

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Kieffer Starlite to install an interior lit projecting sign for Wigwam Mills at 3402 Crocker Avenue. SI Zone.

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

REPORT DATE: September 20, 2019

MEETING DATE: September 24, 2019

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:

Kieffer Starlite is proposing to install an interior lit projecting sign for Wigwam Mills at 3402 Crocker Avenue. The applicant states the following about the proposed projecting sign:

- Recently, Kieffer Starlite installed a new 11sf (3 x 3.5) double faced blade sign. This request is to illuminate this blade sign through internal LED modules.
- The faces of the sign point North and South. The south face of the sign is pointing towards Crocker Avenue. The sign itself is approximately 400 feet setback from Crocker Avenue and is only briefly visible from Crocker Avenue when driving either east or west due to the surrounding landscape and buildings. The sign is really only visible in an approximately 100 foot section of Crocker Avenue just before the Wigwam Mills property starts and just after you go past the west elevation of the building.
- The original purpose of the sign was to signify to Wigwam customers where the entrance to the retail portion of their building/business is on the west side of the building. It is important for customers to know this due to traffic flow and potential inbound and outbound freight right by the retail area. Having clear visibility of the entrance through an illuminated sign would make traffic flow safer on this property. Illuminating this sign would help identify this entrance to customers and the general public without being intrusive to surrounding businesses or the general public.
- In order to illuminate the existing blade sign, we would simply need to connect the sign to existing power right behind the sign band area. The sign was made with LED's already in the sign with the hope we would be able to get a conditional use to illuminate the sign. The illumination of said sign will be even more crucial as the fall and winter months

approach where we have less and less sunlight during the day. With even less sunlight in the day, this entrance of the building would become even harder for customers to identify.

STAFF COMMENTS:

The applicant is requesting the following variances:

- Requesting to have an interior lit projecting sign – Projecting signs may not be internally illuminated.

Projecting signs are not permitted to be internally illuminated. Staff does not object.

ACTION REQUESTED:

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

1. Applicant shall obtain all necessary permits prior to installation of the sign.
2. Maximum square footage of projecting sign is 12sf.
3. Maximum projection over right-of-way is 4.5 feet.
4. Projecting sign shall be located a minimum of 10 feet above grade (bottom of sign to grade).
5. Swinging projecting signs are not permitted.
6. Any future signage shall be individual letter signs – no cabinet or flat panel signs.
7. 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.
8. If there are any amendments to the approved plans, 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. 423880
MAP NO. _____
ZONING CLASSIFICATION: SI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 9/24/19

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

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT** *id*
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: Kieffer / Starlite
ADDRESS: 3322 Washington Ave. E-MAIL: TNeubauer@KiefferSigns.com
PHONE: (847) 415-5765 FAX NO. (847) 520-1543

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Wigwam Mills
ADDRESS OF PROPERTY AFFECTED: 3402 Crocker Ave.
LEGAL DESCRIPTION: Manufacturing / Retail location
looking to illuminate existing blade sign
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Building is
used for manufacturing and has a small retail area.
DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING
ANY CHANGES TO THE EXISTING USE: No change, just looking
to illuminate existing blade sign
BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS
OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED
OPERATION OR USE: Simply seeking approval to
illuminate an existing blade sign for retail
entrance.

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: Kieffer / Starlite Signs
ADDRESS: 3322 Washington Ave.
E-MAIL ADDRESS: T.Habermann@kieffersigns.com
PHONE: (920) 453-4167 FAX NO: ()

2. OWNER INFORMATION

OWNER OF SITE: Randy Miller
ADDRESS: 3402 Crocker Ave.
PHONE: (920) 783-1000 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Wigwam Mills
ADDRESS OF PROPERTY AFFECTED: 3402 Crocker Ave.
USE OF PROPERTY: Manufacturing / retail
TYPE OF SIGN: (1) Blade sign, (2) Directional signs
DESCRIPTION OF PROPOSED SIGN: (1) illuminated Blade sign by entry door, and (2) Non-illuminated directional signs on Taylor Dr. and Crocker ave.

Blade Sign

4. CONFIGURATION OF PROPOSED SIGN: (2) - Non-illuminated directional signs, H: 4ft x W: 4'-5" = 17.6 sqft

→ HEIGHT: 36" X WIDTH: 42" = TOTAL SQUARE FOOTAGE: 10.5 sqft

AMOUNT OF PUBLIC STREET FRONTAGE: 890'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 635'

SETBACK: 340' from road

METHOD OF ATTACHMENT: Through Bolt

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: plastic, Aluminum, LED's, Bolts

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 101.8 sqft AFTER PROPOSED SIGN: 112.3 sqft

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.

APPLICANT'S SIGNATURE

DATE

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.

Wigwam Mills

3402 Crocker Ave.

Contractor: Kieffer|Starlite

Conditional Use/Variance Narrative

The proposed conditional use/variance is in regards to an existing Wigwam Mills blade sign installed on the West elevation of the existing Wigwam Mills building at 3402 Crocker Ave. in Sheboygan, WI.

There is only (1) 36" tall by 42" wide double faced blade sign existing, and we simply seek to illuminate this blade sign through internal LED modules. The LED modules would project light through the polycarbonate face, which would then illuminate the visible face of the sign to the general public. The sign projects a total of 50" from the wall to which it is attached. The faces of the sign point North and South. The south pointing face of the sign is pointing towards Crocker ave. The sign itself is approximately 400 feet setback from Crocker ave, and only briefly visible from Crocker ave. when driving either east or west due to the surrounding landscape and buildings. The sign is really only visible in an approximately 100ft section of Crocker ave just before the Wigwam Mills property starts and just after you go past the west elevation of the building.

The original purpose of the sign was to signify to potential customers of Wigwam Mills the entrance to the retail portion of their building/business on the west side of the building. It is important for customers to know this due to traffic flow and potential inbound and outbound freight right by the retail area. Having a clearer visibility of the entrance through an illuminated sign would make traffic flow safer on this property. Without a clear identified retail entrance (which is difficult due to the surrounding buildings) Wigwam mills is at a hardship to conduct their business. Illuminating this sign would help identify this entrance to customers and the general public without being intrusive to surrounding businesses or the general public. This sign is

In order to illuminate the existing blade sign, we would simply need to connect the sign to existing power right behind the sign band area. The sign was made with LED's already in the sign with the hope we would be able to get a conditional use to illuminate the sign. Very little labor would have to be done to make this sign illuminate. The illumination of said sign will be even more crucial as the Fall and Winter months approach where we have less and less sunlight during the day. With even less sunlight in the day, this entrance of the building would become even harder for customers to identify.

It is believed Wigwam Mills should be considered for approval of a conditional use for internally illuminating an existing blade sign on their property due to hardships faced from the setback from Crocker ave and the blocking of the retail entrance by surrounding landscape/buildings which make it difficult for customers to locate the actual entrance of the retail portion of their building/business.



D/F BLADE SIGN

scale: 1"=1'-0"

General Specifications:

FABRICATED ALUMINUM SIGN CABINET WITH ALUMINUM FILLER PANEL AND RETAINERS. CABINET, FILLER PANEL AND RETAINERS TO BE PAINTED - SEE COLOR SCHEDULE. WHITE POLYCARBONATE FACE WITH FIRST SURFACE APPLIED VINYL GRAPHICS. WHITE LED ILLUMINATION. TUBE SUPPORTS AND MOUNTING PLATE TO BE PAINTED - SEE COLOR SCHEDULE.

QUANTITY OF ONE (1) REQUIRED.

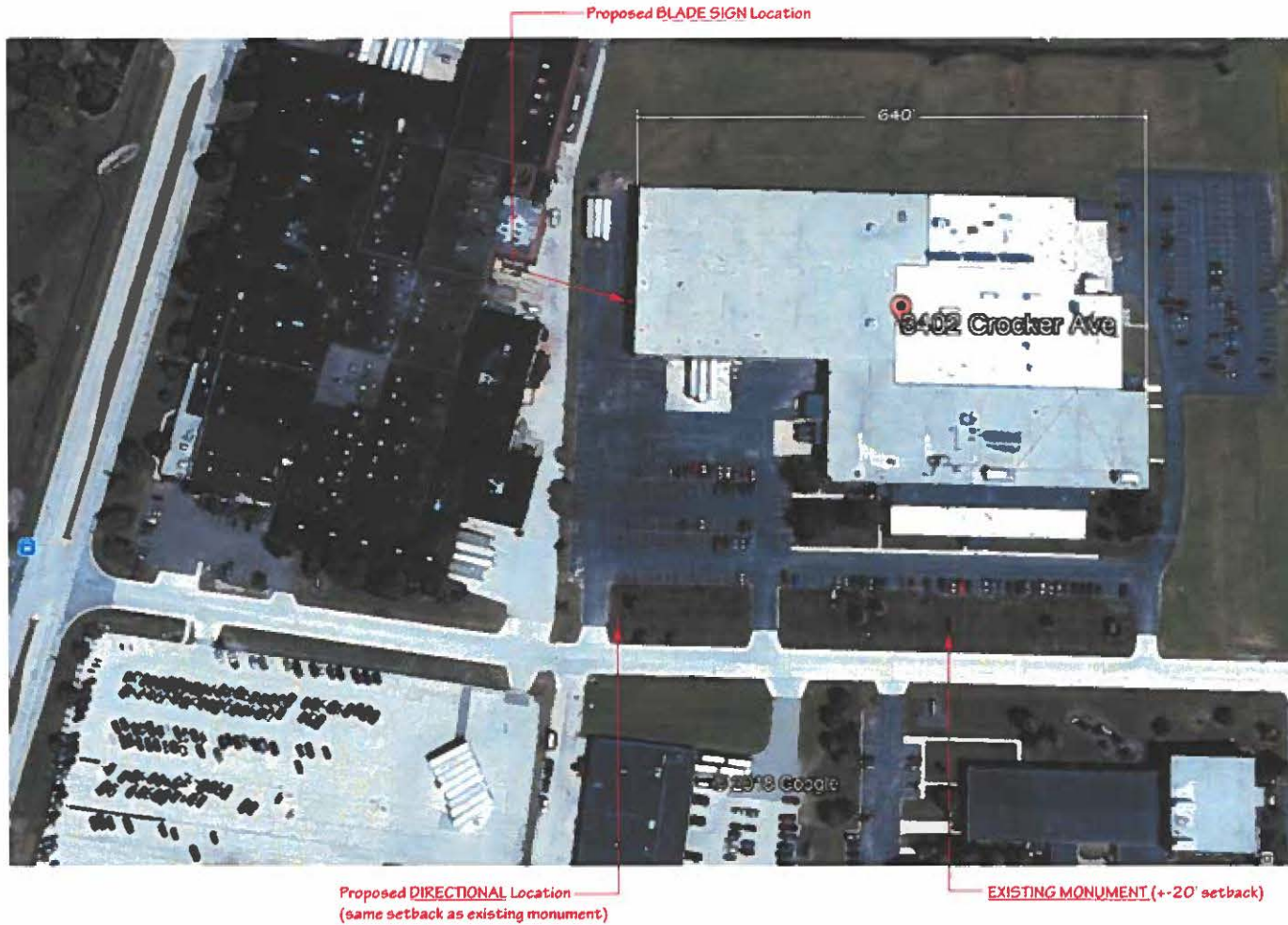
COLOR SCHEDULE:

3M Vinyl Graphics:

- V1** 3M 3630-143 POPPY RED
- V2** 3M 3638-22B BLOCKOUT

PAINT:

- P1** 100% BLACK



Proposed DIRECTIONAL Location
(same setback as existing monument)

EXISTING MONUMENT (+-20' setback)



Starlite

National Sign Manufacturers and Consultants
Dallas/Ft. Worth | Chicago | Sheboygan | Charlotte

ACCOUNT: Wig Wam Mills

LOCATION: Sheboygan, WI - 3402 Crocker Ave.

ACCT. REP: J. Neishanay

DESIGNER: TYS

DATE: 05/22/19

COMPANION FILES



REVISIONS:

- ▲ Add site plan
- ▲ Delete off premise sign
- ▲ Blade sign location.
- ▲ Directional sign location.
- ▲
- ▲
- ▲

INITIALS & DATE:

- KB 6/5/19
- KB 6/6/19
- LMK 6/15/19
- LMK 6/19/19

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For Contact Information
visit us at
www.kssigngroup.com

KS1901885B

NO PUBLIC RESTROOMS AVAILABLE

NO COOK OR EAT ON PREMISES

16

OUTLET STORE
OPEN




OUTLET STORE
OPEN


HANDICAPPED
PARKING

SMALL BUSINESS
TOBACCO-FREE &
SMOKE-FREE
FACILITY
WE APPRECIATE
YOUR COOPERATION


RECYCLING

16

BUSINESS HOURS
MON - FRI 10:00 AM - 6:00 PM
SAT 10:00 AM - 5:00 PM
SUN 11:00 AM - 5:00 PM

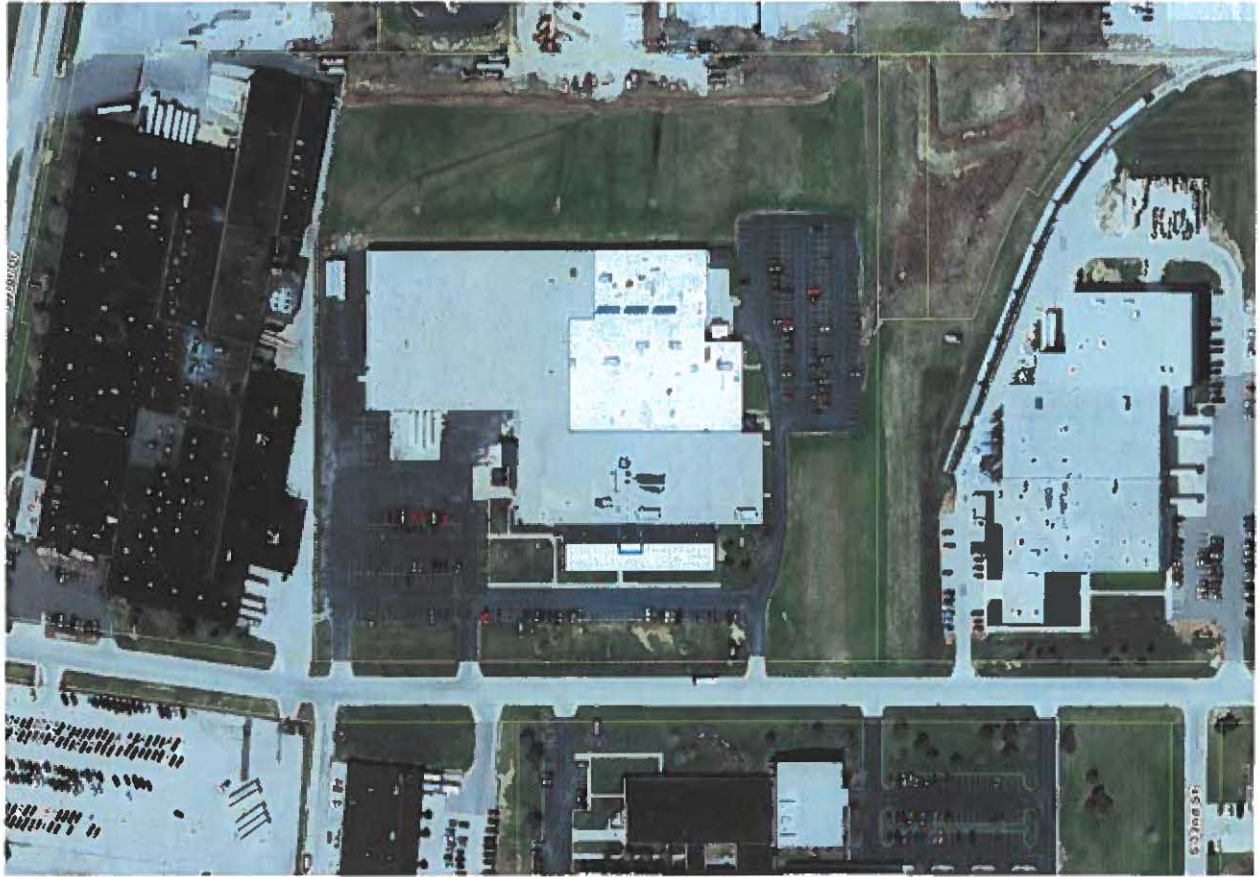
**NO CASH
IS KEPT
ON
PREMISES**

**NO
REST
AVA**



OUTLET STORE
OPEN





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Work It Own It, LLC, to operate a 1st floor real estate office and 2nd floor office or apartment at 2516 Calumet Drive. UC Zone

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

REPORT DATE: September 20, 2019

MEETING DATE: September 24, 2019

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:

Work It Own It, LLC is proposing to operate a 1st floor real estate office and a 2nd floor commercial office or apartment at 2516 Calumet Drive. The applicant states:

- The commercial space in the building is presently vacant and Avenue Real Estate will fill this vacant space. We have purchased this property with the intent to operate out of the main level and rent out the upper level for a business or for a residential suite.
- AVENUE Real Estate provides residential, commercial and investment real estate, working with buyers and sellers from around the area. We also conduct real estate auctions with our auction business; Cain Auctions; however, those are either on site or online and therefore that would be done off site or inside the building for the online platform.
- The hours of operation for the main level would be Monday through Friday 8am - 5pm and/or by appointment (similar to the previous wedding business operation).
- The number of people from AVENUE Real Estate that would occupy the property during those hours could be anywhere from 1 - 5 people. We have our main office in Plymouth and another location in Elkhart for our real estate professionals to use therefore the number may fluctuate to some degree, but likely no more than 5. The upper unit would need one parking spot which would leave enough parking spaces in the back for the other agents who would be using the brokerage office on the main level.

- The day to day operation would be meeting with customers at our location on the main level from time to time as needed, however, the majority of our contracts are electronically sent, therefore, would be very minimal and/or any clerical work associated with real estate transactions.
- We chose that location because of the volume of traffic, exposure for our company's growth as well as being in a location adjacent to other operating businesses as well as mixed in with some residential properties for versatility for the upper suite and its potential for both residential and or commercial usage (more than likely residential).
- The signage we are working on permits for to assure that is aesthetically appealing with the modern compliance that the city is looking for that location. We are already working with the city on the sign to make sure it is compliant; however, we will not erect a sign until this step is completed first.
- AVENUE Real Estate will add another valuable business that will positively impact the neighborhood and community. AVENUE Real Estate and its team look forward to assisting and being a committed part of the community in Sheboygan.

STAFF COMMENTS:

The applicant will need to work with the building inspection and planning departments regarding the final use of the 2nd floor space. Occupancy shall be granted for the 2nd floor unit only at such time as all permits and codes have been met permitting an occupancy permit to be issued for that particular use.

The applicant is proposing to utilize the existing pylon sign that was previously used by Mary Angelis Wedding Shop. It appears the applicant would be replacing the cabinet on the top of the sign and then adding a new wood framing pole cover. Is the Plan Commission ok with such a proposal?

Is the applicant proposing any other signage? Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for their review.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.

2. If using dumpsters, 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 Slating (PDS) material in order to effectively screen the dumpster.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
5. 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.
6. Applicant shall obtain the necessary sign permits prior to installation (pylon, wall, etc.). Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Proposed wall signage will be individual letter signs (no flat panel or interior lit cabinet signs). Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. Applicant shall remove all signage referring to the former wedding business operation).
8. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy (future uses and/or phases may require conditional use permits, building/mechanical permits, occupancy permits, etc.).
9. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
10. 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. 602490
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 9/24/19

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

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT** *pl*
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: WORK IT + OWN IT, LLC
ADDRESS: 410 S. Milwaukee St
Plymouth WI 53073 E-MAIL: Katy@avenueret.com
PHONE: (920) 893-3001 FAX NO. (888) 690-6696

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Avenue Real Estate
ADDRESS OF PROPERTY AFFECTED: 2516 Calumet DR, Sheboygan
LEGAL DESCRIPTION: Assessment Subd N022 Lot 6
BLK 2
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: retail wedding
shop
DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Real Estate Office
M-F 8am-5pm, Sat + Sun Appt Only
BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: 1st Floor Real Estate Office
2nd Floor - Rental Residential or Commercial



Avenue Real Estate
410 S. Milwaukee St
Plymouth, WI 53073
920-893-3001

August 28, 2019

Attention Plan Commission and/or To Whom It May Concern:

The proposed use of this property is for a real estate office on the main level and a residential or commercial fully operational suite on the second floor.

The real estate company is AVENUE Real Estate and the type of services provided are residential, commercial and investment real estate, working with buyers and sellers from around the area. We also conduct real estate auctions with our auction business; Cain Auctions; however, those are either on site or online and therefore that would be done off site or inside the building for the online platform.

We have purchased this property with the intent to operate out of the main level and rent out the upper level for a business location or for a residential suite.

The hours of operation for the main level would be Monday through Friday 8am - 5pm alike to that of the prior business, which was a retail wedding boutique and/or by appointment. The number of people from AVENUE Real Estate that would occupy the property during those hours could be anywhere from 1 - 5 people. We have our main office in Plymouth and another location in Elkhart for our real estate professionals to use therefore the number may fluctuate to some degree, but likely no more than 5. The upper unit would need one parking spot which would leave enough parking spaces in the back for the other agents who would be using the brokerage office on the main level.

The day to day operation would be meeting with customers at our location on the main level from time to time as needed, however, the majority of our contracts are electronically sent, therefore, would be very minimal and/or any clerical work associated with real estate transactions.

The signage we are working on permits for to assure that is aesthetically appealing with the modern compliance that the city is looking for that location. We chose that location because of the volume of traffic, exposure for our company's growth as well as being in a location adjacent to other operating businesses as well as mixed in with some residential properties for versatility for the upper suite and its potential for both residential and or commercial usage (more than likely residential).

We have enclosed a map as well as photos of the building and we can include the rendition of the sign that we would work on approval of from the city after a conditional use permit is approved. We are already working with the city on the sign to make sure it is compliant, however, we will not erect a sign until this step is completed first.

As a professional real estate company invested in the betterment of this community we can assure that our daily activities will not be a nuisance to neighboring properties as it is low traffic, minimal noise and we pride ourselves on exemplifying taking care of our properties as they directly reflect our business practices. We also do not have anything outside running or storage of any kind that would be an eyesore for adjacent neighbors.

920.893.3001

AvenueRET.com



Avenue Real Estate
410 S. Milwaukee St
Plymouth, WI 53073
920-893-3001

Furthermore, the prior business had more day to day traffic and was in the retail business which one could assume had higher traffic than this would not be much different than that of the prior business that was at the location, if not less traffic than the prior business.

AVENUE Real Estate and its team look forward to assisting and being a committed part of the community in Sheboygan.

Please let us know if there's any other information that you would like us to provide to further inform you of our proposed use of this building. We appreciate your time and consideration for this proposed use permit.

Katy Cain & Nick Cain

Co-Owners

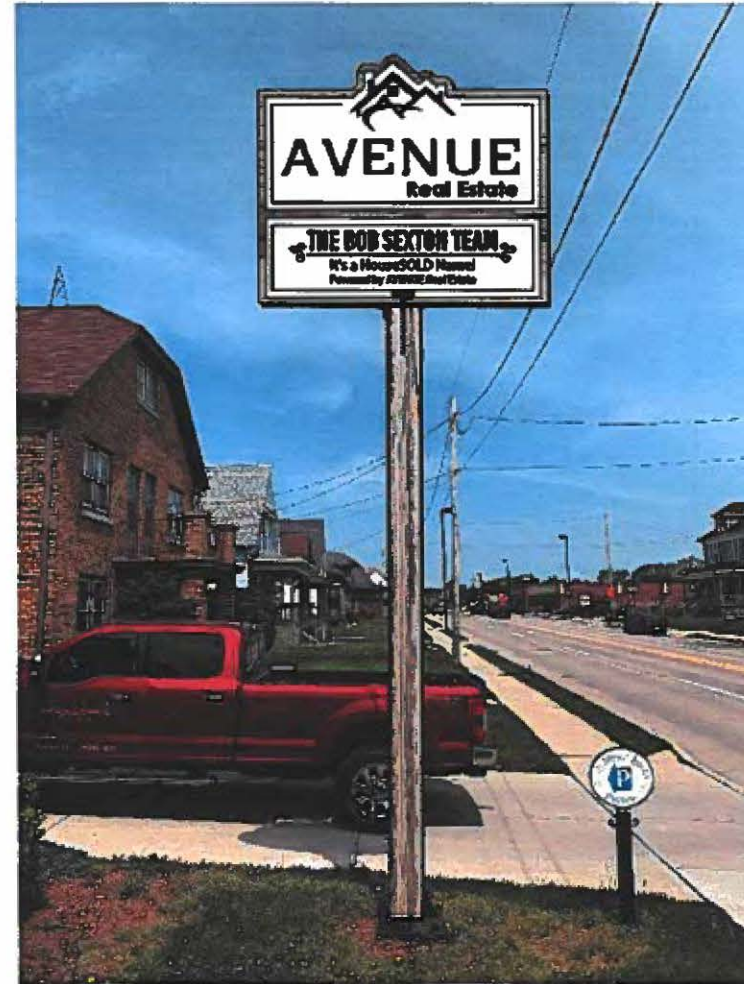
About AVENUE Real Estate

At the Avenue Real Estate Office, we pride ourselves in being the “Key to the Market”. In other words, we are the key to your success in buying and selling any type of Real Estate. Our experience is what really sets us apart! The owners of AVENUE Real Estate, Nick Cain & Katy Cain, were born with Real Estate in their blood! They were raised in a family that was very involved in both Real Estate & Auction Services. It has been a lifelong journey for them, and they put that knowledge to work with all of our outstanding agents: Bill Cain, Donna Krueger, Joa Cain, Jenna Klinger, Bob Sexton, Brittany Koeppen, Zac Cain, Tom Cain, Jamie Ausloos, Garret Fischer, and Dan Schmitt.

Community is the essence of our work, and AVENUE Real Estate consistently strives to give back and support the communities that we work in. It is not only important to know Real Estate, but excellence comes with an understanding and deep familiarity with the market in which it is revolving! AVENUE Real Estate studies market trends daily and truly listens to its clients. This combination is why our listings tend to do so well as soon as they first are entered as active listings!

We have a healthy balance of hard work & fun at AVENUE Real Estate. We love to get to know our clients even out from behind the desk! We see our customers & clients as our extended family! We want everyone to feel at home wherever that may end up being. Our main goal is to make sure our patrons feel comfortable with every important decision ahead of them and we take this goal on with strong determination.

