

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Marshall Sign to install a new projecting sign for Lakeshore Technical College at 1320 Niagara Avenue. UC Zone

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

REPORT DATE: September 6, 2019

MEETING DATE: September 10, 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:

Marshall Sign is proposing to install a new LTC projecting sign at the Central Tool House facility located at building located at 1320 Niagara Avenue. The applicant states the following about the proposed projecting sign:

- Proposing to install a 56sf (4 x 14) internally illuminated projecting sign at the southwest corner of the building facing the intersection of Niagara and N. 14th Street.
- Applicant indicates they are locating the sign at the southwest corner of the building so it can be well seen by students, faculty, visitors, etc. who will be arriving from N. 14th Street. Such a projecting sign will be seen by those arriving from north or south on 14th Street.
- Applicant is proposing an internally illuminated projecting sign to also help people see the facility at nighttime when many classes and/or events may be held.

STAFF COMMENTS:

Paul Weaver is redeveloping the former Boat Doctors facility, the former Harmony Bar and a vacant City lot in to a new multi-tenant facility that will house LTC and other potential tenants from 1320 Niagara Avenue. The project is referred to as the Central Tool House Development.

The applicant is requesting the following variances:

- Requesting to be permitted a 56sf sign – Maximum 24sf projecting sign permitted.

- Requesting to install an interior lit projecting sign – projecting signs are not permitted to be internally lit.

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

A couple of items that the applicant needs to address immediately from the conditional use permit approval to operate a multi-tenant facility from this site are:

- The Plan Commission approved your Central Tool House site plan with a right in and right out turn lane off of 14th Street. Right now there is nothing preventing individuals/vehicles from turning left into the west parking lot. This needs to be installed as soon as possible so people do not get use to turning into the west parking lot from the south bound traffic on 14th (similar to Glas across the street).
- The Plan Commission required the three lots to be combined into one lot – please provide documentation that this lot combination has occurred.

The Plan Commission should have the applicant address these issues.

ACTION REQUESTED:

Staff recommends approval of the conditional use/sign permit and variances 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 56sf.
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 for applicant and/or tenants 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. 500120
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 9/10/19

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

pd

*Marshall Sign
W6415 Oak View Ln
Plymouth WI
53073*

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: Marshall Sign
ADDRESS: 220 Young St. Greenbush WI 53023 E-MAIL: marshallsignkatie@wi.mn.com
PHONE: (920) 526 3100 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: LTC
ADDRESS OF PROPERTY AFFECTED: 1320 Niagra Ave.
LEGAL DESCRIPTION: college

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
learning facility

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
was a storage facility

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: to install a projecting sign over the allowed sq. footage

OFFICE USE ONLY

PARCEL NO: _____

MAP NO: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

REVIEW DATE: _____

APPROVAL: _____

Steve Bokilowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 469-3377 Fax: (920) 469-7302
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: Marshall Sign

ADDRESS: 220 Young St. Glenbeulah, WI

E-MAIL ADDRESS: marshallsignkatie@wi.rr.com

PHONE: (920) 526 3100 FAX NO: ()

2. OWNER INFORMATION

OWNER OF SITE: LTC

ADDRESS: 1320 Niagra Ave. Sheboygan, WI

PHONE: (920) 946 3552 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: LTC

ADDRESS OF PROPERTY AFFECTED: 1320 Niagra Ave.

USE OF PROPERTY: college campus

TYPE OF SIGN: Projecting Sign

DESCRIPTION OF PROPOSED SIGN: Projecting from
corner so can be viewed from both sides.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 14' X WIDTH: 4' = TOTAL SQUARE FOOTAGE: 56

AMOUNT OF PUBLIC STREET FRONTAGE: n/a

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: n/a

SETBACK: n/a

METHOD OF ATTACHMENT: Steel supports / screws

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: Aluminum, polycarbonate, vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: 56

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.

Katie Schalz
APPLICANT'S SIGNATURE

8-6-19
DATE

Katie Schalz
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.

**Marshall Sign
220 Young St.
Glenbeulah, WI 53023**

**RE: Variance for LTC Downtown Campus
8-22-19**

Site Location 1320 Niagra Ave. Sheboygan WI

Dear Mr. Sokolowski,

On behalf of our client, LTC, we are requesting a conditional use permit to construct and install a new projecting sign that is over 12 sq. ft per side. The site is located at 1320 Niagra Ave.

The proposed sign will be located on the southwest corner of the new façade to help people students see it clearly from either direction.

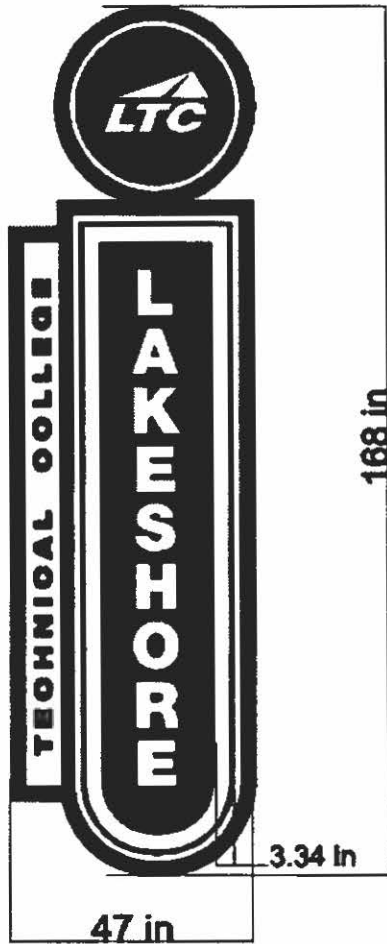
Currently LTC/Central Tool House have been revamping the old outdated building to bring it back to life and utilize it's potential. They hope to start classes this Fall and would like some wayfinding signage to direct students.

We plan to make the designs similar to the buildings acetic, so everything ties together nicely.

It is our hope that the city considers and approves our above requests. Thank you for your time.

Sincerely,
Katie Scholz

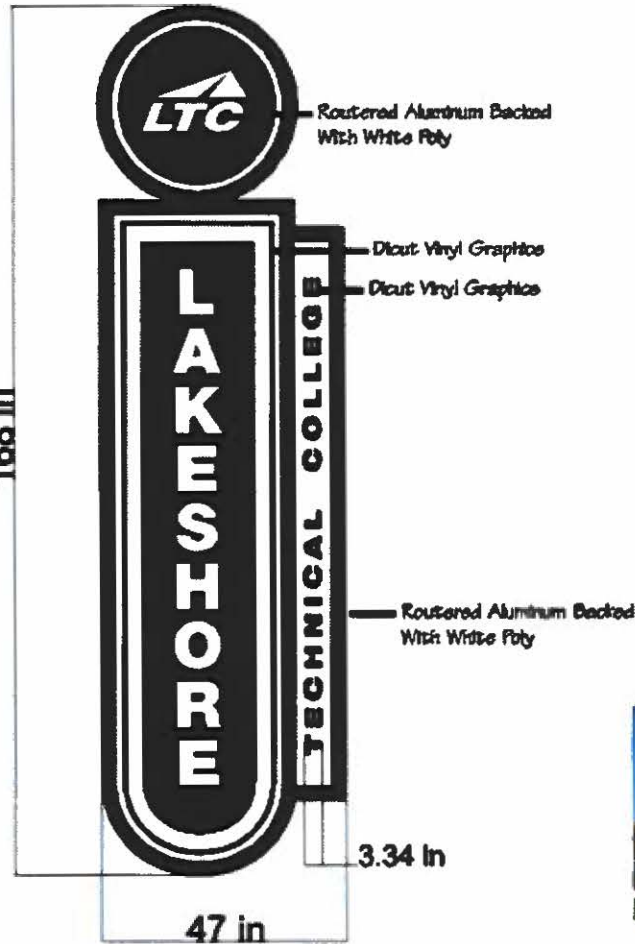
LTC - 1320 Niagara Avenue, Sheboygan, WI



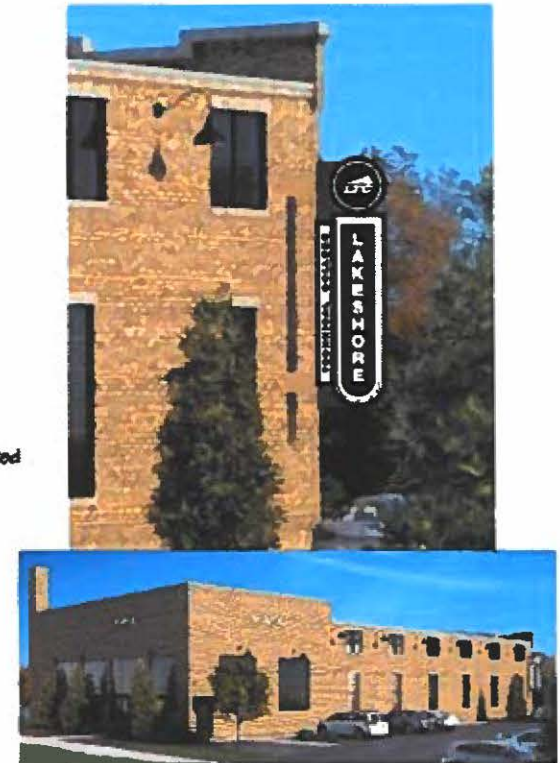
Side 1



End View



Side 2



Scope of Work:
Protruding Wall mounted Signage
Double Sided
LED Internally Illuminated

