

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Paul David and Amanda Weber to operate Arrosto Delicatessen at 1418 N. 13th Street. UC Zone

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

REPORT DATE: August 23, 2019

MEETING DATE: August 27, 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:

Paul David and Amanda Weber are proposing to operate Arrosto Delicatessen at 1418 N. 13th Street. (vacant 1st floor tenant space – was formerly a tattoo Shop). The applicant states:

- The commercial space in the building is presently vacant and Arrosto Delicatessen will fill this vacant space and add another valuable business that will positively impact the neighborhood and community.
- Arrosto Delicatessen will be a fast casual restaurant serving high quality Italian sandwiches. House made focaccia with a choice of house roasted meats including turkey, porchetta and roast beef. Top it with choices including fresh mozzarella, roasted red peppers and herb mayo and then panini pressed and served to you warm.
- Ordering will be counter service and all sandwiches will be wrapped to go. There will be eight (8) seats located by the front windows if you just can't wait to eat.
- The kitchen will be located in a separated area behind the front counter area. There will be a dry storage area behind the kitchen and the garage in the back will be used for owner/employees cars and also receiving deliveries. There will not be anything outside of the building.
- This location was chosen because it is a beautiful building with great character that is the perfect size for this restaurant. It is also centrally located in Sheboygan and in close proximity to downtown.

- Updates to the building would be minimal. The outside of the building would only need a cleaning on the front and a sign with our business name that will be designed later. The inside would see the current dividers in the front area removed and a counter and prep area installed. A kitchen would be installed in the room behind the counter area and flooring would be addressed all around. These updates would start immediately after closing on the purchase of the building.
- Besides the owners Amanda and Paul, there will be two or three employees with at least one being full time.
- The two residential apartments that are currently being rented out will continue to be rented out. The apartment above the restaurant is 3 bedrooms, 1 bath. The first floor apartment located on the rear right of the property is 2 bedrooms, 1 bath.
- There is no off street parking as this property does not contain any land without a building. There is ample street parking on both sides of 13th street from Superior Ave. down to Huron Ave. As this is not a sit down restaurant, the traffic would be similar to any retail establishment that could open there without a conditional use. In most cases, parking would only be needed for 5-10 minutes. Label's Monuments across the street at 1423 N 13th St. has said that they do not mind if anyone parks in their spaces.
- As this business will be open from 11am-7pm, lighting and noise will not be an issue for neighbors. All equipment will be used inside. Garbage will be minimal and secured.

STAFF COMMENTS:

This seems like a nice use of this vacant 1st floor commercial space.

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 is requesting a variance to have zero (0) parking spaces – Minimum number of parking spaces for eight (8) seats is three (3) parking spaces. This business has not had and does not have any off-street parking options. Seeing that this grab and go type restaurant with minimal seating, staff does not object to this variance request.

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, food, alcohol, 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. 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 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. 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.
8. 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.
9. 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. 600620
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 8/27/19

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

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: Paul J David & Amanda J Weber

ADDRESS: 703 Pine St Sheboygan Falls E-MAIL: pj david23@gmail.com

PHONE: (845) 742-4160 FAX NO. () N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Arrosto Delicatessen

ADDRESS OF PROPERTY AFFECTED: 1418 N 13th St

LEGAL DESCRIPTION: South 50' of the east 40' of Lot 2 and South 25' of Lot 1, Block 23, Original Plat

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Zoned Urban Commercial, the property was operating as a tattoo parlor

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Proposed use would be as a fast casual eatery. Counter service deli with only a few seats.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Variance of the parking ordinance. There is no off street parking and would be relying on street parking for customers.

1418 N 13th Street is zoned urban commercial and used to be a tattoo parlor. The commercial space in the building is presently vacant and Arrosto Delicatessen will fill this vacant space and add another valuable business that will positively impact the neighborhood and community. Arrosto Delicatessen will be a fast casual restaurant serving high quality Italian sandwiches Monday through Saturday 11 am-7 pm. House made focaccia with a choice of house roasted meats including turkey, porchetta and roast beef. Top it with choices including fresh mozzarella, roasted red peppers and herb mayo and then panini pressed and served to you warm. Ordering will be counter service and all sandwiches will be wrapped to go. There will be 8 seats located by the front windows if you just can't wait to eat.

The kitchen will be located in a separated area behind the front counter area. There will be a dry storage area behind the kitchen and the garage in the back will be used for owner/employees cars and also receiving deliveries. There will not be anything outside of the building.

This location was chosen because it is a beautiful building with great character that is the perfect size for this restaurant. It is also centrally located in Sheboygan and in close proximity to downtown.

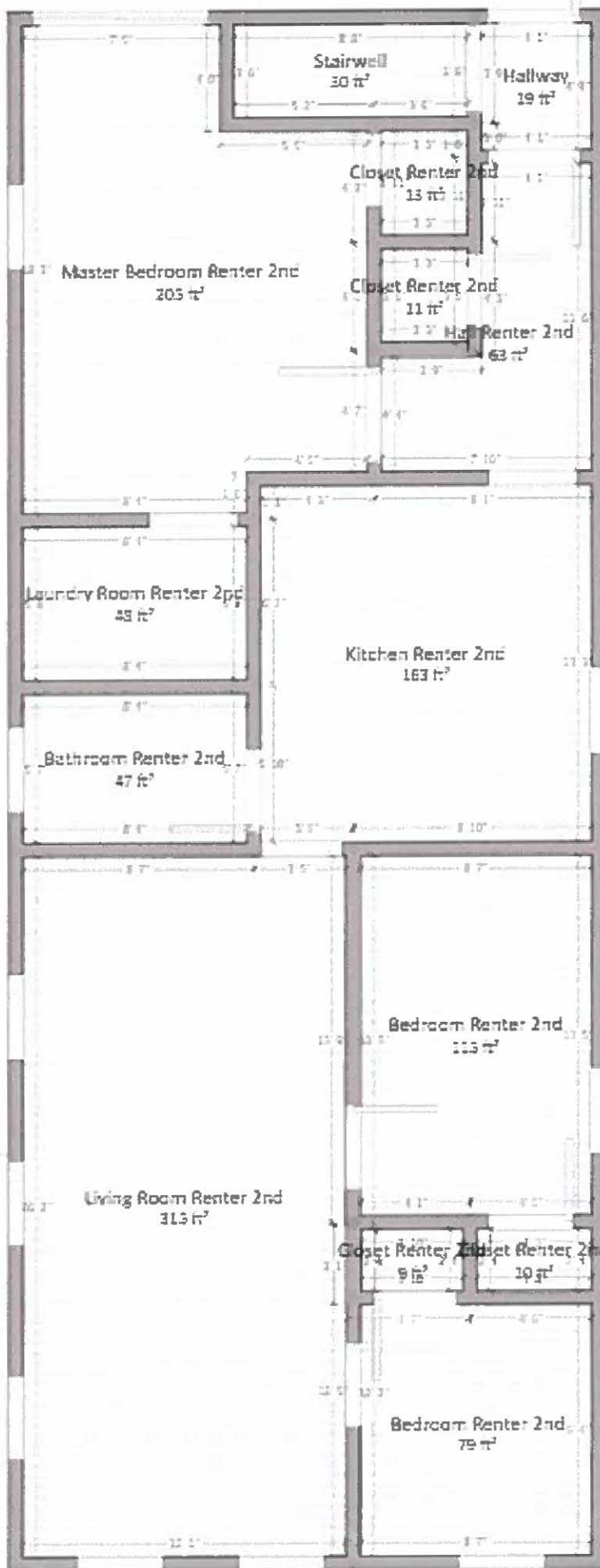
Updates to the building would be minimal. The outside of the building would only need a cleaning on the front and a sign with our business name that will be designed later. The inside would see the current dividers in the front area removed and a counter and prep area installed. A kitchen would be installed in the room behind the counter area and flooring would be addressed all around. These updates would start immediately after closing on the purchase of the building.

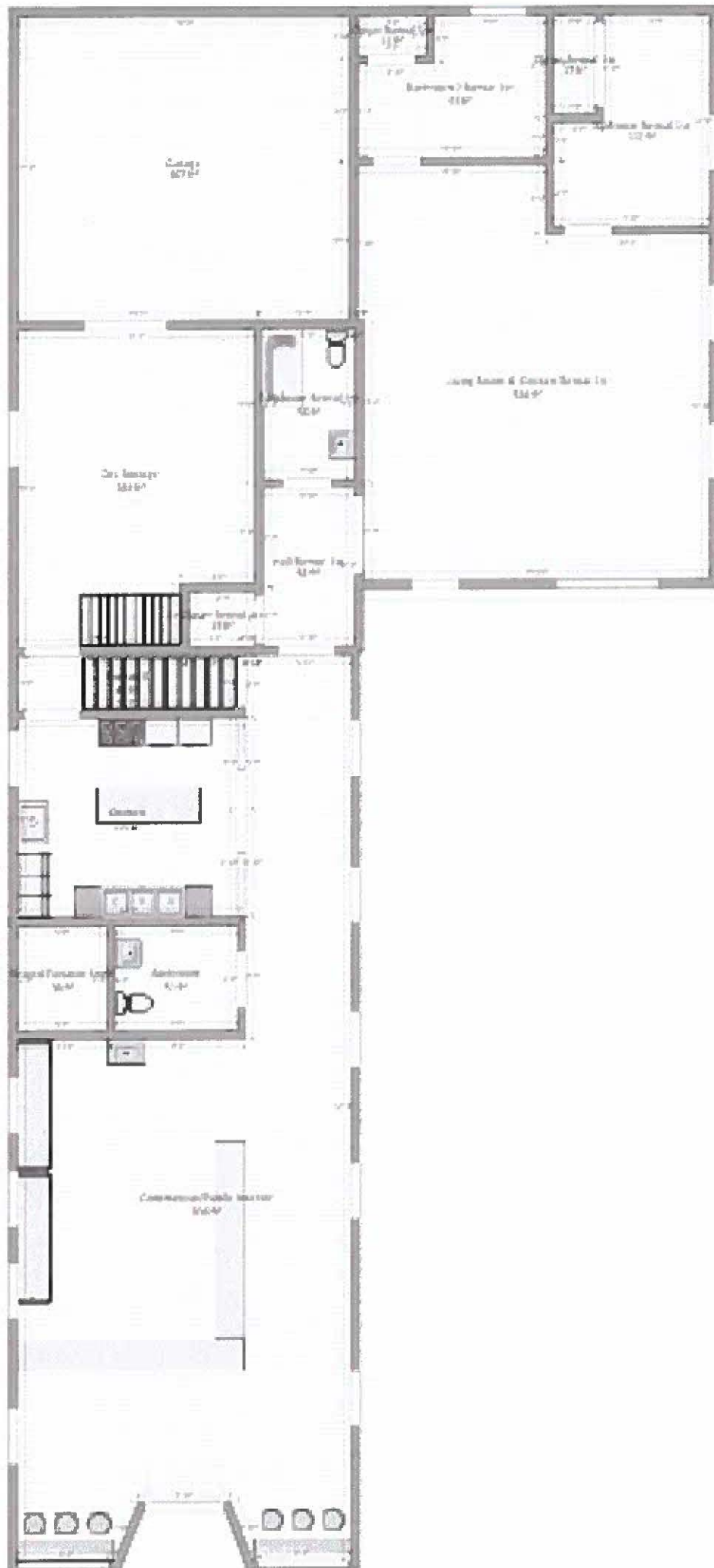
Besides the owners Amanda and Paul, there will be two or three employees with at least one being full time.