Avenue Real Estate Pole Sign



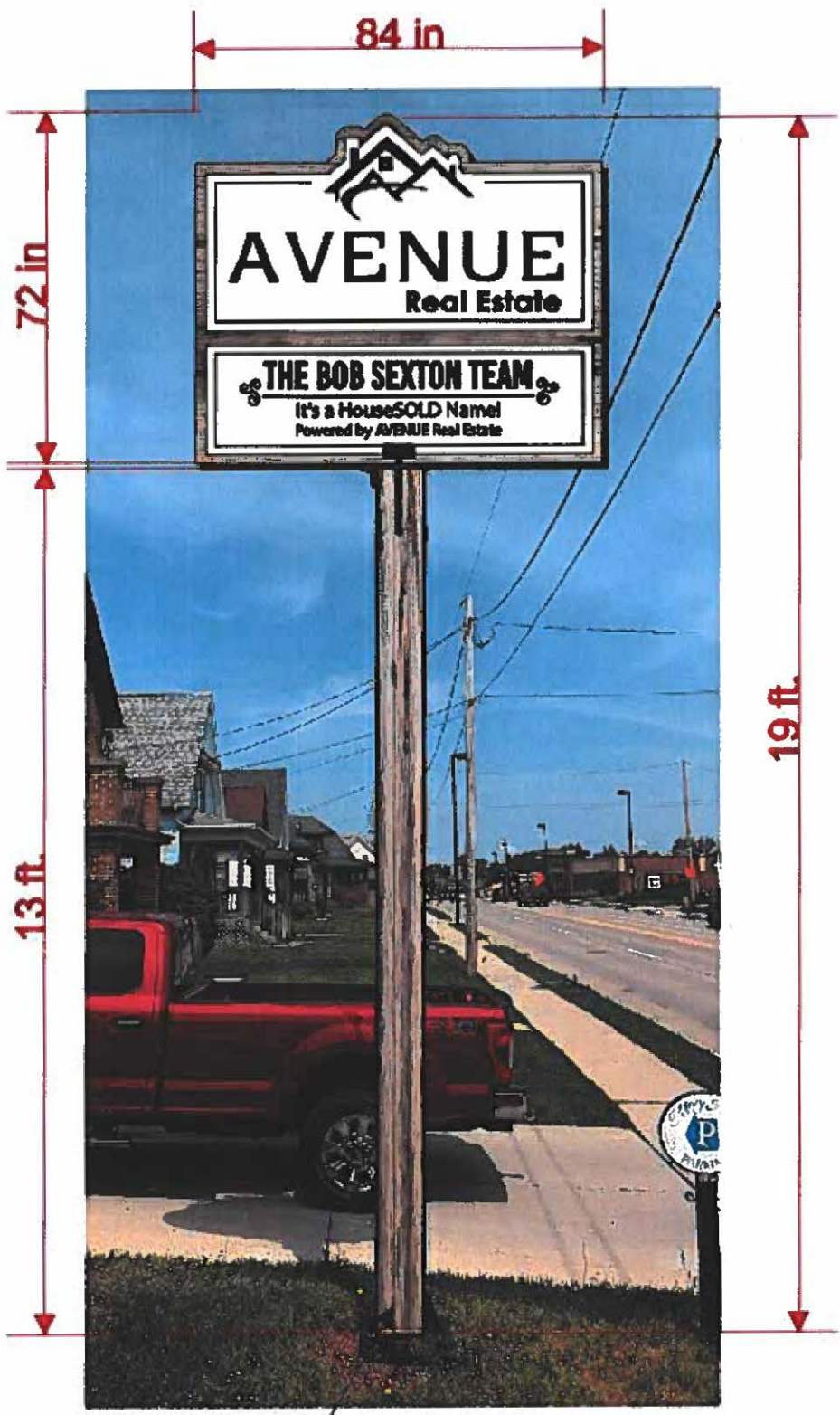
Qty: 1

Re-purpose existing pole sign
Wood framing exterior

Katy Cain
Avenue Real Estate
2516 Calumet Drive
Sheboygan, WI 53081



Proposed Signage



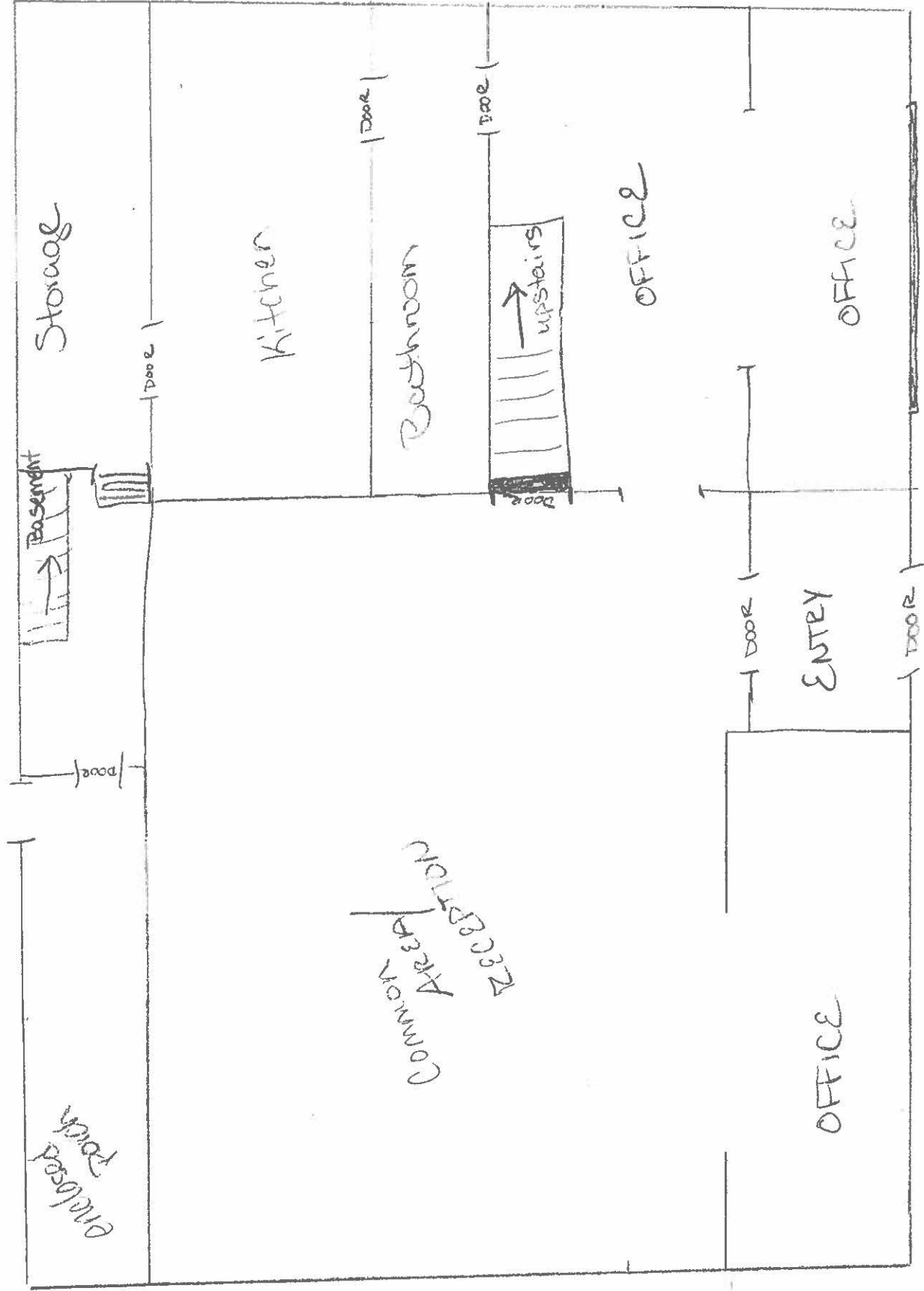
10" wide pole

Proposed
signage

2516 Calumet Dr, Durbagan

1st Floor

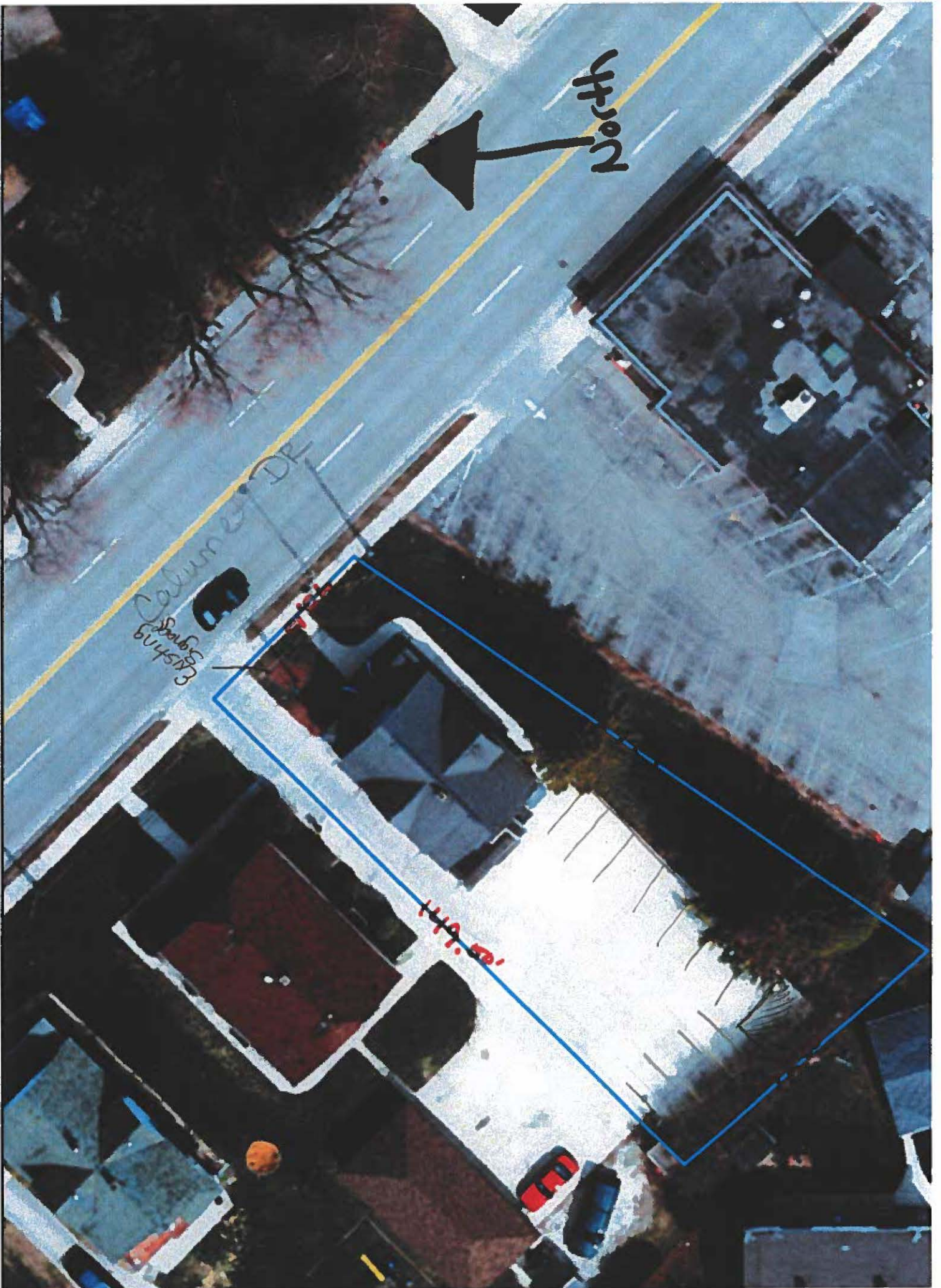
OFFICE SPACE



Downtown — Calumet Dr —> Hwy 43







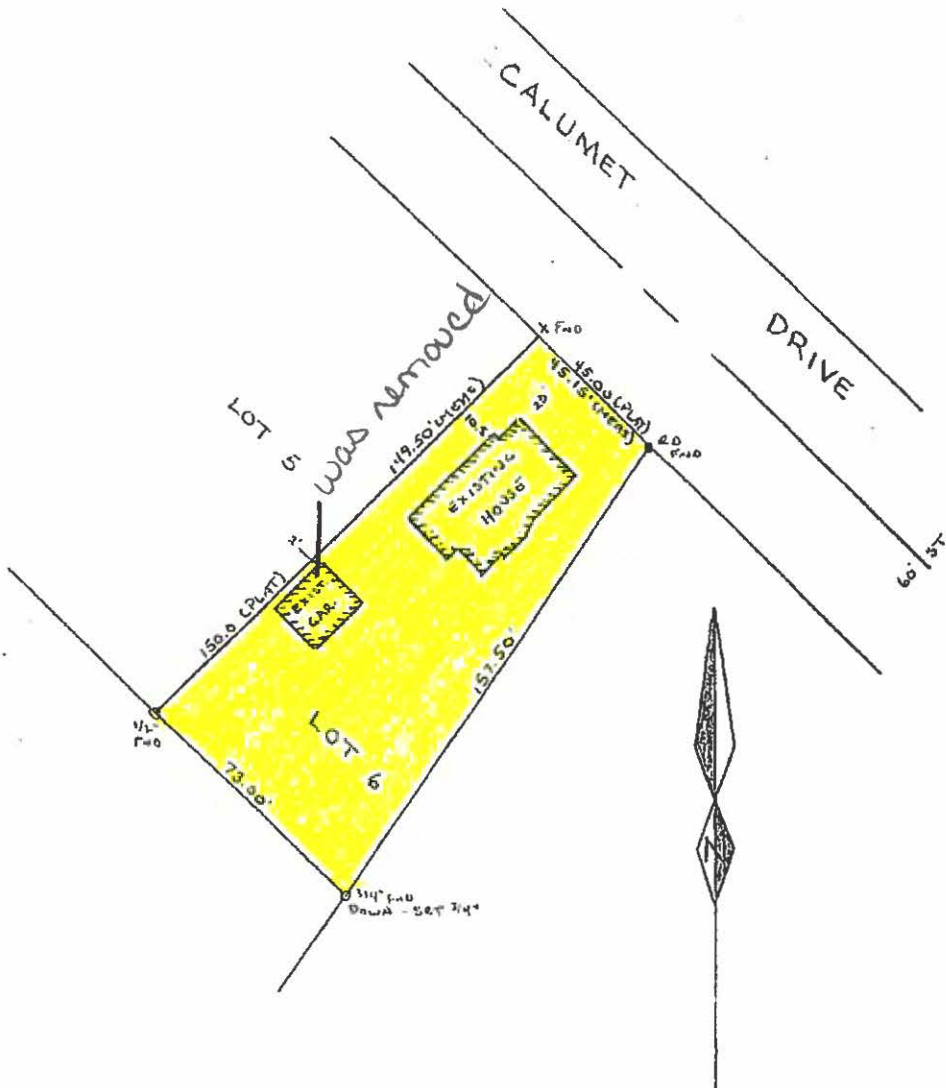
KRUEGER

Land Surveying

DESCRIPTION: Lot 6, Block 2, Assessment Subdivision No. 22,
City of Sheboygan.

Scale 1" = 40'

April 26, 1994



1521 Superior Avenue, Sheboygan, Wisconsin 53081 • [414] 452-9558

SURVEY CERTIFICATE

I have surveyed the above described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or acquire any title therein within one (1) year from the date hereof.

Gary L. Krueger, Wisconsin Registered Land Surveyor S-1093

For: David & Mary Dekker

JOB NO. _____

BOOK NO. _____

15

PAGE NO. _____

116

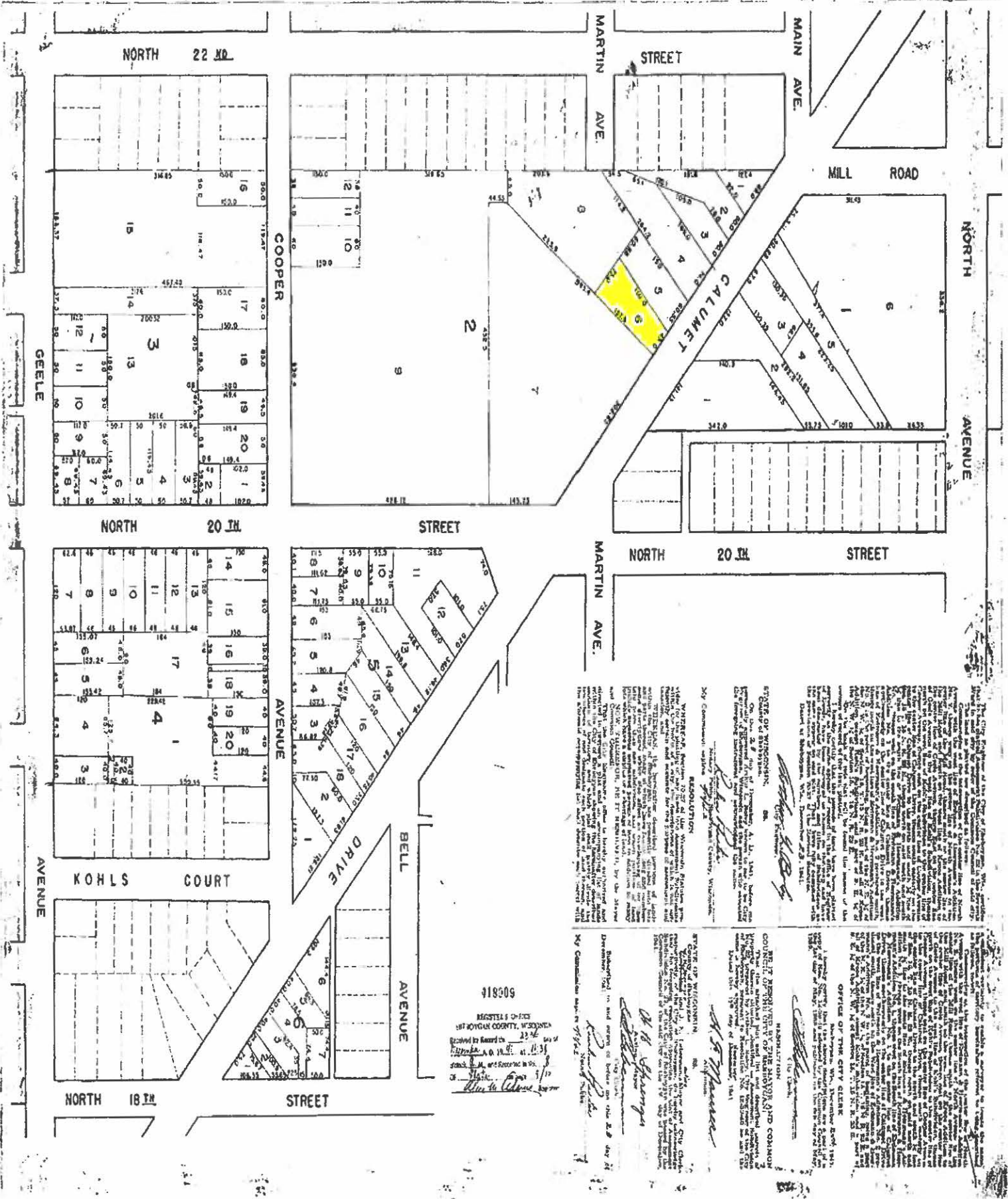
A-23033

Map of Assessment Subdivision No. 22

9

Being a Subdivision of all of Kroos Add. except Kohls Subd., and lands between North 18th St and Calumet Drive and South of Erdmann and Heermann's Add. No. 1 and lands lying between the West line of Erdmann and Heerman's Add. No. 2 and Calumet Drive and Mill Road and South of North Avenue, all in the E. 1/2 of the N. W. 1/4 of Sec. 13, T. 13 N., R. 23 E.

Vol. 8 Page 9



THE City Engineer of the City of Chicago, Ill., do hereby certify that the foregoing is a true and correct copy of the original map as filed in the office of the City Engineer, Chicago, Ill., on the 28th day of December, 1911.

John J. ...
City Engineer

RESOLUTION
WHEREAS, Resolution No. 22 of the Board of Supervisors, passed on the 28th day of December, 1911, authorized the City Engineer to prepare a map of the subdivision of the lands described in the said resolution, and to cause the same to be filed in the office of the City Engineer, Chicago, Ill., and to cause the same to be published in the City Directory for the year 1912, and

John J. ...
City Engineer

RESOLUTION
WHEREAS, Resolution No. 22 of the Board of Supervisors, passed on the 28th day of December, 1911, authorized the City Engineer to prepare a map of the subdivision of the lands described in the said resolution, and to cause the same to be filed in the office of the City Engineer, Chicago, Ill., and to cause the same to be published in the City Directory for the year 1912, and

John J. ...
City Engineer

RESOLUTION
WHEREAS, Resolution No. 22 of the Board of Supervisors, passed on the 28th day of December, 1911, authorized the City Engineer to prepare a map of the subdivision of the lands described in the said resolution, and to cause the same to be filed in the office of the City Engineer, Chicago, Ill., and to cause the same to be published in the City Directory for the year 1912, and

John J. ...
City Engineer

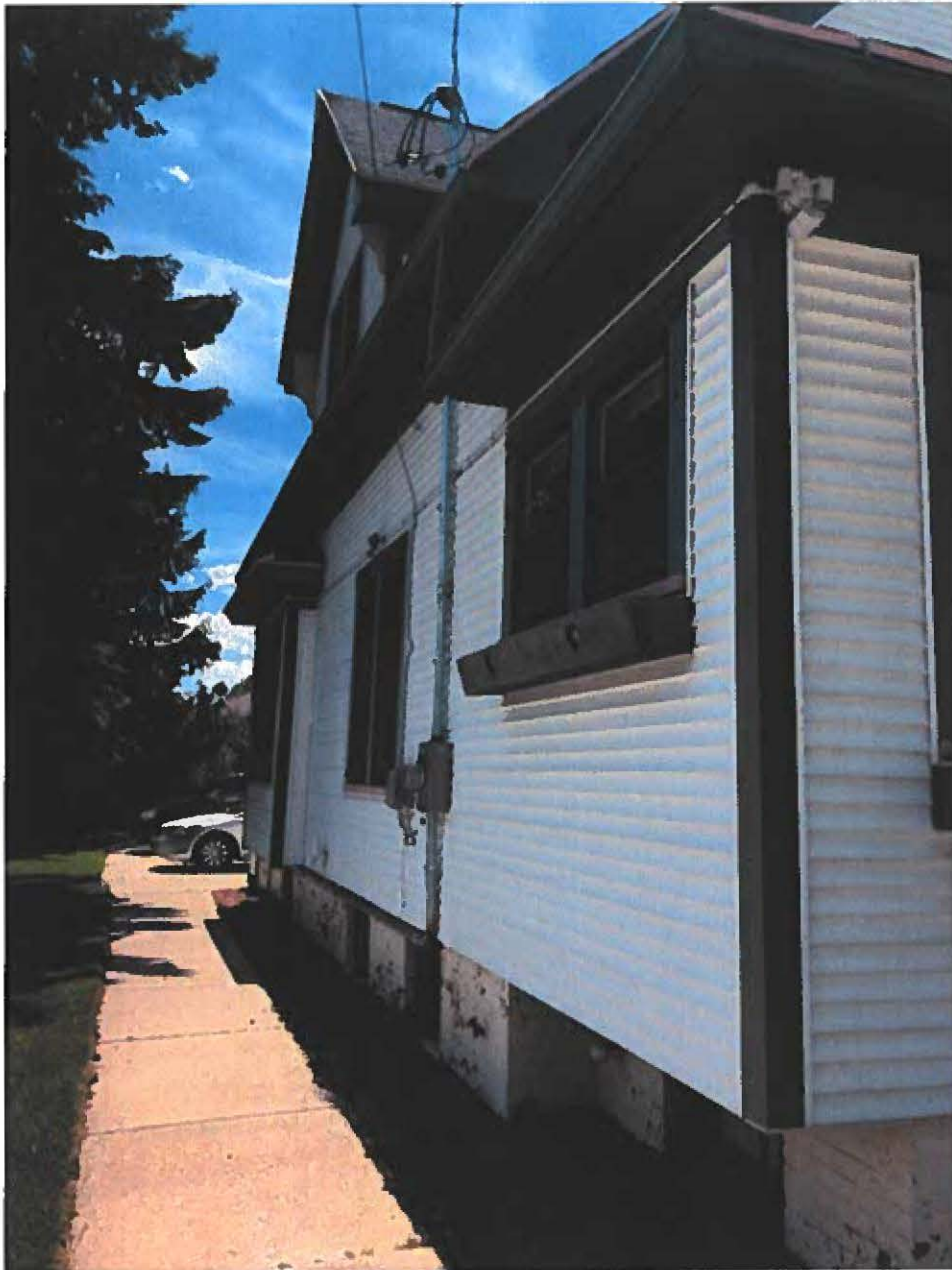
118000
REGISTERED IN THE OFFICE OF THE CITY ENGINEER, CHICAGO, ILL., ON THE 28th DAY OF DECEMBER, 1911.