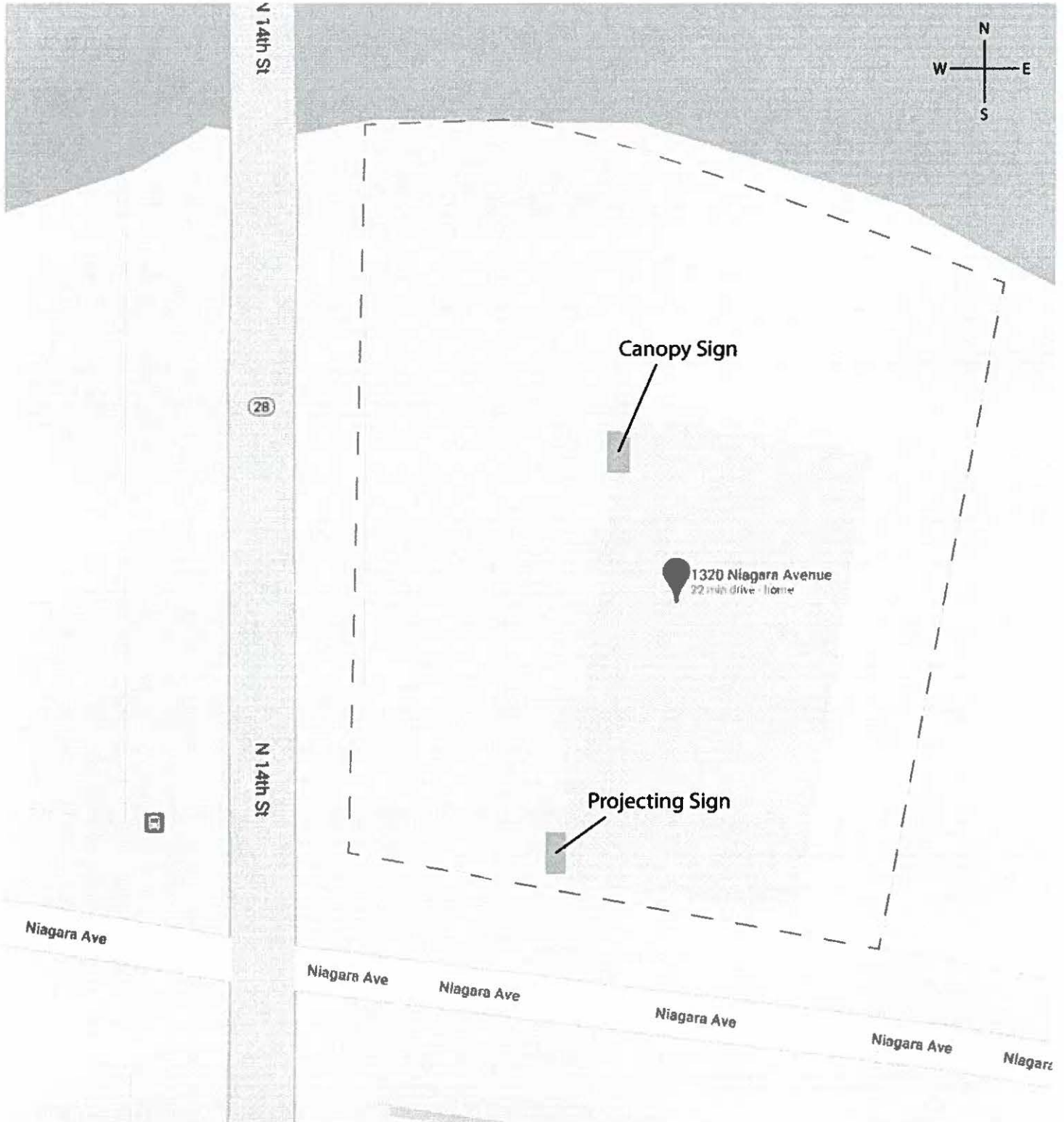
Julie Mirecki
920.946.3552

**Marshall
Sign**
10411 Oak View Ln, Plymouth, WI 53075
(228) 883-8386 Fax (228) 883-8463
www.marshallsign.com

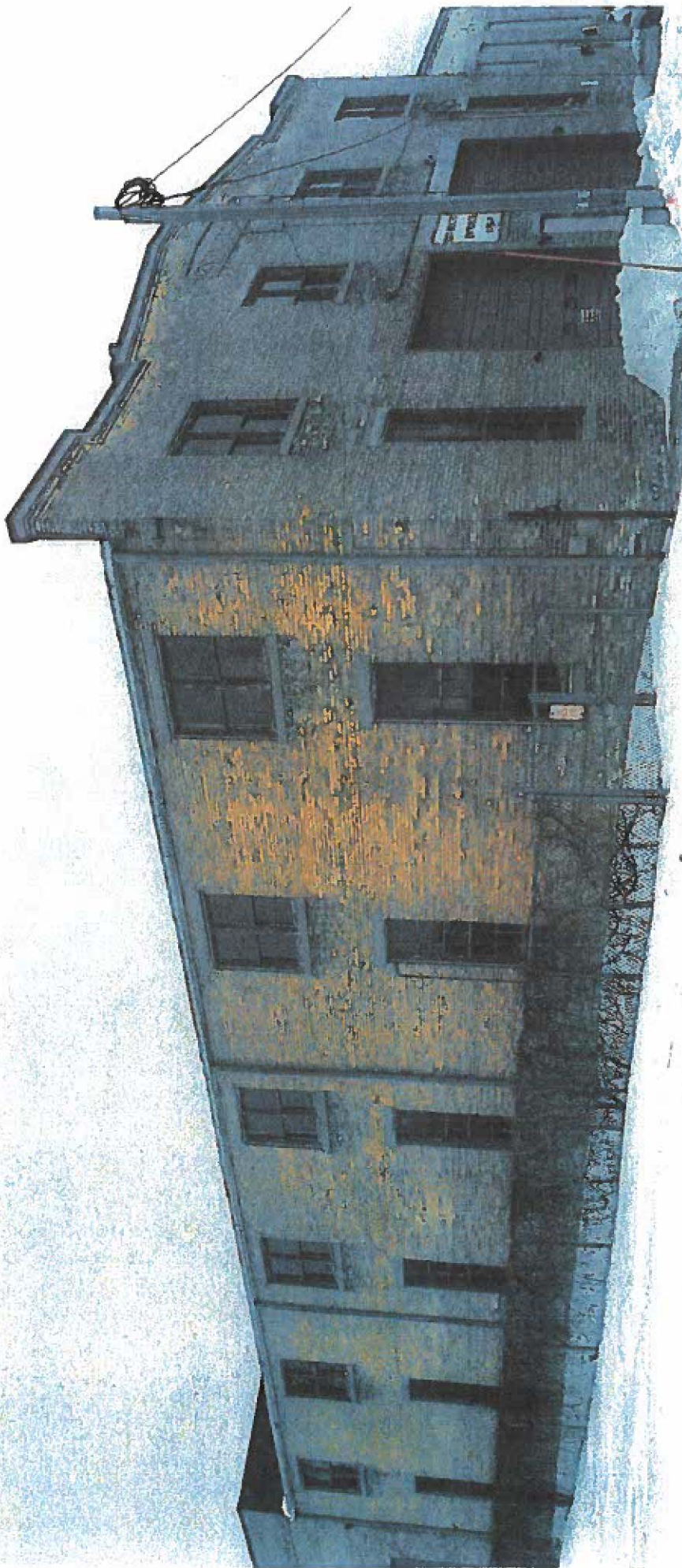
©2014 Marshall Sign
"COPYRIGHT NOTICE"
This signed design is an intellectual work and Marshall Sign hereby expressly reserves the common law right pursuant to Wis. Ct. section 2 of the United States code to prevent the use of this design and to obtain damages therefor.

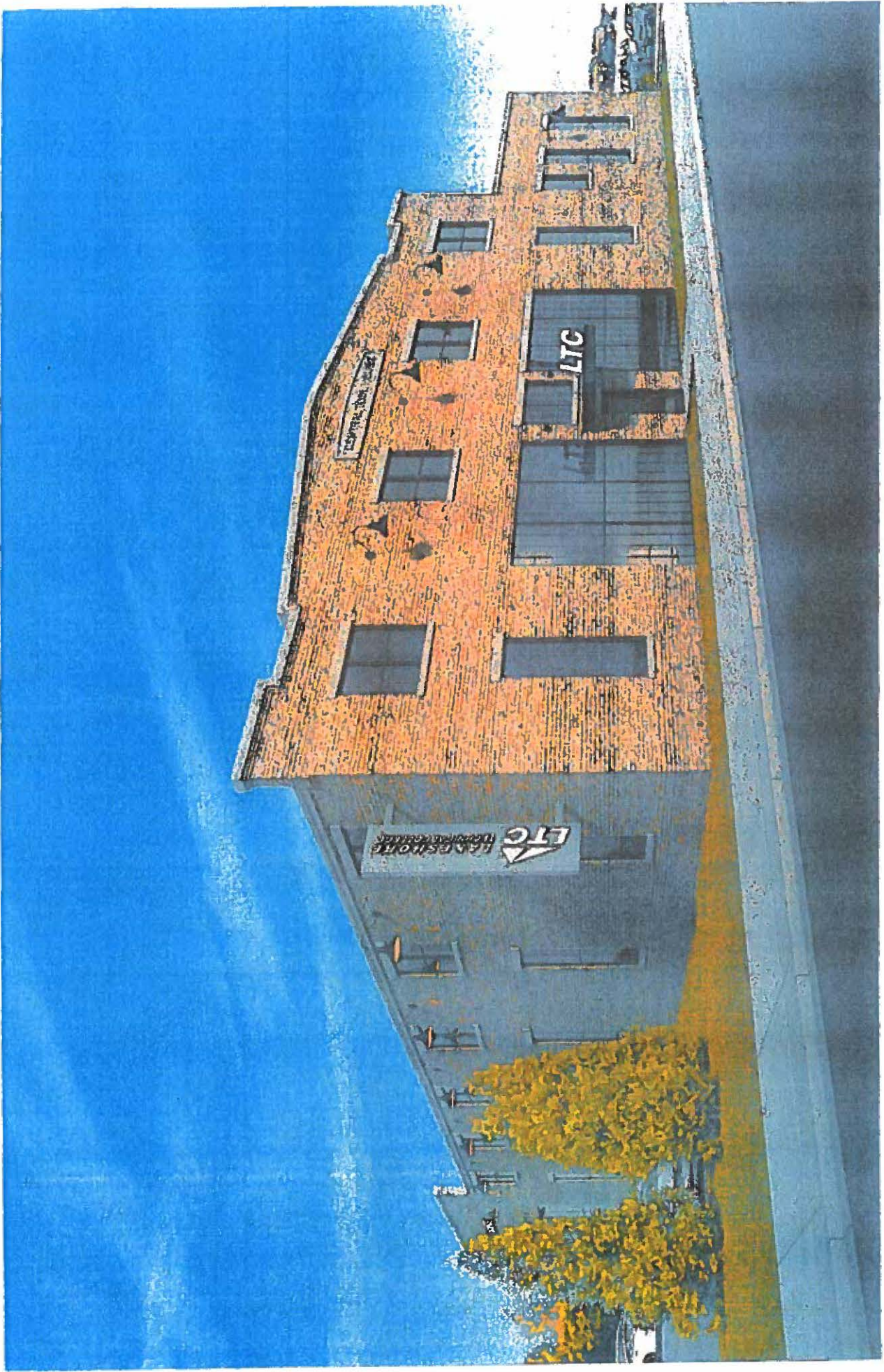
LTC Sheboygan - Downtown Campus

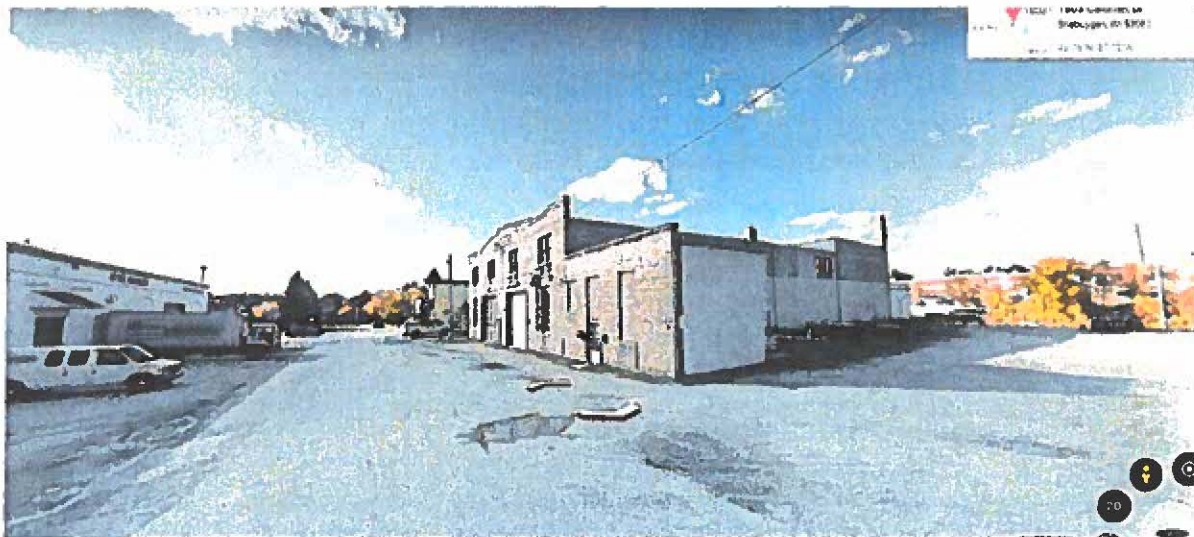
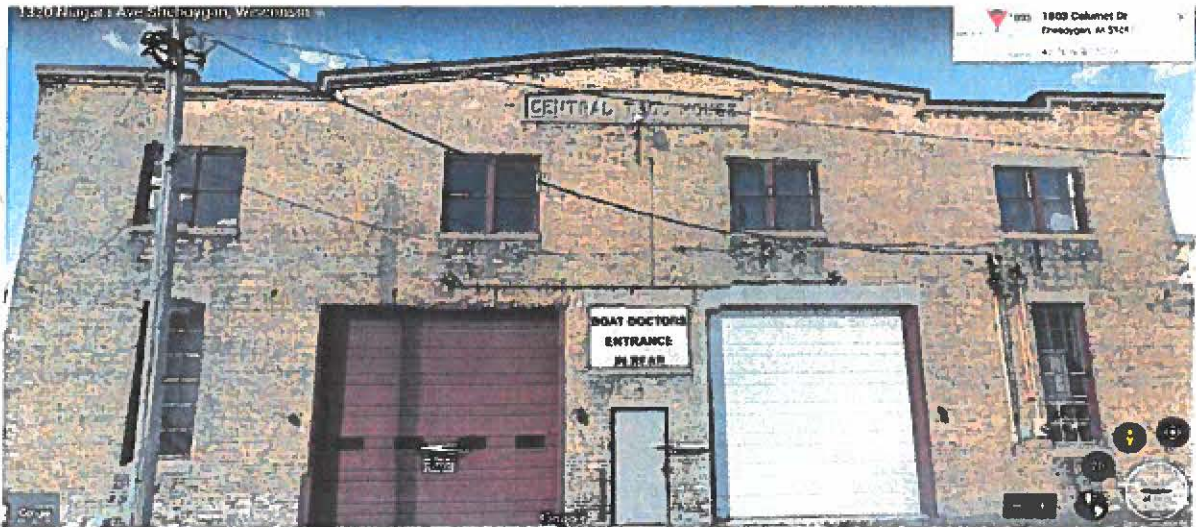
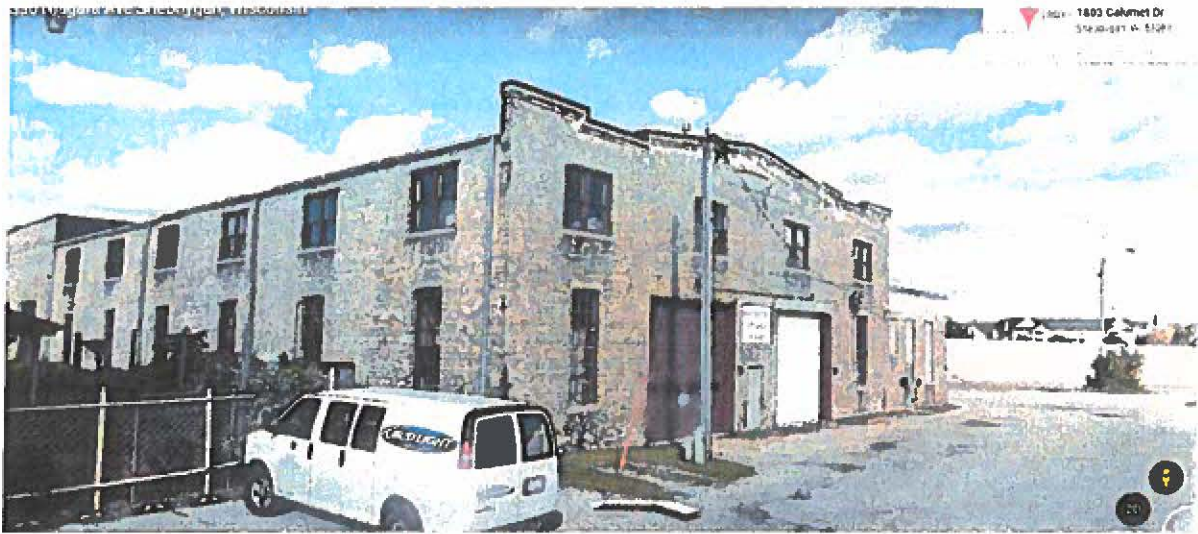
1320 Niagara Avenue

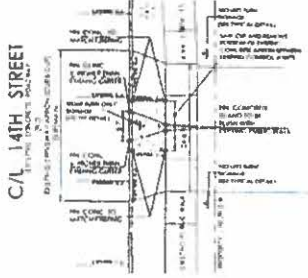
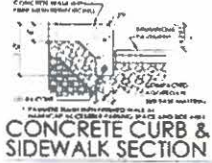