The two residential apartments that are currently being rented out will continue to be rented out. The apartment above the restaurant is 3 bedrooms, 1 bath. The first floor apartment located on the rear right of the property is 2 bedrooms, 1 bath.

There is no off street parking as this property does not contain any land without a building. There is ample street parking on both sides of 13th street from Superior Ave. down to Huron Ave. As this is not a sit down restaurant, the traffic would be similar to any retail establishment that could open there without a conditional use. In most cases, parking would only be needed for 5-10 minutes. Zabel's Monuments across the street at 1423 N 13th St. has said that they do not mind if anyone parks in their spaces.

As this business will be open from 11am-7pm, lighting and noise will not be an issue for neighbors. All equipment will be used inside. Garbage will be minimal and secured.





CONDITIONAL

SOUTH 50' OF THE EAST 40' OF LOT 2 AND S
CITY OF SHEBOYGAN

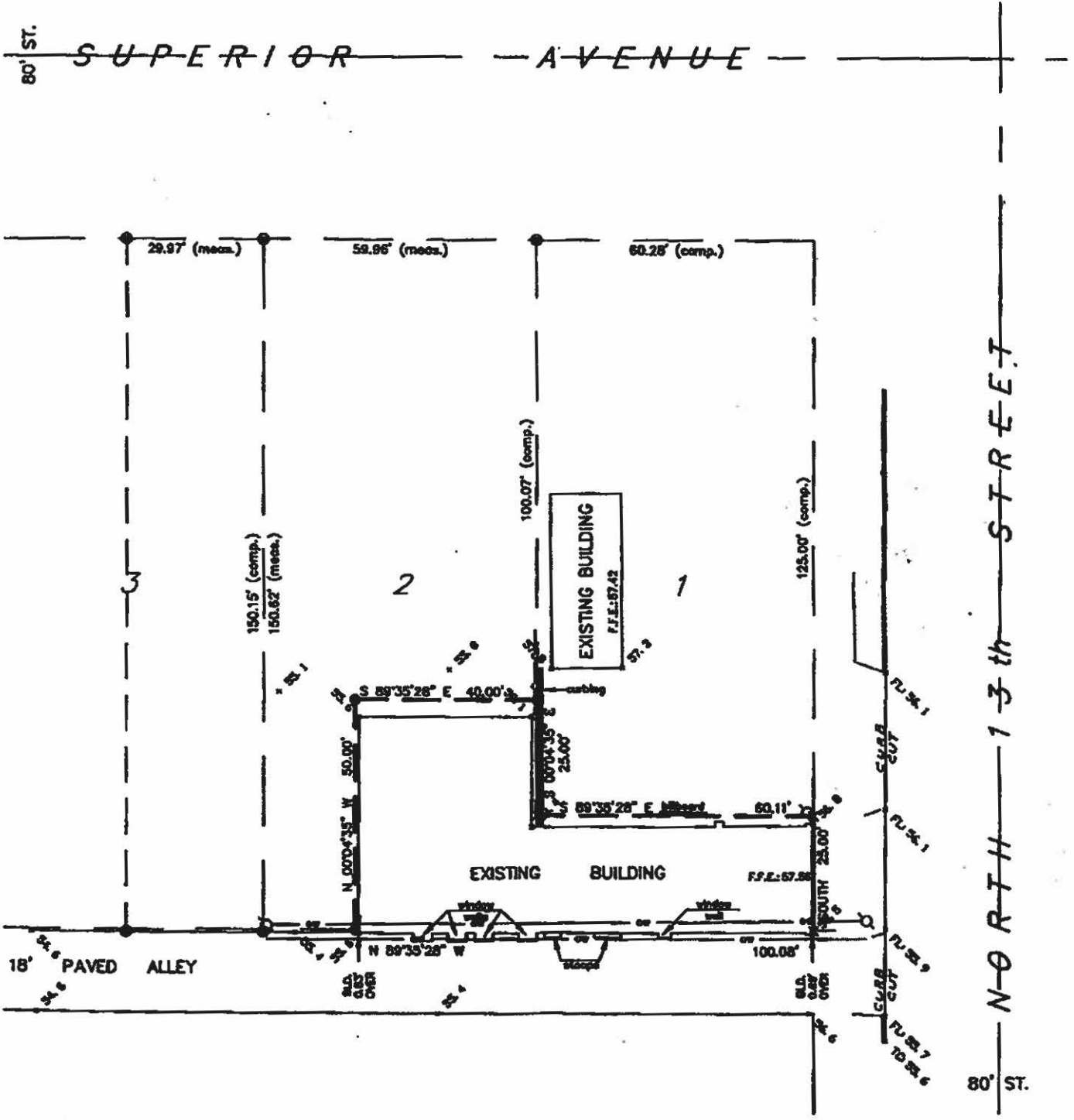






Image capture: Jul 2017 © 2019 Google

Sheboygan, Wisconsin



Street View - Jul 2017





Image capture: Jul 2017 © 2019 Google

Sheboygan, Wisconsin



Street View - Jul 2017

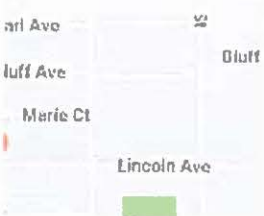




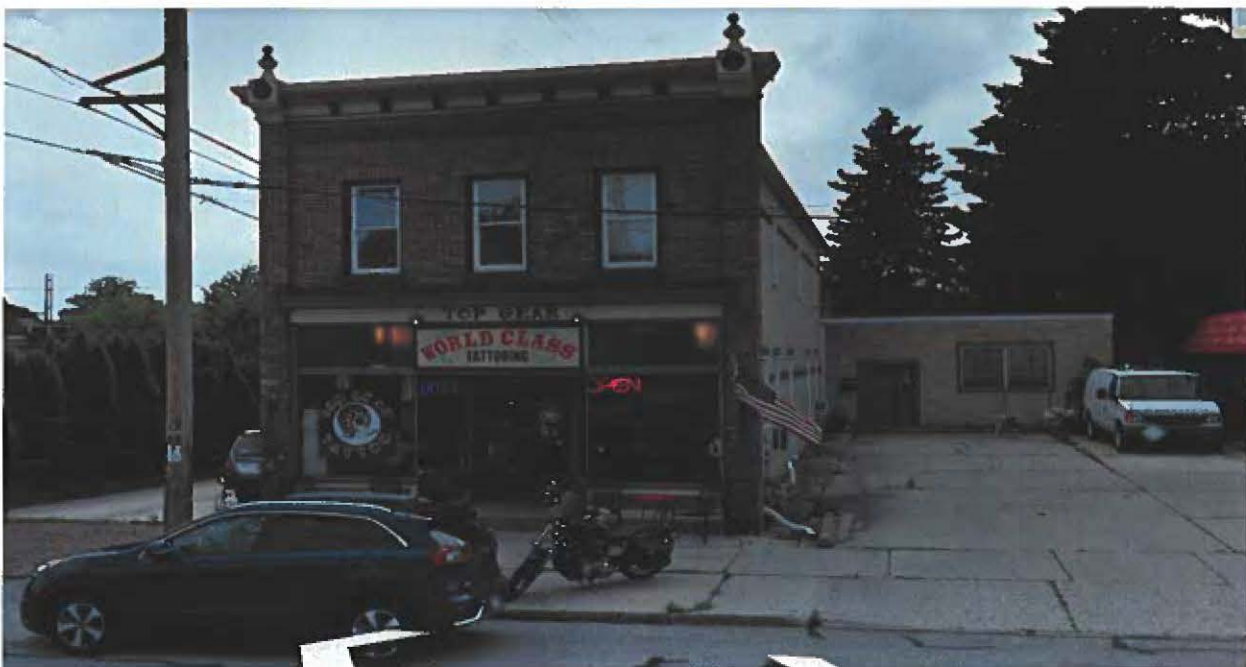
Image capture: Jul 2017 © 2019 Google

Sheboygan, Wisconsin



Street View - Jul 2017





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Urban Billmeier to operate W&B Gold Leaf at 804 N. 7th Street. CC Zone

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

REPORT DATE: August 23, 2019

MEETING DATE: August 27, 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:

Urban Billmeier is proposing to operate W&B Gold Leaf at 804 N. 7th Street (vacant building on the east side of Marine Credit Union located at 801 N. 8th Street). The applicant states:

- W&B Gold Leaf produces, imports, distributes, and retails leaf, tools, brushes, and sundries that support the craft of gilding. This is a fourth generation family owned and operated company established in Chicago and operating since 1905.
- W&B Gold Leaf will use the building at 807 N. 7th Street for their main office, retail space, showroom, gilded arts gallery and small package order fulfillment.
- W&B Gold Leaf selected this downtown City of Sheboygan building and location because of the ability to offer retail sales, it has space to exhibit a showroom, it has larger main office space, close to the post office and other shipping outlets, it offers a nice facility that can attract new employees, it offers the opportunity to work more closely with other local businesses and is located in the downtown where there appears to be a more progressive view towards the future of downtown Sheboygan.
- Applicant intends on utilizing the space that has previously been utilized for office space. Half of the building has been built out where the other half will eventually need to be remodeled for useable tenant space.
- Hours of operation are 9:00 AM to 5:00 PM Mondays through Fridays. Closed most weekends and holidays.

- Five (5) employee positions to move to this address. Potential to add an additional two (2) positions in short term
- Orders are shipped via US Post, UPS, and FedEx. Shipments received are primarily US Post, UPS, and FedEx with light freight arriving three to four times per year.

Product descriptions:

- Gold leaf is gold that has been hammered into ultra-thin sheets called leaves by a method called goldbeating and is most often used for gilding. Gold leaf is available in a wide variety of karats and shades.
- Gilding is any decorative technique for applying a very thin coating of gold to solid surfaces such as metal, wood, glass, or stone. A gilded object is also described as "gilt". Gilding gives an object a gold appearance at a fraction of the cost of creating a solid gold object.
- Metal leaf, also called composition leaf or Schlagmetal, is a thin foil used for decoration. Metal leaves can come in many different shades. Some metal leaves may look like gold leaf but does not contain any real gold. This type of metal leaf is often referred to as Imitation leaf.
- Leaf metals can be, yet not limited to, Gold, Silver, Palladium, Platinum, Copper, and Brass.
- Gilder is one who gilds; one whose occupation is to overlay with gold.

W&B Gold Leaf American products are produced in Chicago and imported products are primarily produced in Europe.

W&B Gold Leaf customers include Architectural Decorators (both Exterior and Interior), traditional sign makers, culinary, artists, frame makers, science and health, etc.