Attest:
John J. ...
City Engineer

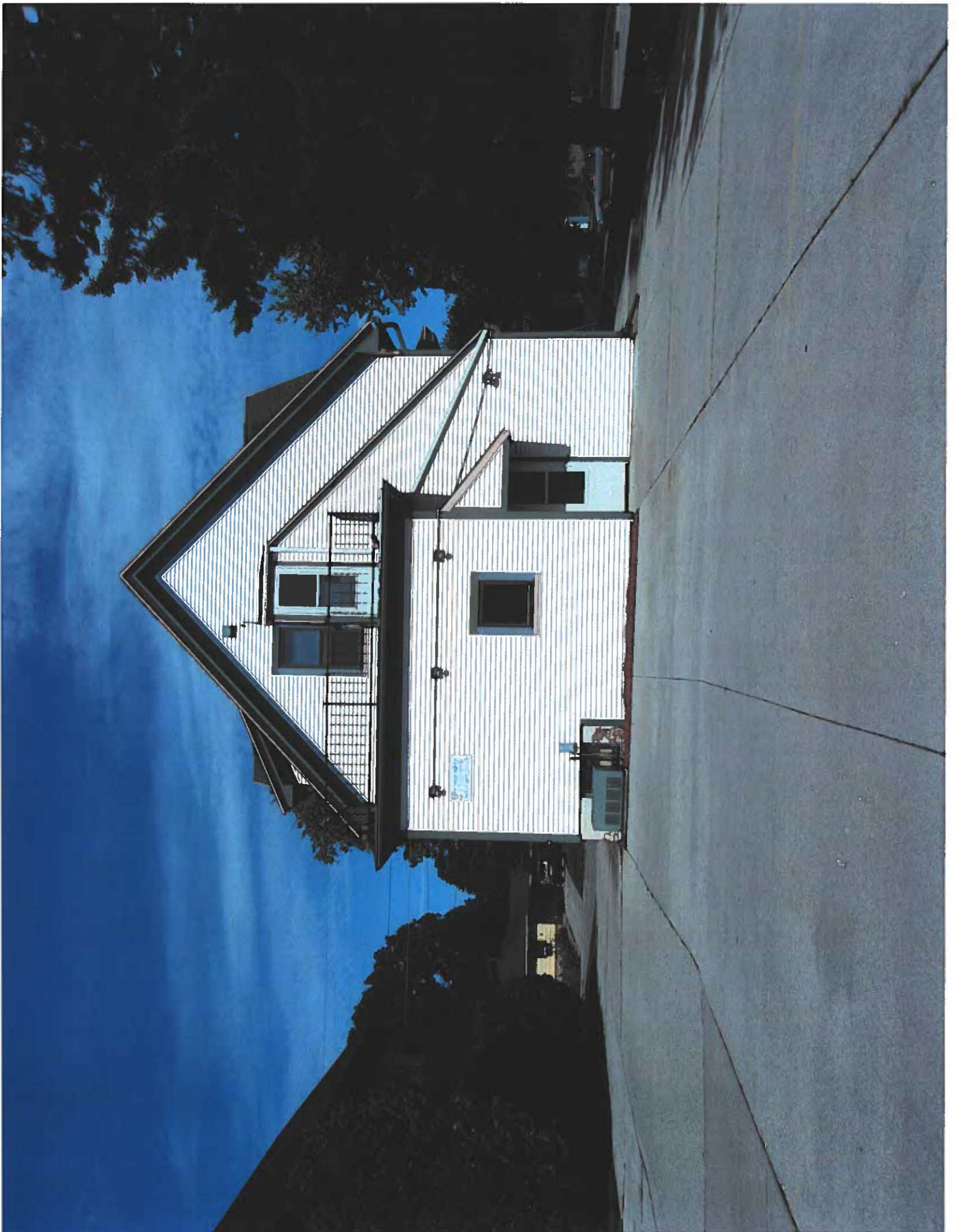


Exterior
Front





Exterior
South side





Lower
Office
NW



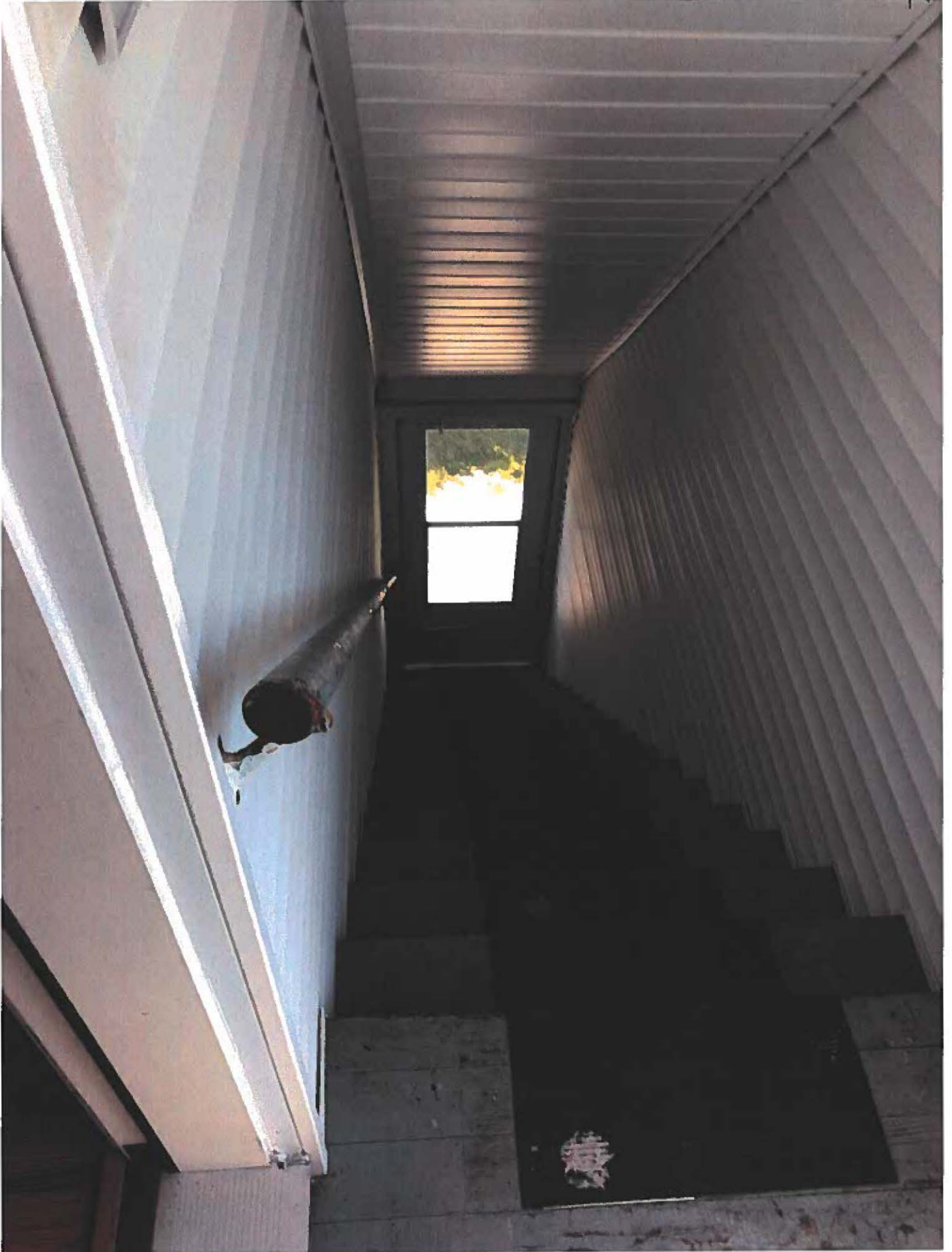
Lower
Kitchen





Main
Reception

Exterior
Steir to upper





Stairs
to
Upper



Upper



upper

Upper
main



Upper living Room





Upper
Suite



Upper
Bath

FARCEL NO. 300380
MAP NO.
ZONING CLASSIFICATION: CC

UNIQUE USE CITY
APPLICATION/FILE NO.
REVIEW DATE: 9/24/19

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: _____ Jeremiah Reynolds _____

ADDRESS: ___ 522 Niagara Ave Sheboygan WI 53081 ___

E-MAIL: _owners@escapesheboygan.com_

PHONE: __ (920) 254-4662 _____ FAX NO. __ () _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: ___ Escape Sheboygan/TBD _____

ADDRESS OF PROPERTY AFFECTED: ___ 1133 Indiana Ave _____

LEGAL DESCRIPTION: ___ ORIGINAL PLAT W 45' OF LOT 6 BLOCK 258 _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____ Vacant _____

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Jeremiah and Nicole Reynolds to operate Escape Sheboygan at 1133 Indiana Avenue. CC Zone

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

REPORT DATE: September 20, 2019

MEETING DATE: September 24, 2019

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:

Jeremiah and Nicole Reynolds are proposing to operate Escape Sheboygan at 1133 Indiana Avenue. The applicant states the following:

- Escape Sheboygan was granted its conditional use permit in the fall of 2017 and we celebrated our Grand Opening on September 20th, 2018. At the time, our plan was to operate the business for a year and assess the direction it would need to go. In the past year, Escape Sheboygan has hosted thousands of players on the weekends and has provided many local employers with a valuable team building option.
- Our planned expansion is a direct result of the success we have experienced. This expansion represents a significant investment on our part in the Indiana Avenue corridor that is going to see a lot of development in the next few years. The new building is larger, better located, and perfectly suited for our expansion needs. Because our current location is fixed in size, growth there is not an option.
- Our plan is to build between 4 and 5 escape rooms in a new location as well as a 4,000sq foot axe throwing bar. Axe throwing is becoming a national craze. For those not familiar with axe throwing - it is essentially darts, but with hatchets! Players take turns throwing hatchets and keeping score; just like darts. Coaches are present to provide training as well as ensure safe practices throughout game play.
- In addition to the escape rooms and axe throwing, we plan to have a small retail presence for various branded items and gaming merchandise. There will also be an area on the lower level that will be reserved as a meeting space for corporate events and weekend parties.

The applicant states the following about escape rooms and axe throwing:

- An escape room is a physical adventure game where players solve a series of puzzles and riddles using clues, hints and strategy to complete the objectives at hand. Players are given a set time limit to unveil the secret plot which is hidden within the rooms. Escape rooms are inspired by "escape-the-room" style video games. Games are set in a variety of fictional locations, such as prison cells, dungeons and space stations, and usually the various puzzles and riddles themselves follow the theme of the room.
- Most escape rooms offer plots and usually have a short introduction to establish how the player got there, and sometimes an outro when the game is finished. Rooms are played from a first person perspective, where the player usually needs to find clues and objects to interact with them. The rooms usually have multiple stages that are needed to be cleared in order to continue with the plot.
- Escape rooms usually have a minimalistic interface, an ambient soundtrack, and sometimes actors acting as plot characters. These elements are used to enhance the escaper's sense of isolation.
- Escape rooms offer patrons a 60 minute experience where they are given an objective: unlock the door, escape the room, solve the murder, defuse the bomb, etc. They have to solve puzzles that allow them to progress through the room, sometimes giving them access to other rooms. Most rooms allow for 4-12 patrons at a time and book for \$25-\$35 per patron. In addition to "entertainment bookings" Escape Sheboygan will also offer services to local businesses as well as businesses that are here for events scheduled at the local hotels.
- Axe throwing venues are simpler by nature in that the activity is consistent across all options. Players take turns throwing axes at targets and keep score (or just throw for fun). The current design allows for 14-16 targets. Bookings will be primarily offered online with staggered start times so only half of the lanes start at once. Lane reservations will be offered hourly on Thursday, Friday, Saturday and Sunday with Tuesday being designated for league play. Axe throwing will be \$25/player for 90 min of lane time.
- Axe throwing is a sport in which the competitor throws an axe at a target, attempting to hit the bullseye as near as possible. Axe throwing is an event in most lumberjack competitions. Today there are commercial locations in Canada, the United States, and the United Kingdom where participants can compete, similar to dart throwing.

STAFF COMMENTS:

In December of 2017, the Plan Commission approved a conditional use permit for Jeremiah and Nicole Reynolds to operate Escape Sheboygan at 1130 Geele Avenue. The applicants have had success with this operation and now are looking to purchase the building at 1133 Indiana Avenue in order to operate a larger entertainment venue that includes both the escape room and ax throwing.

No formal sign package has been presented. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

There has been discussion about beer, wine and alcohol so the applicant will need to obtain the necessary license from the City to serve beer, wine and/or alcohol.

Presently, it appears that the glass block windows on the west side of the facility have been covered with black painted plywood which does not look good. If the glass block windows remain under the plywood, the applicant should remove the plywood and once again expose the glass block windows.

The Plan Commission should be aware there is no off-street parking for this facility (and there never has been). Thus, the only parking option will be street parking. The property is zoned Central Commercial (CC) and the parking requirements are waived in the CC zone.

ACTION REQUESTED:

Staff recommends approval of the Conditional Use Permit subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant may serve liquor/alcohol if and only if all required liquor licenses are obtained.
3. If using dumpsters, the 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 the dumpster.
4. 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.).
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. 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.
7. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs). Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
8. If the owner leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy.
9. If the glass block windows remain under the plywood, the applicant should remove the plywood and once again expose the glass block windows. The applicant shall work with staff regarding this matter and if there are any concerns staff may bring the proposed design back to the Plan Commission for review/approval.
10. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

Members of the Commission:

Thank you for the opportunity to present our expansion plans for your approval. Escape Sheboygan was granted its conditional use permit in the fall of 2017. Construction in earnest began in December and we celebrated our Grand Opening on September 20th, 2018. At the time, our plan was to operate the business for a year and assess the direction it would need to go. In the past year, Escape Sheboygan has hosted thousands of players on the weekends and has provided many local employers with a valuable team building option.

Our planned expansion is a direct result of the success we have experienced. This expansion represents a significant investment on our part in a corridor that is going to see a lot of development in the next few years. The new building is larger, better located, and perfectly suited for our expansion needs. Because our current location is fixed in size, growth there is not an option.

Our plan is to build between 4 and 5 escape rooms in a new location as well as a 4,000 sq foot axe throwing bar. Axe throwing is becoming a national craze. For those not familiar with axe throwing - it is essentially darts, but with hatchets! Players take turns throwing hatchets and keeping score; just like darts. This may sound a little odd, and maybe even dangerous, but in reality it is quite a safe activity. Coaches are present to provide training as well as ensure safe practices throughout game play.

In addition to the escape rooms and axe throwing, we plan to have a small retail presence for various branded items and gaming merchandise. There will also be an area on the lower level that will be reserved as a meeting space for corporate events and weekend parties.

Escape Sheboygan sincerely appreciates the Commission's previous conditional use permit approval and requestfully requests your approval one more time. We look forward to meeting with you and answering any questions you may have.

Sincerely,

Jeremiah and Nicole Reynolds
Owners, Escape Sheboygan

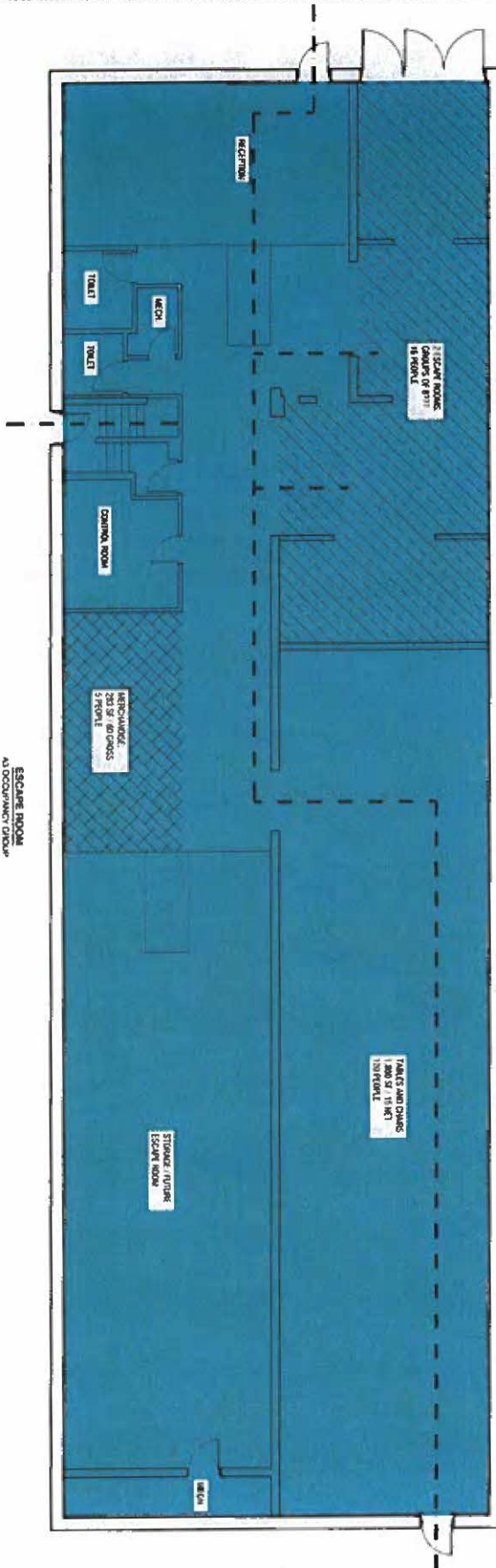




1
A2.1
FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0" [11x17]
 SCALE: 3/16" = 1'-0" [22x34]



ESCAPE ROOM
 A) OCCUPANCY GROUP
 NON-SPECIAL USE
 MAX SF WITHOUT SPRINKLING 12,000 SF
 MAX OCCUPANCY PER AREA WITH SPRINKLING 300
 OCCUPANCY BY TOLERANCE 65% - 120 PEOPLE
 MAX SF OF EGRESS REQUIRED 2
 WIDTH OF CURRENT EGRESS DOORS 2'-8" - 4'-0"
 WIDTH OF CURRENT EGRESS DOORS 2'-8" - 4'-0"



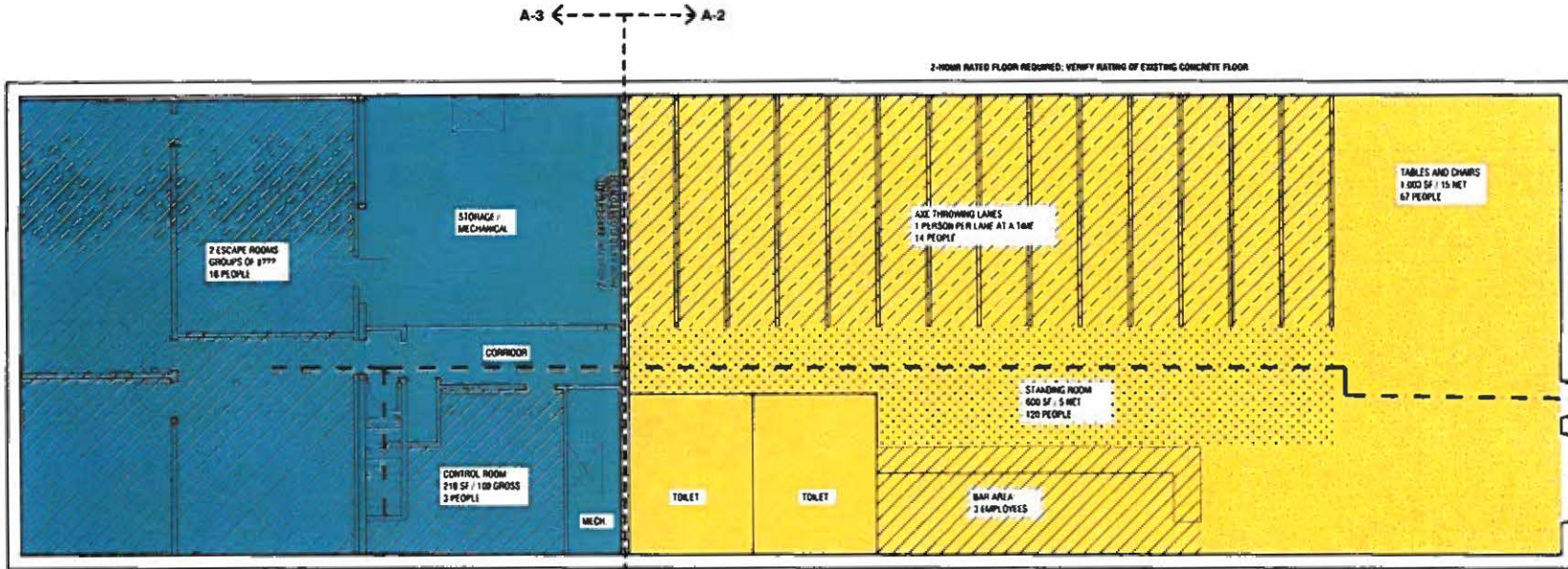
A2.1	DATE	27 AUGUST 2019
	DESIGNER	CHRIS
	PROJECT NO.	102719
	PROJECT NAME	FLOOR PLAN

**BUILDING ALTERATION FOR
 ESCAPE SHEBOYGAN
 AND AXE BAR**
 1133 INDIANA AVENUE
 SHEBOYGAN, WISCONSIN 53081

**PRELIMINARY
 PROGRESS PRINT
 DO NOT USE FOR
 CONSTRUCTION**

**HAMEISTER
 ARCHITECTS**
 INCORPORATED
 829 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (920) 457-5500 FAX (920) 457-5000

07/26/2019 3:33:33 PM BY CHRIS WANN-PC: CHAIRMAN PRODUCTS ACTIVE PROJECT: 102719 SHERBOYGAN ESCAPE ROOM AND AXE BAR DMS & COPYRIGHT 2018 - HAMEISTER ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DOCUMENT AND THE INFORMATION REPRESENTED HEREIN MAY NOT BE COPIED, DOWNLOADED, STORED IN A MACHINE-READABLE FORM, OR OTHERWISE REPRODUCED, DISSEMINATED, ADAPTED OR USED WITHOUT WRITTEN PERMISSION FROM HAMEISTER ARCHITECTS, INC.



ESCAPE ROOM
A3 OCCUPANCY GROUP
NON-SPRINKLERED
MAX SF WITHOUT SPRINKLERS: 12,000 SF
APPROX. SF SHOWN: 2,350 SF
MAX OCCUPANCY FIRE AREA WITHOUT SPRINKLERS: 300
OCCUPANCY BY CHART: 19777

A-3 ← → A-2

TOTAL SECOND FLOOR
OCCUPANCY: 118
MEANS OF EGRESS REQUIRED: 2
WIDTH OF EGRESS STAIR REQUIRED: 58 x 6.3 = 17'-7"
WIDTH OF CURBENT STAIR: 38 1/2" TREAD WIDTH
MINIMUM WIDTH OF EGRESS STAIR PER IBC: 44"
WIDTH OF EGRESS DOOR REQUIRED: 58 x 0.2 = 11'-8"
WIDTH OF EXISTING EGRESS DOOR: 36"

AXE BAR
A2 OCCUPANCY GROUP
NON-SPRINKLERED
MAX SF WITHOUT SPRINKLERS: 5,000 SF
APPROX. SF SHOWN: 3,850 SF
MAX OCCUPANCY FIRE AREA WITHOUT SPRINKLERS: 99
OCCUPANCY BY CHART: 204

1 SECOND FLOOR PLAN
A2.2 SCALE: 3/32" = 1'-0" [11x17]
SCALE: 3/16" = 1'-0" [22x34]



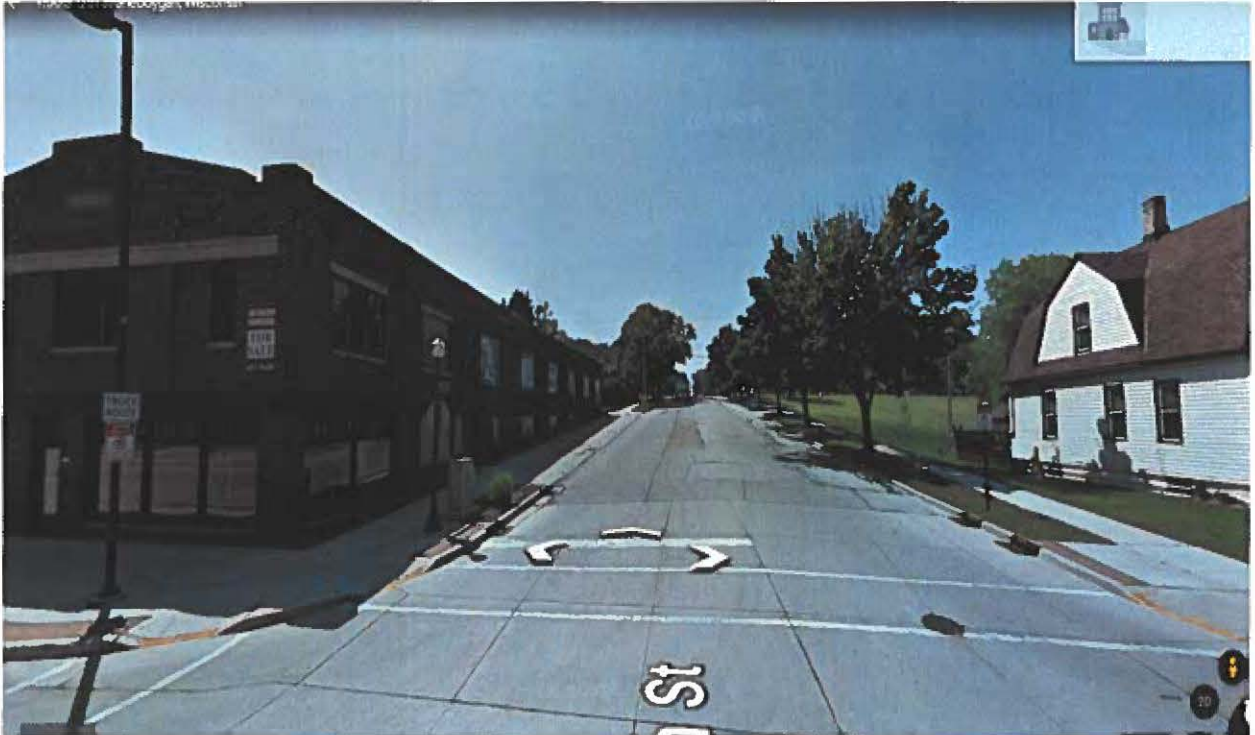
HAMEISTER ARCHITECTS
INCORPORATED
8503 BURNETT LANE, SUITE 100
SHERBOYGAN, WISCONSIN 53081
PHONE (800) 457-5800 FAX (800) 457-5005

**PRELIMINARY
PROGRESS PRINT
DO NOT USE FOR
CONSTRUCTION**

**BUILDING ALTERATION FOR
ESCAPE SHERBOYGAN
AND AXE BAR**
1133 INDIANA AVENUE
SHERBOYGAN, WISCONSIN 53081

27 AUGUST 2019	
DATE	
BY	CHRIS
PROJECT NO.	102719
FLOOR PLAN	
A2.2	
© COPYRIGHT 2019 HAMEISTER ARCHITECTS, INC. ALL RIGHTS RESERVED	





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Altmeyer Electric to construct a new off-site parking lot adjacent to their facility at 827 S. 21st Street (Parcel # 59281209370). UI Zone

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

REPORT DATE: September 20, 2019

MEETING DATE: September 24, 2019

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:

Altmeyer Electric is proposing to construct a new off-site parking lot adjacent to their facility at 827 S. 21st Street. The applicant states the following about the project:

- Altmeyer Electric purchased the property at 813 S. 21st Street. This was a very run down single-family dwelling that has been demolished. Altmeyer purchased the property because it was directly north of their facility and they needed additional parking. All previous above grade components have been demolished and removed offsite. The site was filled with compacted aggregate material.
- Altmeyer Electric owns the property to the south of the subject property. The current facility houses their main offices, shop building and indoor as well as outdoor storage. The intent is to expand their operations to allow for outdoor service vehicle parking north of their current shop building. The service vehicle parking will be utilized overnight with the service vehicles on job site during the day. Service vehicles will be exiting the property between 7:30 am and 8 am Monday through Friday, returning between 3 pm and 4 pm. No weekend activity is anticipated.
- The proposed development consists of providing a 2,925sf asphalt paved lot for purposes of Altmeyer Electric service vehicle parking.
- No permanent structures are proposed within the subject property.
- Proposed pavement will be placed overtop the existing compacted aggregate base material already installed. The proposed pavement will be 10-feet off the north

property line (existing residential property) to maintain existing mature trees and to maximize horizontal separation.

- Proposed pavement would extend along the entire South 21st Street side of the parcel to maximize service vehicle maneuvering space.
- The entire proposed paved parking lot would be graded such that developed storm water runoff will be directed toward S. 21st Street. There is little to no grade within the subject parcel. There is an existing storm inlet approximately 50-feet north of the property within S. 21st Street which will collect surface drainage associated with the proposed development.
- The pavement value provided is for parcel 59281209370 (formerly 813 South 21st Street) only. If a Conditional Use Permit is granted for the proposed paved parking lot, it would be the desire of Altmeyer Electric to work with the City of Sheboygan to vacate the current unimproved alleyway between the subject property and Altmeyer Electric property to the south and combine all of their parcels into a single lot. This would allow for a continuous paved lot and service vehicle maneuvering area between the current shop and the subject property.
- No site lighting is proposed to be added to the subject property. Existing wall mounted lighting will remain on the north wall of the current shop building at 827 South 21st Street.

STAFF COMMENTS:

The applicant is proposing to pave the parking lot in 2020. The applicant is seeking to obtain the conditional use permit for the parking lot to use this area as a gravel parking lot until 2020. This will give the applicant an opportunity to possibly vacate the unimproved/gravel alley that lies between their two (2) properties. The applicant would like to see if they could vacate/acquire the alley because then they could pave all of this area for the parking lot. They would prefer to pave all of this area at one time instead of paving the parking lot and then paving the unimproved alley in the future. It would be nice to see all of this area improved.