----- Property Line
■ Signs

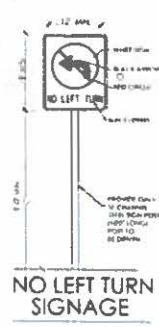
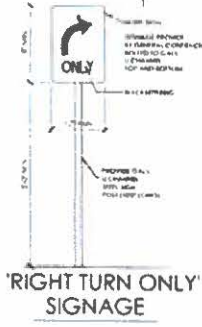
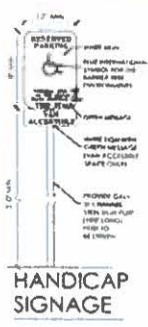








14TH STREET DRIVEWAY PLAN

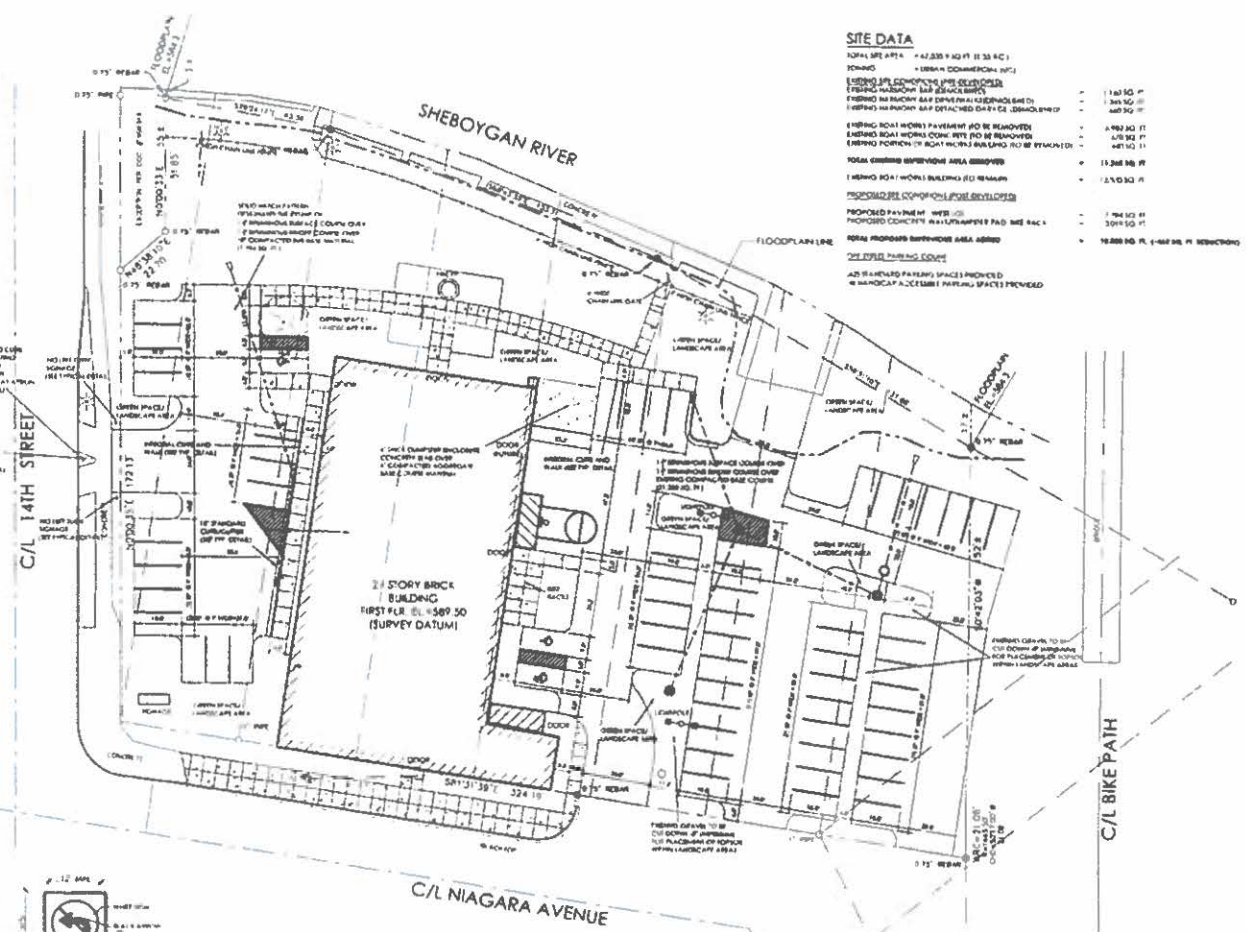


SITE DATA

TOTAL SITE AREA	47,335 SQ FT (1.06 AC)
EXISTING IMPAVEMENTS (AS SHOWN)	1,167 SQ FT
EXISTING SIDEWALK (AS SHOWN)	3,365 SQ FT
EXISTING DRIVEWAY (AS SHOWN)	1,487 SQ FT
EXISTING ROADSIDE PAVEMENT TO BE REMOVED	4,983 SQ FT
EXISTING SIDEWALK TO BE REMOVED	1,578 SQ FT
EXISTING DRIVEWAY TO BE REMOVED	4,412 SQ FT
TOTAL EXISTING IMPAVEMENT AREA TO BE REMOVED	13,285 SQ FT
EXISTING ROADSIDE PAVEMENT TO BE REPAIRED	13,285 SQ FT
PROPOSED SIDEWALK (AS SHOWN)	7,764 SQ FT
PROPOSED DRIVEWAY (AS SHOWN)	3,091 SQ FT
TOTAL PROPOSED IMPAVEMENT AREA TO BE PROVIDED	10,855 SQ FT (0.25 AC) (AS SHOWN)

NOTES:

- ALL EXISTING SIDEWALKS TO BE REPAIRED TO MEET ADA REQUIREMENTS.
- ALL EXISTING DRIVEWAYS TO BE REPAIRED TO MEET ADA REQUIREMENTS.
- ALL EXISTING SIDEWALKS TO BE REPAIRED TO MEET ADA REQUIREMENTS.
- ALL EXISTING DRIVEWAYS TO BE REPAIRED TO MEET ADA REQUIREMENTS.



SITE PLAN

CALL DIGGERS' HOTLINE
1-800-242-8511

YOU FREE TO OPEN LOCATIONS OF UNDEVELOPED BRUSH AND/OR
WEEDS (AS SHOWN) REQUIRES USE OF 1 HOUR GEAR SERVICE
FROM PUBLIC AGENCY

NO REVISIONS	
Issue Dates	
Revision	Date
1320 NIAGARA AVENUE SHEBOYGAN, WISCONSIN	
SHEET TITLE SITE PLAN	
DRAWN BY	
CHECKED BY	
DATE 04/07/2018	
PROJECT NO 2018-36	
SHEET NO C1.2	

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Foodworks Holding to construct a new building addition and to operate a new grocery store at 731 Pennsylvania Avenue. CC Zone

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

REPORT DATE: September 6, 2019

MEETING DATE: September 10, 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:

Foodworks Holding is proposing to construct a new building addition and to operate a new grocery store at 731 Pennsylvania Avenue.

The buildings being used for the new project include one built in 1860 and one built in 1960. The project will accomplish a number of things which will allow our restaurant group to expand while at the same time providing downtown Sheboygan with a truly exciting forward looking grocery concept focusing heavily, but not exclusively, on prepared foods.

Trattoria Stefano, Inc. is a restaurant group consisting of Trattoria Stefano, Il Ritrovo, Field to Fork (grocery as well), as well as The Duke of Devon. Over the years we have dramatically expanded our baking operations as well as in-house butchery. Something had to give, so the project was initiated. We had truly outgrown our current facilities but also needed parking. The purchase of these properties was the answer. We initially were going to just build a commissary, but decided after some research that a larger need existed. We decided that Sheboygan really needed a small specialty grocery store that is unlike anything out there. We have taken staff to San Francisco to work at Bi-Rite, the highest grossing per foot grocer in the city. Also to Brooklyn to work in several small specialty baker/butcher stores. And last but not least, to Zimmerman's in Ann Arbor, a truly amazing group of hospitality operations including a bakery.

In addition to the commissary, the new store will offer an amazing bakery, old style local-sourced butcher counter with wood burning rotisserie, fresh fish counter featuring many of the same world class items we use in the restaurants, coffee shop and roaster, as well as a truly wide variety of grab and go products for the ever expanding downtown population. We

want downtown to be as lively as possible and downtown residents should be able to shop downtown.

We will also have all of the basics a grocery store needs i.e. toilet paper and something with which to clean the counter, not to mention an amazing selection of beer and wine. We will in fact be a full service grocery store, but we are more focused on the rapidly growing demand for carry-out of fully cooked or partially prepared items done at a very high level using the best local Wisconsin products. For example, you might want to buy some leg of lamb from the rotisserie for dinner with roasted potatoes and local salad. Or perhaps you would buy one of our boned-out chickens which is marinated and cryovac sealed to take home and simply throw on your grill. Or perhaps just a wonderful locally raised organic chicken or some pastured beef from Door County. Lastly, many of the products we will sell in the store will be made by us using these products. We will truly be supporting local farmers and producers of quality products.

The building that faces 8th street will house the bakery and will have an emergency exit but no entrance. Inside that steaming window you will see our bakers rolling croissants and making baguettes. The main entrance will be on Pennsylvania Ave. and will be accessed on foot or from our parking lot. We will have overhead doors as well as opening windows on Penn Ave, allowing us to move some produce items outside like the old days. We will be building our addition on the north side of the building allowing us to maximize the property as well as increase storage. We will be using the second floor for storage and possibly for a party venue depending on budget.

We truly look forward to building on our 25 year history in downtown Sheboygan. We have grown and grown, and now it is time again. We hope to add to the landscape of the ever improving city of Sheboygan.

The applicant states the following:

- The project involves conversion of an existing was previously a professional service office building (optometrist, chiropractor, etc.) into a new downtown grocery store, deli, bakery, wines, etc. at 731 Pennsylvania Avenue.
- The existing building is 6,200 square foot and will include a two-story 3,500sf addition (1,750per floor). This will be done in a single phase. The existing building will remain with a new building addition added between the north wall and Pennsylvania Avenue. This new addition will be 2-stories and will incorporate an entry, elevator and retail space.
- The project will consist of a bakery and commissary kitchen which will serve our four (4) restaurants plus our grocery store. We will have a deli which will provide "dinner is ready" food and ready to cook items in the butcher area. We will also provide other groceries for downtown shoppers.
- The existing parking area to the east will remain and has 32 stalls. Existing dumpster space will be used near Il Ritrovo. There will be wall mounted street lighting.

- The parking will reuse the existing ingress/egress drives. There will be a loading area directly behind the addition.
- This is a single tenant business with a restaurant manager and at least 15 employees.

STAFF COMMENTS:

The proposed buildings are located on two (2) parcels. Staff will be requiring the applicant to combine these two parcels into one parcel so that all activity and improvements are constructed on one (1) lot. Parcels 59281109130 and 59281109160.

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 Applicant will be required to meet the 8th Street Design Guidelines.

The City has been working to get a downtown grocery store for many years. The City of Sheboygan is very excited to have an established business operation like Trattoria Stefano, Inc. operate such a downtown grocery store. Such a unique grocery store continues to establish downtown Sheboygan as an exciting place to live, work, shop and play!

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, alcohol, etc..
2. Applicant shall obtain the necessary liquor license in order to serve alcohol. Applicant may serve liquor/alcohol if and only if all required liquor licenses are obtained.
3. Applicant shall adequately monitor/regulate and maintain the outdoor area.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a proposed landscape plan prior to building permit issuance.
6. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
7. Outdoor storage of materials or equipment shall be prohibited.
8. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
9. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
10. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs). All signs shall meet the 8th Street design guidelines. 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.

11. All areas used for parking/maneuvering of vehicles shall be paved.
12. All areas that are not required to be paved shall be grass and/or approved landscaping.
13. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
14. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, landscape boulevard, pavement, utilities, retaining walls, street trees, etc.).
15. 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.
16. 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.
17. Streets, alleys and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
18. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed.
19. 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.
20. 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.
21. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures.
22. 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. 109130 and 109160
MAP NO. _____
ZONING CLASSIFICATION: CC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 9/10/19

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: FoodWorks Holding
ADDRESS: 522 S. 8th St. Sheboygan, WI. 53081 E-MAIL: vigliettistef@gmail.com
PHONE: () 920.452.8455 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Grocery store
ADDRESS OF PROPERTY AFFECTED: 731 Penn Ave

LEGAL DESCRIPTION: _____
In the process of being combined to one parcel

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
Retail and office space

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

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____
We may have signage and covered opening that would project over the sidewalk

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? _____

This grocery store space will provide downtown grocery shopping along with a butcher, bakery, and coffee. It is in a way an expansion of services offered at the current Field to Fork business, that this building will abut. This is a desired feature in the downtown master planning

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? _____

We are providing parking to the east of the building. It is currently zoned central commercial and no parking is required. We believe there is no undue or adverse impact to any neighboring properties.

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

This use is allowed in the zoning and downtown master plans

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. _____

yes,

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

OWNER OF SITE: FoodWorks Holding _____

ADDRESS: 522 S. 8th St. Sheboygan, WI. 53081 **E-MAIL:** vigliettistef@gmail.com _____

ARCHITECT: Aspire Architecture @ Design, LLC _____

ADDRESS: po box 824. sheboygan, wi 53081 **E-MAIL:** scott@aspirearchitects.com _____

CONTRACTOR: _____

ADDRESS: _____ **E-MAIL:** _____

5. CERTIFICATE

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

APPLICANT'S SIGNATURE

8.23.19

DATE

Scott Matula, Agent for owner

PRINT ABOVE NAME

Sokolowski, Steve

From: Stefano Viglietti <vigliettistef@gmail.com>
Sent: Wednesday, September 4, 2019 6:48 PM
To: Sokolowski, Steve
Cc: scott@aspirearchitects.com; Stefano Viglietti (stefviglietti@yahoo.com); Wviglietti@yahoo.com
Subject: Re: Grocery Store Conditional Use Permit and Architectural Review

Thanks Steve, i will give it a try.