W&B Gold Leaf customers location include all 50 states, Canada, Mexico, Central and South America, Europe, Oceania, South East Asia, India, etc.

Future uses could include:

- Create a small museum space showcasing the tools and machinery used to produce gold leaf; provide information on the history of gilding; show how Gold Leaf has been produced through the ages. Example: Museum of the Gilding Arts, Pontiac, IL
- Create a small classroom area for hosting people from around the world interested in learning to gild or advancing their current gilding skills.

STAFF COMMENTS:

This is another unique business infilling vacant downtown retail space (space has been vacant for a number of years).

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

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, 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. 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 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. All signs shall meet the 8th Street design guidelines.
8. 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.
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. 107285
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 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: *W & B Gold Leaf, LLC*
ADDRESS: *1919 Playbird Rd., Sheboygan, WI 53083*
E-MAIL: *UrbanJ@wbgoldleaf.com*
PHONE: *(920) 459-8206*

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: *W&B Gold Leaf, LLC*
ADDRESS OF PROPERTY AFFECTED: *804 N. 7th Street*
LEGAL DESCRIPTION: *Original Plat Lot 2 of CSM REC in Vol 23 P 78 as DOC #1827536 ROD*
BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: *Vacant bank branch building.*
DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: *Main office, showroom, retail space.*
BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: *None*



W & B GOLD LEAF, LLC
Chicago based manufacturing

MAIN OFFICE
Sheboygan, WI

LEAF, BRUSHES, TOOLS, SUNDRIES * FOR ALL GILDER'S EVERYWHERE

Supplement to the City of Sheboygan Application for Conditional Use Permit

804 N. 7th Street, Sheboygan, WI 53081

- W&B Gold Leaf, LLC is proposing use of the listed property to the City of Sheboygan Plan Commission for the reasons listed below and is asking for approval.
- Existing uses and business activity presently taking place onsite:
 - a) Currently a vacant commercial building
- Explanation of proposed building uses by W&B Gold Leaf:
 - a) Main Office
 - b) Retail space
 - c) Showroom
 - d) Gilded Arts gallery
 - e) Small package order fulfillment
- Reason for choosing this location:
 - a) Ability to offer retail sales.
 - b) Space to exhibit a Showroom.
 - c) Larger main office space.
 - d) Close to existing main office.
 - e) Close to Post Office and other shipping outlets.
 - f) A facility better suited and attractive to new employees.
 - g) The City of Sheboygan's more progressive view towards the future and planning.
 - h) Ability to work more closely with area businesses.
- Building and site improvement proposals:
 - a) Use current interior buildout generally as is with maintenance improvements and upkeep.
 - b) Use current façade with general maintenance and upkeep.
 - c) Improve existing lighting for:
 - 1) Security
 - 2) Discourage loitering

Cont'd.

- 3) Discourage as smoking area
- 4) Bring attention to business and that the building is occupied
- d) Add tasteful signage within city ordinance
- e) Lower energy consumption
 - 1) Maintain/Improve HVAC systems
 - 2) Maintain/Improve roof
 - 3) Upgrade interior lighting

Additional information on W&B Gold Leaf, LLC

- Potential future uses of the property:
 - a) Create a small museum space:
 - 1) Showcasing the tools and machinery used to produce gold leaf
 - 2) Provide information on the history of Gilding
 - 3) Show how Gold Leaf has been produced through the ages

Example: Museum of the Gilding Arts, Pontiac, IL
 - b) Create a small classroom area for hosting people from around the world interested in learning to gild or advancing their current gilding skills.
- Who is W&B Gold Leaf, LLC and what do they do?
 - a) This is a fourth generation family owned and operated company established in Chicago and operating since 1905.
 - b) Produces, imports, distributes, and retails leaf, tools, brushes, and sundries that support the craft of gilding.
- Where are the products W&B sell manufactured?
 - a) American made products are primarily produced in Chicagoland
 - b) Imported products are primarily produced in Europe
- Who are W&B Gold Leaf customers and where are they located?
 - a) Who:
 - 1) Architectural Decorators, both Exterior and Interior
 - 2) Traditional sign makers
 - 3) Culinary
 - 4) Artists
 - 5) Frame makers
 - 6) Science and Health
 - b) Where:
 - 1) All 50 states
 - 2) Canada and Mexico
 - 3) Central and South America
 - 4) Europe
 - 5) Oceania
 - 6) South East Asia
 - 7) India

- **Business basics**
 - a) Hours of operation are 9:00 AM to 5:00 PM Mondays through Fridays
 - b) Closed most weekends and holidays
 - c) Five employee positions to move to this address
 - d) Potential to add an additional two positions in short term
 - e) Orders are shipped via US Post, UPS, and FedEx
 - f) Shipments received are primarily US Post, UPS, and FedEx with light freight arriving three to four times per year

- **Product Descriptions:**
 - a) **Gold leaf** is gold that has been hammered into ultra-thin sheets called leaves by a method called goldbeating and is most often used for gilding. Gold leaf is available in a wide variety of karats and shades.
 - b) **Gilding** is any decorative technique for applying a very thin coating of gold to solid surfaces such as metal, wood, glass, or stone. A gilded object is also described as "gilt". Gilding gives an object a gold appearance at a fraction of the cost of creating a solid gold object.
 - c) **Metal leaf**, also called **composition leaf** or **Schlagmetal**, is a thin foil used for decoration. Metal leaves can come in many different shades. Some metal leaves may look like gold leaf but does not contain any real gold. This type of metal leaf is often referred to as **imitation leaf**.
 - d) Leaf metals can be, yet not limited to, **Gold, Silver, Palladium, Platinum, Copper, and Brass**.
 - e) **Gilder** is one who gilds; one whose occupation is to overlay with gold.

We at W&B Gold Leaf, LLC strive to distribute only the finest quality gold leaf and gilding products available such as Giusto Manetti, DBG Kronengold, and Wehrung & Billmeier.

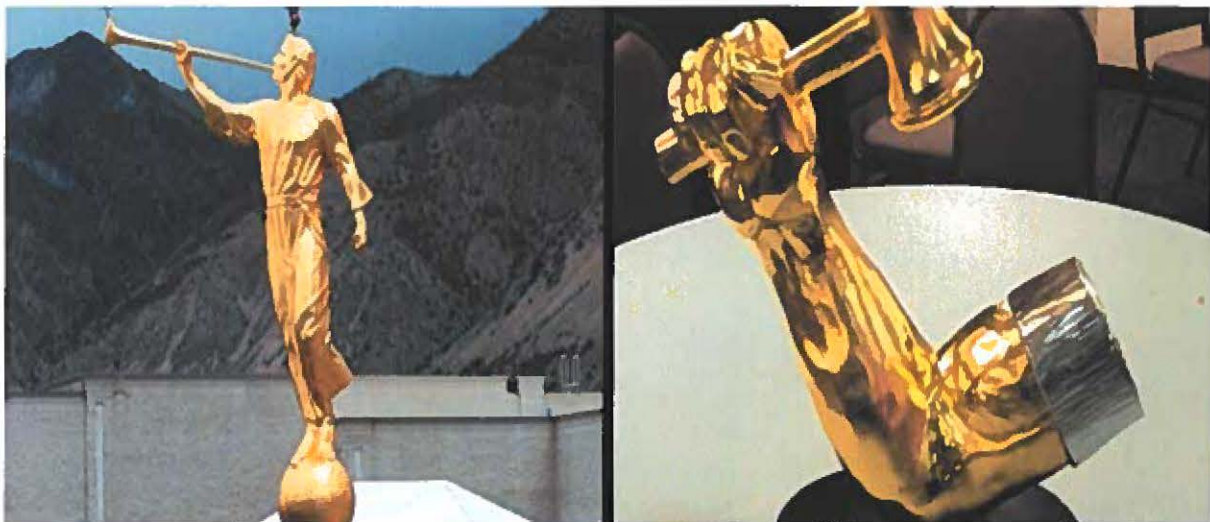
For over 100 years Wehrung & Billmeier has been manufacturing quality gold leaf and gilding products for artists, sign painters, framers, decorators, and retail outlets. Wehrung & Billmeier is the only remaining American manufacturer of leaf products.

W&B Gold Leaf, LLC takes pride in providing friendly customer service, quick order turnaround, and fair pricing. We look forward to earning your business!

Wehrung & Billmeier's American made products include:

- Gold and Silver Foil
- 23K XX Deep Gold Leaf
- 23K Glass Gold Leaf
- Rolled Gold

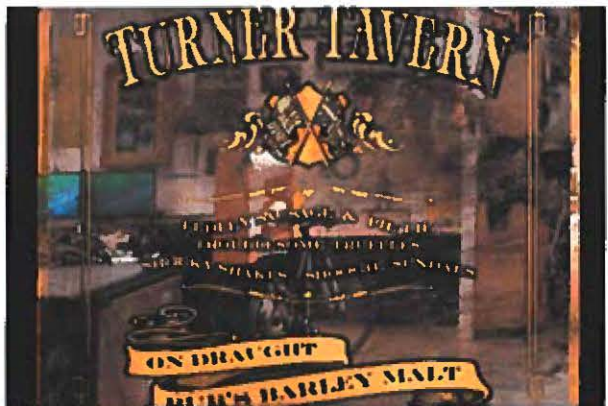
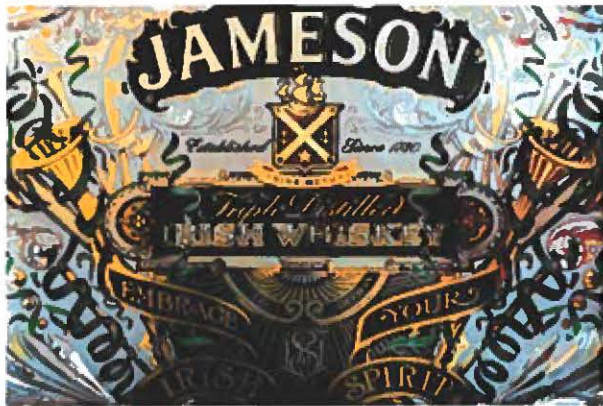
W&B Gold Leaf, LLC started business in 1905 as Wehrung & Billmeier producing Gold and precious leaf products. Gilding products manufactured in the United States are still produced under the Wehrung & Billmeier name to this day. Wehrung & Billmeier roll gold and true gold foil, are often considered the highest quality in the industry. Wehrung & Billmeier and subsequently W&B Gold Leaf, LLC have been doing business for well over 100 years. We are a 4th generation family owned business.



For over 100 years Wehrung & Billmeier has been manufacturing quality gold leaf and gilding products for artists, sign painters, framers, decorators, and retail outlets. Wehrung & Billmeier is the only remaining American manufacturer of leaf products.

Available in weights from 6K up to 24K, our Genuine Gold Leaf is available in many colors and can be used for multi-purpose gilding. W&B Gold Leaf, we also carry an exhaustive line of other Leaf materials and accessories for the gilders, artists or craftsmen.