The Plan Commission will need to discuss a reasonable timeframe for this parking lot to be paved. Staff is recommending a date of July 10, 2020. That should give the applicant plenty of time to attempt to vacate the alley and pave the parking lot. Applicant will be required to submit all of the required vacation information to the City in order for the Plan Commission and Council to consider such a request.

If vacated the applicant will need to combine all of these properties into one parcel and provide any easement documentation for any other property owner who may need access.

The applicant is requesting the following variance:

- Requesting a zero (0) street yard paving setback - Minimum street yard paving setback is five (5) feet.
- 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 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, razing, water, sewer, storm drainage, etc.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a proposed landscape plan prior to building permit issuance.
4. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials or equipment shall be prohibited.
6. 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 (except for area approved for the variance).
7. If signage is to be installed, the applicant shall work with staff with regards to constructing appropriate and well-designed signage and shall obtain the necessary sign 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.
8. Fencing shall be installed along the north property line to buffer the parking lot from the single-family dwelling at 2043 New Jersey Avenue. 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 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.
9. The applicant may temporarily maintain the existing gravel parking lot on this property. The applicant shall submit a parking lot design, stormwater plan, landscaping plan, etc. and shall construct the permanent parking lot by July 10, 2020. All areas used for parking/maneuvering of vehicles shall be paved.
10. All areas that are not required to be paved shall be grass and/or approved landscaping.
11. 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.
12. 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, landscape boulevard, pavement, utilities, retaining walls, street trees, etc.).

13. 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.
14. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
15. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
16. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
17. Absolutely no portion of the site improvements shall cross property lines (parking, fencing, signs, landscaping, retaining wall, etc.).
18. If the applicant is able to vacate the unimproved alley, the applicant shall combine all of their properties into one (1) parcel and provide easement documentation for any other property owner who may need access to the former alley prior to building permit issuance for parking lot construction.
19. 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. 209370
MAP NO. _____
ZONING CLASSIFICATION: UT

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 9/24/19

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

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT *Q*
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: DAVE ALTMAYER - ALTMAYER ELECTRIC
ADDRESS: 827 SOUTH 21ST ST. E-MAIL: _____
PHONE: () _____ FAX NO. () _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: ALTMAYER ELECTRIC
ADDRESS OF PROPERTY AFFECTED: 813 SOUTH 21ST STREET
LEGAL DESCRIPTION: PARCEL # 59281209370
LYTAN ADD'N, THE SOUTH 50- FEET OF LOT 10 & 11, BLOCK 11
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____

SEE NARRATIVE ATTACHED

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

SEE ATTACHED

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

SITE NARRATIVE - CONDITIONAL USE APPLICATION

September 9, 2019

PROJECT NAME AND ADDRESS:

Proposed paved parking lot
Altmeyer Electric
Parcel #59281209370 (formerly 813 South 21st Street)
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- It is defined as the south 50-feet of Lot 10 and Lot 11, Block 11, Original Plat of the City of Sheboygan.
- The entire lot area is 0.0914 acres (3,980 square feet).

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UI-Urban Industrial
 25-foot front yard setback (South 21st Street)
 25-foot residential side yard setback
 25-foot residential rear yard setback
 5-foot pavement setback

EXISTING SITE CONDITIONS/LAND USE:

The subject property was formerly a single family residence purchased by Altmeyer Electric. By demolition permit applied for and issued by the City of Sheboygan, all previous above grade components have been demolished and removed offsite. The site was filled with compacted aggregate material.

• Demolished single family residence	=	1,250 square feet
• <u>Demolished gravel/concrete driveway</u>	=	<u>750 square feet</u>
Total impervious area demolished	=	2,000 square feet

Altmeyer Electric does currently own the property to the south and to the southeast of the subject property. The current facility houses their main offices, shop building and indoor as well as outdoor storage. The intent of the proposed CUP is to expand their operations to allow for outdoor service vehicle parking north of their current shop building. The service vehicle parking will be utilized overnight with the service vehicles on job site during the day. Service vehicles will be exiting the property between 7:30 am and 8 am Monday through Friday, returning between 3 pm and 4 pm. No weekend activity is anticipated.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of providing an asphalt paved lot for purposes of Altmeyer Electric service vehicle parking.
- No permanent structures are proposed within the subject property.
- Proposed pavement will be placed overtop the existing compacted aggregate base material already installed. The proposed pavement will be 10-feet off the north property line (existing residential property) to maintain existing mature trees and to maximize horizontal separation.
- Proposed pavement would extend along the entire South 21st Street side of the parcel to maximize service vehicle maneuvering space.
- The entire proposed paved parking lot would be graded such that developed storm water runoff will be directed toward South 21st Street. There is little to no grade within the subject parcel. There is an existing storm inlet approximately 50-feet north of the property within South 21st Street which will collect surface drainage associated with the proposed development.
- Proposed pavement area (existing aggregate base) **2,925 square feet***

*NOTE: The pavement value provided is for parcel 59281209370 (formerly 813 South 21st Street) only. If a Conditional Use Permit was granted for the proposed paved parking lot, it would be the desire of Altmeyer Electric to work with the City of Sheboygan to vacate the current alleyway between the subject property and Altmeyer Electric property to the south and combine all of their parcels into a single lot. This would allow for a continuous paved lot and service vehicle maneuvering area between the current shop and the subject property.

SITE SELECTION

- The current site was selected to potentially allow Altmeyer Electric to maximize service vehicle parking within proximity to their current shop at 827 South 21st Street.
- Although the proposed parking lot is directly adjacent to existing single family residential properties to the north, the proposed parking lot development coincides with the remainder of existing industrial properties to the west, south and east sides.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for three of the four landscape point criteria (Developed Lot, Lot Frontage and Pavement) excluding Building Foundation as we do not anticipate any structures within the property.
- The (5) existing mature evergreen trees along the north lot line of the subject property WILL remain as part of the proposed paved lot to assist with buffering the proposed lot from the residential property to the north.

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:

- No site lighting is proposed to be added to the subject property.
- Existing wall mounted lighting will remain on the north wall of the current shop building at 827 South 21st Street.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

(1) Total variances to be requested:

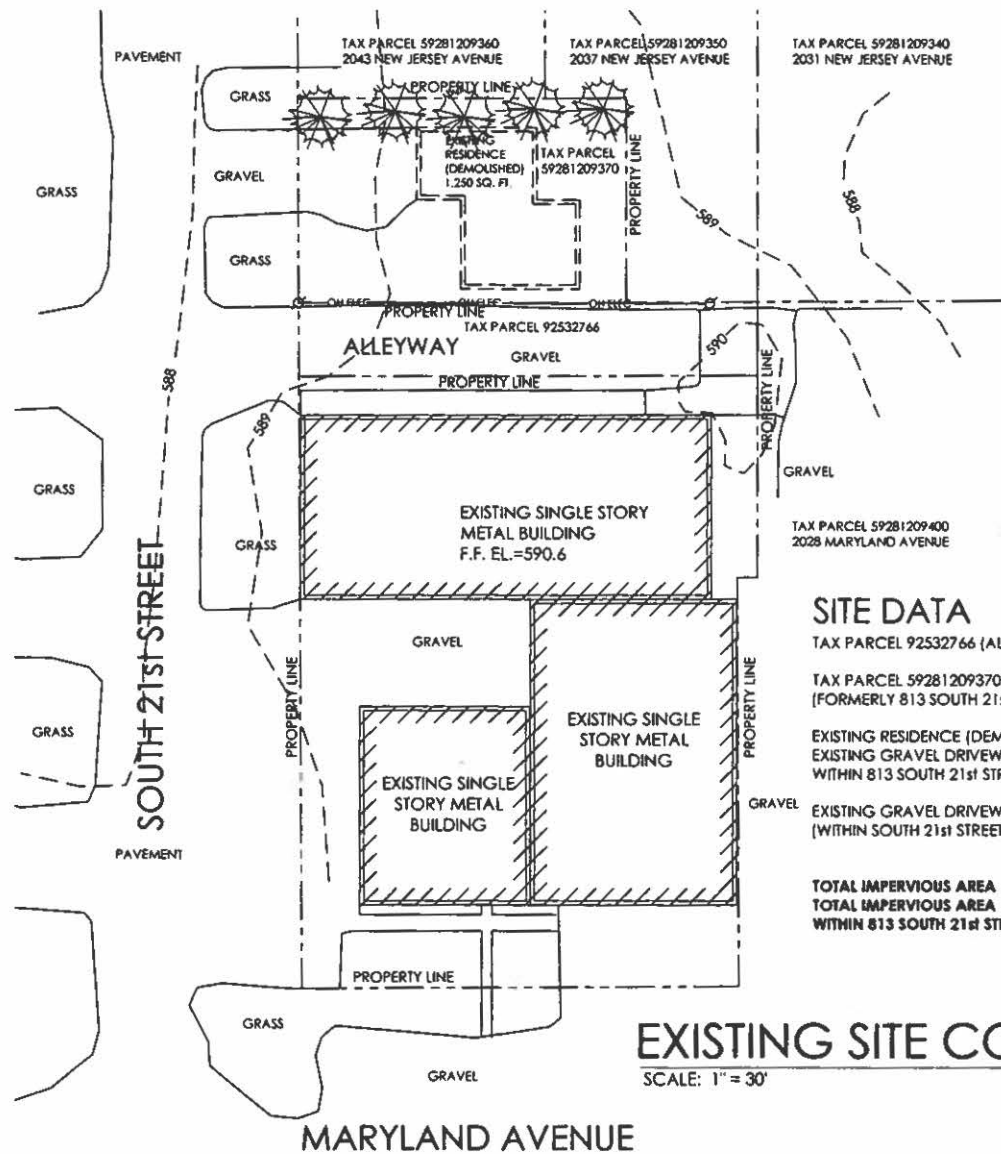
1. Provide opaque fencing along the north property line to satisfy landscape requirements while maintaining the existing mature evergreen trees.



SITE DESIGN AND ENGINEERING, LLC
1129 KENTUCKY AVENUE
SHEBOYGAN, WISCONSIN 53081
(920) 207-8977

ALTMAYER ELECTRIC
813 SOUTH 21st STREET
SHEBOYGAN, WISCONSIN

AUGUST 12, 2019
SEPTEMBER 9, 2019



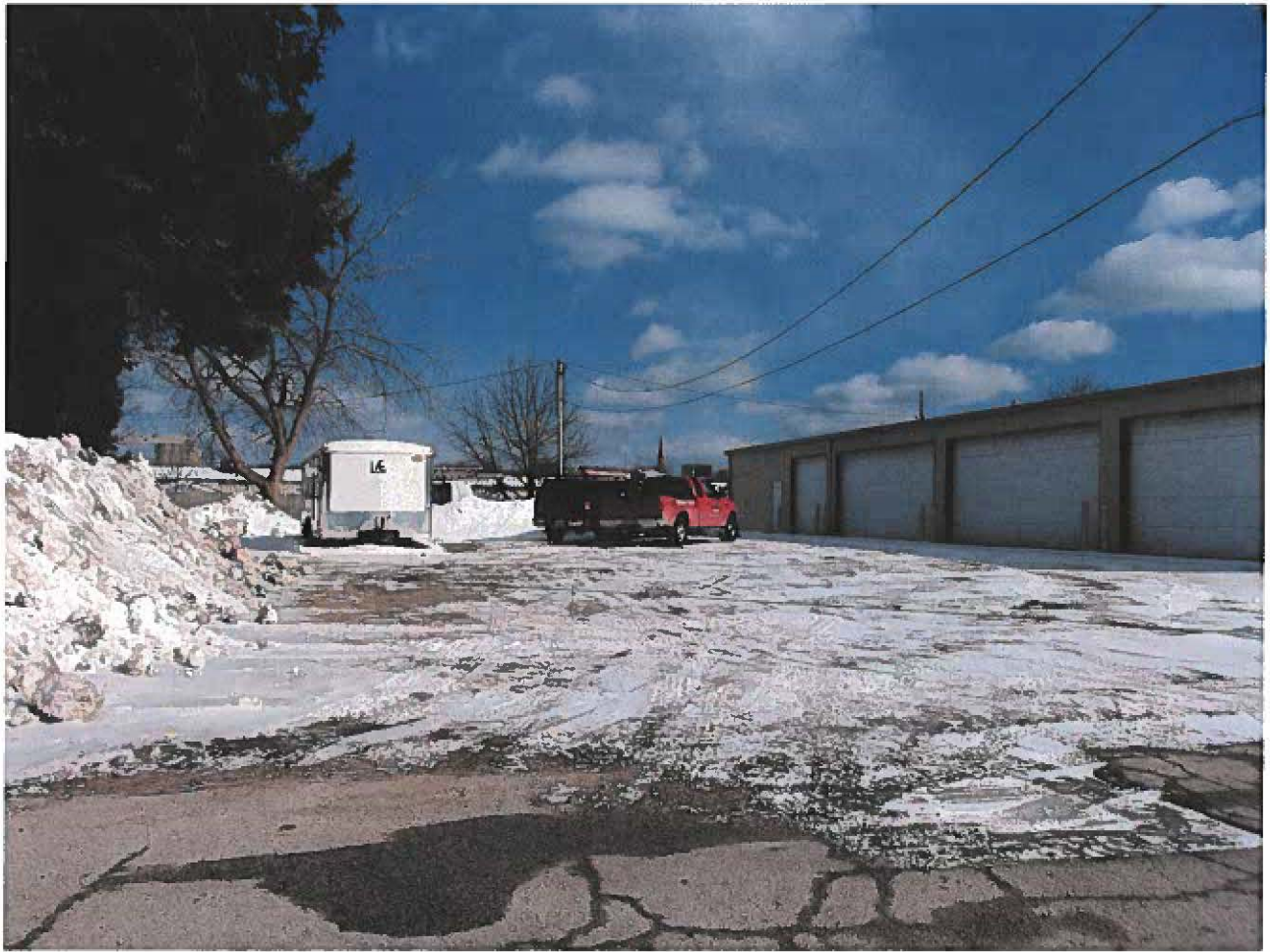
SITE DATA

TAX PARCEL 92532766 (ALLEYWAY)	=	2,010 SQ. FT. (0.046 AC.)
TAX PARCEL 59281209370 (FORMERLY 813 SOUTH 21st STREET)	=	3,980 SQ. FT. (0.091 AC.)
EXISTING RESIDENCE (DEMOLISHED)	=	1,250 SQ. FT.
EXISTING GRAVEL DRIVEWAY WITHIN 813 SOUTH 21st STREET PROPERTY)	=	750 SQ. FT.
EXISTING GRAVEL DRIVEWAY (WITHIN SOUTH 21st STREET R.O.W.)	=	250 SQ. FT.
TOTAL IMPERVIOUS AREA	=	2,250 SQ. FT.
TOTAL IMPERVIOUS AREA WITHIN 813 SOUTH 21st STREET PROPERTY	=	2,000 SQ. FT.

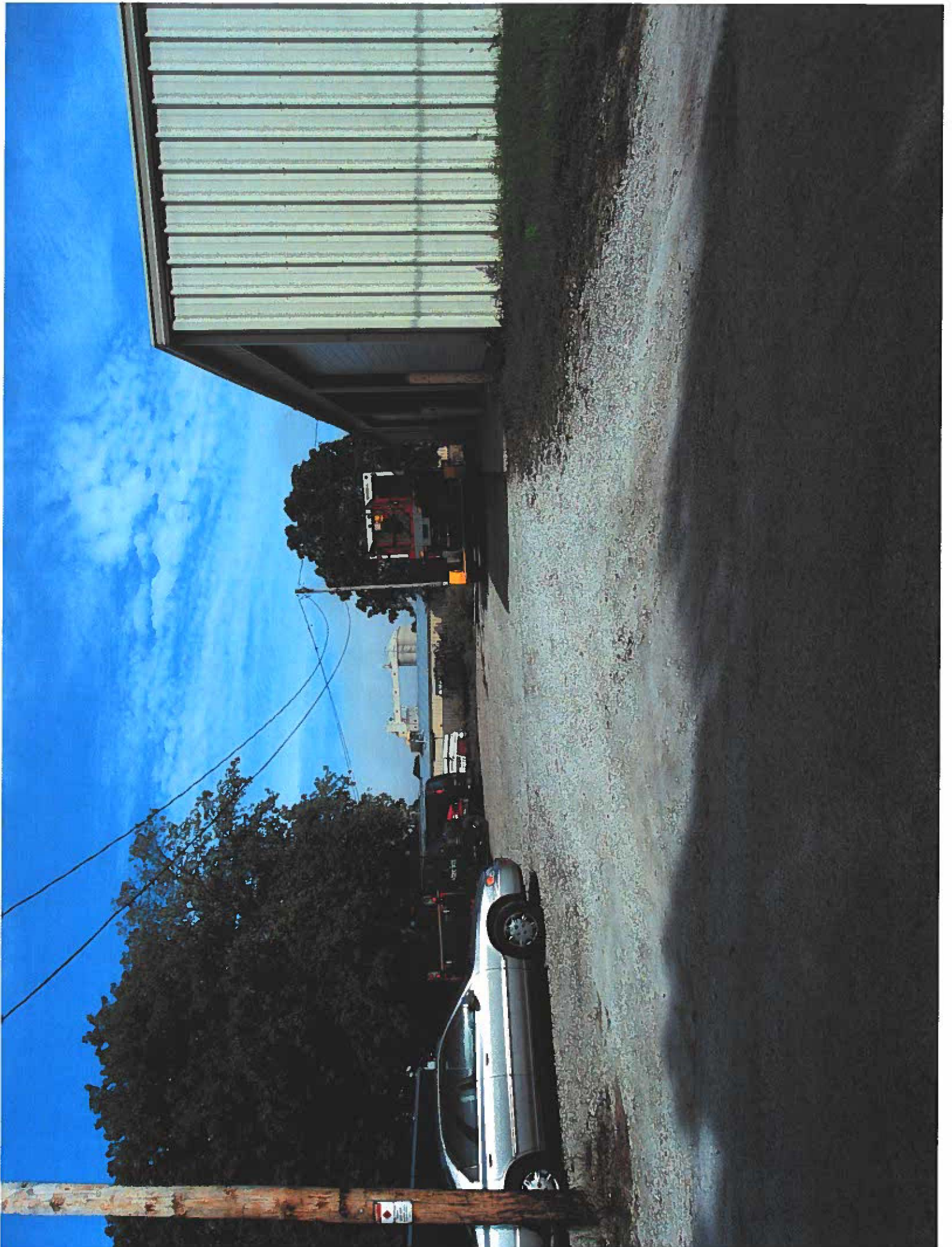
EXISTING SITE CONDITIONS

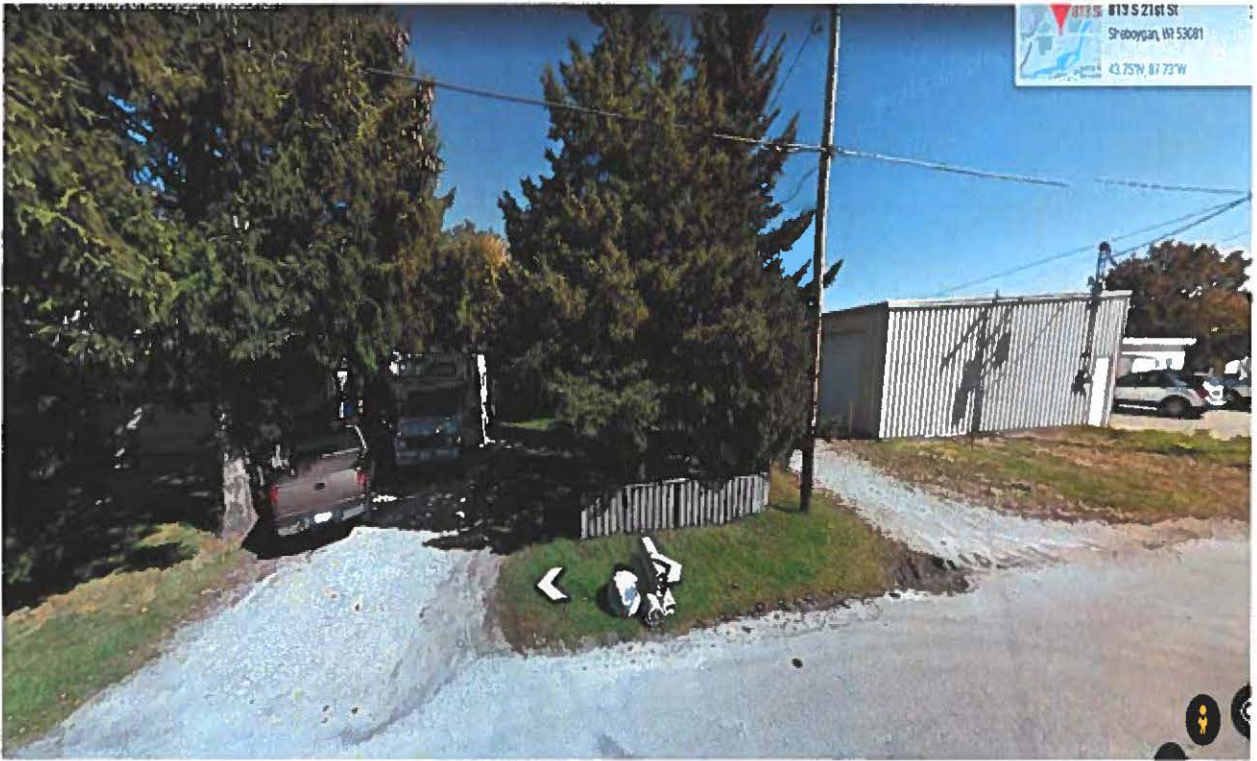
SCALE: 1" = 30'











CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use and variance application by Van Horn Real Estate to construct the Kingsbury Village apartments on the vacant, undeveloped parcel located at the southwest corner of Wisconsin Avenue and N. 10th Street (Parcel # 59281107740, former Kingsbury Brewery property). UR-12 Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: August 9, 2019

MEETING DATE: August 13, 2019

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:

Van Horn Real Estate is proposing to construct the new Kingsbury Village apartments on the vacant, undeveloped parcel located at the southwest corner of Wisconsin Avenue and N. 10th Street (Parcel # 59281107740, former Kingsbury Brewery). The applicant states the following about the project:

- Kingsbury Village will be a 33 unit market-rate multifamily apartment development on 1.8 acres of land located at the southwest corner of Wisconsin Avenue and N. 10th Street.
- There will be three (3) standalone buildings totaling 33 units consisting of:
 - A 15-unit building defined as Building #1 (west/river).
 - A 10-unit building defined as Building #2 (north/Wisconsin Ave.).
 - An eight (8) unit building defined as Building #3 (east/N. 10th St.).
- Each building provides units with 2 bedrooms and 1.5 baths, 1 garage space and 1 driveway space. All garages face the interior of the property.
- Each building will be three (3) stories with a maximum ridge height of 35'-0" above grade. The 3-story building heights and the proposed design seem appropriate for this site since there is a mix of taller multi-tenant structures as well as lower single-family and duplexes in this neighborhood.

- There will be a single paved private drive lane through the site accessed from N. 10th Street in order to minimize disruptions to the residential neighborhood. The access drive will line up with New York Avenue to the east.
- Within the property at the southeast corner, there will be (4) at grade visitor parking spaces provided (close to access drive at N. 10th Street as you enter the property).
- The entire site will be graded such that developed storm water runoff will be collected, detain/released and pre-treated onsite with the ultimate storm water discharge being located at the northwest corner of the site, connected to existing storm sewer within N. Water Street Right of Way.
- The site was home to Kingsbury Brewery and has been vacant/undeveloped for many years. All previous above grade components have been demolished/removed offsite.
- Applicant is proposing to install two (2) 400sf (20 x 20) Kingsbury Village signs/murals – one (1) on the ends of buildings 1 and 2. Building 1 facing the intersection of New York and N. 10th (SE corner of the building) and Building 2 facing the intersection of Wisconsin Avenue and N. 10th Street (NE corner of the building). The applicant is working with Kingsbury Brewery to use the original logo.
- 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 applicant states the following about the proposed apartment building:

- The Kingsbury Village development was established as an identifiable row house style neighborhood that nestles into the sloping hillside keeping scale and design of the units proportionate to the adjacent structures.
- To help integrate the 33 apartments into this site, we broke up the units into three (3) buildings. While not functionally necessary, this helps to diminish the size of the overall development and allows for a community type environment. This also allows the opportunity to create an intimate courtyard/patio spaces in the center of this development; providing amenities and flexible shared space for the residents.
- The applicant is placing the river building and the N. 10th Street building tight to the property lines In order to provide more building setback and creating a bit more buffer between the site (building #2) and the neighboring residences to the north of Wisconsin Avenue. 12.3 foot front/street yard setback.
- Building #1 parkside/riverside façade was created to build a sense of a riverfront

boardwalk community. First floor entrances along the park with two-story balconies facing the park/river. The courtyard side emulates buildings 2 and 3 row house.

- Building #2 and #3 were created with the row house style community in mind. Main entrances accessed from the sidewalks on 10th and Wisconsin along with small patio space facing the street. All parking and garages are sheltered from the street by placing these elements on the courtyard side of the building.
- Materials on the project are inspired by the original Kingsbury Beer building and to fit with the surrounding buildings. Two versions of brick are being utilized along with simple boxed out façade elements to give tribute to the original brick factory that once stood on this site, as well as, complementing the multi-story buildings that are adjacent. With the additional highlight of wood finished clapboard, painted board and batten sidings, and metal finishes, these elements pull in a softer feel to better engage into this residential community. The materials were selected in a way to be coherent with the surrounding buildings but give the sense of smaller structures with their application.
- Total building/site construction costs are estimated to be in the \$7-8 million range. Anticipated monthly rents would be approximately \$1,900 for the street side units and \$2,200 for riverside units. There will not be an on-site property manager and outside contractors will be utilized for maintenance and repairs.
- All Units are two bedrooms approximately 1,300sf broken down as follows:
 - 1st floor/garage - Garage = 637sf, 1st Floor Finished/Mechanical = 95sf
 - 2nd Floor Finished = 650sf (Park Side Balcony = 123sf; Street Side Balcony = 102sf)
 - 3rd Floor Finished = 650sf (Park Side Balcony = 94sf)
- Based upon the current proposed site plan, we have provided (53) garage parking spaces and (16) driveway parking spaces within the property for a total of (69) spaces. There will also be (4) additional visitor parking spaces provided within the current N. 10th Street (SE corner of the property by driveway entering/exiting site). For (33) two bedroom units provided, the UR zoning classification dictates we need (66) total off-street parking spaces.

Site improvements include:

- Building 1 (west/river) – 10,950sf building footprint. 15 units total, 2 bedroom and 1 ½ bath each unit. 15 garage spaces provided, 15 driveway spaces provided.