The buildings being used for the new project include one built in 1860 and one built in 1960; quite a gap. The project will accomplish a number of things which will allow our restaurant group to expand while at the same time providing downtown Sheboygan with a truly exciting forward looking grocery concept focusing heavily, but not exclusively, on prepared foods.

Trattoria Stefano, Inc. is a restaurant group consisting of Trattoria Stefano, Il Ritrovo, Field to Fork(grocery as well), as well as The Duke of Devon. Over the years we have dramatically expanded our baking operations as well as in-house butchery. Something had to give, so the project was initiated. We had truly outgrown our current facilities but also needed parking. The purchase of these properties was the answer. We initially were going to just build a commissary, but decided after some research that a larger need existed. We decided that Sheboygan really needed a small specialty grocery store that is unlike anything out there. We have taken staff to San Francisco to work at Bi-Rite, the highest grossing per foot grocer in the city. Also to Brooklyn to work in several small specialty baker/butcher stores. And last but not least, to Zingermans in Ann Arbor, a truly amazing group of hospitality operations including a bakery.

In addition to the commissary, the new store will offer an amazing bakery, old style local-sourced butcher counter with wood burning rotisserie, fresh fish counter featuring many of the same world class items we use in the restaurants, coffee shop and roaster, as well as a truly wide variety of grab and go products for the ever expanding downtown population. We want downtown to be as lively as places like Deer Trace. Downtown residents should be able to shop downtown. We will also have all of the basics a grocery store needs i.e. toilet paper and something with which to clean the counter, not to mention an amazing selection of beer and wine. We will in fact be a full service grocery store, but we are more focused on the rapidly growing demand for carry-out of fully cooked or partially prepared items done at a very high level using the best local Wisconsin products. For example, you might want to buy some leg of lamb from the rotisserie for dinner with roasted potatoes and local salad. Or perhaps you would buy one of our boned-out chickens which is marinated and cryovac sealed to take home and simply throw on your grill. Or perhaps just a wonderful locally raised organic chicken or some pastured beef from Door County. Lastly, many of the products we will sell in the store will be made by us using these products. We will truly be supporting local farmers and producers of quality products.

The building that faces 8th street will house the bakery and will have an emergency exit but no entrance. Inside that steaming window you will see our bakers rolling croissants and making baguettes . The main entrance will be on Pennsylvania Ave. and will be accessed on foot or from our parking lot. We will have overhead doors as well as opening windows on Penn Ave, allowing us to move some produce items outside like the old days. We will be building our addition on the north side of the building allowing us to maximize the property as well as increase storage. We will be using the second floor for storage and possibly for a party venue depending on budget.

We truly look forward to building on our 25 year history in downtown Sheboygan. We have grown and grown, and now it is time again. We hope to add to the landscape of the ever improving city of Sheboygan.

Sincerely,

Stefano Viglietti



August 23, 2019

Conditional use Narrative (N. 8th & Penn Ave)

An explanation of existing property (previous use of properties, current property status, etc.).

The existing property consists of a parking lot and two buildings that are connected with a parti wall. One building faces N. 8th street and the other faces Pennsylvania ave. These will be combined into one building parcel.

An explanation of the proposed grocery store use and activities to take place onsite – grocery, bakery, butcher shop, additions, outdoor patio, amenities, common areas, greenspace, landscaping, parking, ingress/egress, traffic, other commercial tenants, etc.

The project will consist of a bakery and commissary kitchen which will serve our four restaurants plus our grocery store. We will have a deli which will provide “dinner is ready” food and ready to cook items in the butcher area. We will also provide other groceries for downtown shoppers.

A description as to why the proposed grocery store use is being proposed from this location and why the plan commission should consider approving the proposal (Why was this site selected, who will use it, when will you begin construction, etc.)

This location is desired because of its downtown location and proximity to the other four restaurants we currently own

Estimated Value of project? What is the projects value to this neighborhood and the community? How does this property provide value to your development?

This projects value to the neighborhood will be vital as its providing a valuable resource to the people that currently reside there. It will also be a great compliment for the new apartments being built close by

What is the square footage of the building? Are you proposing any additions (SF)? Please explain floor plan with regards to what uses are located where within the building.

The existing building is 6,200 square foot and will include a two story 3,500 sf addition (1,750per floor). This will be done in a single phase. The existing parking area will remain and have 32 stalls. Existing dumpster space will be used near Il Ritrovo. There will be wall mounted street lighting. The parking will reuse the existing ingress and egress drives. There will be a loading area directly behind the addition. We are not planning on site fencing at this time and no landscaping as the building will project out directly to the sidewalk.

Is this a single or multi-tenant building?

Single tenant

How many potential employees.

There will be a restaurant manager and at least 15 employees

How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials/equipment, vehicles, loading, traffic, lighting, noise, smells, architectural style, liquor, etc.)?

We currently have 3 restaurants on the block and those are not a nuisance.

Sincerely yours,

Scott Matula, AIA
Aspire Architecture & Design, LLC



SHEET INDEX	
ID	Name
A1.1	TITLE PAGE
A1.2	SITE PLAN
A1.3	FIRST FLOOR PLAN
A1.4	SECOND FLOOR PLAN
A2.1	ELEVATIONS
A3.1	RENDERINGS

ADDITION FOR:
FOOD STORE EXPANSION
 7TH AND PENN AVE
 SHEBOYGAN, WI. 53081



BUILDING DATA	
ZONING	CENTRAL COMMERCIAL
REQUIRED SETBACK FRONT	0
PROVIDED SETBACK FRONT	0
REQUIRED SETBACK SIDE	0
PROVIDED SETBACK SIDE	58' EAST 0' WEST
REQUIRED SETBACK BACK	0
PROVIDED SETBACK BACK	N/A
BUILDING TYPE	VB UNSPRINKLERED
BUILDING USE	B
ALLOWABLE AREA	11,814
ALLOWABLE PROVIDED AREA	8105
1ST FLOOR EXISTING	6260
1ST FLOOR ADDITION	1,845
2ND FLOOR EXISTING	0
2ND FLOOR ADDITION	3,224
TOTAL EXISTING	0
TOTAL ADDITION	5,069
TOTAL BUILDING SIZE NEW	8,105 1st flr 3,224 2nd flr 11,329 Total



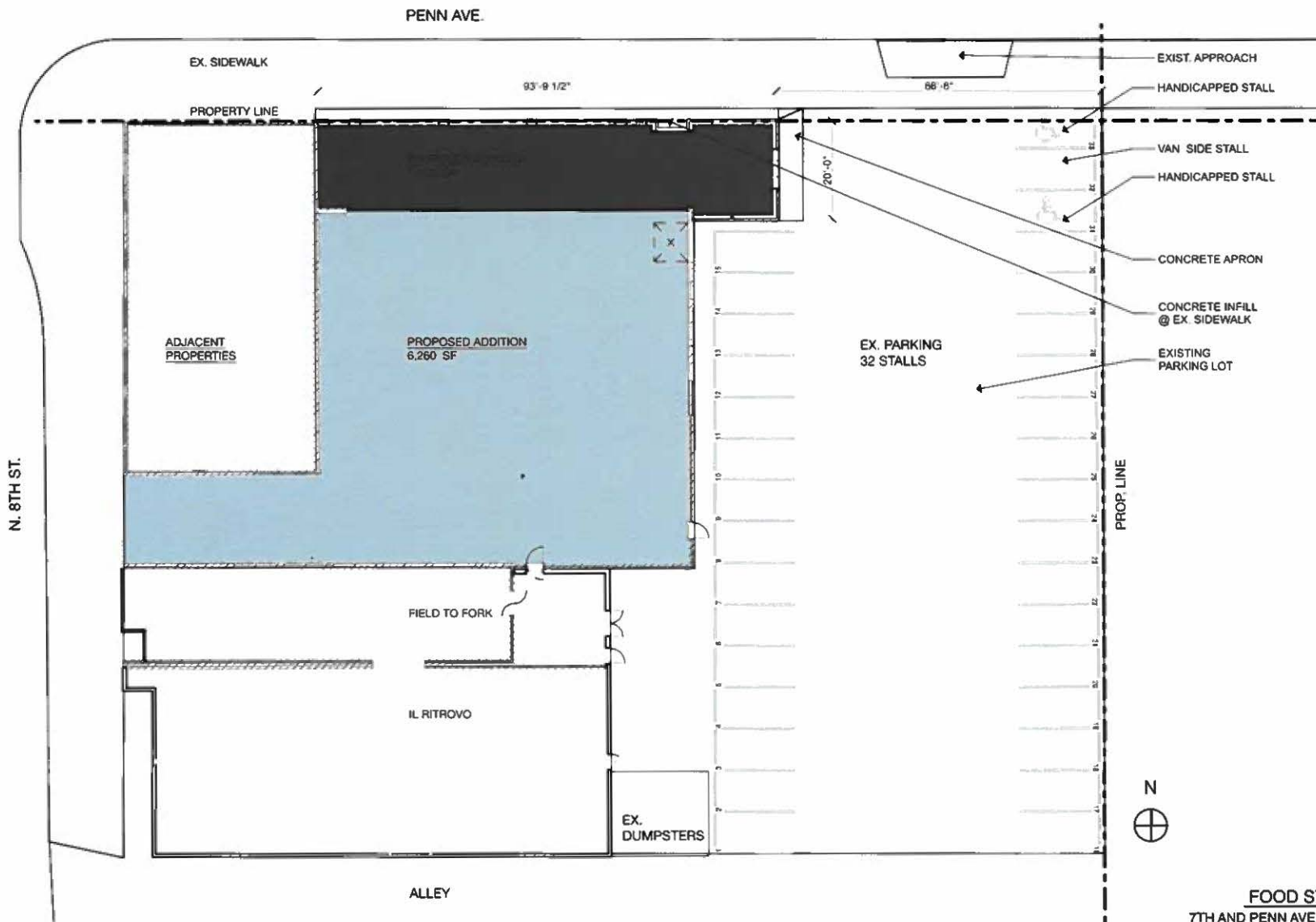
6 AREA MAP
 NOT TO SCALE

ADDITION FOR:
FOOD STORE EXPANSION
 7TH AND PENN AVE SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC
 1416 N. 5th St. Sheboygan, WI. 53081
 920-457-4884
 scott@aspirearchitects.com
 www.aspirearchitects.com



issue 8.22.19
 rev. -
 10-010
A1.1



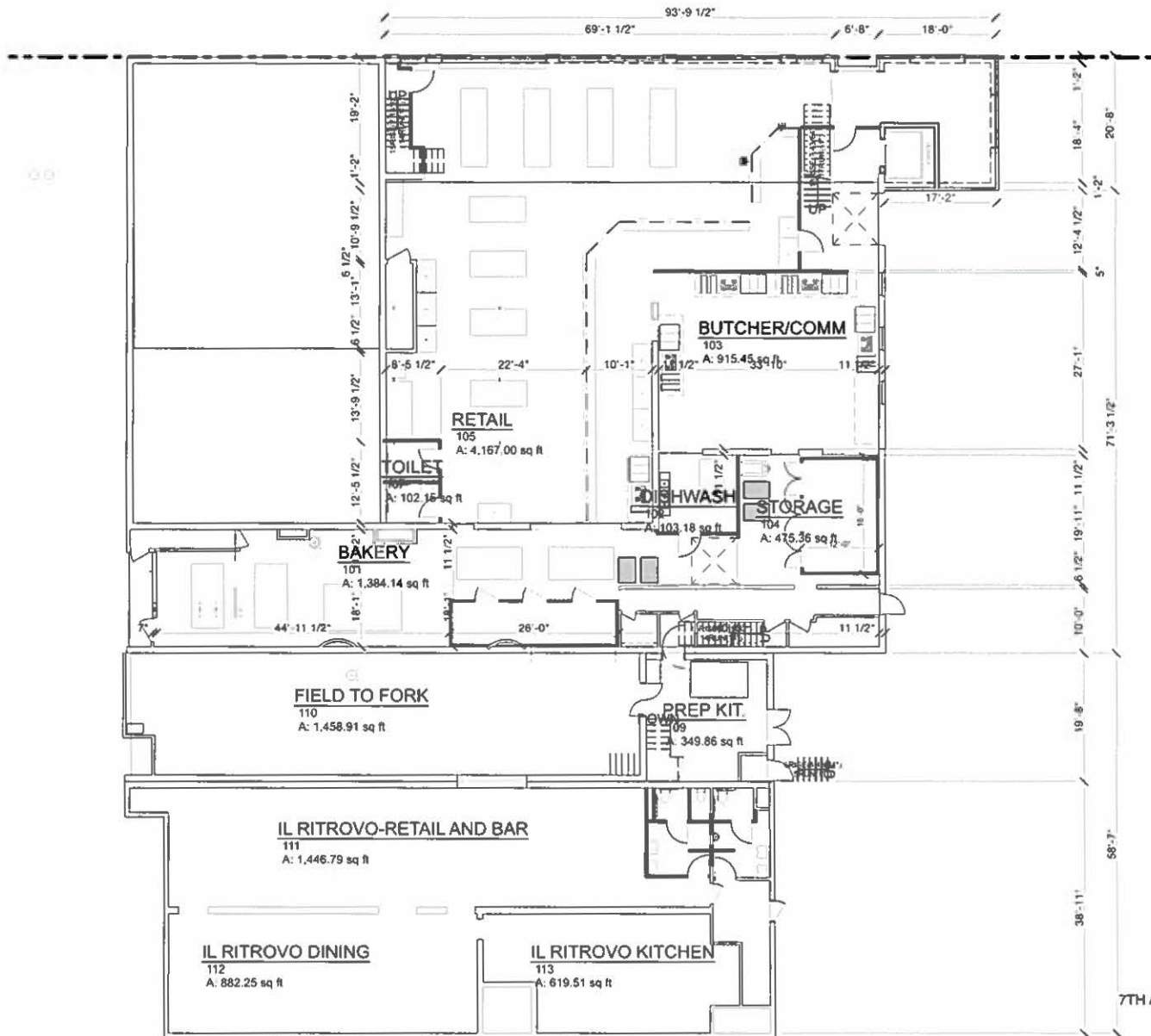
1 Site Plan
SCALE: 1" = 20'

