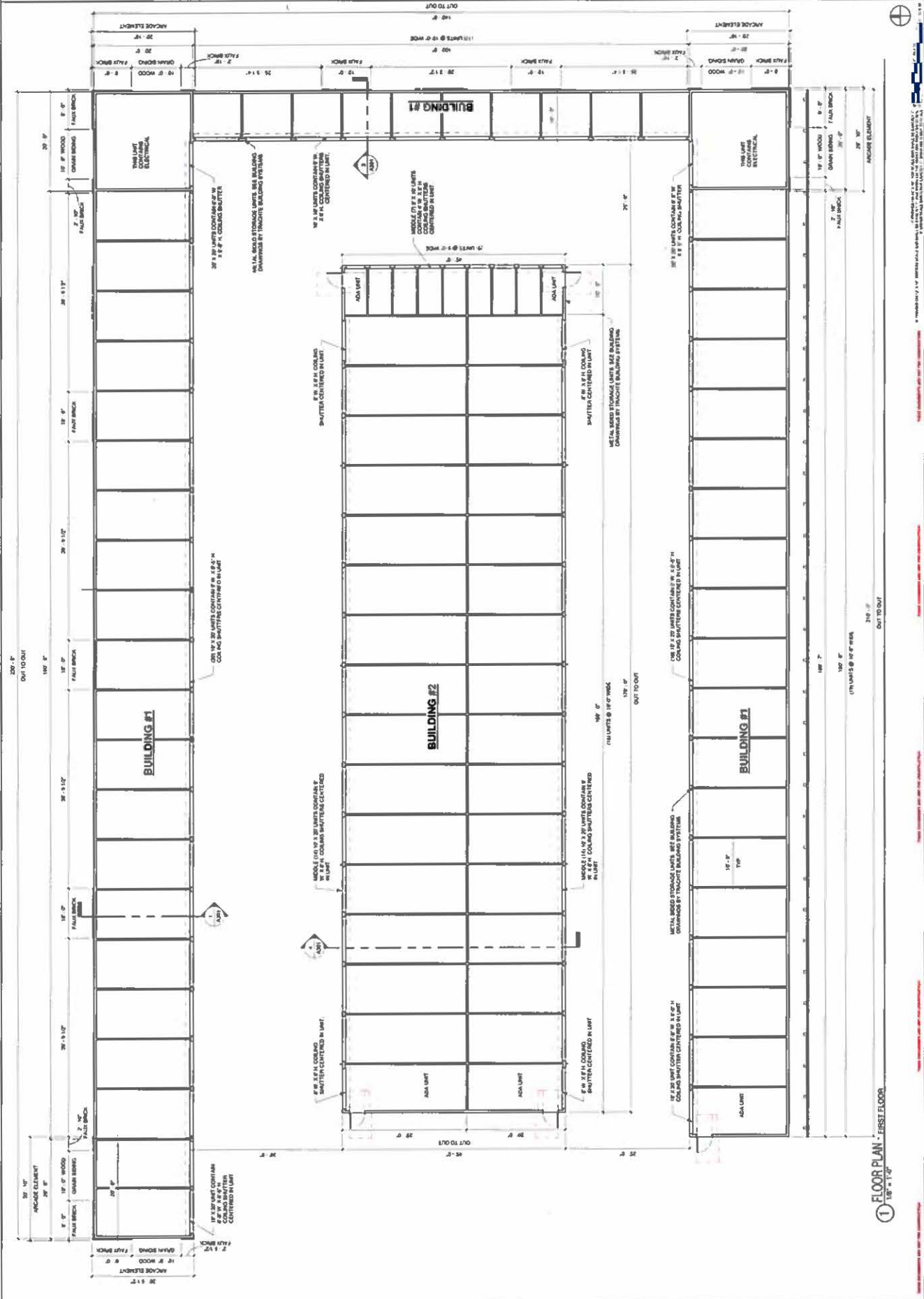
PRELIMINARY
PLANS

1ST FLOOR PLAN

DATE: 01/02/2020
DRAWN BY: JVA
CHECKED BY: JVA
PROJECT #: 19-009

A101

SCALE: 1/8" = 1'-0"
ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE NOTED
FOR INFORMATION



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

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MATERIAL KEYNOTE	
#	MATERIAL
1	METAL PANEL SIDING - CREAM BEIGE
2	CARLTON BRICK PANELS BY PAULSPANELS - BORDO/ALU
3	HORIZONTAL METAL SIDING - CONTINENTAL BROWN
4	CONTINUOUS TRIM - CONTINENTAL BROWN
5	STANDING SEAM METAL ROOF - GALVALUME FINISH
6	WALL DOOR - CONTINENTAL BROWN
7	PREFINISHED METAL BUTTER AND DOWNPOUT - CONTINENTAL BROWN
8	VELAND MAIL
9	100% HDU OVERHEAD DOOR - CONTINENTAL BROWN

#	DATE	DESCRIPTION

DISTINCTIVE DESIGN
ARCHITECTS

215 E. Park Street
Sheboygan, WI 53081
PH: (920) 285-1000
www.distinctivedesign.com

TRANSCO MINI STORAGE

NEW STORAGE UNITS
10TH STREET AND KENTUCKY AVENUE
SHEBOYGAN, WI 53081

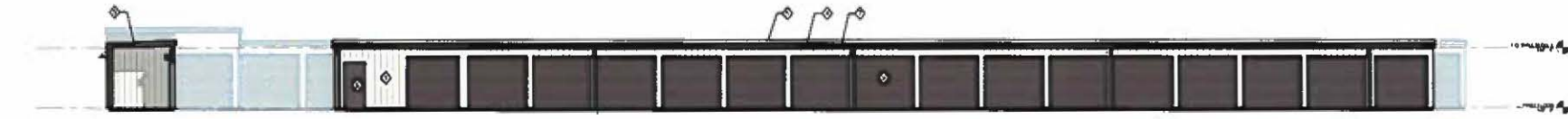
PRELIMINARY PLANS

EXTERIOR ELEVATIONS

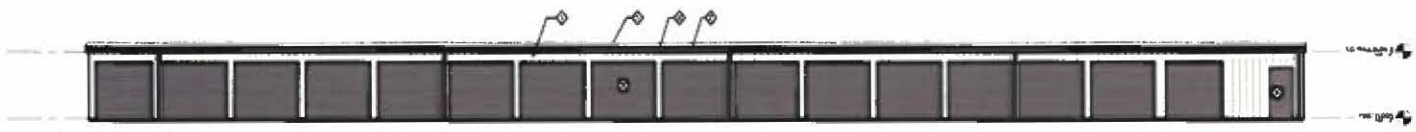
ISSUE DATE: 01/09/2020
DRAWN BY: JRA
CHECKED BY: JRA
PROJECT #: 19-009

A202

SCALE: 1/8" = 1'-0"
NOTE:
ALL SHEETS ARE PRODUCED BY
SPL. SCALE OBSERVING
ACCORDINGLY



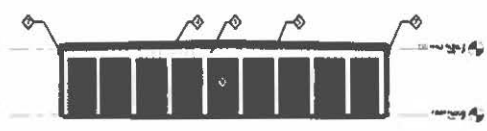
④ EXTERIOR ELEV. - INNER BUILDING NORTH
1/8" = 1'-0"



③ EXTERIOR ELEV. - INNER BUILDING SOUTH
1/8" = 1'-0"



② EXTERIOR ELEV. - WEST ELEVATION OF BUILDINGS
1/8" = 1'-0"



① EXTERIOR ELEV. - INNER BUILDING EAST
1/8" = 1'-0"