- Building 2 (north/Wisconsin Ave.) - 7,300sf building footprint. 10 units total, 2 bedroom and 1 ½ bath each unit. 10 garage spaces provided, 10 driveway spaces provided.
- Building 3 (east/N. 10th St.) - 5,840sf building footprint. 8 units total, 2 bedroom and 1 ½ bath each unit. 8 garage spaces provided, (8) driveway spaces provided.
- Applicant indicates that this will be a phased development with the riverside units being developed first. Applicant does not address Phases 2 and 3.
- There will be 69 parking spaces.
- New ingress/egress from N. 10th Street (no access to Wisconsin).
- New asphalt drives, parking, concrete walks, retaining walls, fencing.
- New landscaping and storm drainage throughout the site.
- Signage will consist of two (2) 400sf (20 x 20) Kingsbury Village painted signs/murals.

STAFF COMMENTS:

Applicant is proposing to utilize City of Sheboygan Water Street public right-of-way for access from N. 10th Street, as well as, for sidewalk along the west side of the riverfront apartments. This is unimproved right-of-way (grass). In order to utilize this public right-of-way for these purposes, the applicant will need to obtain the required encroachments. The encroachments will need to be approved prior to issuance of building permits for this project. Again, the applicant will be requesting encroachments for:

- Access Drive - To construct the access drive that leads to and from N. 10th Street into the apartment complex. This new access drive is to be located on unimproved City of Sheboygan public-right-of-way. This area is presently grass. This access drive will line up with New York Avenue to the east.
- Sidewalk, landscaping and grading - To construct sidewalk on the west side of building number 1 that faces the Sheboygan River. This apartment building is to be constructed right along the property line. The applicant would like to provide sidewalk on the west side of these apartment so tenants can access their properties from the west side that faces the river. In addition, the applicant will be doing some grading and installing landscaping in this encroachment area.

Applicant is proposing to install two, 400sf (20x 20) Kingsbury Village signs/murals on the ends of buildings 1 and 2. Building 1 mural faces the intersection of New York Avenue and N. 10th Street and Building 2 mural faces the intersection of Wisconsin Avenue and N. 10th Street. The Plan Commission will want to have the applicant explain the mural sign proposal and consider whether these 400sf painted mural signs are appropriate for this development. Applicant will be responsible for properly maintaining these mural signs and shall immediately address issues of disrepair. Is there any additional signage to be installed?

The applicant is proposing to locate the dumpster enclosure at the southwest corner of the site between buildings 1 and 2 along Wisconsin Avenue. This street frontage location and will be very visible from the intersection. Staff will be recommending that the dumpster enclosure design match the apartment building design in terms of materials, colors, etc.

There are no street trees along Wisconsin and N. 10th Street. The applicant will be required to work with staff regarding installation of street trees along these streets (number, type, location, etc.).

The applicant is requesting the following land use variances:

- To have a zero (0) foot front/street yard setback for Building #1 (west/river) – Minimum front yard setback is 20 feet.

The requested variance for Building #1 is to allow a zero (0) foot building setback along the N. Water Street side of the site (front yard side). The zero (0) foot building setback requested allows for the proposed building footprints to be shifted west allowing for maximum internal vehicle maneuvering space, to create maximum separation between the three (3) buildings and to create a larger setback for building #2 along Wisconsin Ave.

- To have a zero 12.3 foot front/street yard setback for Building #2 (north/Wisconsin Ave.) – Minimum front yard setback is 20 feet.

The requested variance for Building #2 is to allow a 12.3 foot building setback along the Wisconsin Avenue side of the site. The building setback requested allows for the proposed building footprints to be shifted north to allow for maximum internal vehicle maneuvering space and create maximum separation between the three (3) buildings.

- To have a zero (0) foot front/street yard setback for Building #3 (east/N. 10th St.) – Minimum front yard setback is 20 feet.

The requested variance for Building #3 is to allow a zero (0) foot building setback along the N. 10th Street side (front yard side) of the site. The zero foot building setback requested allows for the proposed building footprints to be shifted west allowing for maximum internal vehicle maneuvering space, to create maximum separation between the three (3) buildings and to create a larger setback for building #2 along Wisconsin Ave.

- To have 400sf painted wall signs/murals on Buildings 1 and 2 – Maximum wall sign in the Urban Residential (UR-12) zone is 24sf. Painted signs are not permitted.

The requested variances for building for 400sf (20 x 20) murals are to allow for the Kingsbury Beer logo to be applied to the ends of building #1 and building #2.

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

Applicant is proposing to have one (1) access drive that lines up with New York Avenue. In order to do this the applicant must have the driveway cross their property line onto unimproved N. Water Street public right-of-way. The applicant will need to obtain an encroachment from the City to permit such a driveway to happen.

- 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. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. 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.
4. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along Wisconsin Avenue and N. 10th Street (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).
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 (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
9. Applicant shall install a bicycle rack within the interior of the development site.
10. 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.
11. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
12. 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.
13. Painted signs shall be long-lasting and graffiti-resistant to the greatest extent possible.
14. The applicant shall properly maintain mural signs and any issues of disrepair shall be addressed immediately. If, for whatever reason, the mural falls into disrepair, the building owner will be required to make necessary repairs within 60 days.
15. All areas used for parking/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.
18. 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.
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 old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
20. Applicant shall be required to obtain the necessary encroachment to utilize and improve N. Water Street unimproved public right-of-way (including, but not limited to ingress/egress, parking, driveway openings, curb, gutter, sidewalk, pavement, utilities, landscaping, grading, etc.). Applicant shall work with City Development and Engineering staff to determine the specifications that the proposed improvements shall meet. No building permits shall be issued until such time as the encroachment has been obtained.
21. 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.).
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. 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).
25. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
26. 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.
27. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
28. 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.
29. 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 and required attachments

PARCEL NO. 107740
MAP NO. _____
ZONING CLASSIFICATION: UR-12

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 8/13/19

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: Van Horn Real Estate
ADDRESS: W5073 Co.Rd. O, Plymouth, WI 53073 E-MAIL: _____
PHONE: () FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Kingsbury Village
ADDRESS OF PROPERTY AFFECTED: N.th 10th Street & Wisconsin, Sheboygan
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Vacant Land

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Multi Building Apartment Complex

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Front Yard Setbacks for each building

SITE NARRATIVE - CONDITIONAL USE APPLICATION

June 24, 2019

PROJECT NAME AND ADDRESS:

Kingsbury Village
North 10th Street/ Wisconsin Avenue
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281107740.
- It is defined as all of Lot 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, Block 132, Original Plat of the City of Sheboygan.
- The entire lot area is 1.788 acres.

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UR-Urban Residential

- **25-foot front yard setback (Wisconsin Avenue) ***
- **25-foot front yard setback (North 10th Street) ***
- **25-foot front yard setback (North Water Street)***
- (40) residential units per acre
- (2) off-street parking spaces per (2) bedroom units
- (35)-foot maximum building height

- * Bold text defines variance to be requested, see Variance Description.

EXISTING SITE CONDITIONS/LAND USE:

Formerly the Kingsbury Brewery operations. The site is currently vacant. All previous above grade components have been demolished and removed offsite.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of (33) apartments, constructed in (3) stand-alone buildings, consisting of a single fifteen (15) unit building defined as Building #1, a single ten (10) unit building defined as Building #2 and a single eight (8) unit building defined as Building #3.
 - Each building will be three stories with a maximum ridge height of 35'-0" above grade.
 - Each building includes a one-car garage.
 - There will be a single paved private drive lane through the site accessed from North 10th Street.
 - Within the property at the southeast corner, there will be (4) at grade visitor parking spaces provided.
 - The entire site will be graded such that developed storm water runoff will be collected, detain/released and pre-treated onsite with the ultimate storm water discharge being located at the northwest corner of the site, connected to existing storm sewer within North Water Street Right of Way.
 - Both public sanitary sewer and public water main are available within North 10th Street, North Water Street and Wisconsin Avenue and will be extended into the property.
- | | |
|--|--|
| • Proposed pavement area | 28,665 square feet (37-percent of total lot) |
| • Proposed concrete walk | 8,053 square feet (10-percent of total lot) |
| • Proposed green space | 17,134 square feet (22-percent of total lot) |
| • Proposed (3) stand-alone Apartment buildings | |
| (33) total apartment units. | 24,090 square feet (31-percent of total lot) |

- Building #1- 10,950 square foot building footprint.
(15) units total, (2) bedroom and (1 ½) bath each unit.
(15) garage spaces provided, (15) driveway spaces provided.
- Building #2- 7,300 square foot building footprint
(10) units total, (2) bedroom and (1 ½) bath each unit.
(10) garage spaces provided, (10) driveway spaces provided.
- Building #3- 5,840 square foot building footprint
(8) units total, (2) bedroom and (1 ½) bath each unit.
(8) garage spaces provided, (8) driveway spaces provided.

NOTE: For (33) two bedroom units provided, the UR zoning classification dictates we need (64) total off-street parking spaces. Based upon the current proposed site plan, we have provided (53) garage parking spaces and (16) driveway parking spaces within the property for a total of (69) spaces. There will also be (4) additional visitor parking spaces provided within the current Wisconsin Avenue Right of Way.

SITE SELECTION

- The current site was selected due to the adjacency to the Sheboygan River, its view overlooking Camp Marina Park and its proximity to shops/businesses within walking distance to the site.
- The proposed residential development coincides with the current surrounding Neighborhood Residential (NR) zoned properties within the neighborhood and would 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 residential property owners.

SITE LIGHTING:

- Site lighting will be limited to wall mounted fixtures over each garage door (internal to the development).
- Front entry porch lights (wall mounted) will be provided at each front entry.
- No pole lighting will be provided.

ARCHITECTURE:

- The Kingsbury Village development was established as an identifiable row house style neighborhood that nestles into the sloping hillside keeping scale and design of the units proportionate to the adjacent structures.
- To help integrate the 33 apartments into this site, we broke up the units into 3 buildings. While not functionally necessary, this helps to diminish the size of the overall development and allows for a community type environment. This also gave us the ability to create an intimate courtyard/patio spaces in the center of this development; providing amenities and flexible shared space for the residents.

- Building #1 parkside façade was created to build a sense of a riverfront boardwalk community. First floor entrances along the park with two story balconies facing the park/river. The courtyard side emulates buildings 2 and 3 rowhouse feel as these buildings can be seen together.
- Building #2 and #3 were created with the rowhouse style community in mind. Main entrances accessed from the sidewalks on 10th and Wisconsin along with small patio space facing the street. All parking and garages are sheltered from the street by placing these elements on the courtyard side of the building.
- Materials on the project are inspired by the original Kingsbury Beer building and to fit with the surrounding buildings. Two versions of brick are being utilized along with simple boxed out façade elements to give tribute to the original brick factory that once stood on this site; also complementing the multi-story building that are adjacent. With the additional highlight of wood finished clapboard, painted board & batten sidings, and metal finishes, these elements pull in a softer feel to better engage into this residential community. The materials were selected in a way to be coherent with the surrounding buildings but give the sense of smaller structures with their application.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

(5) Total variances to be requested:

1. Front yard setback, North Water Street
2. Front yard setback, Wisconsin Avenue
3. Front yard setback, North 10th Street
4. Building Murals

1. FRONT YARD SETBACK

The requested variance for Building #1 is to allow a **zero building setback** along the North Water Street side (front yard side) of the site. The zero building set-back requested allows for the proposed building footprints to be shifted west to allow for maximum internal vehicle maneuvering space and create maximum separation between the three buildings.

2. FRONT YARD SETBACK

The requested variance for Building #2 is to allow a **twelve foot, four inch (12'-4") building setback** along the Wisconsin Avenue side of the site. The building set-back requested allows for the proposed building footprints to be shifted north to allow for maximum internal vehicle maneuvering space and create maximum separation between the three buildings.

3. FRONT YARD SETBACK

The requested variance for Building #3 is to allow a **zero building setback** along the North 10th Street side (front yard side) of the site. The zero building set-back requested allows for the proposed building footprints to be shifted west to allow for maximum internal vehicle maneuvering space and create maximum separation between the three buildings.

4. BUILDING MURALS

The requested variance for building murals is to allow for the Kingsbury Beer logo with Kingsbury village name applied to one end of Building #1 and one end of building #2. Size of mural is 20'x20'.





1971-72



2019



WISCONSIN'S ORIGINAL



Kingsbury
BEER

12 FL. OZ. (355ml)

© G. HEILEMAN BREWING CO., LA CROSSE, WISCONSIN

GOVERNMENT WARNING: (1) ACCORDING TO THE SURGEON GENERAL, WOMEN SHOULD NOT DRINK ALCOHOLIC BEVERAGES DURING PREGNANCY BECAUSE OF THE RISK OF BIRTH DEFECTS. (2) CONSUMPTION OF ALCOHOLIC BEVERAGES IMPAIRS YOUR ABILITY TO DRIVE A CAR OR OPERATE MACHINERY AND MAY CAUSE HEALTH PROBLEMS.

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DISTINCTIVE DESIGN
 215 Pine Street
 Sheboygan Falls, WI 53085
 PH: (920) 798-1090
 www.distinctivedesign.com

KINGSBURY VILLAGE
 NEW HOUSING
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST

SITE PLAN
 SHEET NO. C1.1
 DATE: 11/11/2016
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 APPROVED BY: J. J. JENSEN

C1.1
 SCALE: AS SHOWN
 PROJECT: NEW HOUSING SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST
 SHEET NO. C1.1



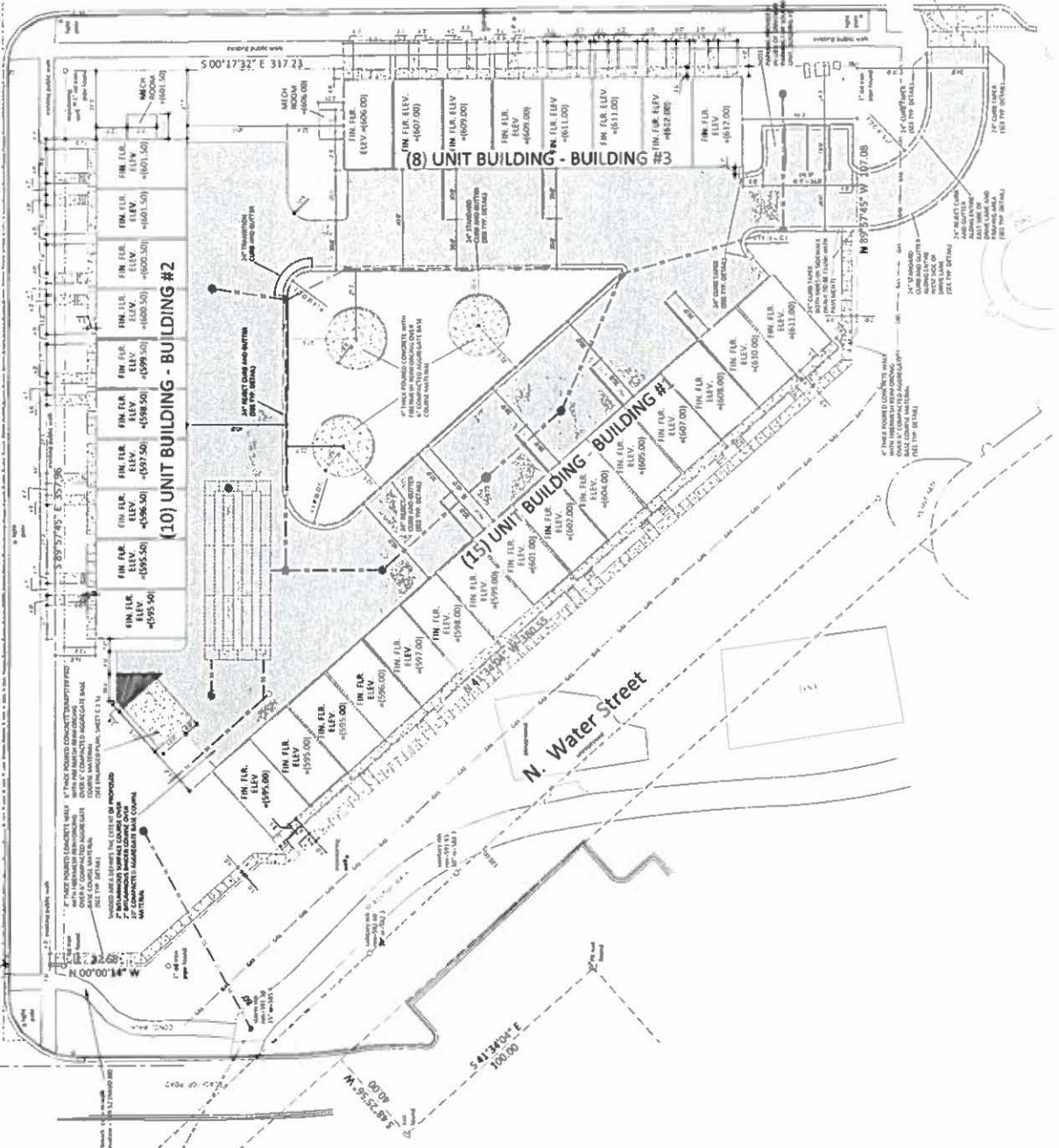
SITE PLAN
 17-207

New York Avenue

N. 10th Street

Wisconsin Avenue

N. Water Street



SITE DATA

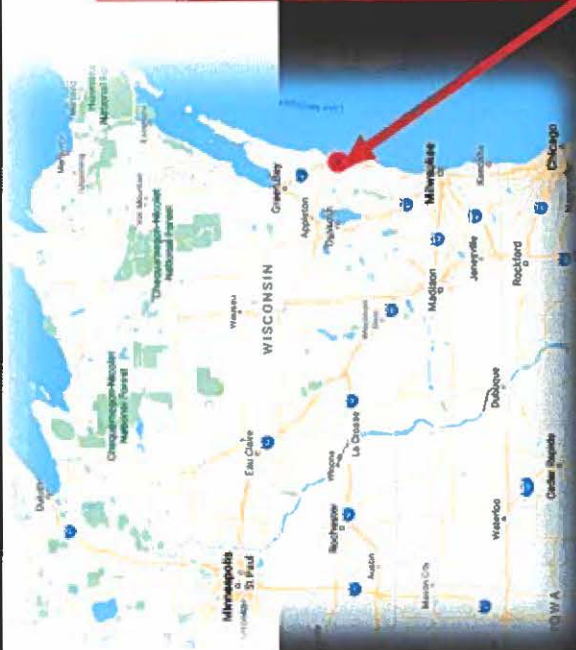
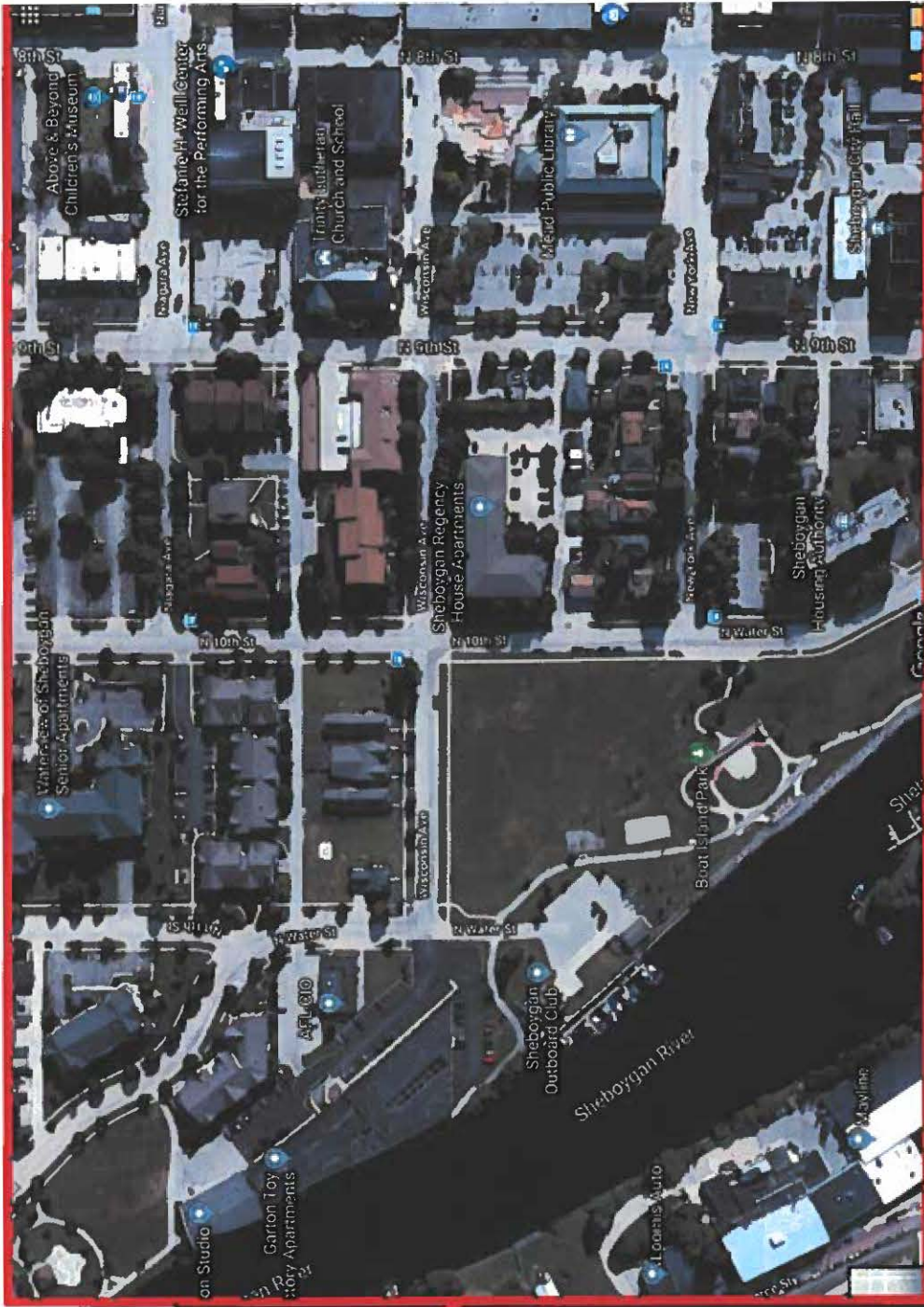
- 1. FIN FLOOR ELEVATION: 1.0000 FT
- 2. FIN FLOOR ELEVATION: 1.0000 FT
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KINGSBURY VILLAGE

SHEBOYGAN, WISCONSIN



LOCATION: Nth 10th STREET & WISCONSIN





PARK SIDE – BUILDING 1





GARAGE SIDE -- BUILDING 1



FINISHES – BUILDING 1



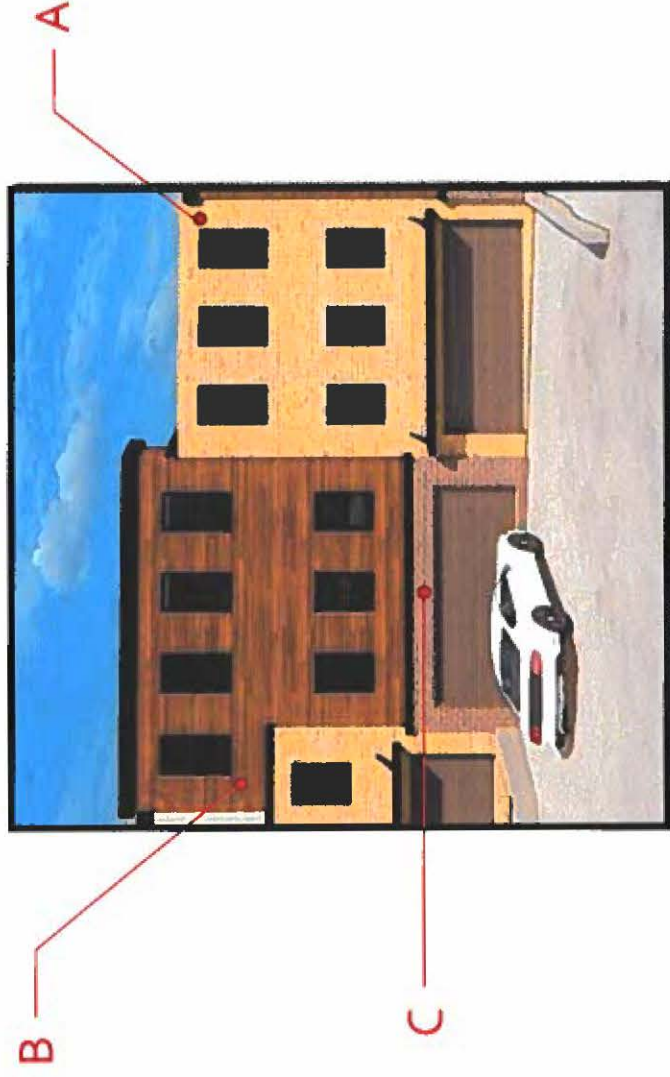
A. Thin Brick
Alhambra Matt
(M21-22 & 27-28)



B. Smart Side
Horizontal Lap
siding



C. Thin Brick
Alhambra Matt
(M21-22 & 27-28)



FINISHES – BUILDING 1

A. Smart Side Board
and Batten

Vertical siding
painted off-white

B. Thin Brick

Alhambra Matt
(M21-22 & 27-28)