ADDITION for:
FOOD STORE EXPANSION
7TH AND PENN AVE SHEBOYGAN WI 53081



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A1.2



1

1st Floor Plan

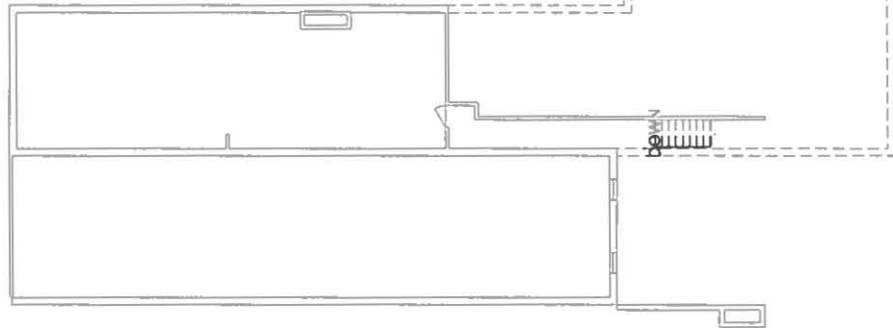
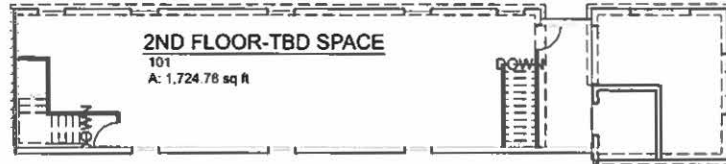
SCALE: 1/16" = 1'-0"

**ADDITION for:
FOOD STORE EXPANSION**
7TH AND PENN AVE SHEBOYGAN WI 53081



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① 2nd Floor Plan

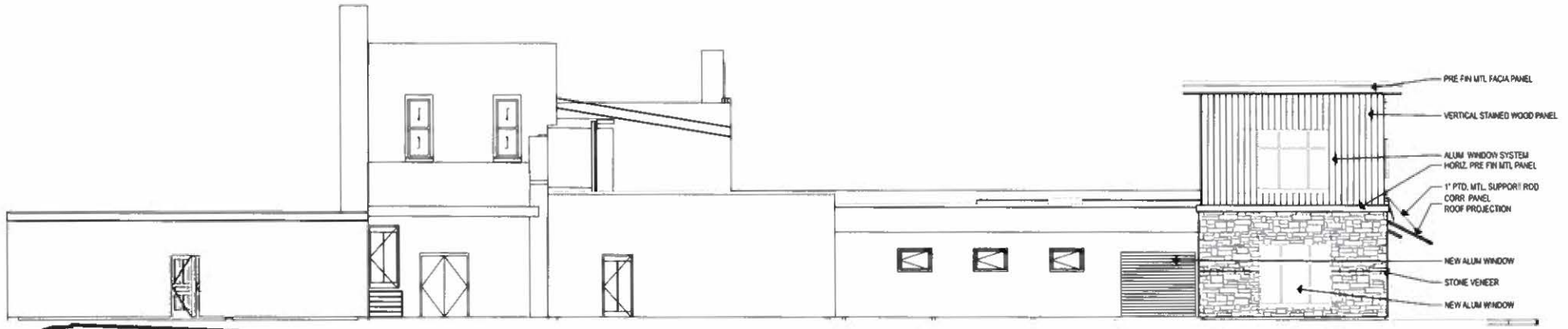
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ADDITION for:
FOOD STORE EXPANSION
 7TH AND PENN AVE SHEBOYGAN WI 53081

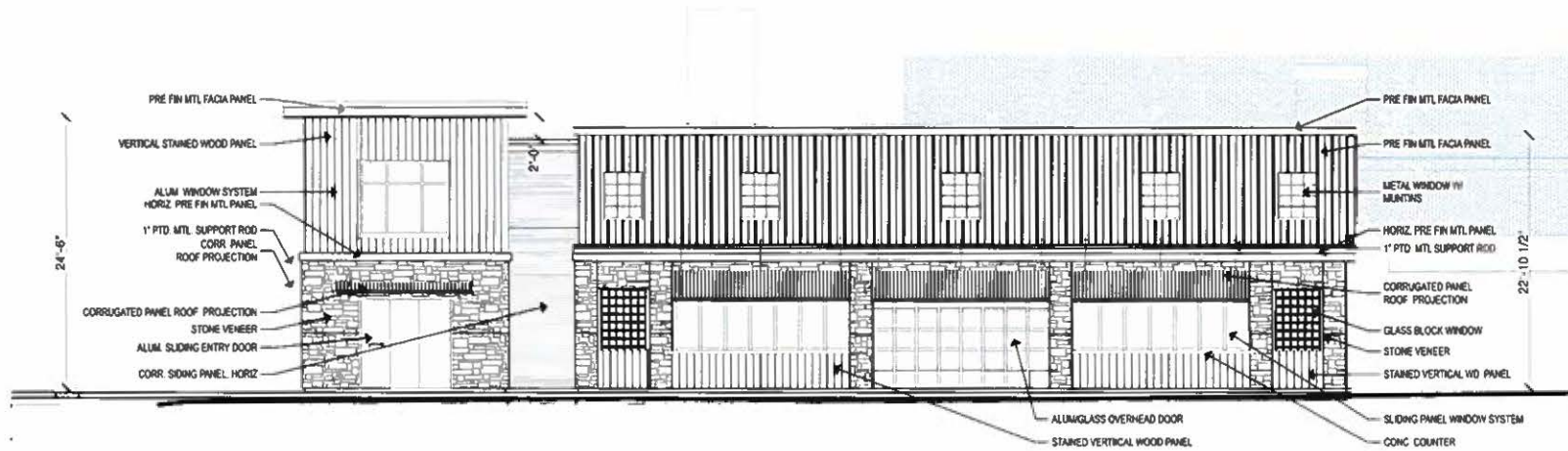


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① **East Elevation**
SCALE: 3/32" = 1'-0"



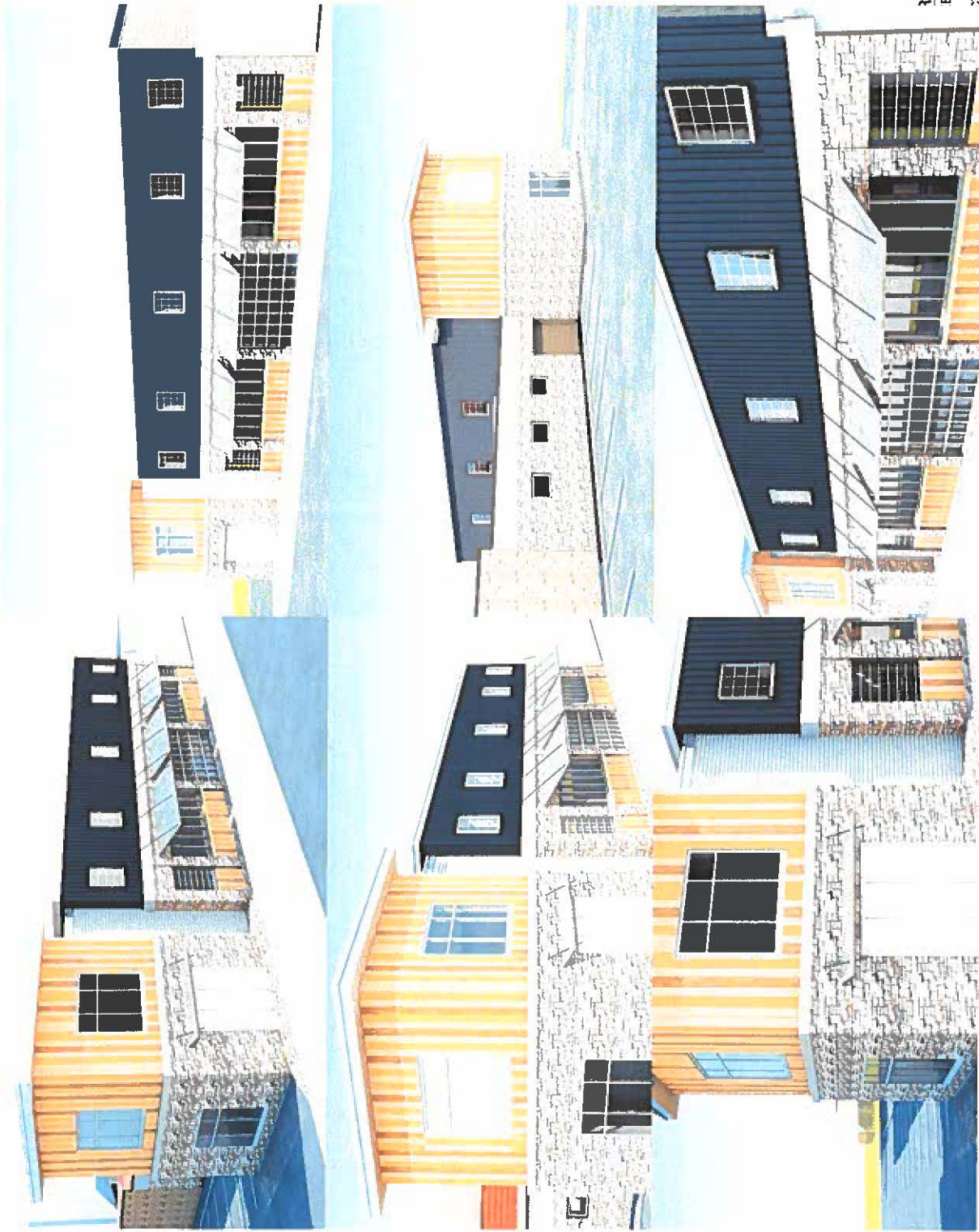
② **North Elevation**
SCALE: 3/32" = 1'-0"

ADDITION for:
FOOD STORE EXPANSION
7TH AND PENN AVE SHEBOYGAN WI 53081



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920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com

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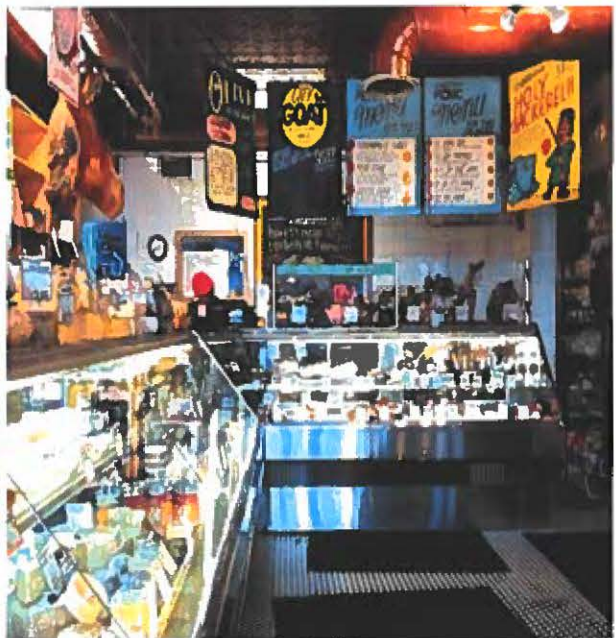
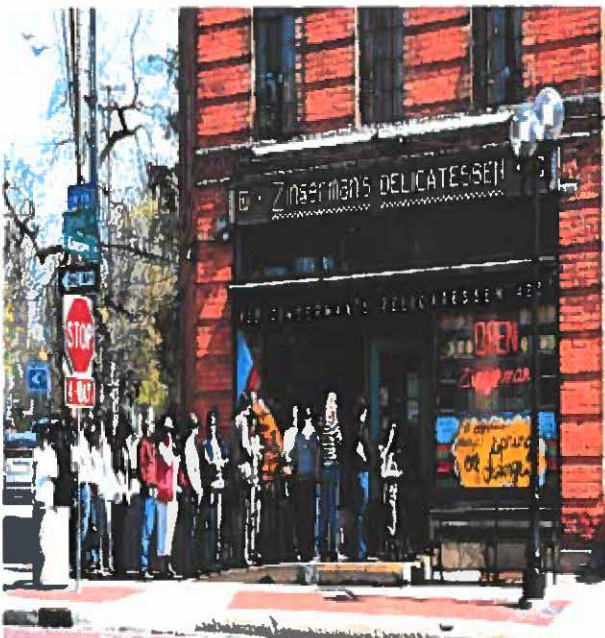
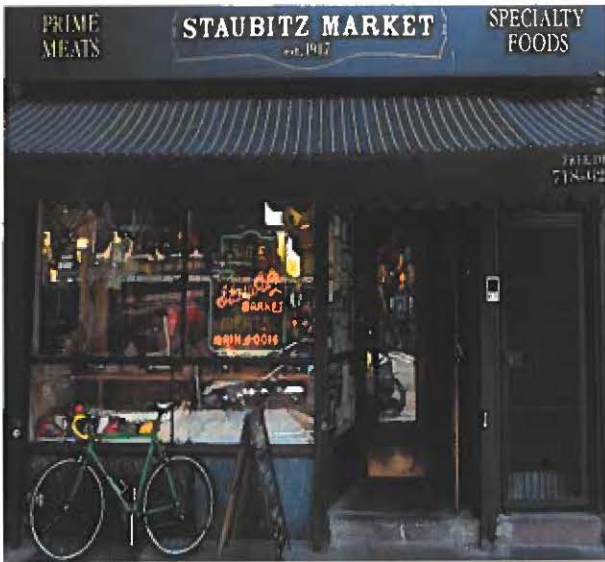
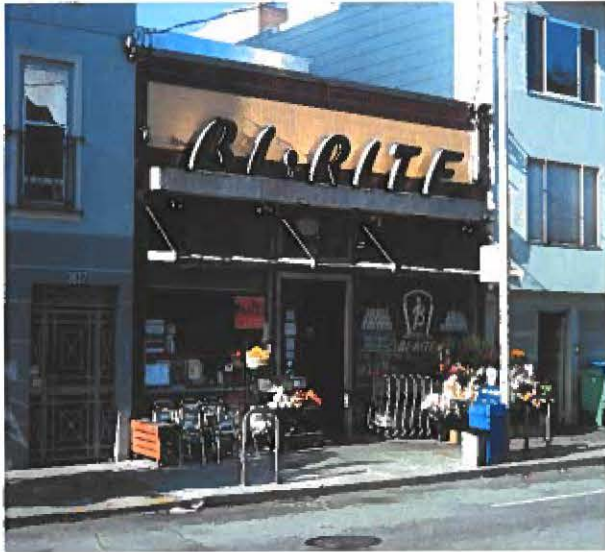
SELECTED VIEWS