AREA OF PROPERTY
5,040 Sq. Ft. / 0.12 Acre

BASIS OF BEARINGS

Bearings herein are based on the South Line of CSM Doc No. 1827536 which is assumed to bear N89°59'45"W

ZONING DATA

The Surveyor was Not Provided with a Zoning Report or Letter from the Client Pursuant to Table A Item 6(a).

PARKING NOTE

Off Site
8 Regular Parking Stalls

LEGEND

- + - Denotes Found Chained Cross
- o - Denotes Existing Clean Out
- o - Denotes Existing Light Pole
- o - Denotes Existing Gas Meter
- o - Denotes Flared Dimension
- (B) - Denotes Items Corresponding to Schedule B

ALTA/NSPS LAND TITLE SURVEY

This is to certify that this map or plat of survey and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 12 and 20 of Table A thereof. The field work was completed on August 5, 2018.

Dated this 15th day of August, 2018
Revised 8/23/2018

Mark C. Passerich
Mark C. Passerich
Professional Land Surveyor 8-2817
State of Wisconsin

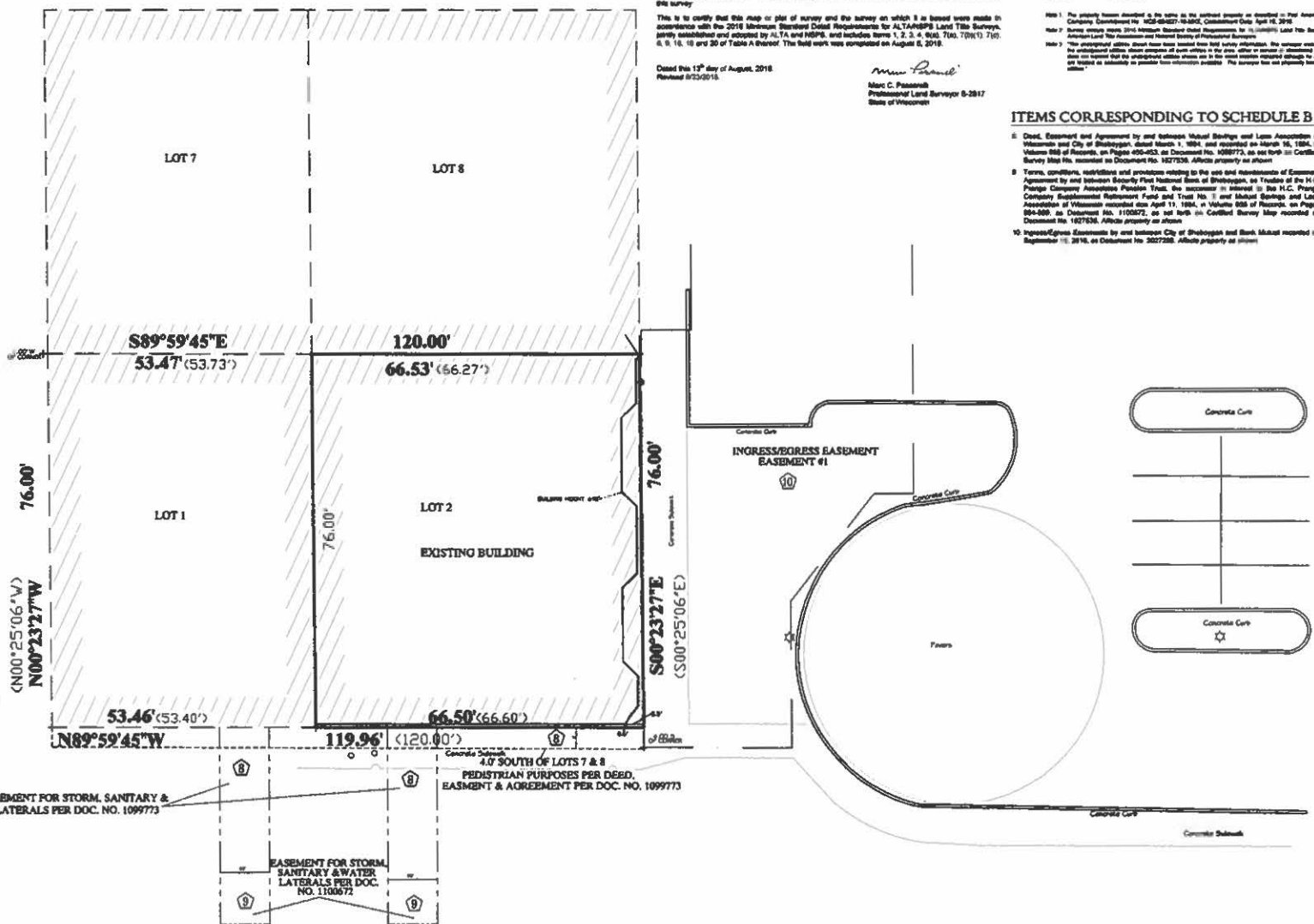
LEGAL DESCRIPTION

Lot 7 of Certified Survey Map in Volume 29 of Certified Survey Maps on Document No. 1827536 being a part of Lot 1 and 8, Block 128 of the Original Plat in the City of Sheboygan, Sheboygan County, Wisconsin.
Priority Address: 804 North 7th Street, Sheboygan WI 53081-1073
Tax ID No: 8881107330

- Item 1: The property herein described is the same as the interest therein as described in First American Title Insurance Company Commitment No. 1828-08027-18-0002, Commitment Only, April 16, 2018.
- Item 7: Survey errors were found through Standard Detail Measurements by the Land Title Surveyor on subject to Wisconsin Land Title Association and National Society of Professional Surveyors.
- Item 9: The surveyor attests that the survey was made from first-hand observations. The surveyor attests to the accuracy of the measurements and computations of the survey. The surveyor further attests to the accuracy of the measurements shown on the plat and to the extent indicated otherwise. The surveyor further attests to the accuracy of the measurements shown on the plat and to the extent indicated otherwise. The surveyor further attests to the accuracy of the measurements shown on the plat and to the extent indicated otherwise.

ITEMS CORRESPONDING TO SCHEDULE B

- 1. Deed, Easement and Agreement by and between Mutual Savings and Loan Association of Wisconsin and City of Sheboygan, dated March 1, 1924, and recorded on March 16, 1924, in Volume 888 of Records, on Pages 450-453, as Document No. 1809772, as set forth in Certified Survey Map No. recorded on Document No. 1827536. Affect property as shown.
- 2. Terms, conditions, restrictions and provisions relating to the use and maintenance of Easement Agreement by and between Security First National Bank of Sheboygan, as Trustee of the H.C. Prange Company Association Pension Trust, the successor in interest to the H.C. Prange Company Pension Fund and Trust No. 1 and Mutual Savings and Loan Association of Wisconsin recorded on April 11, 1924, in Volume 888 of Records, on Pages 894-899, as Document No. 1100872, as set forth in Certified Survey Map recorded on Document No. 1827536. Affect property as shown.
- 3. Easement/Agreement by and between City of Sheboygan and Bank Mutual recorded on September 15, 2016, as Document No. 3027258. Affect property as shown.



FLOOD NOTE: By graphic showing only, this property is in the Special Flood Hazard Area (SFHA) Community Flood Hazard Zone, which carries an effective date of 08/01/2018. This is not to be confused with the National Flood Insurance Program (NFIP) which is a federal program. The field surveying was performed to determine the zone and elevation conditions may be needed to verify the determination or apply for a reduction from the Federal Emergency Management Agency.

ALTA / NSPS LAND TITLE SURVEY
804 North 7th Street
Sheboygan, WI, 53081

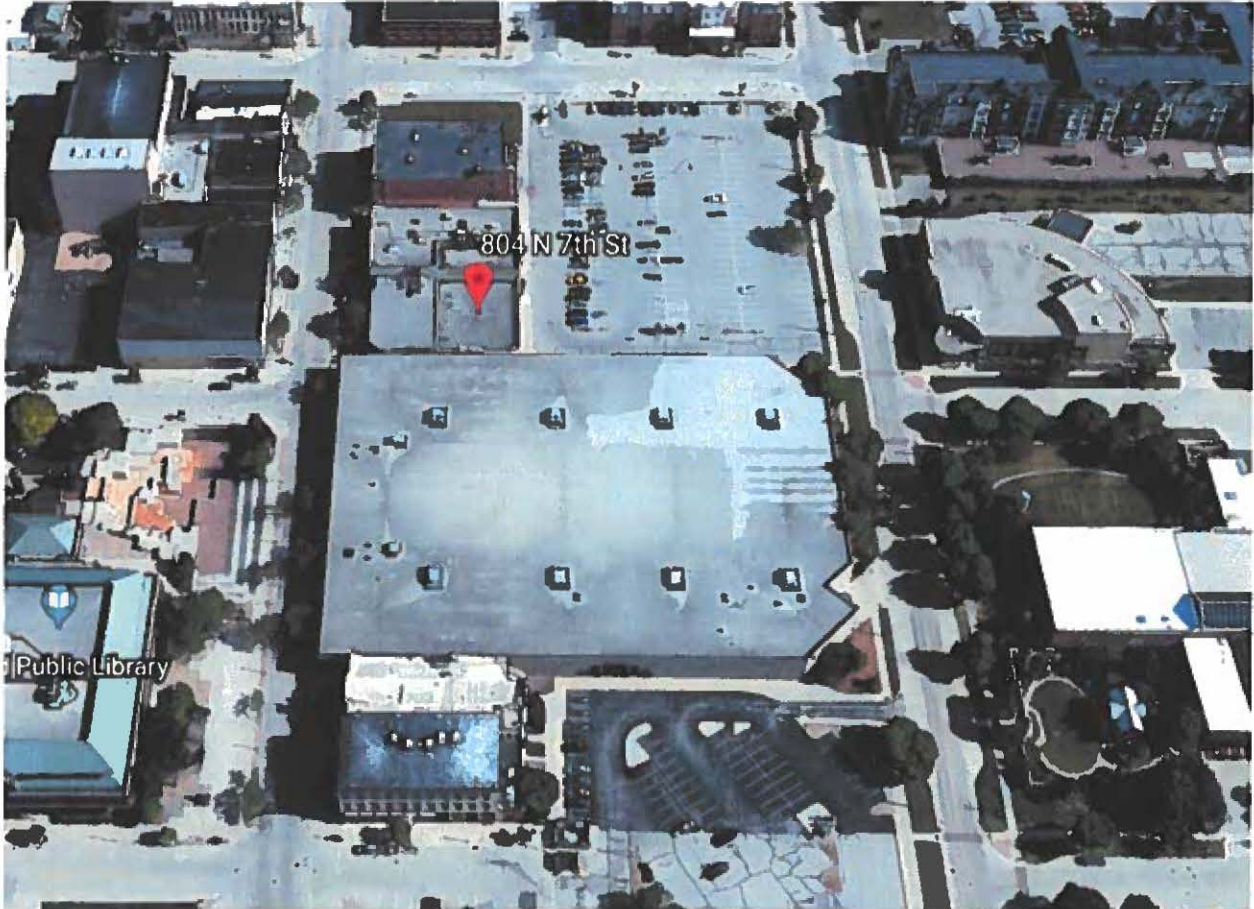
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TIME AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TIME AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.