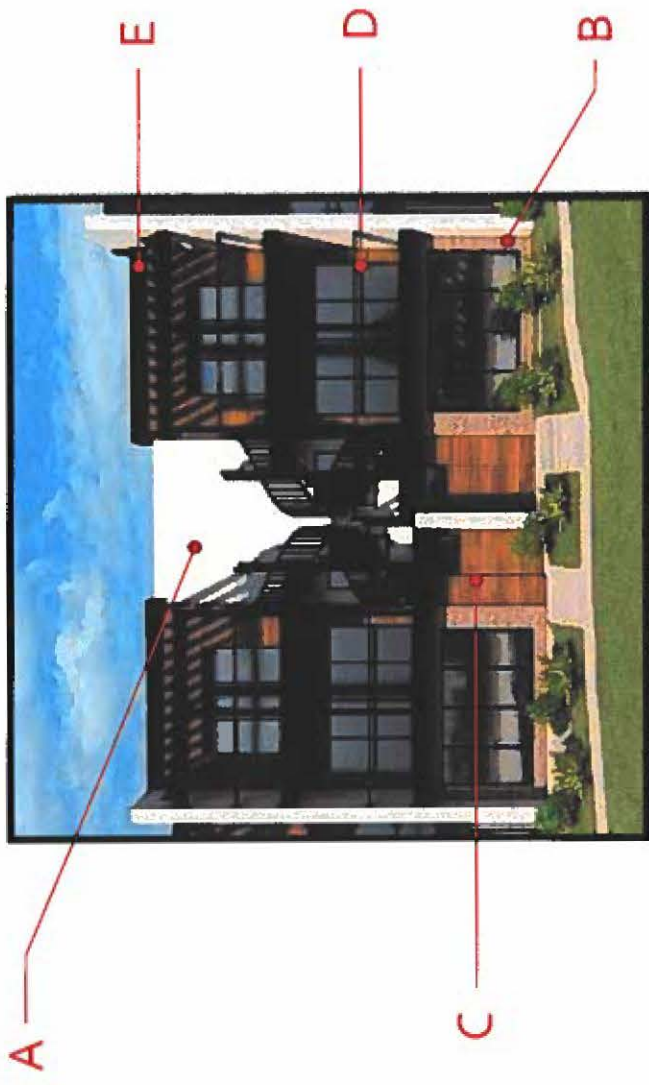
C. Smart Side

Horizontal Lap
siding

D. Metal Cable Rail

E. Wood Trellis

painted black





STREET PERSPECTIVE WISCONSIN AVE – BUILDING 2





WISCONSIN AVE SIDE - BUILDING 2



GARAGE SIDE – BUILDING 2



FINISHES – BUILDING 2

A. Smart Side Board and Batten Vertical siding painted off-white

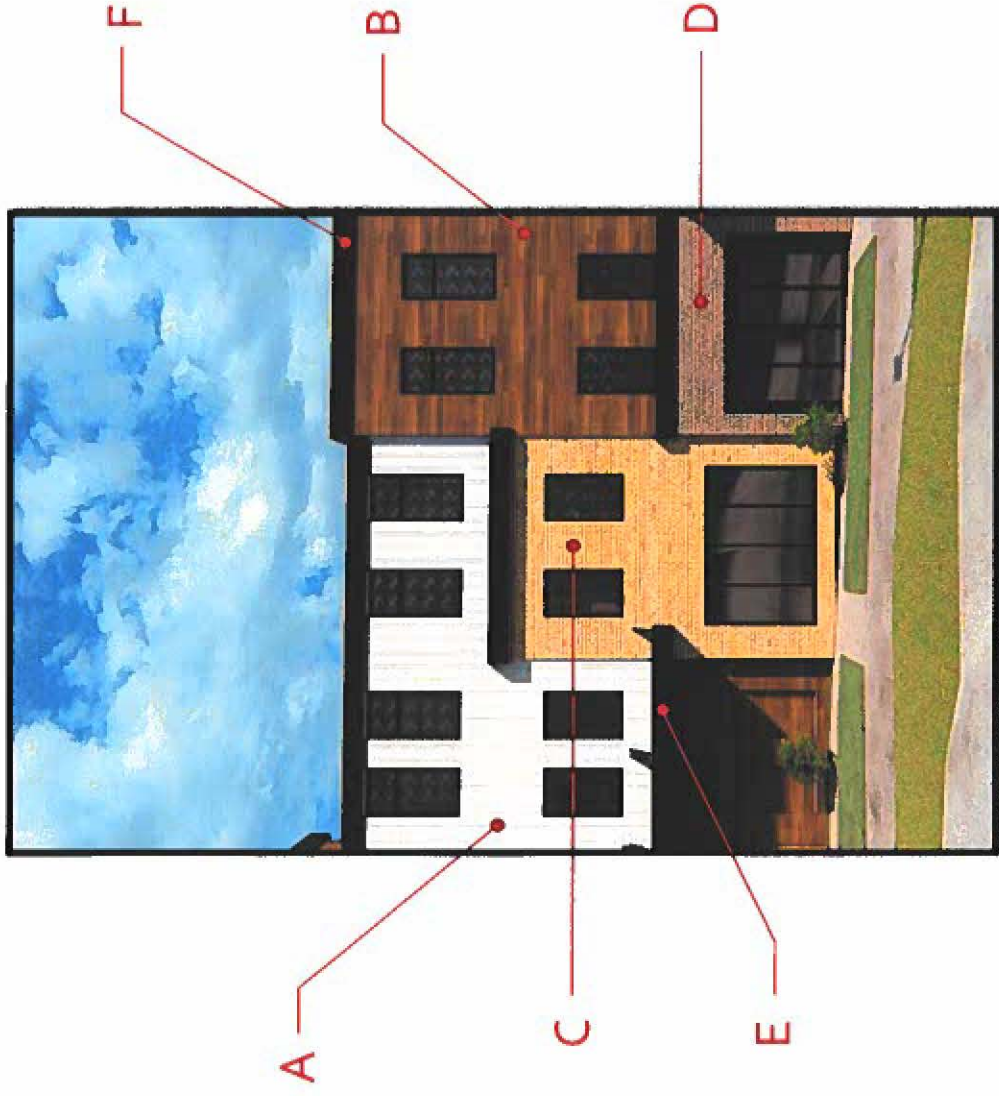
B. Smart Side Horizontal Lap siding

C. Thin Brick Alhambra Matt (M21-22 & 27-28)

D. Thin Brick Westbrook

E. Metal Awning

F. Metal Cornice



FINISHES – BUILDING 2

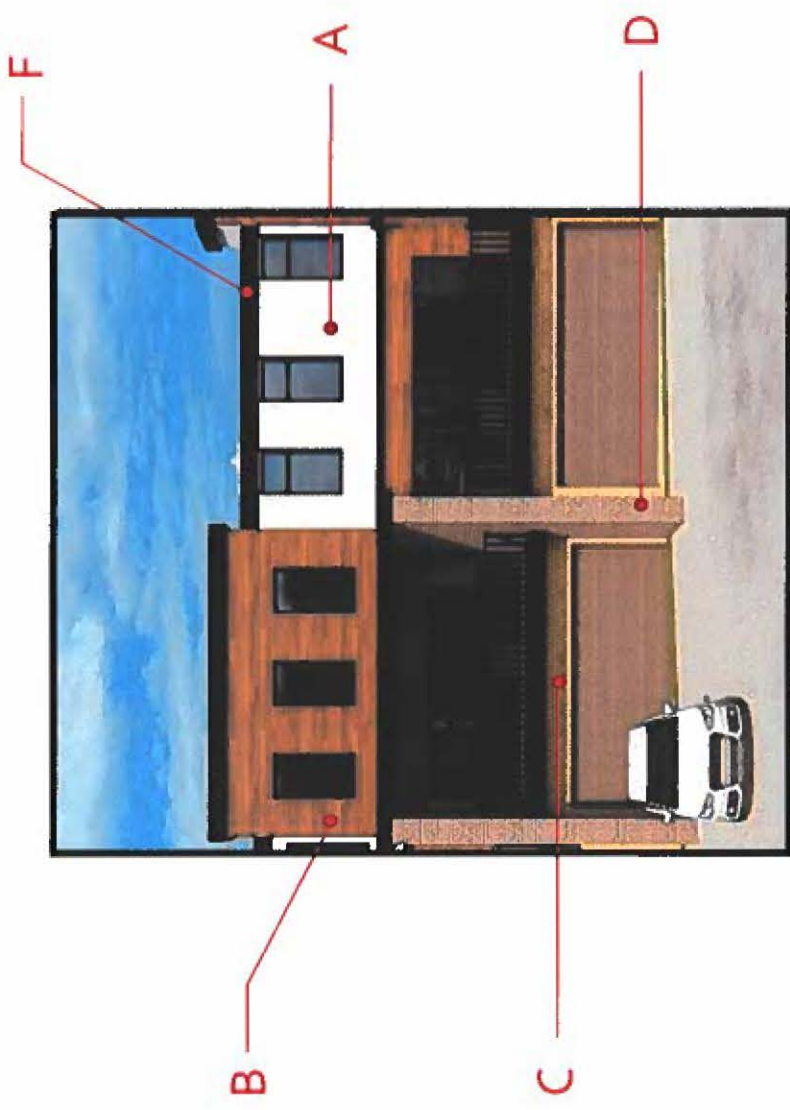
A. Smart Side Board and Batten Vertical siding painted off-white

B. Smart Side Horizontal Lap siding

C. Thin Brick Alhambra Matt (M21-22 & 27-28)

D. Thin Brick Westbrook

E. Metal Cornice





10TH STREET SIDE - BUILDING 3





GARAGE SIDE – BUILDING 3



FINISHES – BUILDING 3

A. Smart Side Board and Batten Vertical siding painted off-white

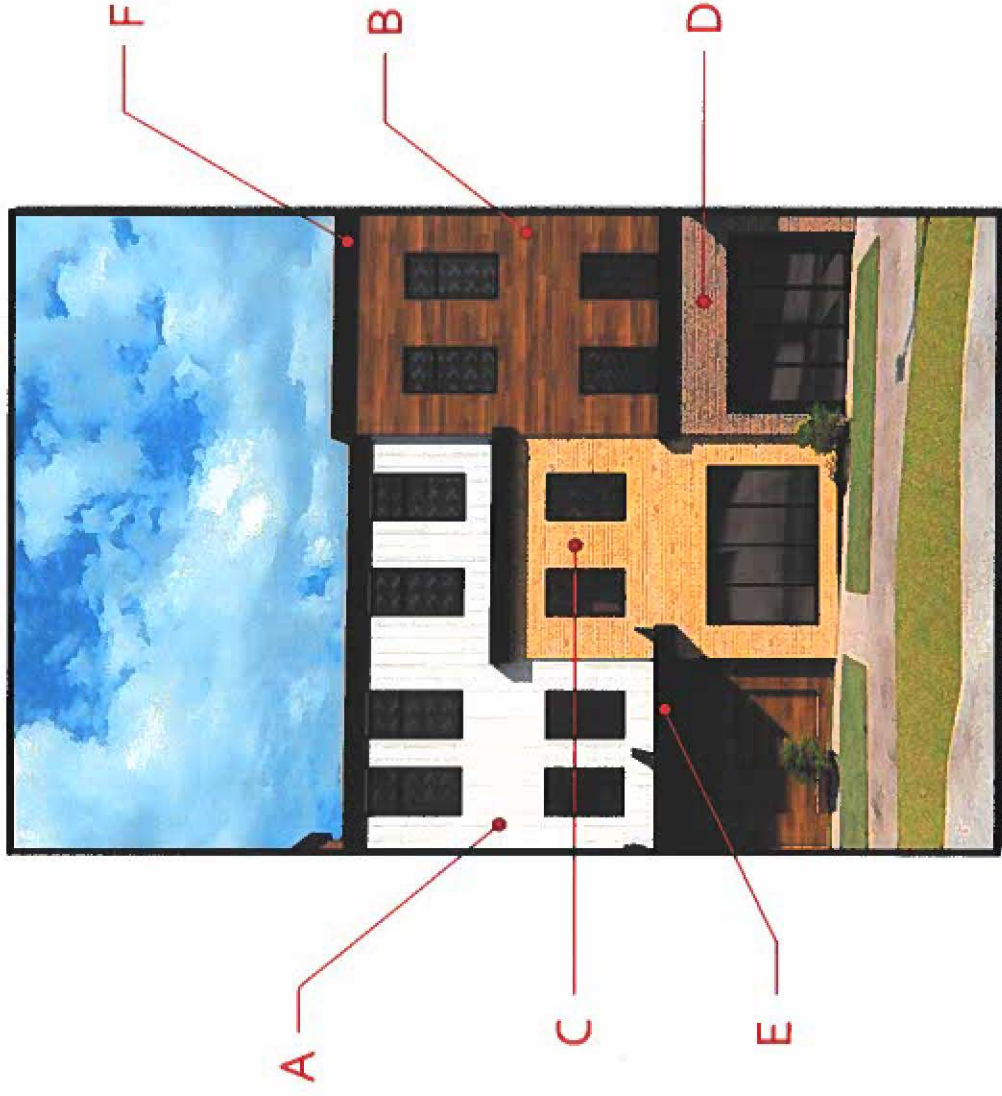
B. Smart Side Horizontal Lap siding

C. Thin Brick Alhambra Matt (M21-22 & 27-28)

D. Thin Brick Westbrook

E. Metal Awning

F. Metal Cornice



FINISHES – BUILDING 3

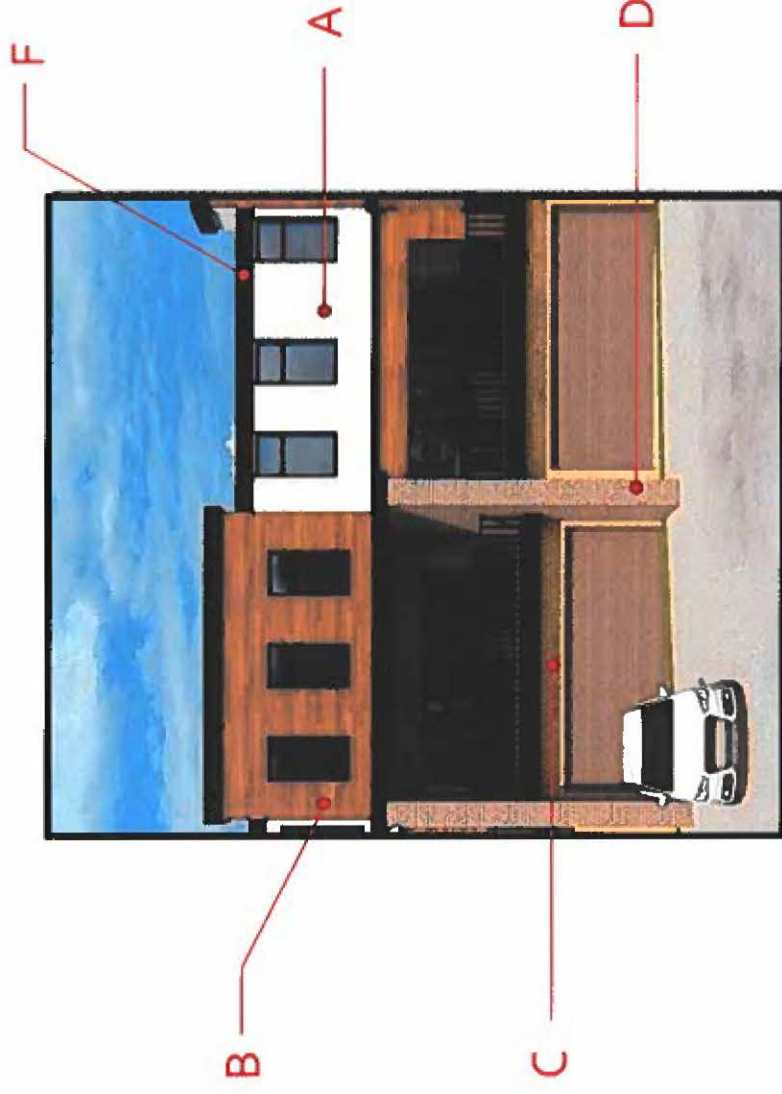
A. Smart Side Board and Batten Vertical siding painted off-white

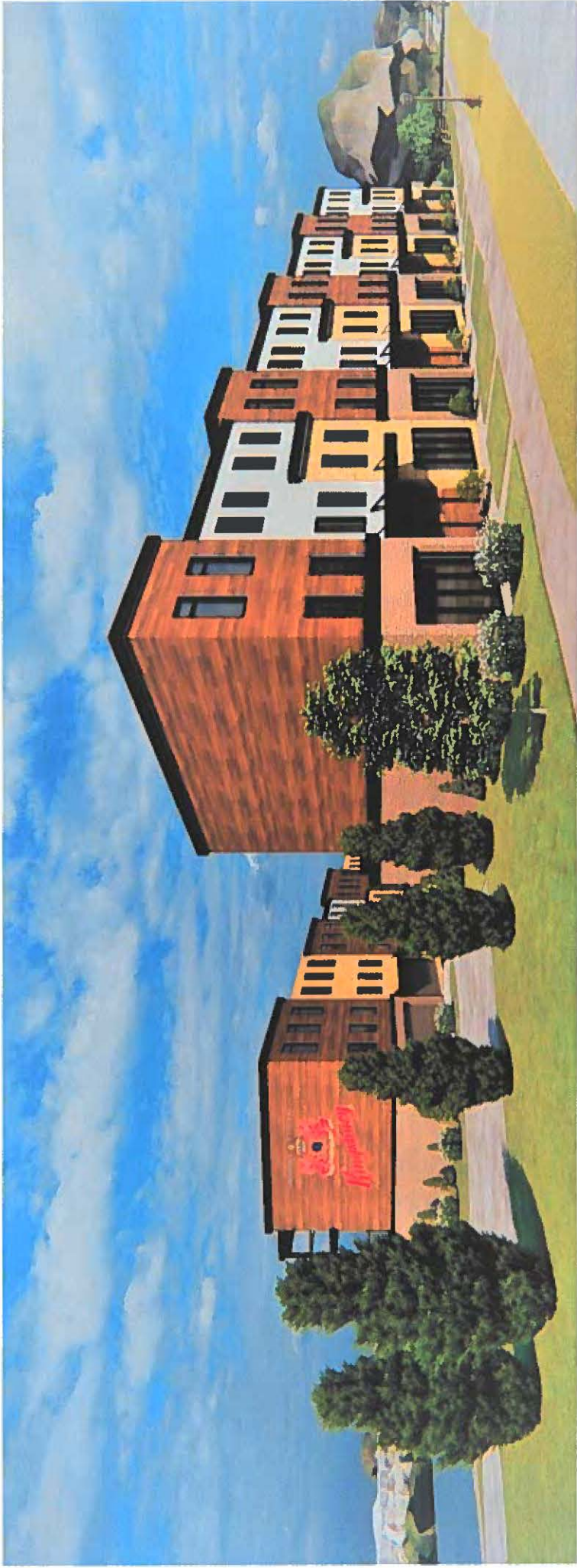
B. Smart Side Horizontal Lap siding

C. Thin Brick Alhambra Matt (M21-22 & 27-28)

D. Thin Brick Westbrook

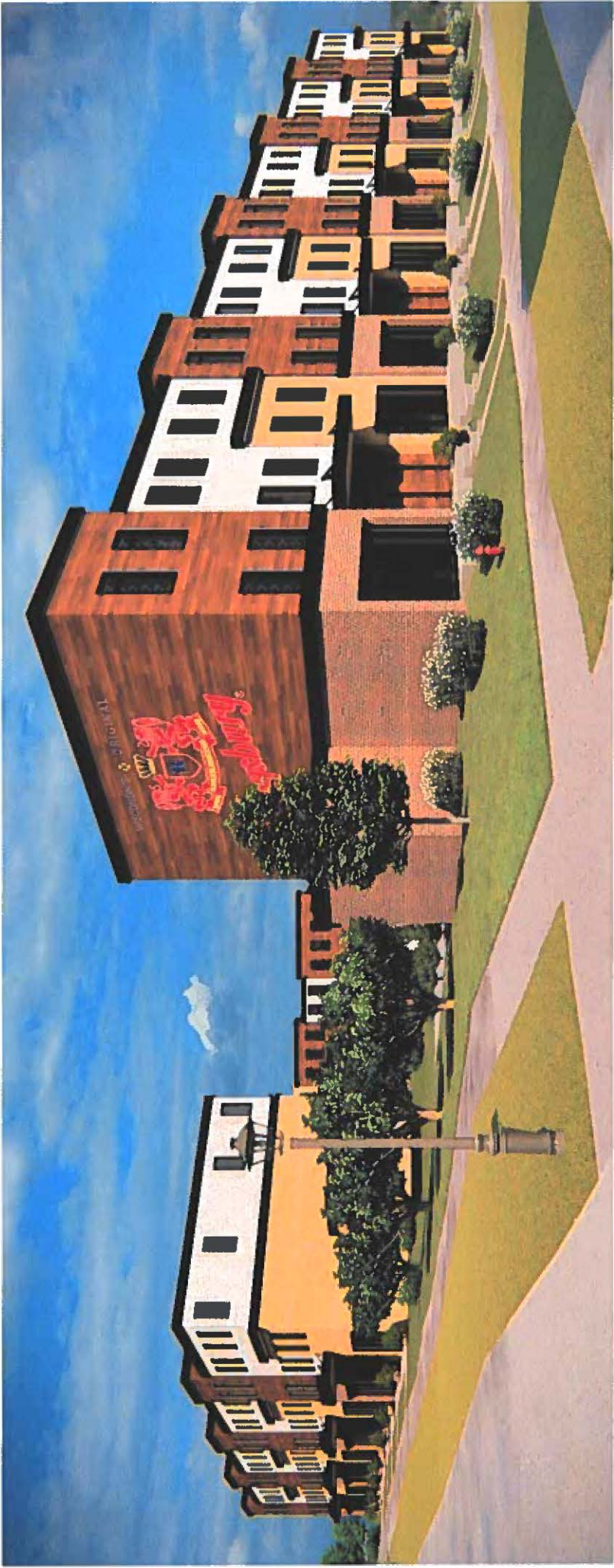
E. Metal Cornice





CORNER OF NEW YORK & 10TH





CORNER OF WISCONSIN & 10TH STREET





CORNER OF WISCONSIN & N. WATER





INTERIOR PERSPECTIVE OF COURTYARD LOOKING SE



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Van Horn Real Estate is proposing a minor building and site plan amendment to the previously approved conditional use and variance application to construct the Kingsbury Village apartments on the vacant, undeveloped parcel located at the southwest corner of Wisconsin Avenue and N. 10th Street (Parcel # 59281107740, former Kingsbury Brewery property). UR-12 Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: September 20, 2019

MEETING DATE: September 24, 2019

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:

On August 13, 2019, the Plan Commission approved a conditional use permit by Van Horn Real Estate to construct the new Kingsbury Village apartments on the vacant, undeveloped parcel located at the southwest corner of Wisconsin Avenue and N. 10th Street (Parcel # 59281107740, former Kingsbury Brewery).

The applicant is requesting approval to amend the conditional use permit with regards to some minor changes to the buildings and site plan that include:

- Relocating the mechanical room on building #3 (10th Street) from the north side of the building to the south side of the building.
- Adding a mechanical room on building #1 (riverside).
- There is no change to Building #2 (Wisconsin Avenue).
- The reason for the change was the Design-Build Utility Contractor was able to provide a significant construction cost savings to the project by adding a mechanical room to Building #1 and relocating the mechanical room to Building #3.

Staff has no objection to this building/site plan amendment and recommends the Plan Commission approve the amendments as proposed subject to the original conditions approval.

Sokolowski, Steve

From: Joseph Bronoski <jbsitedesign1@gmail.com>
Sent: Tuesday, September 10, 2019 4:49 PM
To: Sokolowski, Steve
Subject: Kingsbury revisions
Attachments: building #3 original mechanical room.pdf; building #1 and #3 revised mechanical room.pdf

Hi Steve,

The revised mechanical room consists of:

1. Relocating the mechanical room on building #3 (10th Street) from the north side of the building to the south side of the building.
2. Adding a mechanical room on building #1 (riverside).
3. There was no change to Building #2 (Wisconsin Avenue).

The reason for the change was the Design-Build Utility Contractor was able to provide a significant construction cost savings to the project by adding a mechanical room to Building #1 and relocating the mechanical room to Building #3.

That's it! I hope this helps.

FYI, I'm working on the revised encroachment document. I'll try to get that to you in the next couple days and we can discuss.

Thanks

Joseph Bronoski

JB Site Design and Engineering, LLC
1129 Kentucky Avenue
Sheboygan, WI 53081

(920) 207-8977



215 Pine Street
 Sheboygan, WI 53081
 Phone: (920) 395-1090
DISTINCTIVE DESIGN

KINGSBURY VILLAGE
 NEW HOUSING
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

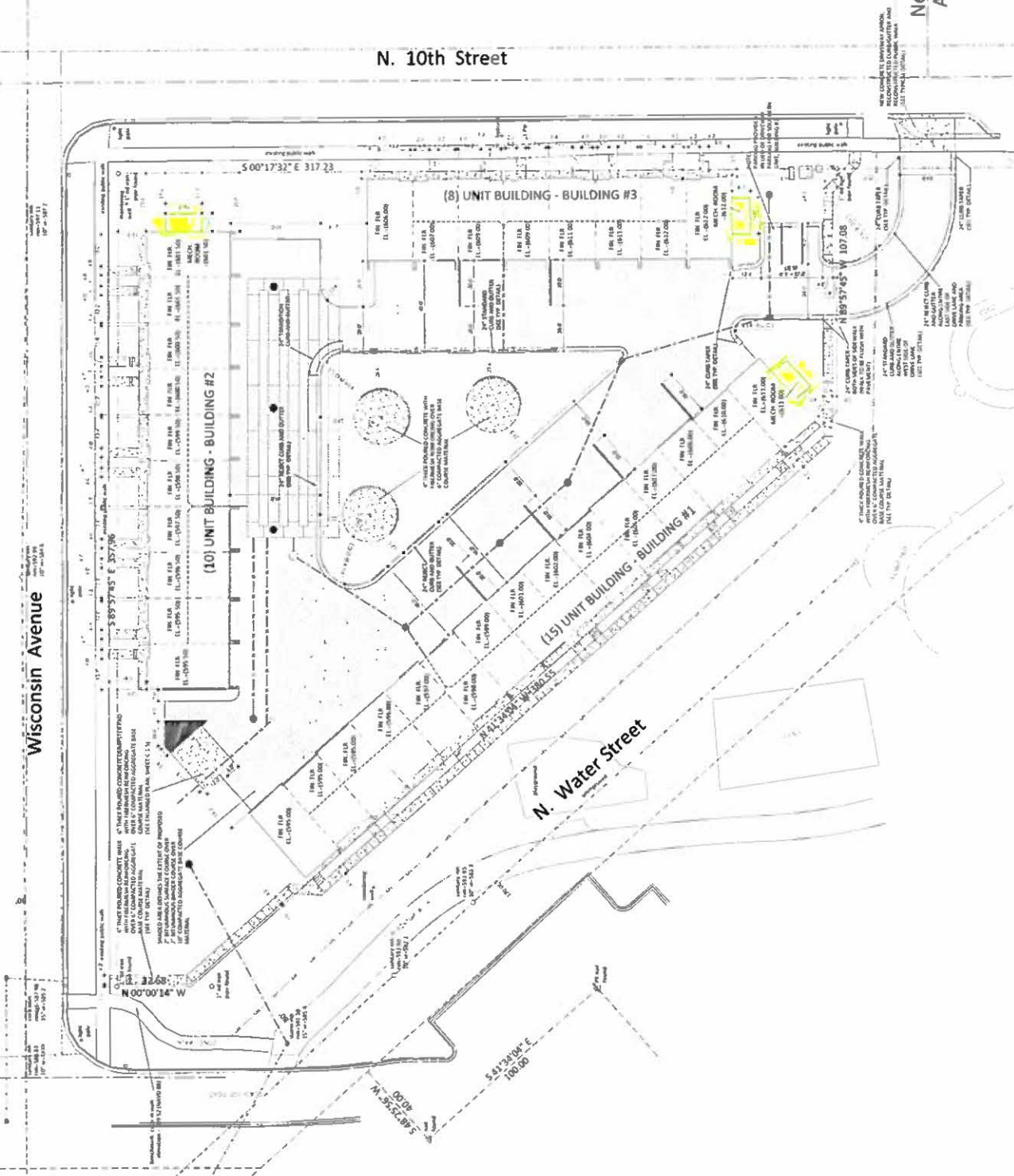
SITE PLAN

DATE: 11/11/19
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 19-018-19
C1.1



SITE PLAN
 1/2" = 1' = 30'

- SITE DATA**
- 1. TOTAL AREA: 1.26 AC
 - 2. ZONING: RESIDENTIAL
 - 3. EXISTING: 11' FLOOR ROOF AREA
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WISCONSIN AVE
 N. 10TH STREET
 N. WATER STREET
 NEW YORK AVENUE