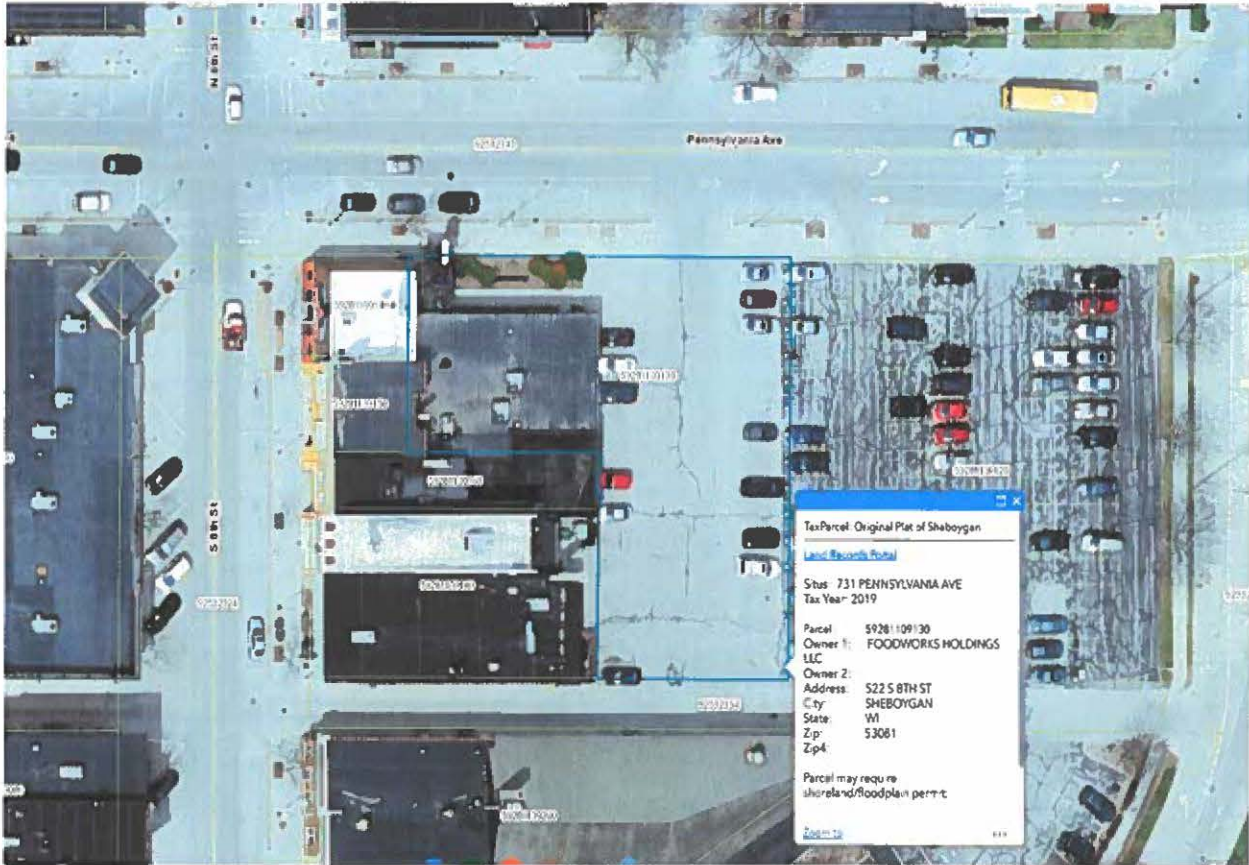
**ADDITION FOR
RE EXPANSION**
BOYGAN WI 53081

ATURE & DESIGN, LLC
Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com



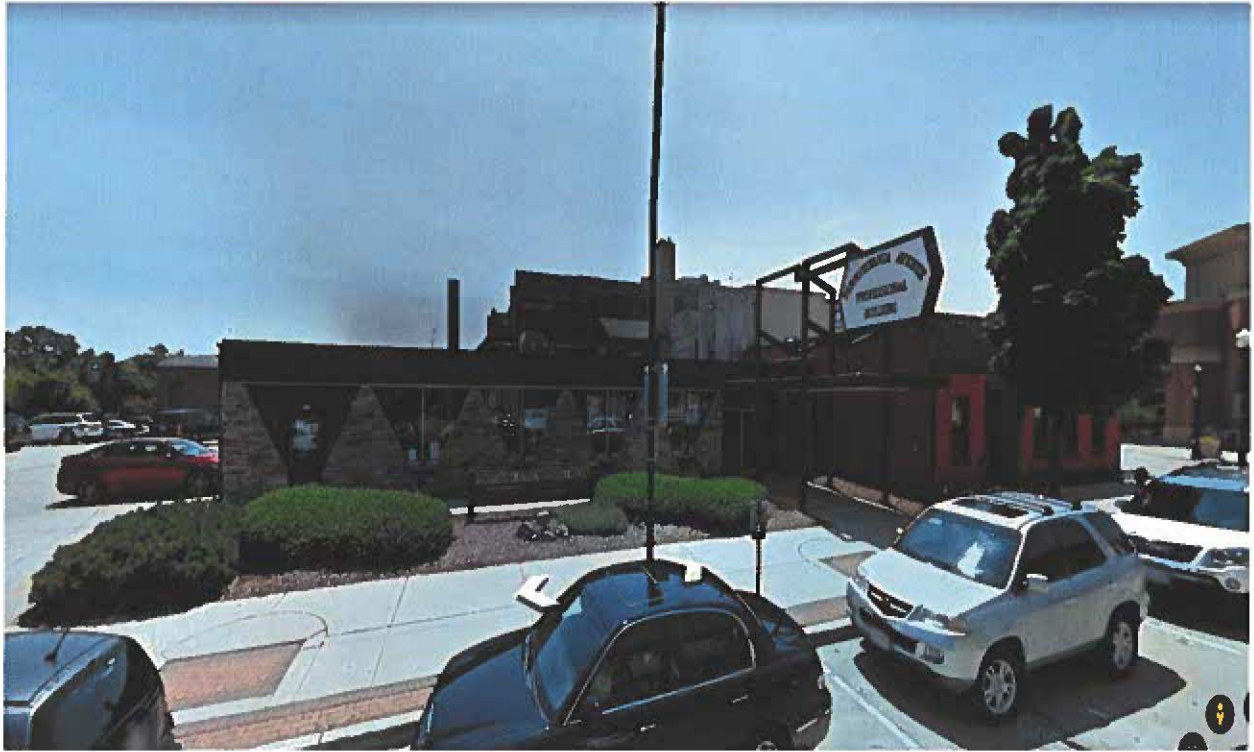
ISSUE 8.22.19
REV. 10-010
A3.1



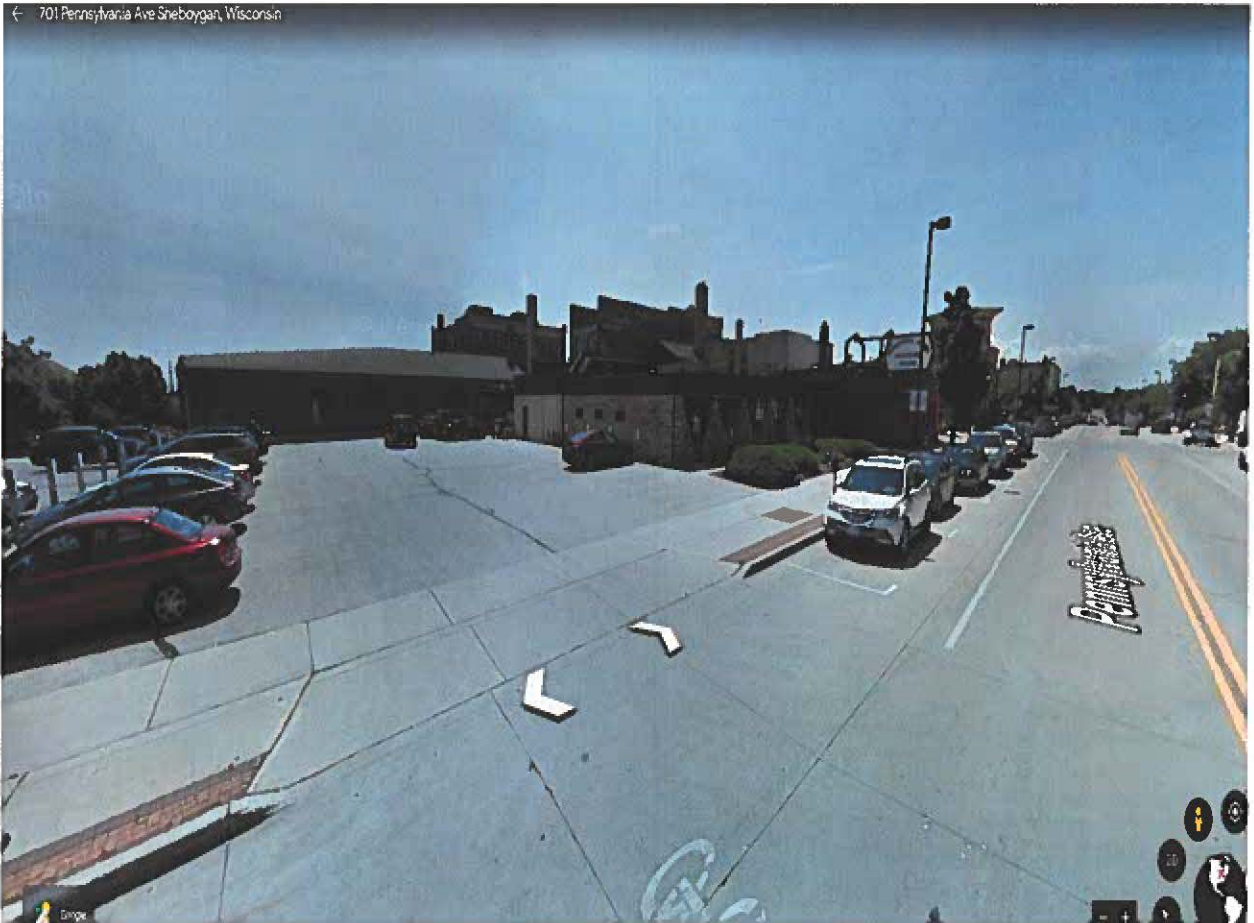


505 S 8th St Sheboygan, Wisconsin





← 701 Pennsylvania Ave Sneboygan, Wisconsin



CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by 575 Riverwoods Partners, LLC to construct site improvements and to operate a multi-tenant facility from 1213 Pennsylvania Avenue (former Mayline facility). UI Zone

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

REPORT DATE: September 6, 2019

MEETING DATE: September 10, 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:

575 Riverwood Partners, LLC (Phoenix Investors) is proposing to operate a multi-tenant facility from 1213 Pennsylvania Avenue. The applicant states the following about the project:

- The building was previously occupied by Mayline-Safco which used the property for manufacturing furniture and office supplies with an accessory use of storage/warehousing. As they have relocated, we have seen more tenant activity in the warehousing and distribution market. We would like to obtain this conditional use to blanket any type of industrial user that may approach us for space.
- As of now there is one short term tenant (warehousing) that may be leaving in the next six (6) months. As of now there is no tenant in place, but we see there being a similar style user as the previous tenant and/or a warehousing and distribution company. This is a blanket conditional use to allow manufacturing, warehousing, distribution, or a combination/multi-tenant of manufacturing/warehousing. We see the building being capped at two (2) tenants max at anyone point.
- As of now we are still finalizing plans for the new docks and the exterior facade improvements. At this point we estimate this work to be approximately \$200,000, but we plan on doing site improvements in the spring of 2020. Landing a new tenant for the property will also add additional value with interior improvements.
- Most of the main site features will remain. As of now, the only modification to the building and/or site is to add four (4) loading docks to the north side of the building.

The north side of the building currently has four (4) docks facing west. We will be razing that portion of the building and locate four (4) new docks facing north.

- The current square footage of the property is 141,313sf we will be reducing that upon the demolition of the south building of the facility. This will reduce the square footage to 132,475sf.
- The overall building may be leased as a single tenant or if it was to be a multi-tenant we would split the building in half so each tenant would roughly have approximately 70,000sf.