KEY PROJECT NUMBER	35314
PROJECT SCALE	1" = 10'
SHEET NUMBER	1 of 1

NO.	DESCRIPTION	DATE	BY	FIELD WORK BY	DATE	
1	Revised Cert.	8/23/18	MWW	NAS	8/6/18	
				DRASH BY	MWW	8/15/18
				APPROVED BY		
				CADFILE		







CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Camp Evergreen to construct a new driveway and parking to their facility located at 2776 N. 31st Place. SR-5 Zone

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

REPORT DATE: August 23, 2019

MEETING DATE: August 27, 2019

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

The Camp Evergreen day program currently serves 12 to 15 participants each day. This program is in operation throughout the year, Monday through Friday, from 7:45 AM until 3:00 PM. Our after school program is in operation throughout the school year, Monday through Friday, from 3:00 PM until 6:00 PM and serves approximately 6-8 children. These participants are dropped off by the school bus and are picked up by their family. Our weekend respite begins on Friday evening at 6:00 PM and runs until Sunday afternoon at 2:00 PM. This program is offered 3 to 4 weekends each month with an enrollment of 15 to 20 participants. Our summer camp program is in operation from early June until mid-August and serves 20 to 30 campers per session. These participants are dropped off on Monday morning and are picked up on Friday afternoon.

Camp Evergreen is proposing to construct a new driveway and parking to their facility located at 2776 N. 31st Place. The applicant states the following:

- Weekdays, a number of buses, vans, and personal vehicles drop off 12-15 clients for the day. Currently, these buses, vans and cars stop on the private drive which is also congested with parked Staff cars. Many of the clients need wheelchairs for mobility and they are wheeled over 125 feet to the Lodge Entrance. This is particularly hazardous during the winter months considering sidewalk conditions and exposure to the elements. The Entrance Drive would allow the buses to drop clients off directly in front of the Lodge, making offloading safer, easier and more efficient. The proposed parking stalls would allow Staff to park off the private drive. The Entrance Drive and Parking Stalls would greatly reduce the current congestion and provide for more efficiency for Staff. Finally, the proposed driveway will eliminate the service drive being used as a "shortcut" by our neighbors on Apache Road and 31st Place/Cherokee Drive which

constantly presents traffic related safety concerns for our clients and staff. We've had numerous near misses.

- Low bollard lights (9) will be installed around the perimeter of the new Entrance Drive. These were selected to provide lighting for any nighttime use of the drive, but with careful consideration as to not provide glare or over lighting to the current adjacent homes. Small sidewalk extensions will be added between the new asphalt and existing concrete sidewalks.
- Seven (7) new parking stalls are being proposed with two (2) being handicap. These will be used for staff and visitors.
- Along with the Entrance Drive and Parking Stalls, a Storm Drainage System will be provided. We are not aware of any current drainage problems as the current area is all grass. Any disruption to the grass area will be restored and landscaping will be provided to obtain the required number of points.
- Camp Evergreen is currently on a wooded site abutting Evergreen Park on the Northwest side of Sheboygan. Most of the Camp Evergreen Lodge and outdoor Pool have been constructed on land that is owned by the City of Sheboygan. Camp Evergreen is occupying this property on an agreed to 99-year lease. There is a private drive that connects N 31st Place and N Apache Road. This private road is wholly maintained by Camp Evergreen. Most of the traffic would be considered light and occurs with morning drop offs and late afternoon pickups. As mentioned, the added parking stalls would allow Staff and Visitors to park off the private road. Over the years camp Evergreen has taken considerable measures to maintain a very positive relationship with their neighbors.
- The entrance drive will be one-way; entering from the southeast (N. 31st Place) and exiting from the southwest (Apache Road).
- Applicant included a letter from a client to help the Plan Commission understand how the proposed project will eliminate incidents from potentially happening again in the future.

STAFF COMMENTS:

Camp Evergreen is located on two (2) parcels and the access drive leads from one parcel to the other. Staff will be requiring the applicant to combine these two parcels into 1 parcel so that all activity and improvements are constructed on one (1) lot. Parcels 59281630790 and 59281609520.

Applicant is requesting the following variance:

- To have a zero (0) foot paving setback – Minimum paving setback is five (5) feet.

The reason for the paving setback is because this is presently two lots and the driveway crosses a property line. By combining the lots this will no longer be a concern.

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 and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed landscape plan prior to building permit issuance.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. 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.).
7. All new lighting shall be installed per Section 15.707 of the Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
8. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
9. All areas used for parking/maneuvering of vehicles shall be paved.
10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
11. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
12. Applicant will provide adequate public access along the streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
13. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
14. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
15. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
16. 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.
17. 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, etc.).
18. Prior to building permit issuance, the applicant shall combine the two (2) parcels into one (1) parcel and shall provide official documentation from Sheboygan County that this parcel has been created. Parcels 59281630790 and 59281609520.
19. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 630790
MAP NO. _____
ZONING CLASSIFICATION: SR-5

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 8/27/19

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: KIDDIES CAMP FOUNDATION, Inc
ADDRESS: 2776 N. 31st Place E-MAIL: campovergreen1926@gmail.com
PHONE: (920) 254-6234 FAX NO. (-)

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: CAMP EVERGREEN

ADDRESS OF PROPERTY AFFECTED: 2776 N. 31st Place

LEGAL DESCRIPTION: Part of the northwest 1/4 of the NE 1/4 of section 16, T15N, R23E, City of Sheboygan/Sheboygan County

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Special needs Day Care Camp

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: none.

BRIEF DESCRIPTION OF ALL **REQUESTED VARIANCES** FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: none.

PROPERTY INFORMATION

PROPERTY ADDRESS
 CAMP EVERGREEN
 2776 N 31ST PLACE
 SHEBOYGAN, WISCONSIN 53081

OWNER
 HODGES CLARK GROUP INC
 2776 N 31ST PLACE
 SHEBOYGAN, WISCONSIN 53081

GENERAL CONTRACTOR
 QUADRIX CONSTRUCTION
 1000 WISCONSIN STREET
 SHEBOYGAN, WI 53081
 ATTN: STEVE WITKOR
 PHONE: 920.833.4400
 EMAIL: SWITKOR@QUADRIX.COM

CIVIL ENGINEER
 WAGNER EXCAVATING INC
 303 PARK AVENUE
 SHEBOYGAN, WISCONSIN 53081
 ATTN: CHAD A. WAGNER
 PHONE: 920.833.4400
 EMAIL: CWAGNER@WAGNEREXCAVATING.COM

PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF THE 1/4 IN OF SECTION 18, T14N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

ZONING: SUBURBAN RESIDENTIAL DISTRICT BR-4

TABLE LABEL	DESCRIPTION	CODE	DESIGN
PHASE 1	EXISTING DRIVE	107	VARIANCE PROTECT
PHASE 2	EXISTING DRIVE	107	VARIANCE PROTECT
PHASE 3	EXISTING DRIVE	107	VARIANCE PROTECT
PHASE 4	EXISTING DRIVE	107	VARIANCE PROTECT
PHASE 5	EXISTING DRIVE	107	VARIANCE PROTECT
PHASE 6	EXISTING DRIVE	107	VARIANCE PROTECT
PHASE 7	EXISTING DRIVE	107	VARIANCE PROTECT
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PHASE 100	EXISTING DRIVE	107	VARIANCE PROTECT