BUILDING #3

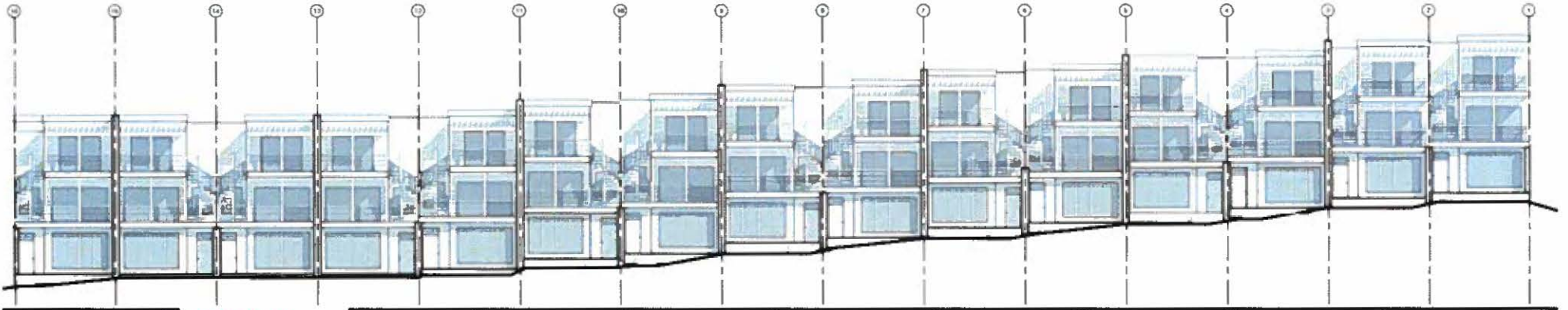


② EXTERIOR ELEV. - STREET SIDE ORIGINAL
1" = 10'-0"

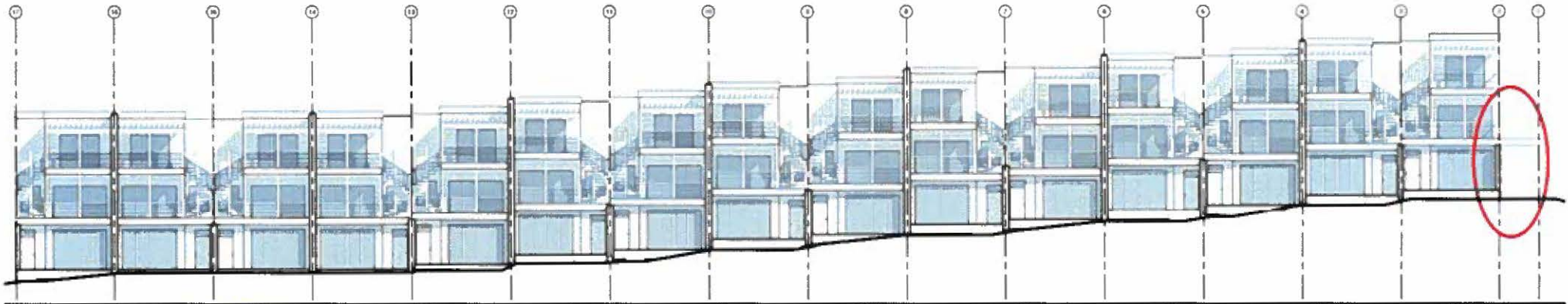


② EXTERIOR ELEV. - STREET SIDE PROPOSED
1" = 10'-0"

BUILDING #1

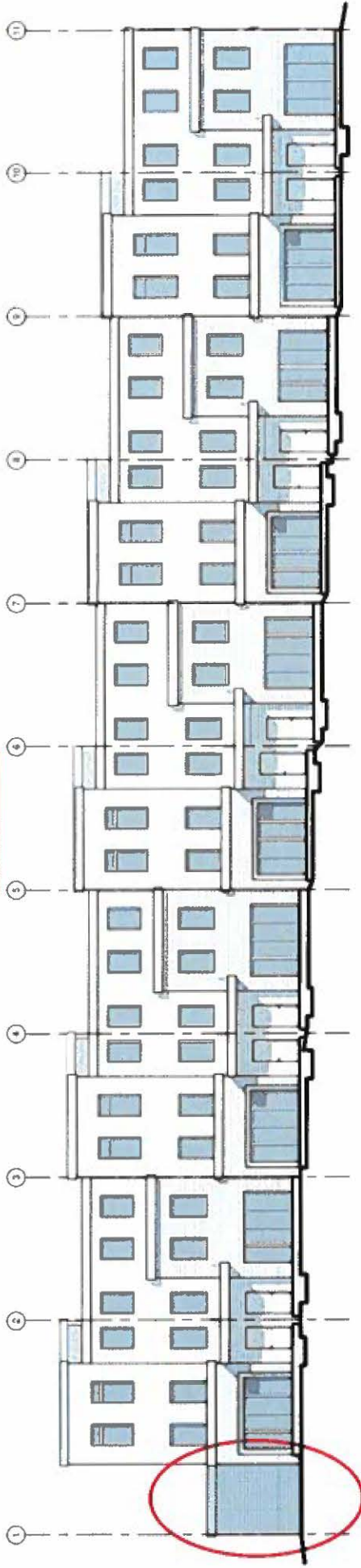


② EXTERIOR ELEV. - PARKSIDE ORIGINAL
1" = 10'-0"



② EXTERIOR ELEV. - PARKSIDE PROPOSED
1" = 10'-0"

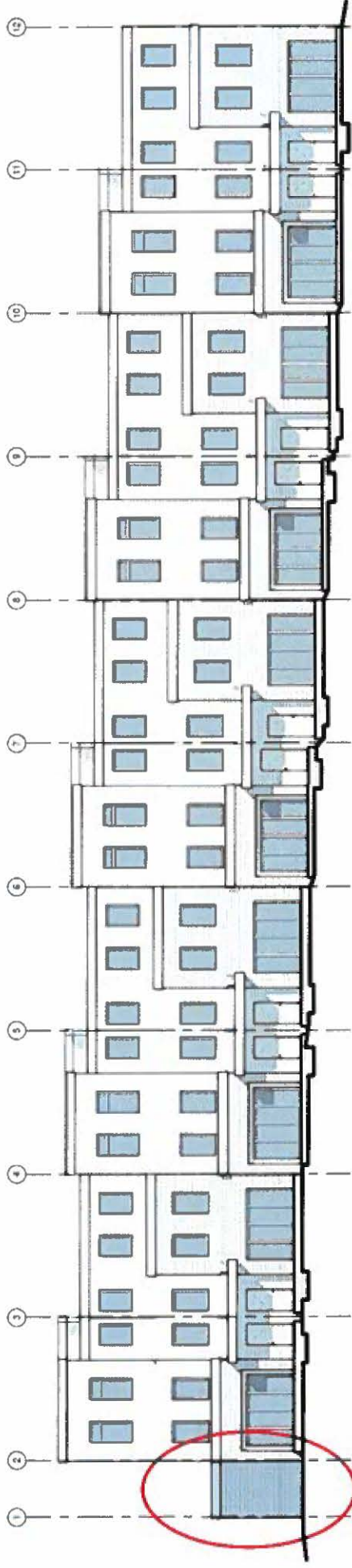
BUILDING #2



ORIGINAL

② EXTERIOR ELEV. - STREETSIDE
1" = 10'-0"

PROPOSED



② EXTERIOR ELEV. - STREETSIDE
1" = 10'-0"

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

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: _____

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

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

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: _____

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use and variance application by Green Street Development Group, LLC to construct the Oscar apartment complex at 1436 S. 15th Street (the Van Der Vaart property). UR-12 Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: September 20, 2019

MEETING DATE: September 24, 2019

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:

Green Street Development Group, LLC is proposing to construct the Oscar apartment complex at 1436 S. 15th Street. The applicant states the following:

- 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 248 apartments, constructed in four (4) stand-alone buildings, consisting of one 80 unit building and three 56 unit buildings.
- Each building will be four (4) stories with a maximum ridge height of 49'-5" above grade.
- 458 parking spaces will be provided as follows. Nine freestanding, double loaded garages with (200) spaces. (53) carports which are cantilevered so as to keep the parking field free of vertical supports. The balance is (205) surface spots.
- 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 Kwiktrip.
- 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 a traffic study from Traffic Analysis & Design, Inc. which is based on criteria provided by City staff. The report will be delivered the week of October 1st.
- 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 side of the site.
- Both public sanitary sewer and public water main are and will be extended throughout the property.
- We successfully rezoned the project to Urban Residential (UR-12) in 2018 allowing for the proposed multi-family use.
- 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 three 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 4/1/2020 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 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 Kwiktrip. 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 conversion of the existing garage building into a shelter building with bike repair tools.
- 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.
- At the Shelter House, the existing brick will be cleaned and pointed as necessary.

- At the four (4) 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.
- At the garages, the four (4) elevations will be clad in Knitting Needles (light gray) horizontal lap fiber cement siding. Roofing will be architectural asphalt shingles.

Site improvements include:

- There will be 248 units:

○ 128 units – 1 bedroom/1 bath	729sf	52% of unit mix
○ 112 units – 2 bedroom/2 bath	1,007sf	45% of unit mix
○ 8 units – 3 bedroom/2 bath	1,203sf	3% of unit mix
- Building #1 (north side of the site):
 - 56 units – 32 1-bedroom and 24 2-bedrooms
 - 56,582sf
- Building #2 (center west side of the site):
 - 56 units – 32 1-bedroom and 24 2-bedrooms
 - 56,582sf
- Building #3 (south side of the site):
 - 56 units – 32 1-bedroom and 24 2-bedrooms
 - 56,582sf
- Building #4 (north side of the site):
 - 80 units – 32 1-bedroom, 40 2-bedrooms and eight 3-bedrooms
 - 84,000sf
- Applicant indicates all of the buildings and residential units will be built in one phase (this is not a multi-phase development).
- There will be approximately 458 parking spaces.
- Nine (9) freestanding, double loaded garages with 200 garage spaces.
- Four (4) carports with approximately 53 spaces which are cantilevered so as to keep the parking field free of vertical supports.
- 204 surface spaces will be provided.
- New ingress/egress to the north will continue from N. 15th and N. 16th Streets.
- New ingress/egress to the south from Broadway Avenue which will be shared by both the Oscar Development and Kwik Trip (will require access easement).

- Main north south road though the property is a private road.
- New asphalt drives, parking, concrete walks, retaining walls, fencing.
- New landscaping and storm drainage throughout the site.
- Dumpster enclosures are mainly located at the ends of the garages.

STAFF COMMENTS:

The Plan Commission should be aware that this development will require a developer's agreement and the developer is likely to be requesting City incentives for this project. As of today, a developer's agreement has not been executed for this project. The Plan Commission and applicant should be aware that this project may proceed only at such time as a developer's agreement is executed. Staff is including a condition of approval that requires a developer's agreement to be executed before building permits can be issued.

Applicant has provided a site plan that creates new parcels and modifies existing lot lines. The applicant will be required to submit a Certified Survey Map (CSM) document to create the lots and lot lines as proposed. If there is the need for any variances the applicant will have to have the proposed CSM reviewed by the Plan Commission through the conditional use and variance process.

Applicant indicates that the new lot at the southeast corner of the site may be a Kwik Trip. The Plan Commission is not reviewing a proposed Kwik Trip as part of this development. The applicant should be aware that they will need to rezone this parcel to a commercial 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).

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. The applicant will be submitting a transportation study for this development and the Kwik Trip business to insure the existing transportation facilities are capable of handling this development. If the transportation study requires any improvements, the applicant will be required to install these improvements as required.

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 site is itself 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 applicant is requesting the following land use variances:

- To have 17 units per acre – Maximum permitted is 12 units per acre.
- To have a building height of 50 feet – 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.

- 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 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.).

- 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:

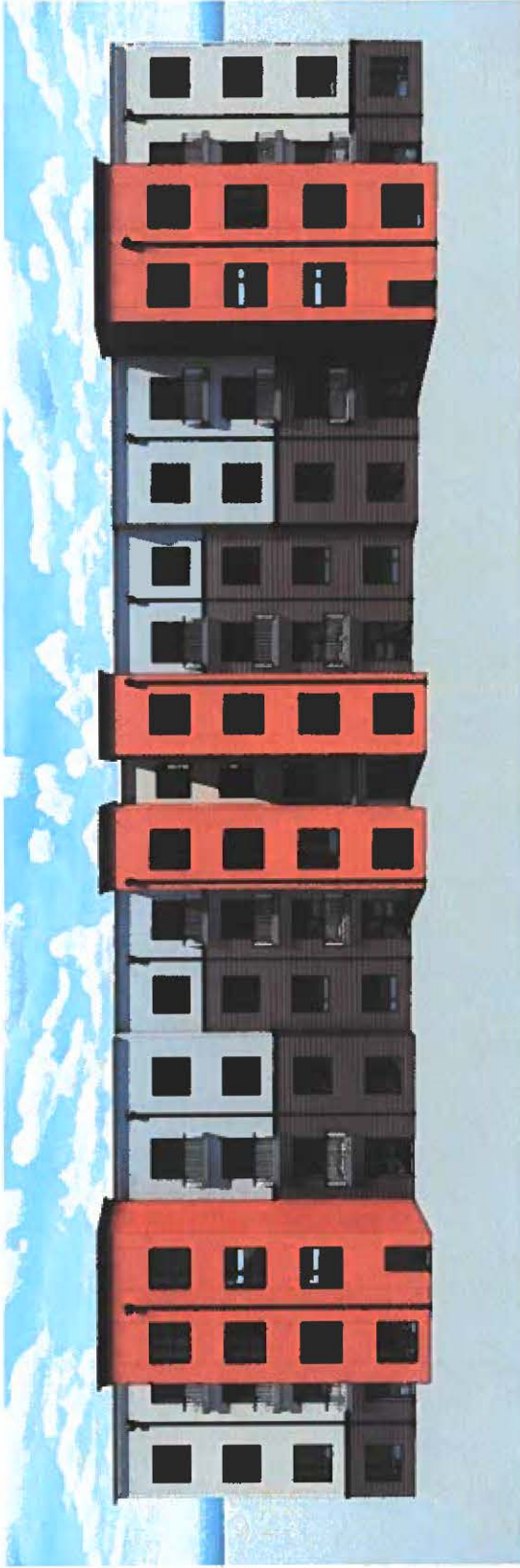
1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, DNR, etc. (Applicant shall be in contact with building inspection, 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 site at the southeast corner of the property is 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. 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 a bicycle rack 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





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BUILDING A EXTERIOR PERSPECTIVE

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rosemann
& ASSOCIATES PC



BUILDING 8 EXTERIOR RENDERS

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3



BUILDING & EXTERIOR PERSPECTIVE

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4



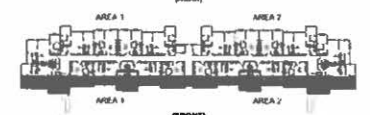
2 BUILDING A - FRONT ELEVATION AREA 1



1 BUILDING A - FRONT ELEVATION AREA 2

MATERIAL LEGEND

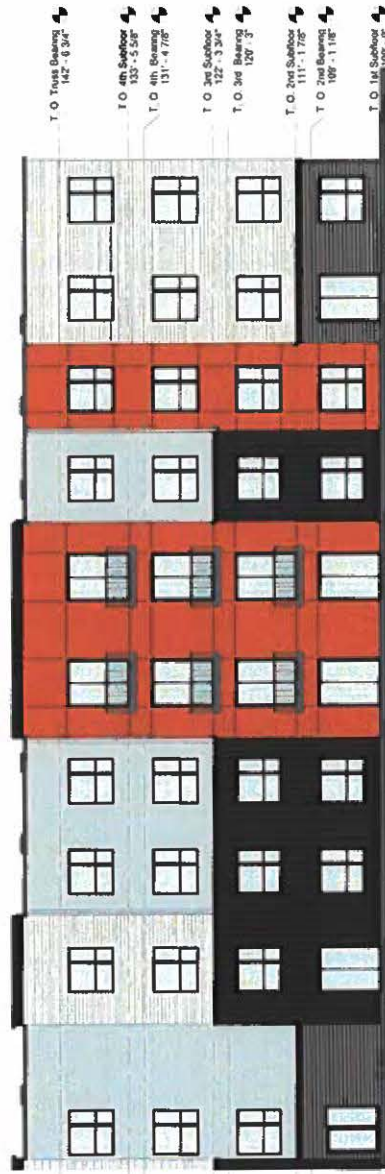
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BUILDING A - REAR ELEVATION
- AREA 1

2



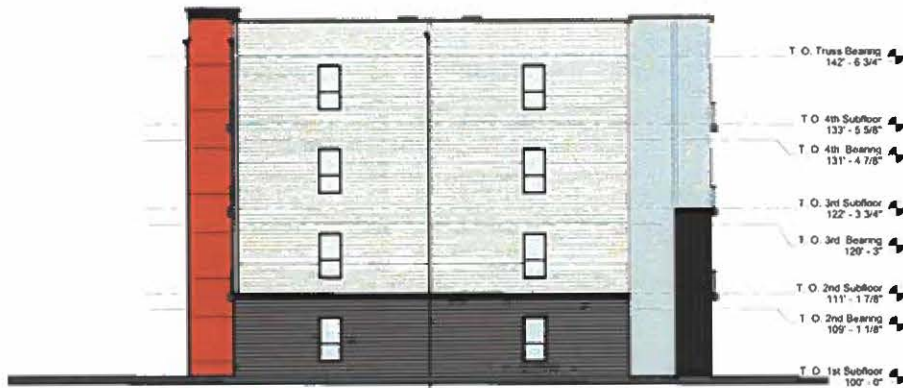
BUILDING A - REAR ELEVATION
- AREA 2

1

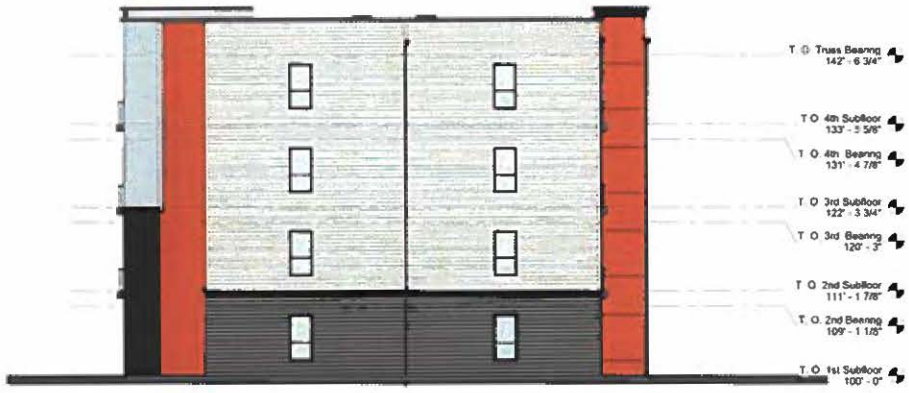
MATERIAL LEGEND

- VITREOUS GLAZING: OFF WHITE
- FIBER CEMENT SIDING: LIGHT GRAY
- HARDY PANEL: METAL SYSTEM
- REFRIGERATED CORRUGATED METAL SIDING
- FACE BRICK (1:2:1 RATIO)
- KERABO CMU BLOCK (FLEETING)
- SMOOTH CMU BLOCK (FLEETING)
- SOFT FACE CMU BLOCK
- PRECAST CONCRETE (FLEETING)
- 1 1/2" x 6" x 12" AT WINDOW
- 1 1/2" x 6" x 12" AT DOOR
- ROOF CORNER TRIM





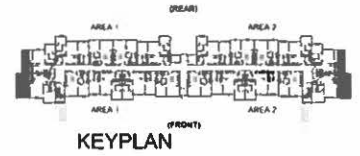
2 BUILDING A - LEFT ELEVATION - AREA 1

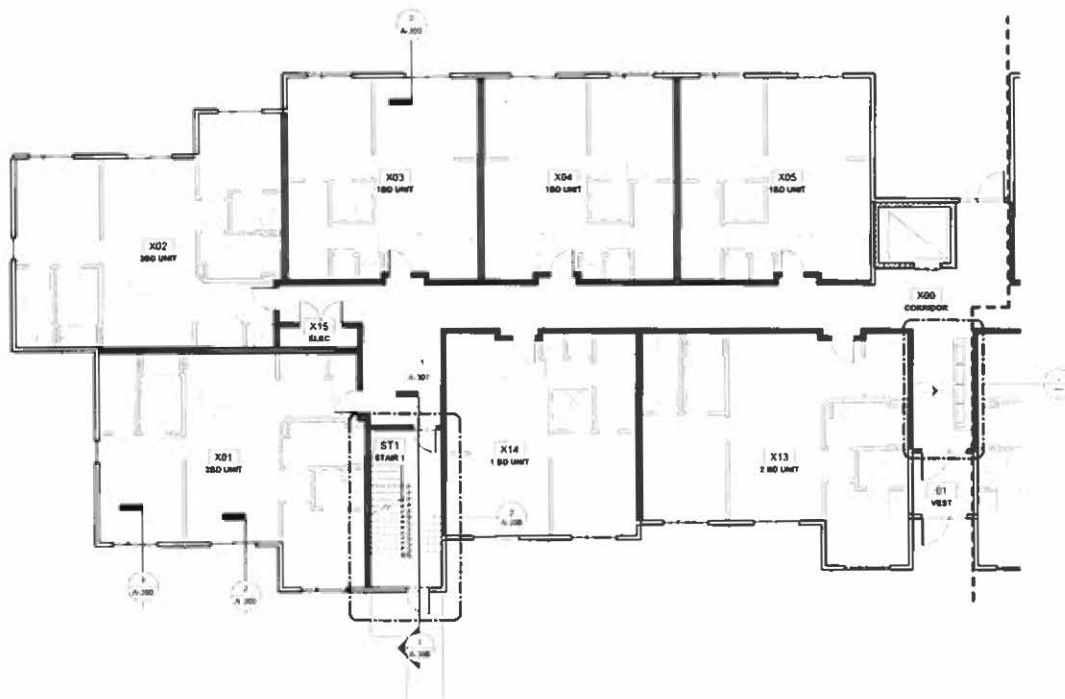


1 BUILDING A - RIGHT ELEVATION - AREA 2

MATERIAL LEGEND

- 1" FIBER CEMENT BOARD - OFF WHITE
- 7" FIBER CEMENT BOARD - LIGHT GRAY
- WARDIE PANEL - REVEAL SYSTEM
- WARDIE PANEL - VERTICAL BATTEN SYSTEM
- PINE FINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER GLASS FORM - 3 1/2" B.S. 3 1/2" AT WINDOW, 1 1/2" AT BANDING, 3 1/2" VERTICAL OUTSIDE, INSIDE CORNER 1/2" FORM



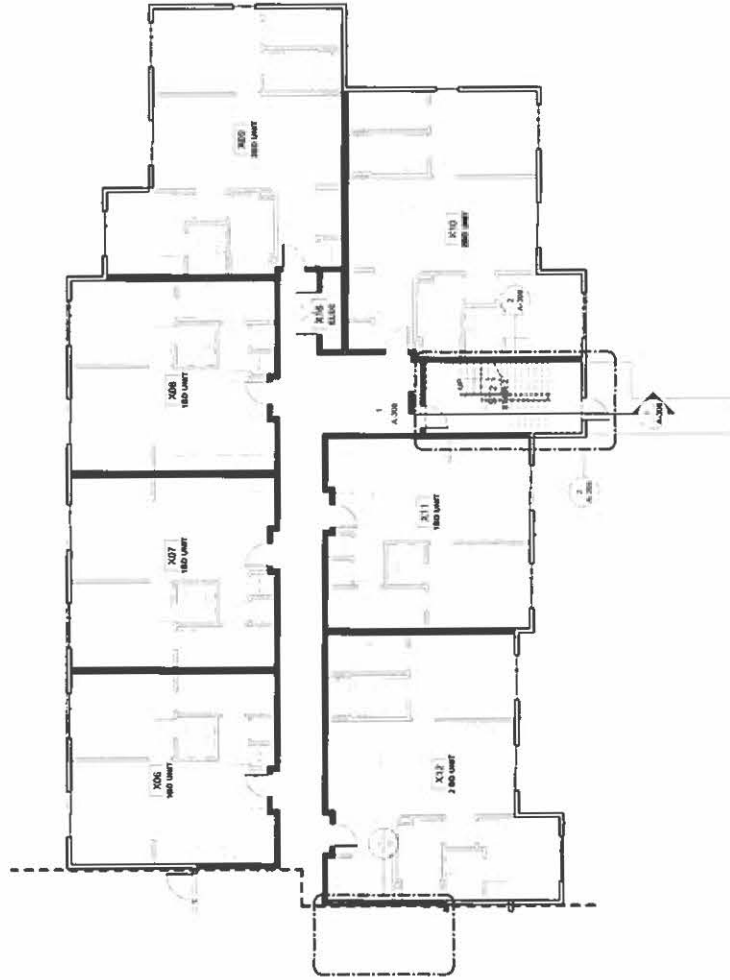


1

BUILDING A - FIRST FLOOR PLAN
- AREA 1



KEYPLAN



1 BUILDING A - FIRST FLOOR PLAN
- AREA 2



KEYPLAN

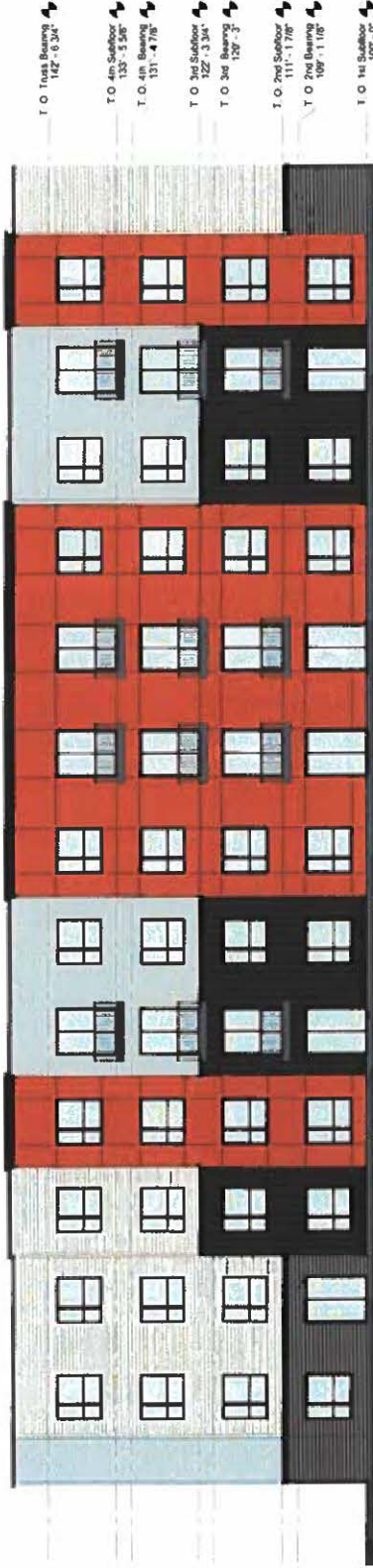
THE OSCAR
BROADWAY & S BUSINESS DR.