Site improvements include:

- We also plan on freshening up the exterior of the building by repairing or replacing the standing seam metal panels (with a 1 for 1 swap if needed). Essentially, we will be repairing everything back to original then painting all the panels white to improve the appearance of the building. We will be installing new and matching standing seam panels on the new wall that will house the proposed new loading docks. We will also be adding accent corner panels in a slate grey to bring improve the overall aesthetics and break up the white panels.
- As of now all materials will be remaining the same and any new materials will match the existing. The existing conditions are standing seam metal panels. As of now they are an off blue that looks worn and has rust/damage issues throughout. We plan to repair or replace all issue areas and then paint everything white. We will be adding slate gray accent panels to the corners of the building.
- As of now existing site conditions are to remain. During spring of 2020 we will be re-evaluating the site and will consider relocating parking and addressing some grading/landscaping issues throughout the property. We are investigating the west side stormwater lines now to see if we can/should repair or replace them before the winter of 2019.
- Currently there are four loading docks to the north and four to the south. The number of docks will remain the same, but will be reconfigured from facing west to facing north. The proposed truck route will be based on if it is a single or multi-tenant situation, but will follow the previous Mayline trucking route.
- The access points will remain the same with access from the north and south of the property. It will not change or impact the existing conditions for the site.
- There are currently (per survey) 49 passenger vehicle spots and 14 semi spots. This number will remain for now, and we will be re-evaluating the site in the spring of 2020.
- The sites lighting, and configuration will remain the same.

- As of now, no new signs proposed - this will be on a tenant by tenant basis.

This conditional use application is to create a blanket for future tenant activity to the site. As mentioned we see this site being used for manufacturing, warehousing and/or distribution. There is also a possibility of this property being split in half in a multi-tenant situation. The second portion of this application is to get the approval for razing and existing portion of the building and adding new loading docks. The portion of the building to the north currently has four (4) docks facing west. This may have been acceptable back when trucks were shorter in length, but with the 75 foot trucks being used today, it makes large portions of the site undesirable. Truck traffic on the property and the parking becomes congested in the northwest corner of the lot. Additionally, the building that houses these docks is built 4 feet above grade. This building then has a metal ramp to transition to the rest of the warehouse, which is also undesirable. Although we would rather not lose square footage, we believe that it will bring more value to the property and make the entire site overall more marketable and desirable.

STAFF COMMENTS:

There is still quite a bit of Mayline signage at the site/facility. All Mayline signage will need to be removed.

There are a number of small man door canopies that are in very poor shape and in a state of disrepair. Applicant shall remove or appropriately repair these damaged canopies.

There is a weathered wood fence along Pennsylvania Avenue. The applicant shall remove or appropriately repair this tired and weathered fence.

It appears that quite a bit of large stone has been placed adjacent to the paved driveway on the west side of the site that is used for the parking and/or maneuvering of vehicles. The City does not permit gravel/stone drives. Thus, this stone/gravel shall be removed. If the applicant wishes to increase the size of the driveway they will need to submit a conditional use/site plan showing how this driveway is to be expanded and paved.

Presently, the building is located on three (3) parcels. Staff will be requiring the applicant to combine these three parcels into 1 parcel so that all activity and improvements are constructed on one (1) lot. Parcels 59281502740, 59281502975, 59281502740.

Any future improvements (building, paving, landscaping, etc.) to the site may require additional land use permits in the future (conditional use permit, site plan, variances, etc.).

The Plan Commission should ask the applicant the following:

- Plans appear to indicate the parking lot is to be reconstructed with new asphalt and landscaping. What is the timeframe the applicant is proposing to accomplish this?

- What is the applicant proposing to paint on the building and what is timeframe to paint the building as discussed? The Plan Commission may want to set a date specific for this painting to be completed such as ...

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, etc.
2. Occupancy permits for each tenant will be granted only at such time as the applicant has met all requirements.
3. If reconstructing the parking lot, submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Applicant shall work with City staff concerning any landscaping that may be modified or may be required based upon site improvements.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
6. Outdoor storage of materials (pallets) 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 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.
9. Applicant will be required to obtain a sign permit for each sign to be installed on the property 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.
10. 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.
11. Applicant shall remove all signage on the site and building that reference Mayline.
12. No temporary signage is permitted (banners, pennants, etc.).
13. Applicant shall remove or appropriately repair the weathered fence along Pennsylvania Avenue (repair, paint, stain, remove, etc.).
14. Fencing/retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
15. Applicant shall remove all gravel/stone used for the parking and/or maneuvering of vehicles on the west side of the building driveway.
16. All areas used for parking/maneuvering of vehicles shall be paved.

17. All areas that are not required to be paved shall be grass and/or approved landscaping.
18. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
19. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc. Nothing will be located on the City Sheboygan public right-of-way unless the required encroachments are obtained.
20. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, storm water, pavement, utilities, retaining walls, street trees, etc.).
21. If applicant proposes to lease space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy.
22. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed.
23. 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.
24. 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.
25. Applicant shall remove or appropriately repair all damaged man door canopies.
26. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
27. 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. <u>502740, 502975, 502740</u> MAP NO. _____ ZONING CLASSIFICATION: <u>U1</u>	<div style="border: 1px solid black; display: inline-block; padding: 2px 10px; margin-bottom: 5px;">Office Use Only</div> APPLICATION/FILE NO. _____ REVIEW DATE: <u>9/10/19</u>
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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

pd

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: JOHN PERET

ADDRESS: 401 E KILBOURN AVE #201, MILWAUKEE, WI, 53202 E-MAIL: jperet@phoenixconstruction.us

PHONE: (414) 748-5646 FAX NO. () N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: N/A OWNER - 575 RIVERWOODS PARTNERS, LLC

ADDRESS OF PROPERTY AFFECTED: 1213 PENNSYLVANIA AVENUE

LEGAL DESCRIPTION: SEE SURVEY- 1 STORY METAL AND BRICK BUILDING

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: FORMERLY

MANUFACTURING WITH ACCESSORY WAREHOUSING

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: WAREHOUSING AND DISTRIBUTION,

MANUFACTURING, OR A MULTI TENANT SITUATION

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



PHOENIX
INVESTORS

1213 Pennsylvania Avenue (Conditional Use Application)

Please see below for a detailed description of the proposed use for the site located at 1213 Pennsylvania Avenue.

Explanation of the previous use: The building was previously occupied by Mayline-Safco which used the property for manufacturing furniture and office supplies with an accessory use of storage/warehousing

An explanation of the proposed uses and changes to the existing building to create this multi-tenant facility: As of now the only modifications to the building and/or site is to add 4 loading docks to the north of the building. We also plan on freshening up the exterior of the building by repairing or replacing the standing seam metal panels (with a 1 for 1 swap if needed). Essentially, we will be repairing everything back to original then painting all the panels white to improve the appearance of the building. We will be installing new and matching standing seam panels on the new wall that will house the proposed new loading docks. We will also be adding accent corner panels in a slate grey to bring improve the overall aesthetics and break up the white panels.

Who are the new tenants? Description of how many tenants and new tenants proposed use: As of now there is one short term tenant (warehousing) that will be leaving in the next 6 months. This is a blanket conditional use to allow manufacturing, warehousing/distribution, or a combination/multi-tenant of manufacturing/warehousing. We see the building being capped at 2 tenants max at anyone point.

A description as to why a new tenant space is being created and why the plan commission should consider approving the proposal: Previously, as mentioned, the building was occupied by Mayline as a mainly manufacturing plant. As they have relocated, we have seen more tenant activity in the warehousing and distribution market. We would like to obtain this conditional use to blanket any type of industrial user that may approach us for space.

What is the value of the project: As of now we are still finalizing plans for the new docks and the exterior façade improvements. At this point we estimate this work to be around the +/- \$200,000 mark, but we plan on doing site improvements in the spring of 2020. Landing a new tenant for the property will also add additional value with interior improvements.

Description of proposed facilities - Description of proposed building and all new site improvements (square footage of each new tenant space, total square footage of the facility, any proposed exterior changes to the building, storm drainage, landscaping, lighting, traffic, ingress/egress, parking, loading dock locations, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, landscaping, etc.): All main site features will mainly remain existing. The south of the building currently has 4 docks facing west. We will be razing that portion of the

building and locate 4 new docks facing north. The current square footage of the property is 141,313 sqft we will be reducing that upon the demolition of the south building of the facility. This will reduce the square footage to 132,475 sqft. During spring of 2020 we will be re-evaluating the site about relocating parking and address some grading/landscaping issues throughout the property. We are investigating the west side stormwater lines now to see if we can/should repair or replace them before the winter of 2019.

An explanation of the proposed architectural style and materials and how it is compatible with the existing building and development in and around the area. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures. An explanation of any interior and/or exterior renovations: As of now all materials will be remaining the same and any new materials will match the existing. The existing conditions are standing seam metal panels. As of now they are an off blue that looks worn and has rust/damage issues throughout. We plan to repair or replace all issue areas and then paint everything white. We will be adding slate gray accent panels to the corners of the building.

What is the overall square footage of the building and how much square footage will each tenant space have: The overall building as mentioned will be 132, 475 sqft and we could see it being leased as a single tenant or if it was to be a multi-tenant we would split the building in half so each tenant would roughly have +/-70,000 sqft.

What are the days and hours of operation: Not applicable as of now. It will be on a tenant by tenant basis.

How will site be accessed and where are the proposed access points? What are proposed traffic impacts to adjoining streets in the neighborhood based on the new use: The access points will remain the same with access points from the norths and south of the property. It will not change or impact the existing conditions for the site.

Explain loading dock locations and number of trucks per day/week. What is the proposed truck route in and around the site: Currently there are 4 loading docks to the north and 4 to the south. The number of docks will remain the same, but the configurations of the docks to the north will change from facing west to facing north. The proposed truck route will be based on if it is a single or multi-tenant situation, but will follow the previous Mayline trucking route.

Number of parking spaces you have and the number of parking spaces required. One space per employee on the largest work shift: There are currently (per survey) 49 passenger vehicle spots and 14 semi spots. This number will remain for now, and we will be re-evaluating the site in the spring of 2020.

Explain site lighting: The sites lighting, and configuration will remain the same.

How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. on-street parking, traffic, vehicles, equipment, lighting, noise, smells, etc.): As of now there is no tenant in place, but we see there being a similar style user as the previous tenant and/or a warehousing and distribution company. This should not create a nuisance to adjoining properties.

Are you proposing any fencing and landscaping: As of now existing conditions are to remain. We will be re evaluating the site for changes/improvements in spring of 2020.

Any signage being proposed: This will be on a tenant by tenant basis. As of now, no new signs proposed.

Any other information that will be useful for the Plan Commission to understand your proposed business: This conditional use application is to create a blanket for future tenant activity to the site. As mentioned we see this site being used for manufacturing or warehousing and distribution. There is also a possibility of this property being split in half in a multi-tenant situation (warehousing/warehousing, warehousing/manufacturing, manufacturing/manufacturing). The second portion of this application is to get the approval for razing and existing portion of the building and adding new loading docks. The portion of the building to the north currently has 4 docks facing west. This may have been acceptable back when trucks were shorter in length, but with the 75' truck being used today, it makes large portions of the site undesirable. Truck traffic on the property and the parking becomes congested in the north/west corner of the lot. Additionally, the building that houses these docks is built 4'-0" above grade. This building then has a metal ramp to transition to the rest of the warehouse, which is also undesirable. Although we would rather not lose square footage, we believe that it will bring more value to the property and make the entire site overall more marketable and desirable.

I, David Marks, Manager, 575 Riverwoods, LLC (owner),
authorize

John Peret

(agent of the owner) to submit a conditional use application for my property located on 1213 Pennsylvania Avenue (address of property future tenant will operate from).

David Marks
Name

8/26/19
Date

If there are any concerns or questions, please contact me directly.

Regards,



JOHN PERET

ENGINEERING MANAGER/ARCHITECTURAL INTERN

PHOENIX INVESTORS

JPERET@PHOENIXCONSTRUCTION.US

Opportunity. Execution. Value Creation.

CELL: 414-748-5646/ WORK: 414-376-6934

PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Architectural Review Application for 1213 Pennsylvania Ave, Sheybogon:

The property located at 1213 Pennsylvania Ave was previously the home to Mayline-Safco as one of their manufacturing plants. 575 Riverwoods Partners, LLC (managed by Phoenix Investors, LLC) recently purchased the building and is looking to do some exterior modifications. As of now the building has 2 material types the first being off blue standing seam metal panels (which are in rough shape being rusted/damaged/missing), and the second being brick on the older portion of the building. 575 Riverwoods Partners, LLC (Owner) is proposing to repair or replace all existing standing seam metal panels that are damaged or missing. After this process is complete the panels will then be painted white, and there will be slate gray panels on each corner of the building (same style as the existing/new panels). The second modification to the building will be the razing of the older brick portion (which is in rough shape with the break to failing/deteriorating) and installing new loading docks on a new exterior wall to the north of the building. This new wall will have new standing seam metal panels (white and slate gray) that will match the existing/adjacent conditions. The building has not been maintained and been sitting for a longer period than it should have. The proposed plan will breathe new life into the property and be more aesthetically pleasing from both street frontages. See plans for details.

Any questions please contact me directly.