AREAS

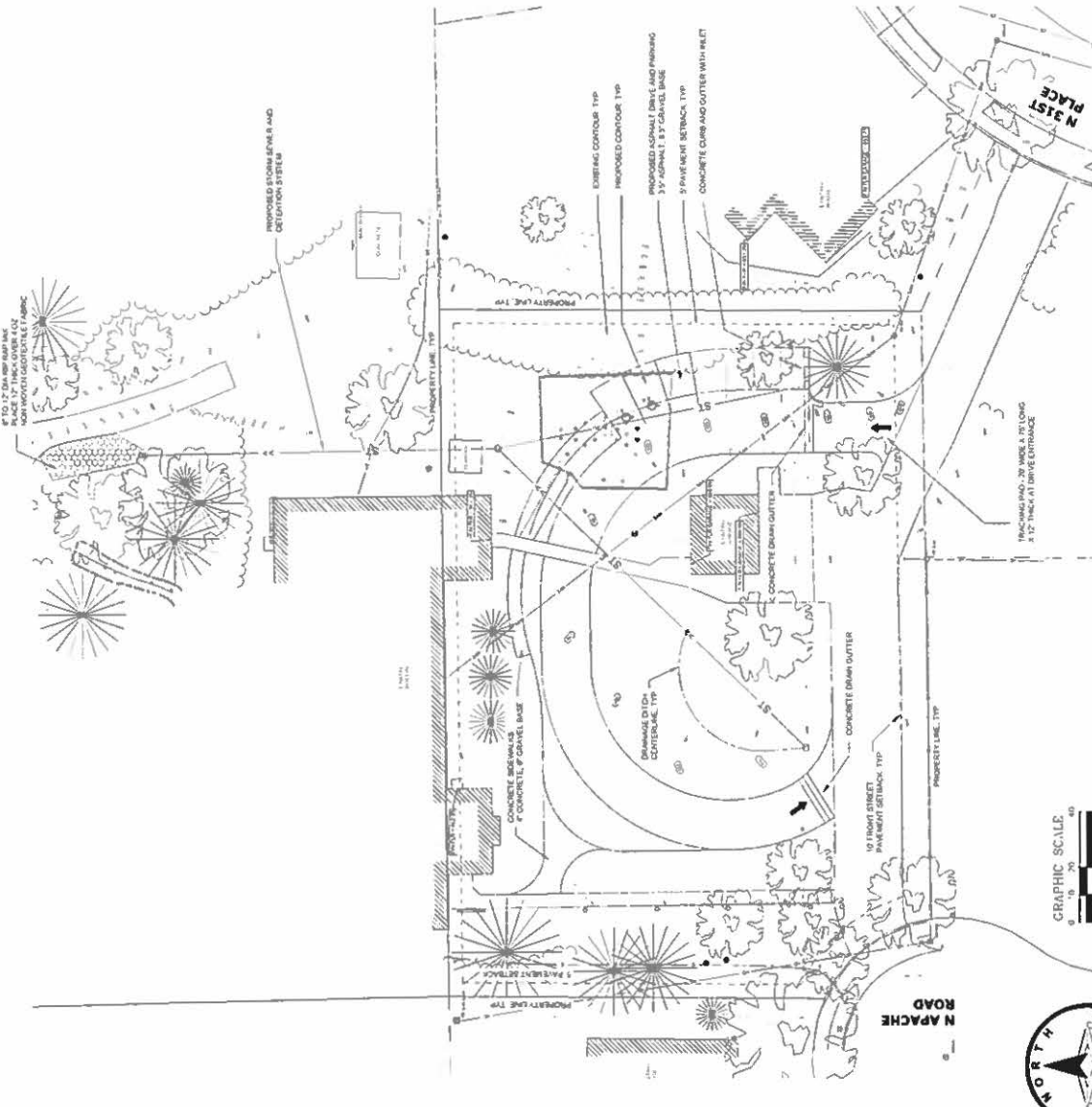
LAND DISTURBANCE (APPROX) 10,000 SF

PRE CONSTRUCTION 18,500 SF, 47%

POST CONSTRUCTION 10,100 SF, 25%

IMPLEMENTATION OF EROSION CONTROL METHODS

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL RESOURCES FROM WATER MANAGEMENT AND EROSION CONTROL.
2. ALL SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND RE-INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL.
3. PRE-CONSTRUCTION INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE PROPER INSTALLATION AND MAINTENANCE. SEDIMENT CONTROL MEASURES ARE TO BE IN WORKING CONDITION BEFORE LEAVING THE SITE FOR THE WORKING DAY.
4. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE REPAIRED.
5. EROSION CONTROL AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION AND FINAL GRADING HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE.
6. FINAL STABILIZATION OF SOIL SHALL BEGIN WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITIES ARE COMPLETE.
7. ALL EXPOSED SOIL SHALL BE PROTECTED FROM EROSION BY THE INSTALLATION OF EROSION CONTROL MEASURES. TEMPORARY VEGETATION SHALL NOT BE MAINTAINED FOR A PERIOD EXCEEDING 12 CALENDAR MONTHS.
8. SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED ONLY AFTER VEGETATION COVERS IS ESTABLISHED.
9. GRAVEL-DRAINED BARRIERS ARE COMPLETED.
10. STORM WATER SHALL BE INSTALLED AT ALL CONSTRUCTION SITES TO PREVENT TRACKING OF SOIL.
11. TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED ROADS.
12. ALL TRENCH WATER SHALL BE DISCHARGED INTO A PERMITTED DRAIN OR TRENCH PRIOR TO RELEASE INTO THE STORM SEWER OR STREAM.
13. STORM SEWER COLLECTION BARRIERS SHALL BE PROTECTED FROM BLOWOFF BY ENCLOSING THE COLLECTION BARRIERS WITH REMOVABLE FILTER FABRIC FENCING, OR FILTER FABRIC.
14. CURBS AND LOW WALLS SHALL BE PROTECTED FROM BLOWOFF. THE CONSTRUCTION SITE BY INSTALLING STORMWATER OR CURBS AND LOW WALLS SHALL BE PROTECTED FROM BLOWOFF BY ENCLOSING THE COLLECTION BARRIERS WITH REMOVABLE FILTER FABRIC FENCING, OR FILTER FABRIC.
15. SEDIMENT CONTROL FOR PAVED CONSTRUCTION.
16. EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.
17. FOLLOWING PIPE INSTALLATION, THE TRENCH SHALL BE BACKFILLED, COMPACTED, AND FINISHED BEFORE LEAVING THE CONSTRUCTION SITE FOR THE WORKING DAY.



GRAPHIC SCALE

0 10 20 40

1 inch = 20 ft

FOR 24" X 36" PRINT

NORTH

WAGNER EXCAVATING INC

THE DRAWINGS, SPECIFICATIONS, CONTRACT DOCUMENTS, AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF WAGNER EXCAVATING, INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF WAGNER EXCAVATING, INC. THE CONTENT OF THE DESIGN IS FOR CONSTRUCTION AND/OR APPROVAL. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR MAINTENANCE AND/OR SAFETY OF THE CONSTRUCTED ITEM.

Wagner EXCAVATING

2776 N 31st Place
 Sheboygan, Wisconsin 53081

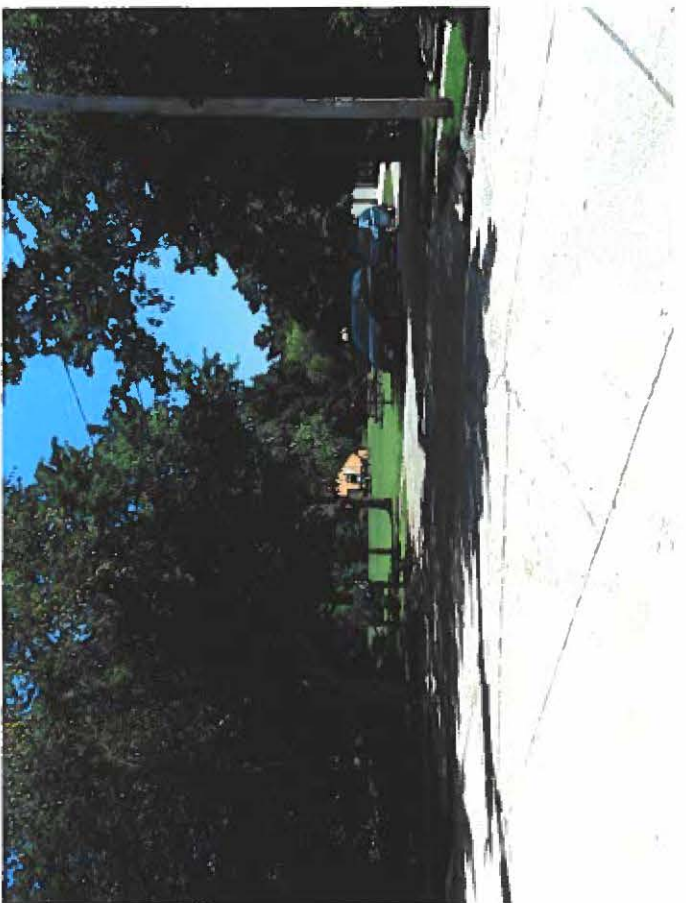
DATE 8/13/19

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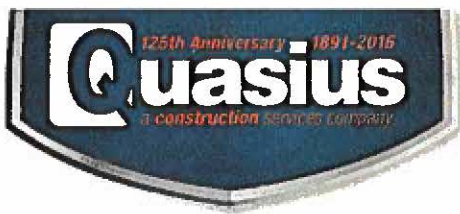
New Drive and Parking
Camp Evergreen
2776 N 31st Place
Sheboygan, Wisconsin

No	Revision	Date
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7		
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9		
10		









CAMP EVERGREEN

August, 2019

PROPOSED ENTRANCE DRIVE NARRATIVE

1. Our day program currently serves 12-15 participants each day. This program is in operation throughout the year, Monday through Friday, from 7:45 AM until 3:00 PM. Our after school program is in operation throughout the school year, Monday through Friday, from 3:00 PM until 6:00 PM and serves approximately 6-8 children. These participants are dropped off by the school bus and are picked up by their family. Our weekend respite begins on Friday evening at 6:00 PM and runs until Sunday afternoon at 2:00 PM. This program is offered 3-4 weekends each month with an enrollment of 15-20 participants. Our summer camp program is in operation from early June until mid-August and serves 20-30 campers per session. These participants are dropped off on Monday morning and are picked up on Friday afternoon.
2. Proposed Drive and Parking Spaces
Weekdays, a number of buses, vans, and personal vehicles drop off 12-15 clients for the day. Currently, these buses, vans and cars stop on the private drive which is also congested with parked Staff cars. Many of the clients need wheelchairs for mobility and they are wheeled over 125 feet to the Lodge Entrance. This is particularly hazardous during the winter months considering sidewalk conditions and exposure to the elements. The Entrance Drive would allow the buses to drop clients off directly in front of the Lodge, making offloading safer, easier and more efficient. The proposed parking stalls would allow Staff to park off the private drive. The Entrance Drive and Parking Stalls would greatly reduce the current congestion and provide for more efficiencies for Staff. Finally, the proposed driveway will eliminate the service drive being used as a "shortcut" by our neighbors on Apache Road and 31st Place/Cherokee Drive which constantly presents traffic related safety concerns for our clients and staff. We've had numerous near misses.
3. Description of New Site Improvements
Along with the Entrance Drive and Parking Stalls, a Storm Drainage System will be provided. We are not aware of any current drainage problems as the current area is all grass. Any disruption to the grass area will be restored and landscaping will be provided to obtain the required number of points. Low bollard lights (9) will be installed around the perimeter of the new Entrance Drive. These were selected to provide lighting for any nighttime use of the drive, but with careful consideration as to not provide glare or over-lighting to the current adjacent homes. Small sidewalk extensions will be added between the new asphalt and existing concrete sidewalks.
4. Parking Stalls
(7) new Parking stalls are being proposed with (2) being handicap.
5. Pictures of existing conditions
Please refer to the attached pictures showing the existing site conditions. The site in general has a tree-lined perimeter which continues to provide screening from the existing adjacent homes.
6. Impact on Adjacent Property Owners
Camp Evergreen is currently on a wooded site abutting Evergreen Park on the Northwest side of Sheboygan. Most of the Camp Evergreen Lodge and outdoor Pool have been constructed on land that is owned by the City of Sheboygan. Camp Evergreen is occupying this property on

QUASIOUS CONSTRUCTION, INC.

1202A North 8th Street, P.O. Box 727 • Sheboygan, Wisconsin 53082-0727
Phone 920-457-5585 or 1-800-569-2165 • Fax 920-457-1045

an agreed to 99-year lease. There is a private drive that connects N 31st Place and N Apache Road. This private road is wholly maintained by Camp Evergreen. Most of the traffic would be considered light and occurs with morning drop offs and late afternoon pickups. As mentioned, the added parking stalls would allow Staff and Visitors to park off the private road. Over the years Camp Evergreen has taken considerable measures to maintain a very positive relationship with their neighbors.