BUILDING A FLOOR PLANS

8/20/2018

9

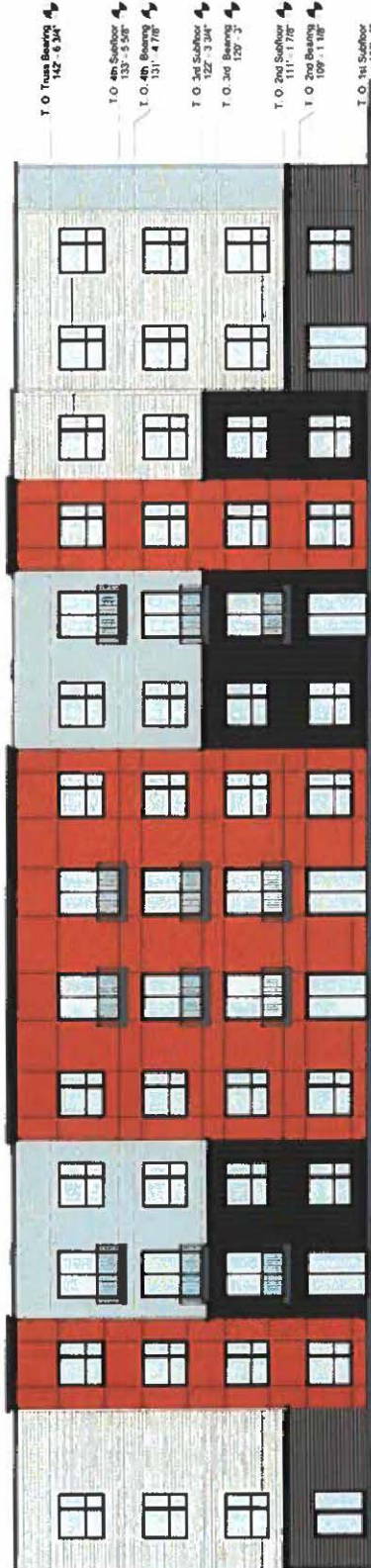




- T.O. Trust Bearing 142'-0.34"
- T.O. 4th Subfloor 133'-5.56"
- T.O. 4th Bearing 131'-4.78"
- T.O. 3rd Subfloor 122'-3.94"
- T.O. 3rd Bearing 120'-2"
- T.O. 2nd Subfloor 111'-1.78"
- T.O. 2nd Bearing 109'-1.18"
- T.O. 1st Subfloor 100'-0"

BUILDING B - REAR ELEVATION - AREA 2

2



- T.O. Trust Bearing 142'-0.34"
- T.O. 4th Subfloor 133'-5.56"
- T.O. 4th Bearing 131'-4.78"
- T.O. 3rd Subfloor 122'-3.34"
- T.O. 3rd Bearing 120'-2"
- T.O. 2nd Subfloor 111'-1.78"
- T.O. 2nd Bearing 109'-1.18"
- T.O. 1st Subfloor 100'-0"

BUILDING B - REAR ELEVATION - AREA 1

1



MATERIAL LEGEND

- 1" FIBER CEMENT SIDING - OFF WHITE
- 1" FIBER CEMENT SIDING - LIGHT GRAY
- HARDY PANEL - METAL SYSTEM
- PAVING PANELS - VERTICAL, MATTE
- PERFORATED CORRUGATED METAL SIDING
- FACE BRICK (CASTING)
- SMOOTH CONCRETE BLOCK (CASTING)
- SMOOTH CMU BLOCK
- PERFORATED METAL WINDOW
- 1 1/2" x 1 1/2" METAL WINDOW
- 1 1/2" x 1 1/2" METAL WINDOW
- INSIDE CORNER TRIM





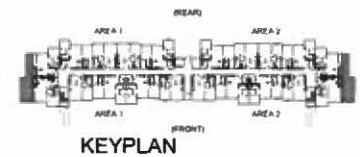
- T.O Truss Bearing 142' - 6 3/4"
- T.O 4th Subfloor 133' - 5 5/8"
- T.O 4th Bearing 131' - 4 7/8"
- T.O 3rd Subfloor 122' - 3 3/4"
- T.O 3rd Bearing 120' - 3"
- T.O 2nd Subfloor 111' - 1 7/8"
- T.O 2nd Bearing 109' - 1 1/8"
- T.O 1st Subfloor 100' - 0"

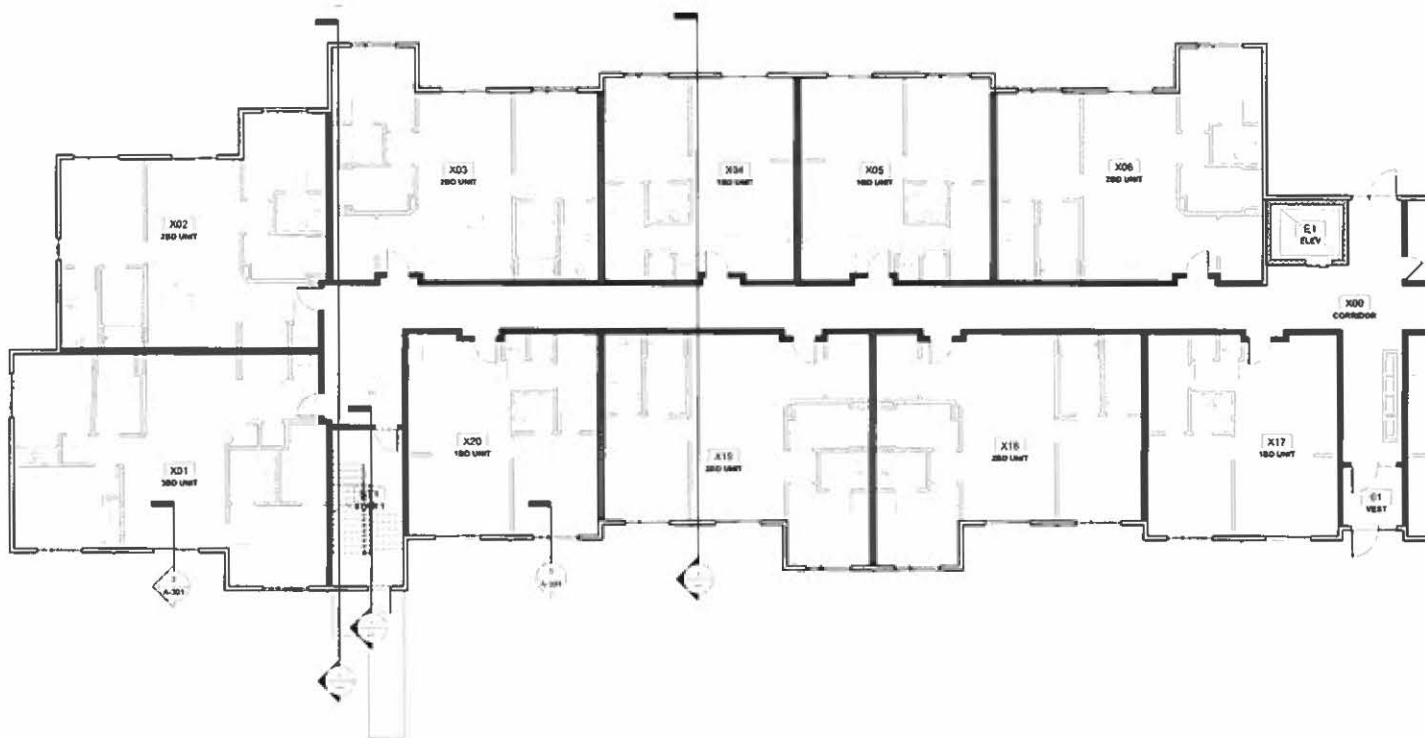


- T.O Truss Bearing 142' - 6 3/4"
- T.O 4th Subfloor 133' - 5 5/8"
- T.O 4th Bearing 131' - 4 7/8"
- T.O 3rd Subfloor 122' - 3 3/4"
- T.O 3rd Bearing 120' - 3"
- T.O 2nd Subfloor 111' - 1 7/8"
- T.O 2nd Bearing 109' - 1 1/8"
- T.O 1st Subfloor 100' - 0"

MATERIAL LEGEND

- 1" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGHT GRAY
- HANDED PANEL - REVEAL SYSTEM
- HANDED PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- HIBRID CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRU
 - 3'-0" x 5'-0" AT WINDOW
 - 11'-0" AT BEARING
 - 3'-0" VERTICAL OUTSIDE / INSIDE CORNER TRU





1 BUILDING B - FIRST FLOOR PLAN
- AREA 1



KEYPLAN



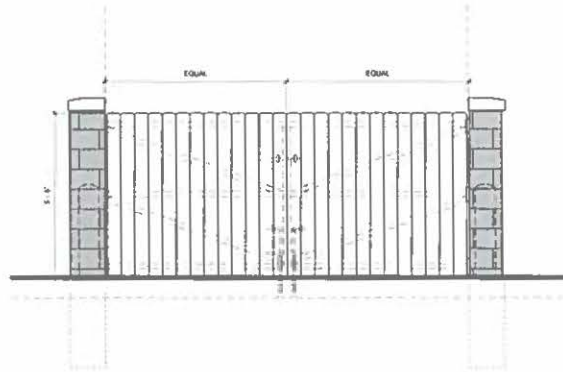
BUILDING B - FIRST FLOOR PLAN
- AREA 2



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BUILDING B FLOOR PLANS



1 TRASH ENCLOSURE ELEVATION 0 1' 2' 4'



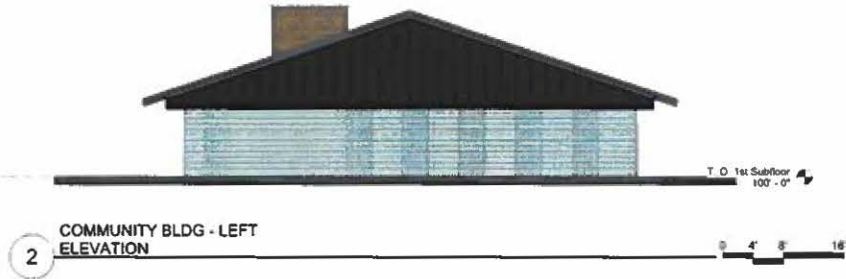
2 GARAGE - LEFT ELEVATION 0 4' 8' 16'



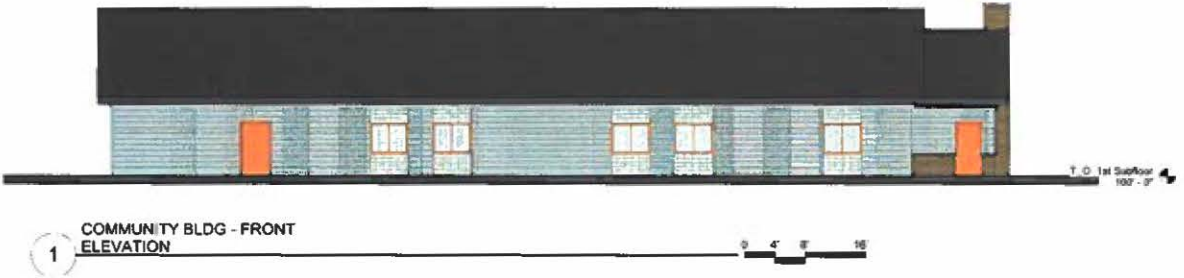
1 GARAGE - FRONT ELEVATION 0 4' 8' 16'

MATERIAL LEGEND

- 9" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGHT GRAY
- HARDE PANEL - REVEAL SYSTEM
- HARDE PANEL - VERTICAL BATTEN SYSTEM
- PRE-FINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CURB BLOCK (EXISTING)
- SMOOTH CURB BLOCK (EXISTING)
- SPLIT FACE CURB BLOCK
- PRE-FINISHED FIBER TRIM
 - 3/4" AT WINDOW
 - 1.5" AT SIDING
 - 3/4" VERTICAL OUTSIDE
 - INSIDE CORNER TRIM



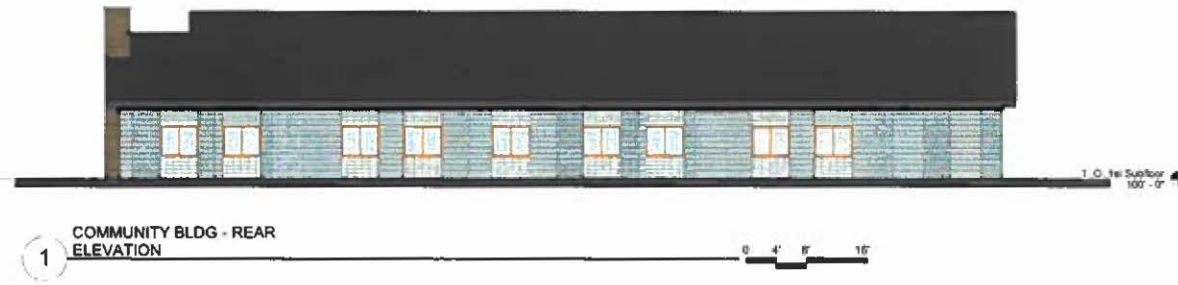
2 COMMUNITY BLDG - LEFT ELEVATION



1 COMMUNITY BLDG - FRONT ELEVATION

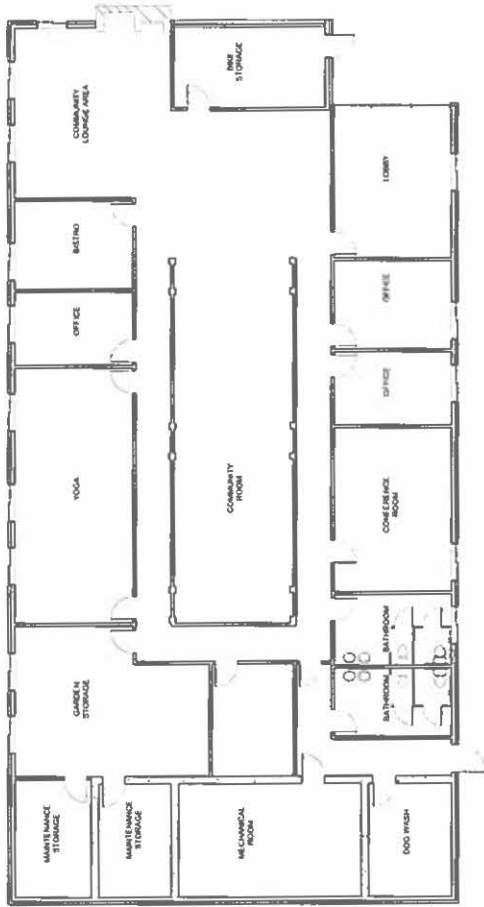
MATERIAL LEGEND

-  1" FIBER CEMENT SIDING - OFF WHITE
-  1" FIBER CEMENT SIDING - LIGHT GRAY
-  HANGAR PANEL - REVEAL SYSTEM
-  HANGAR PANEL - VERTICAL BATTEN SYSTEM
-  PREFINISHED CORRUGATED METAL SIDING
-  FACE BRICK (EASTW.)
-  ROBBED BRICK BLOCK (EASTW.)
-  SMOOTH BRICK BLOCK (EASTW.)
-  SPLIT FACE BRICK BLOCK
-  PREFINISHED FIBER TRIM
3-1/2" x 6-1/2" AT WINDOW
1-1/2" x 3-1/2" AT SIDING
3-1/2" VERTICAL OUTSIDE /
INSIDE CORNER TRIM



MATERIAL LEGEND

- 1" FIBER CEMENT SIDING - OFF WHITE
- 1" FIBER CEMENT SIDING - LIGHT GRAY
- HARDE PANEL - REVEAL SYSTEM
- HARDE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RUBBED CHALK BLOCK (EXISTING)
- SMOOTH CHALK BLOCK (EXISTING)
- SPLIT FACE CHALK BLOCK
- PRE-FINISHED FIBER TRIM -
 - 1" 12" & 5" 12" AT WINDOW
 - 1" 12" AT SIDING
 - 1" 12" VERTICAL OUTSIDE
 - INSIDE CORNER TRIM



1 COMMUNITY BLDG - FLOOR PLAN



3 SHELTER PHOTO
1/8" = 1'-0"



4 SHELTER PHOTO
1/8" = 1'-0"



1 SHELTER PHOTO
1/8" = 1'-0"

NOTE: CLEAN, & TUCK POINT ALL EXISTING MASONRY AT SHELTER



2 SHELTER PHOTO
1/8" = 1'-0"



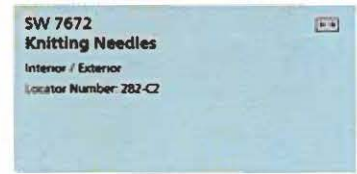
PANEL FIBER CEMENT SIDING



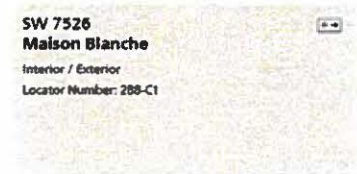
METAL SIDING



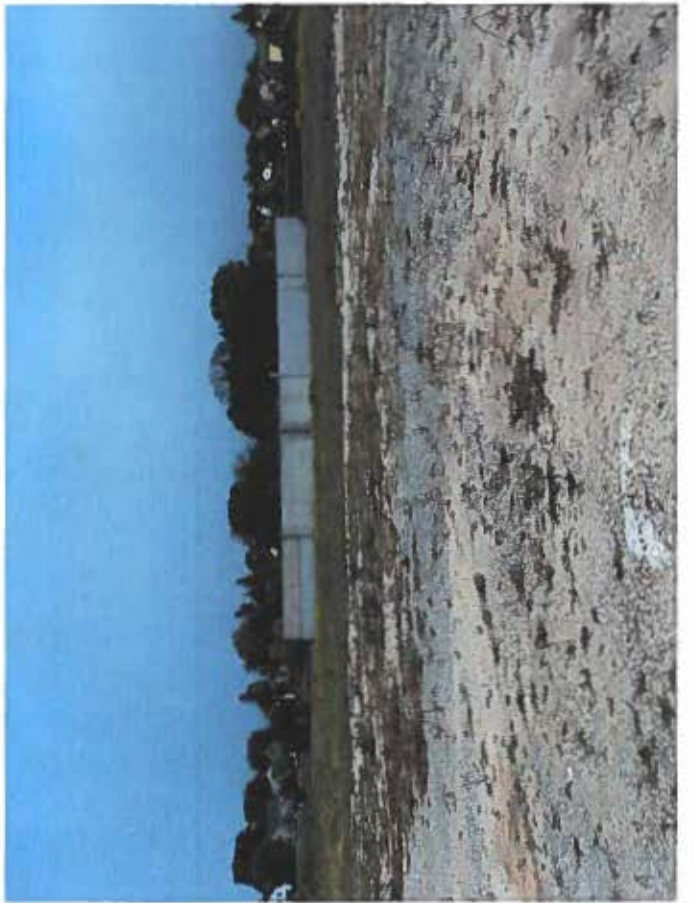
BOARD AND BATTEN FIBER CEMENT SIDING

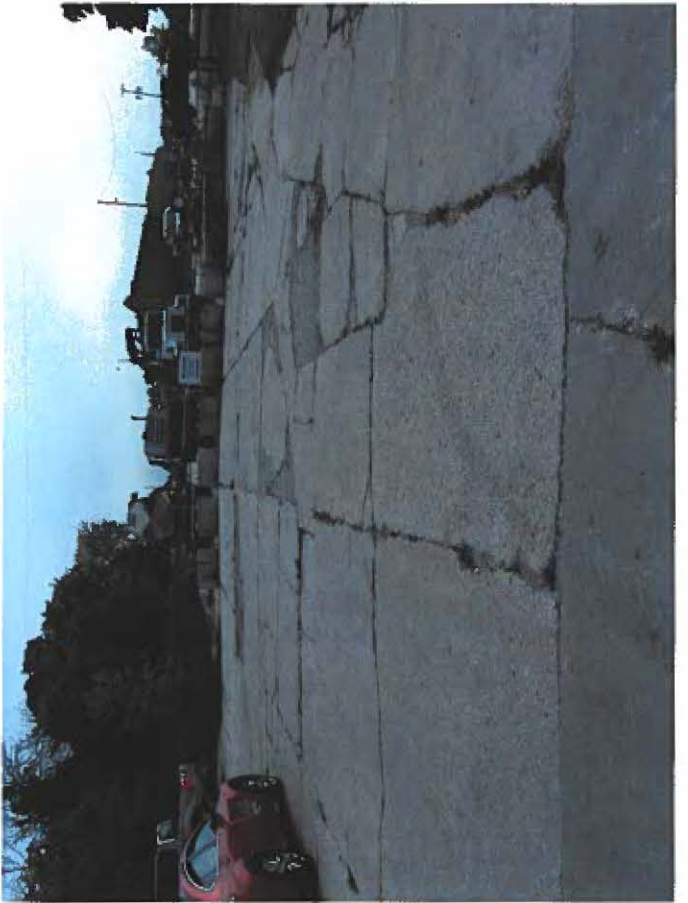


7" LAP FIBER CEMENT SIDING

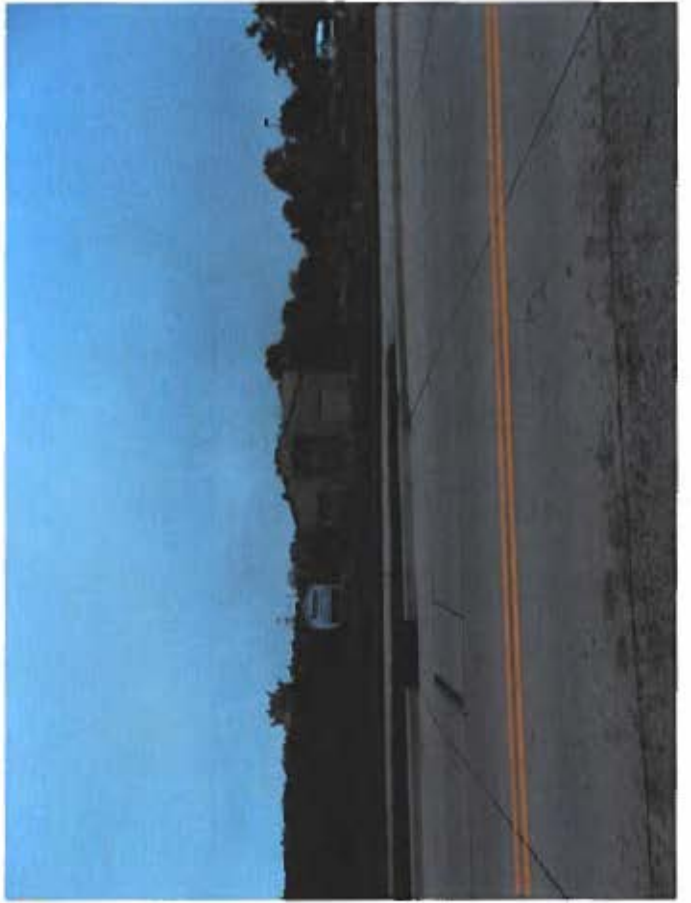


5" LAP FIBER CEMENT SIDING











The Oscar Apartments

Unit Matrix - **248 Units**

9/13/2019

BUILDING A BREAKDOWN

Unit Name	TYPE	Quantity	Rentable SF	Net Rentable	Unit Mix %
TYPE 1	1 BEDROOM / 1 BATH	128	729	93,312	52%
TYPE 2	2 BEDROOM / 2 BATH	112	1,007	112,784	45%
TYPE 3	3 BEDROOM / 2 BATH	8	1,203	9,624	3%
Totals		248		215,720	

Individual Apartment Unit Type - Building A

Floor	TYPE 1 ONE BR	TYPE 2 TWO BR	TYPE 3 THREE BR	Total Per Building	# of Buildings	Grand Total
1	8	6	0	14	3	42
2	8	6	0	14	3	42
3	8	6	0	14	3	42
4	8	6	0	14	3	42
TOTAL UNITS	32	24	0	56		168

Individual Apartment Unit Type - Building B

Floor	TYPE 1 ONE BR	TYPE 2 TWO BR	TYPE 3 THREE BR	Total Per Building	# of Buildings	Grand Total
1	8	10	2	20	1	20
2	8	10	2	20	1	20
3	8	10	2	20	1	20
4	8	10	2	20	1	20
TOTAL UNITS	32	40	8	80		80

Individual Apartment Unit Type - Building A

Floor	# Units	# Beds	Footprint Gross SF	Common & Corridors	Net Rentable SF	Gross SF	Floor Efficiency
1	14	20	14,382	2,013	11,874	13,887	86%
2	14	20	14,179	2,013	11,874	13,887	86%
3	14	20	14,179	2,013	11,874	13,887	86%
4	14	20	14,179	2,013	11,874	13,887	86%
Total	56	80	56,919	8,052	47,496	55,548	
Grand Total	168	240	170,757	24,156	142,488	166,644	

Individual Apartment Unit Type - Building B

Floor	# Units	# Beds	Footprint Gross SF	Common & Corridors	Net Rentable SF	Gross SF	Floor Efficiency
1	20	34	21,447	2,824	18,308	21,132	87%
2	20	34	21,235	2,824	18,308	21,132	87%
3	20	34	21,235	2,824	18,308	21,132	87%
4	20	34	21,235	2,824	18,308	21,132	87%
Total	80	136	85,152	11,296	73,232	84,528	
Grand Total	80	136	85,152	11,296	73,232	84,528	

TOTAL BUILDING SUMMARY	
Total Apt. SF Building Type A	166,644
Total Apt. SF Building Type B	84,528
GSF Apt. Building Type A + B	251,172
Community Building SF	6,880
Pavilion	3,400
Total Buildings =	18
Garages Total SF	48,560

Individual Garage Type			
Type	Quantity	SF/Ea	Total SF
22 Car	2	5,344	10,688
24 Car	4	5,828	23,312
30 Car	2	7,280	14,560
			48,560

TOTAL UNIT SUMMARY	
# Units	248
# Beds - Grand Total	376
Avg SF / Unit	Net 870 SF
Avg SF / Unit	Gross 1,013 SF
Avg SF / Bed	Net 574 SF
Avg SF / Bed	Gross 668 SF
Grand Total Building Efficiency	85.89%
Site Density	16.7 Units/Acre
Approximate Site Acreage	14.87 Acres

Parking Summary	
Garage Parking Spaces	200
Carpport Parking Spaces	58
Surface Parking Spaces	204
Total Parking Spaces	462
Spaces Per Unit	1.86
Garage Spaces Per Unit	0.81
Carpport Spaces Per Unit	0.23
Surface Parking Per Unit	0.82
Miscellaneous SF	
Leasing & Community	6,880
Shelter House	3,400

UNIT GRAND TOTALS		
1 Bedroom	128	52%
2 Bedroom	112	45%
3 Bedroom	8	3%
Total	248	