Regards,



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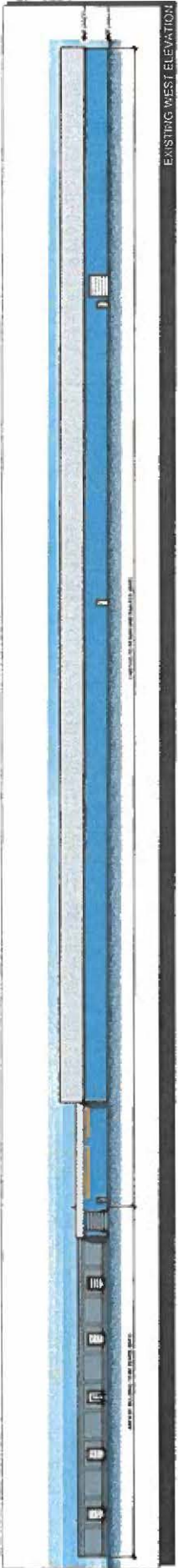
JOHN PERET

ENGINEERING MANAGER/ARCHITECTURAL INTERN

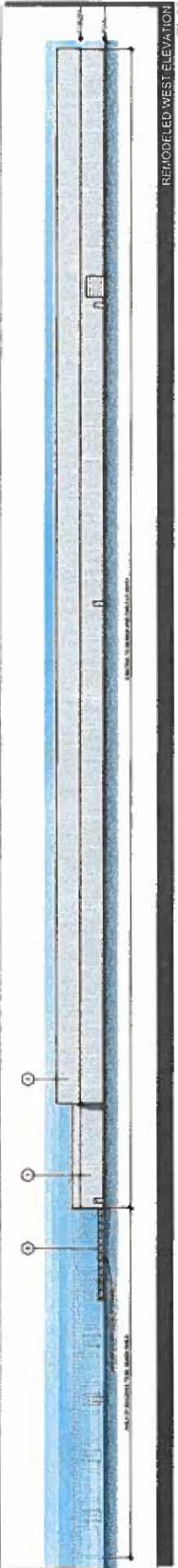
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CELL: 414-748-5646/ WORK: 414-376-6934

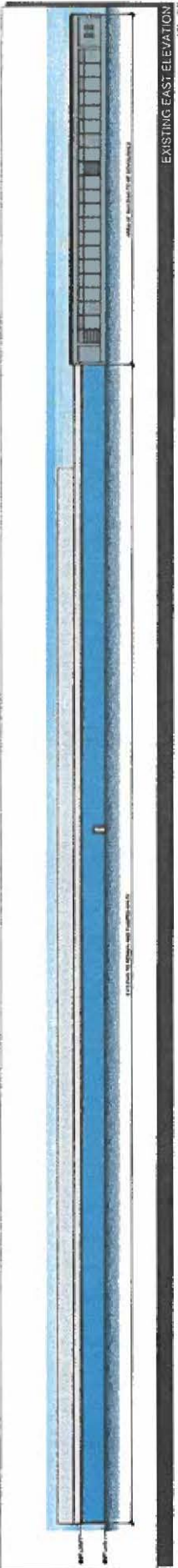
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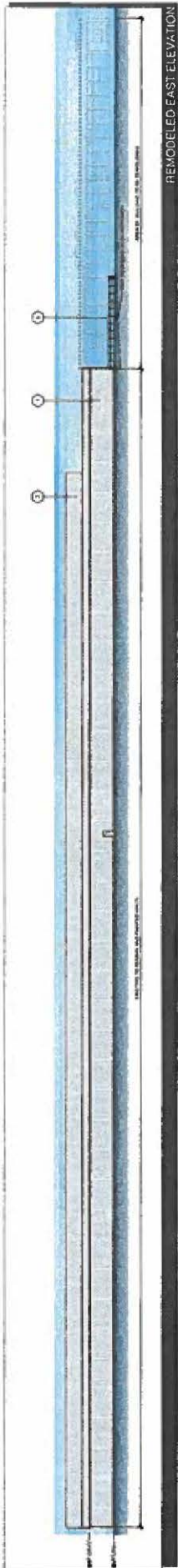
EXISTING WEST ELEVATION



REMODELED WEST ELEVATION



EXISTING EAST ELEVATION



REMODELED EAST ELEVATION

- 1. 1/2" x 1/2" x 1/2" PINE, UNPAINTED
- 2. 1/2" x 1/2" x 1/2" PINE, UNPAINTED
- 3. 1/2" x 1/2" x 1/2" PINE, UNPAINTED
- 4. 1/2" x 1/2" x 1/2" PINE, UNPAINTED
- 5. 1/2" x 1/2" x 1/2" PINE, UNPAINTED
- 6. 1/2" x 1/2" x 1/2" PINE, UNPAINTED
- 7. 1/2" x 1/2" x 1/2" PINE, UNPAINTED
- 8. 1/2" x 1/2" x 1/2" PINE, UNPAINTED
- 9. 1/2" x 1/2" x 1/2" PINE, UNPAINTED
- 10. 1/2" x 1/2" x 1/2" PINE, UNPAINTED

ELEVATION NOTES AND MATERIALS

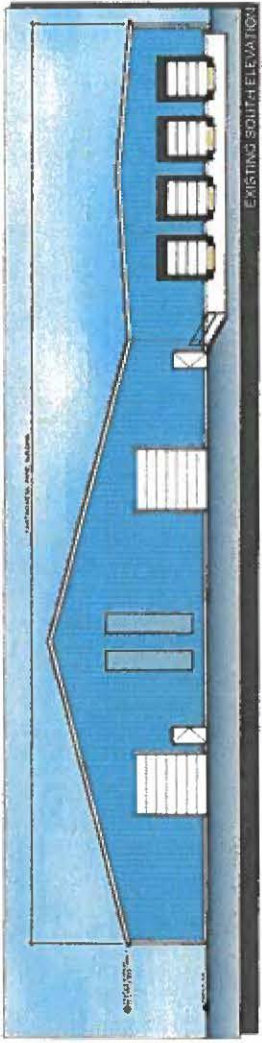
Sto
ARCHITECTURE, LLC

PROPOSED RE-DEVELOPMENT
1711 PENNSYLVANIA AVE
SHOREWOOD, WI 53071

SHEET DE-1 EXTERIOR ELEVATIONS
DATE AUGUST 27, 2019
REVISION DATE

- 1. METAL ROOF PANELS - 24" X 36" GALVALUME
- 2. METAL ROOF PANELS - 24" X 36" GALVALUME
- 3. METAL ROOF PANELS - 24" X 36" GALVALUME
- 4. METAL ROOF PANELS - 24" X 36" GALVALUME
- 5. METAL ROOF PANELS - 24" X 36" GALVALUME
- 6. METAL ROOF PANELS - 24" X 36" GALVALUME
- 7. METAL ROOF PANELS - 24" X 36" GALVALUME
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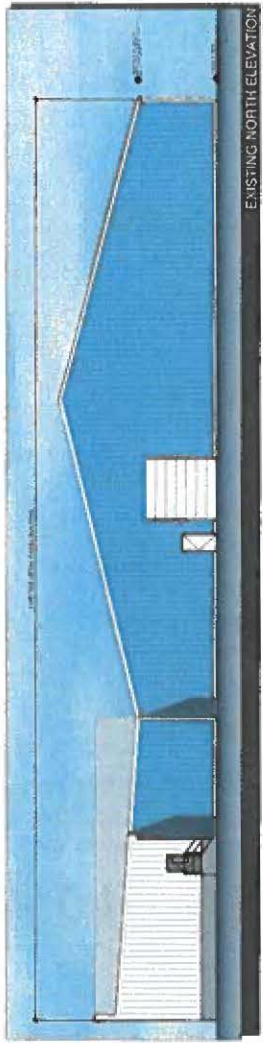
ELEVATION NOTES AND MATERIALS



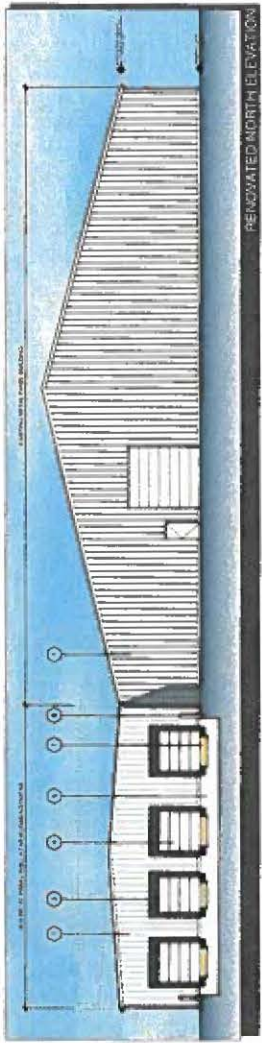
EXISTING SOUTH ELEVATION



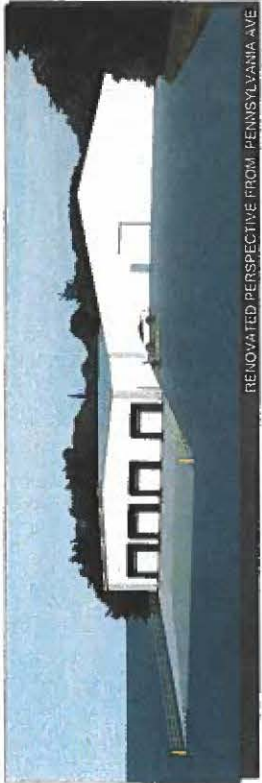
RENOVATED SOUTH ELEVATION



EXISTING NORTH ELEVATION



RENOVATED NORTH ELEVATION

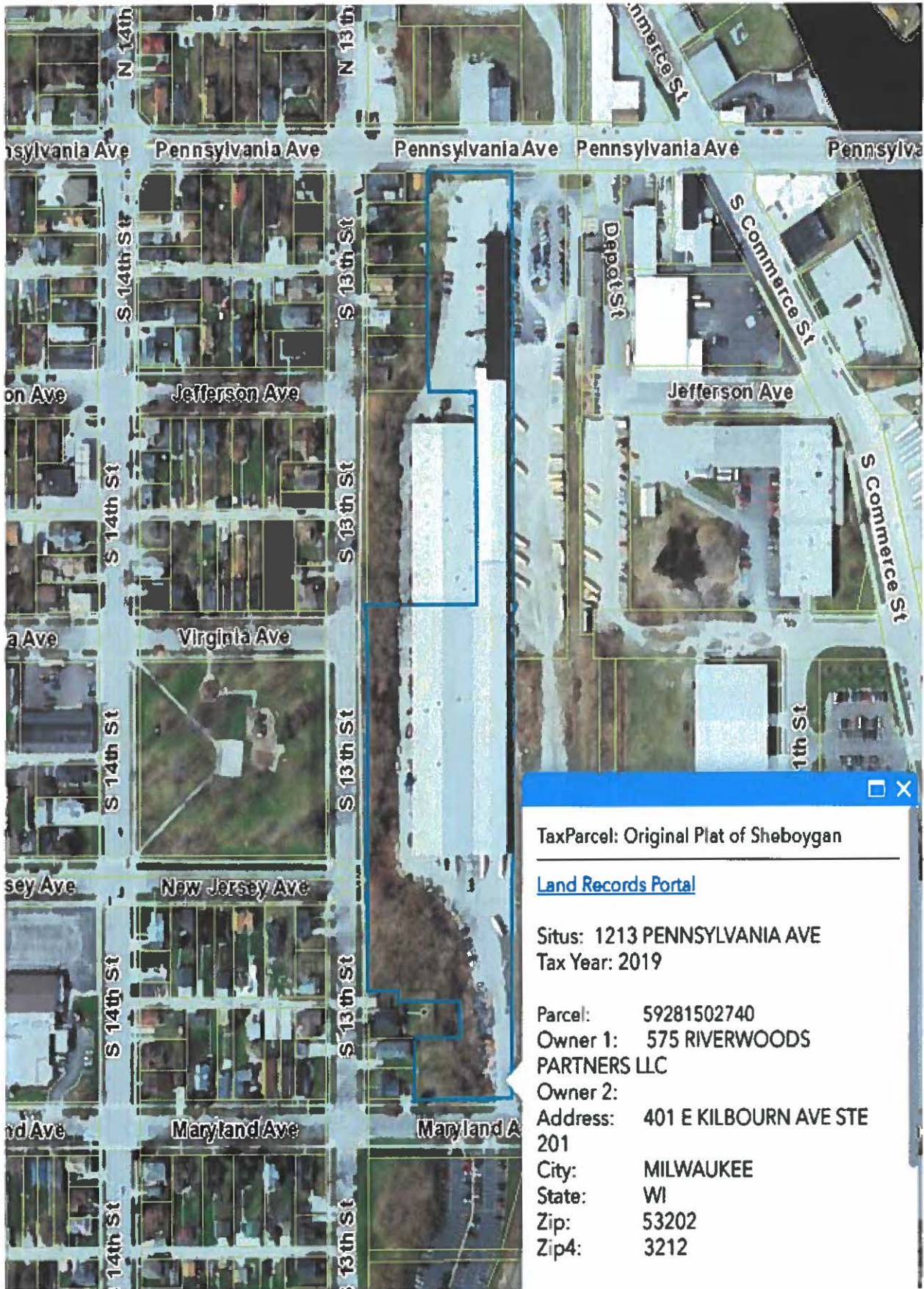


RENOVATED PERSPECTIVE FROM PENNSYLVANIA AVE

Sto
ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53071

PROPOSED RE-DEVELOPMENT
1111 PENNSYLVANIA AVE
SHOREWOOD, WI

SHEET: DE-3 EXTERIOR ELEVATIONS
DATE: AUGUST 22, 2019
REVISION: DATE:



TaxParcel: Original Plat of Sheboygan

[Land Records Portal](#)

Situs: 1213 PENNSYLVANIA AVE
Tax Year: 2019

Parcel: 59281502740
Owner 1: 575 RIVERWOODS PARTNERS LLC
Owner 2:
Address: 401 E KILBOURN AVE STE 201
City: MILWAUKEE
State: WI
Zip: 53202
Zip4: 3212



LCM Funds
REAL ESTATE LLC

August 30, 2019

VIA EMAIL: Chad.Pelishek@sheboyganwi.gov

Mr. Chas Pelishek
Director of Planning and Development
City of Sheboygan

RE: Amendment to Conditional Use Permit (the "Property")

Dear Chad:

I hope all is well with you. I write to you on behalf of Eighth-New Jersey LLC, the owner and developer of High Pointe Apartments at 730 S. 8th Street, Sheboygan, Wisconsin. High Pointe Apartments is fully complete and fully leased. With the help of the City and your office, it has been a great success in bringing high-end apartment living to downtown Sheboygan!

As you know, it has come to our attention that the zoning approvals for High Pointe Apartments that were initially granted mistakenly identified the project as having 90 units. The permit plans for the building contain 91 units and that is in fact how many apartment units there are at the building. We wish to correct the zoning approvals and request the Plan Commission re-issue the approval to allow for the current 91 units.

Please let me know what additional information you might need to accomplish this change. Thanks so much for your assistance in this matter.

Sincerely,

Eighth-New Jersey LLC



David Winograd

Cc: Bernard J. Kearney III