7. Ingress/Egress of Entrance Drive

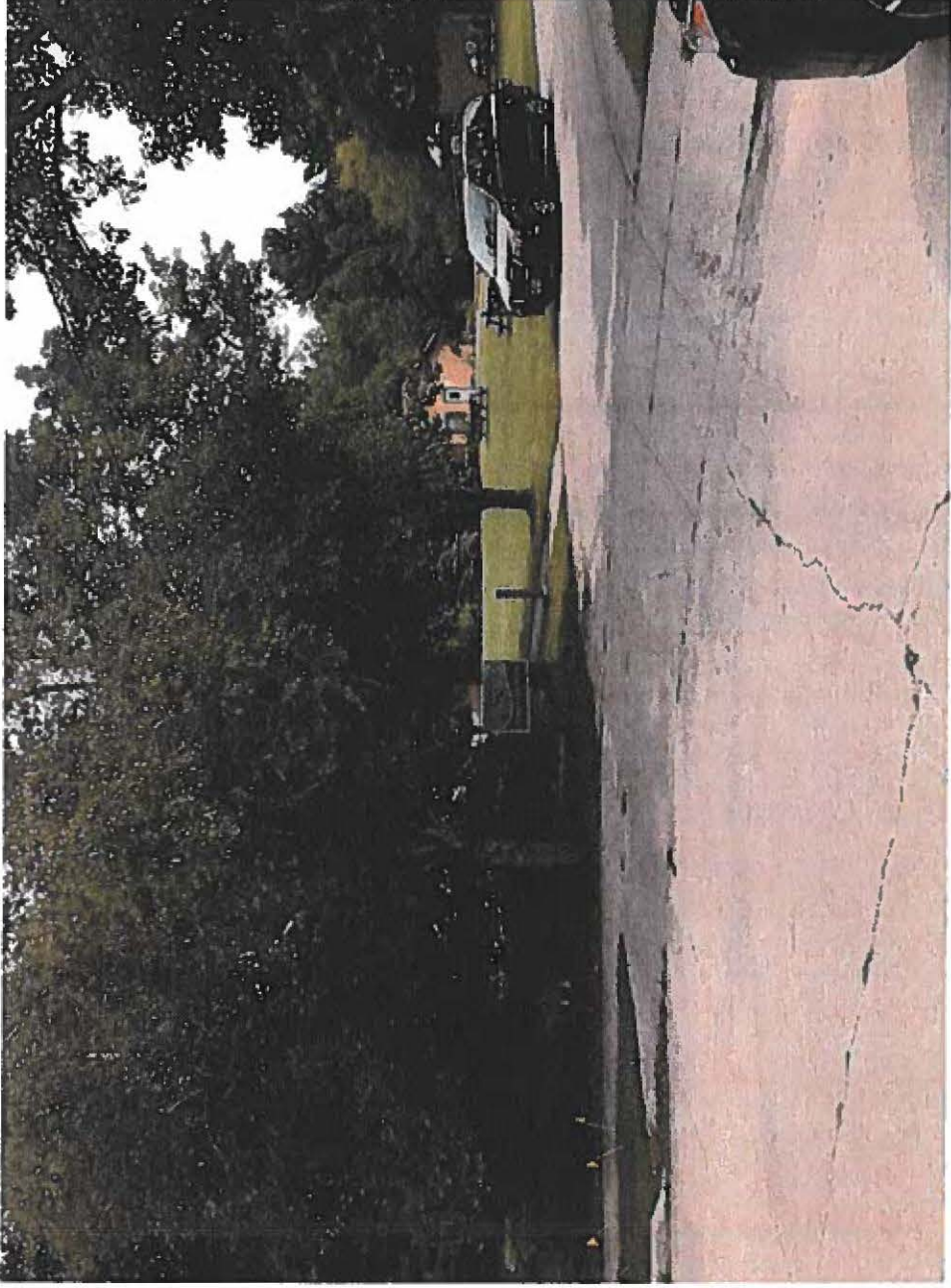
The Entrance Drive will be one-way; entering from the southeast and existing from the southwest.

8. Site Lighting

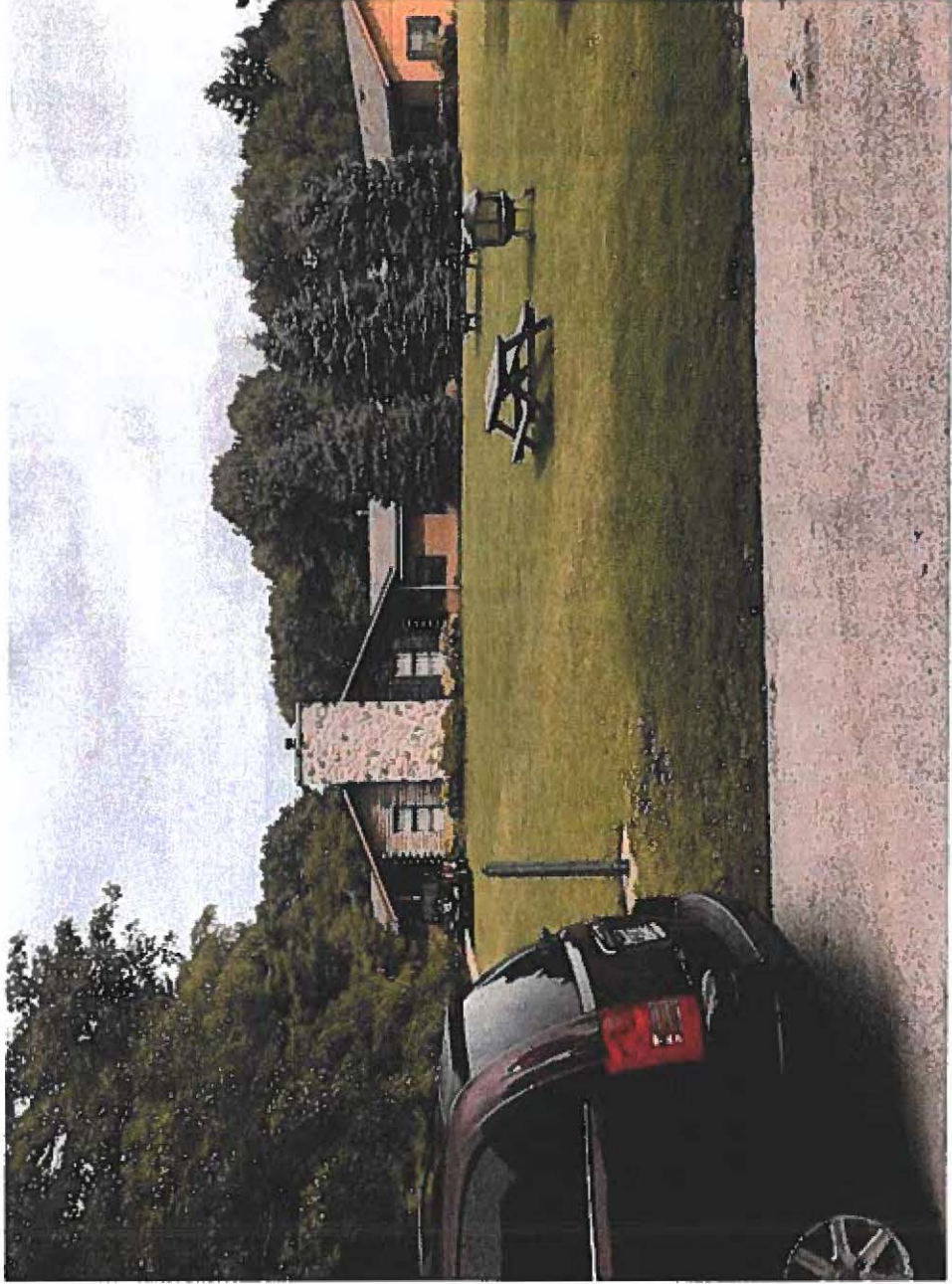
Site lighting, strictly for the Entrance Drive, will be achieved with low, light directing bollards. These proposed lights will be similar to those currently lighting the west sidewalk entrance to the Lodge.

9. Additional Information

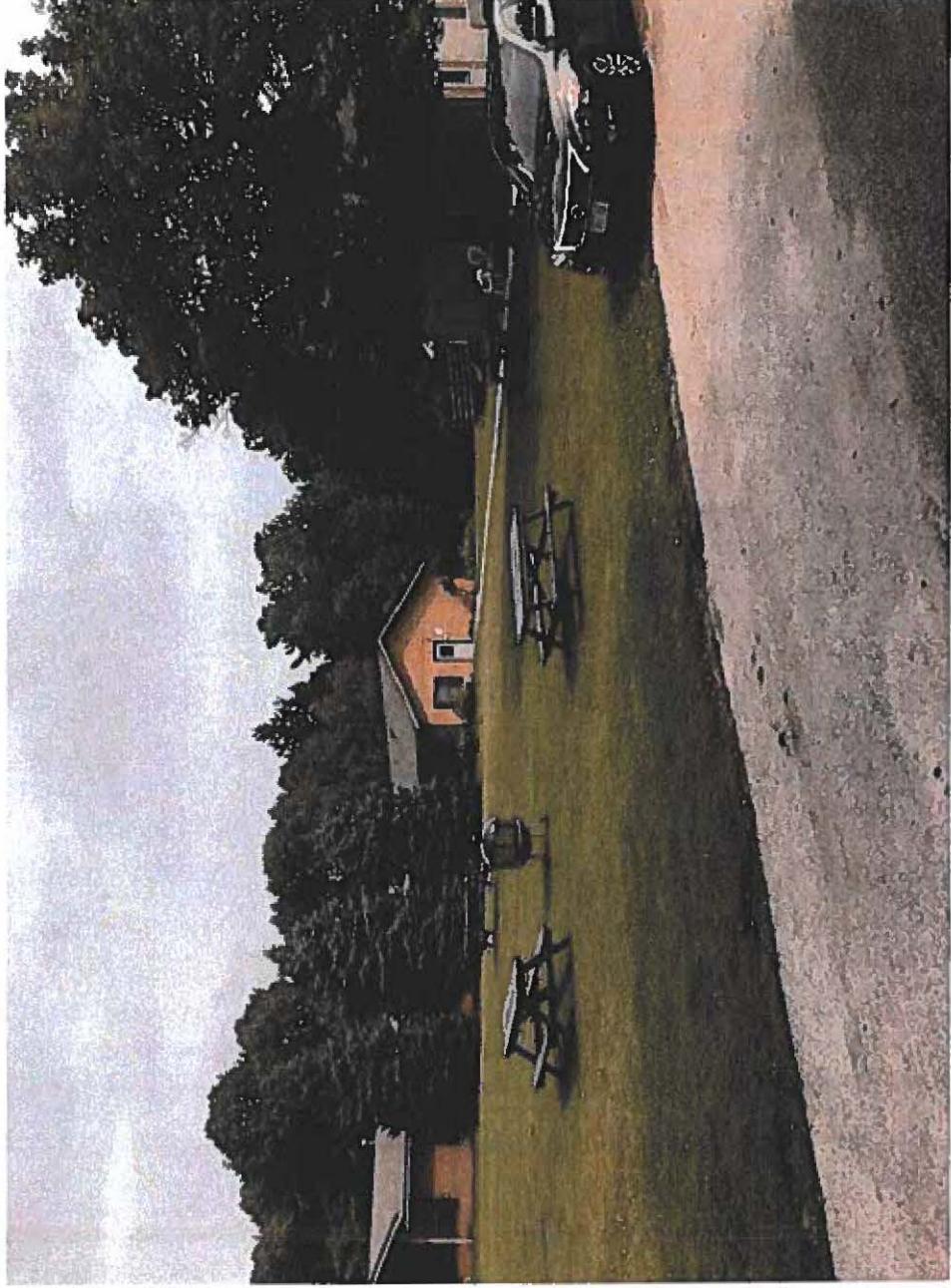
Please refer to the attached letter from a family of a Camp Evergreen client who fell and was injured. The letter outlines their thoughts on the need of the new Entrance Drive.



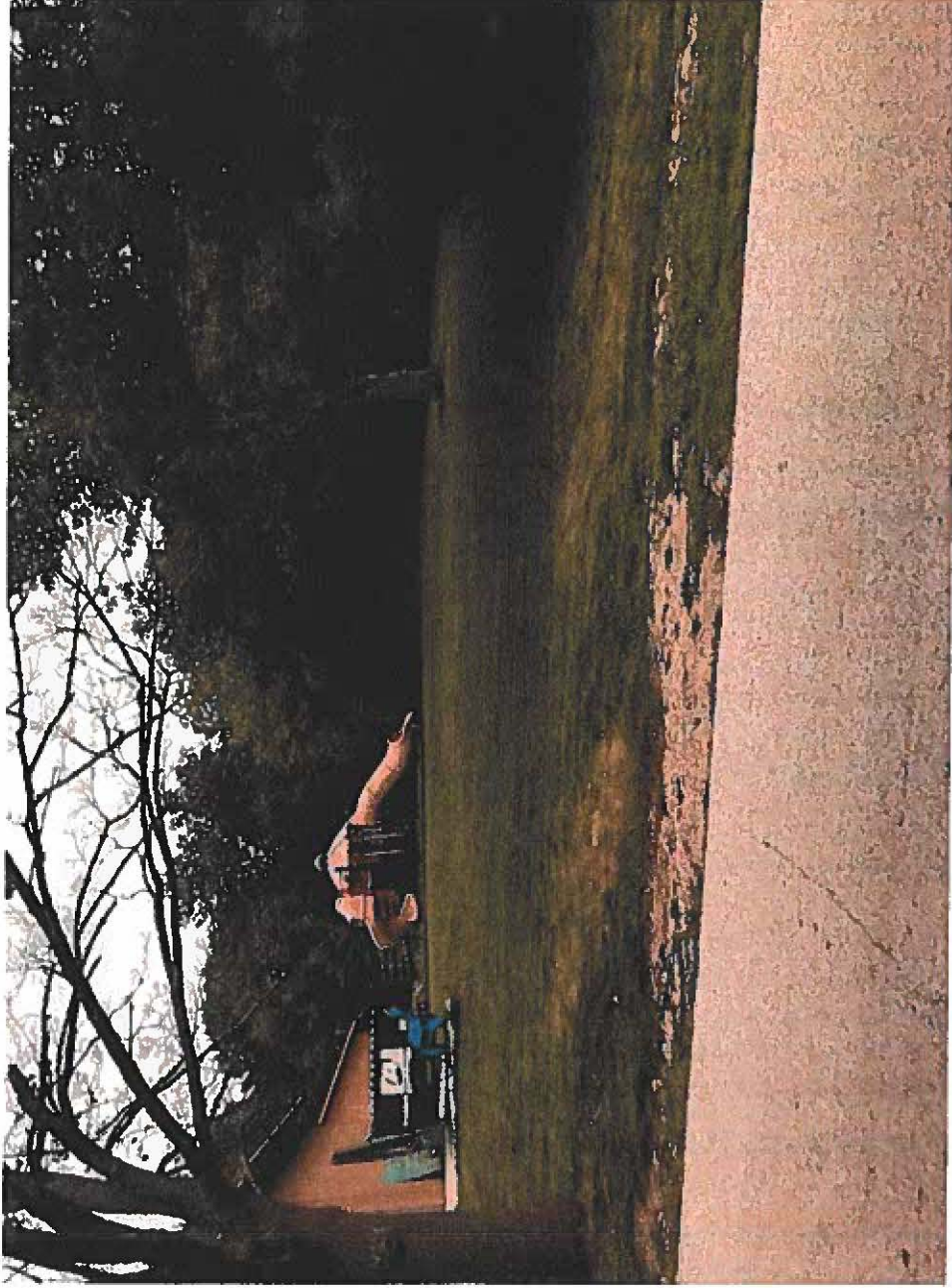
West Entrance to Camp Evergreen - off N. Apache Road



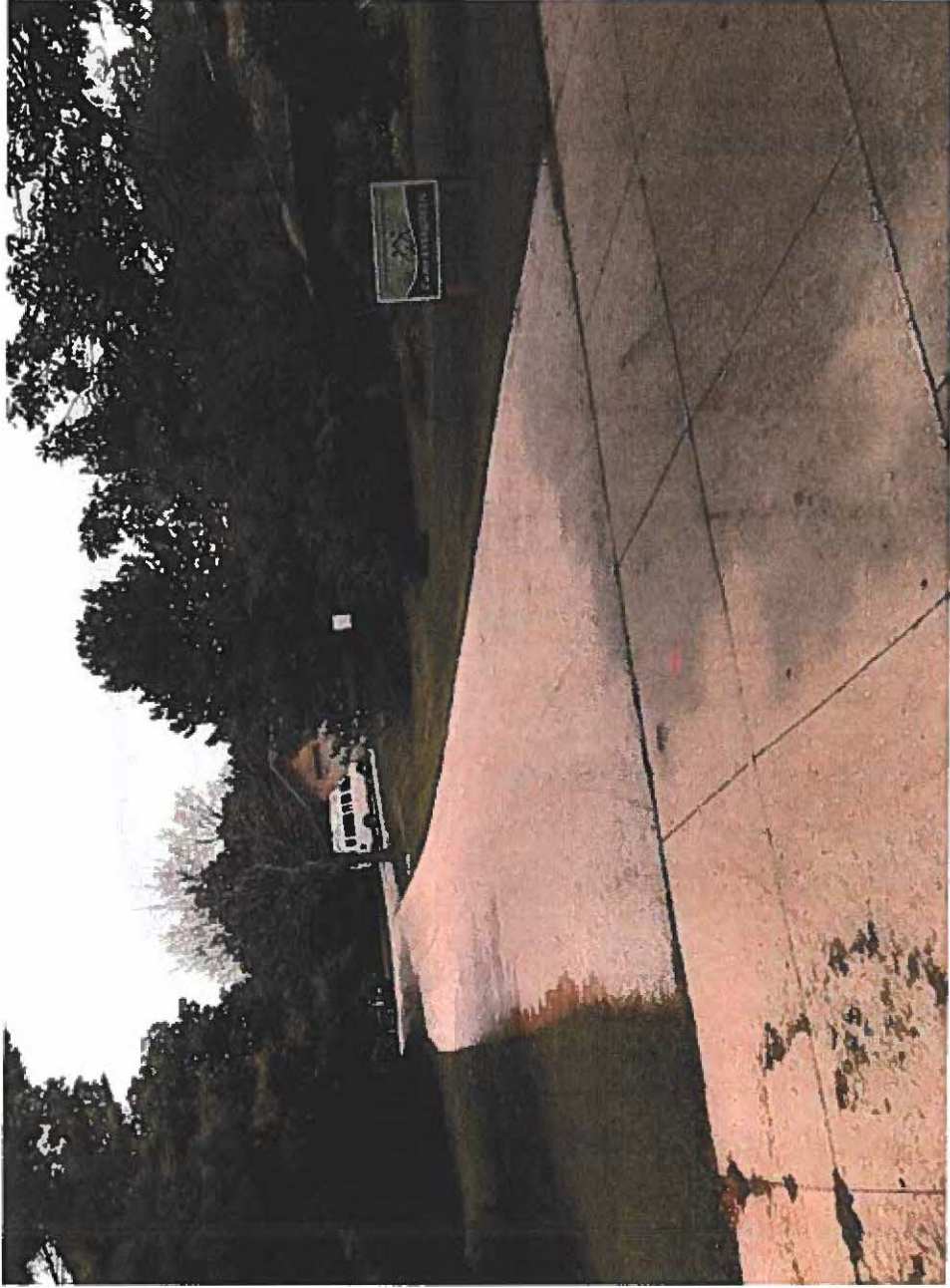
Existing west end. Proposed exit to Entrance Drive



View of central lawn area. South of Lodge



View of east end. Proposed entrance to new drive



East Entrance to Camp Evergreen - off N. 31st Place

Steve Woods

From: Mark Ellis <mmehae7@gmail.com>
Sent: Wednesday, August 21, 2019 10:21 AM
To: Steve Woods
Subject: Photo



Request from a client's family for
the entrance drive.

11/7/18

Dear Mark,

As I know you're aware Mallory fell on 10/19/18 and broke her foot and is currently at Sunny Ridge in rehab.

With that in mind, could you please tell Jim & me the current status of the circular drive?

From our perspective adding a circular drive is a necessity. For both staff and clients, a drop-off/pick-up point at the door will significantly reduce the load and unload time, but also make that process a great deal safer, particularly in inclement weather.

The present sidewalk to the drive is long and can be quite a hazard when icy or snow covered and presents safety concerns whether it be the staff, a client, parent/guardian or another family member or friend picking up or dropping off.

To us and Mallory (who has limited mobility) the walk between the car and building seems like a mile long. She has fallen a number of times making that trek. Fortunately, nothing serious, but getting her back on her feet is a multi-person process and a bit

traumatic for her. In any event,
removing any potential liability related
to that sidewalk should be a priority.

Thank you for your time and
attention to this matter.

Sincerely,

Lynne and Jim Mason

CAMP EVERGREEN

About Us

Programs

Registration Forms

Employment

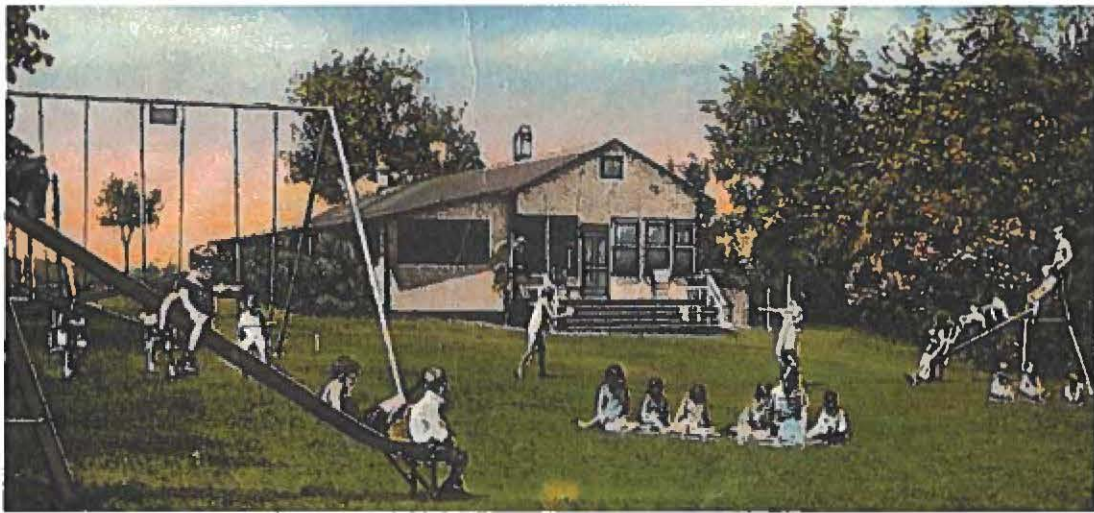
Calendar

Photo Gallery

Donate

Contact

Originally known as Kiddies Camp, Camp Evergreen was founded in 1926 by Charles E. Broughton as a summer camp for under-privileged children. In the mid 1950's, Kiddies Camp changed the focus of its programming to help meet the recreational needs of our communities' children and adults with cognitive disabilities. The name was changed to Camp Evergreen in the 1980's to better reflect our commitment to young and old alike.



UPCOMING EVENTS

There are no upcoming events.



[View Calendar → \(https://campevergreensheboygan.org/calendar/\)](https://campevergreensheboygan.org/calendar/)

TOP POSTS & PAGES

Welcome!

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Programs

Contact

CONTACT US

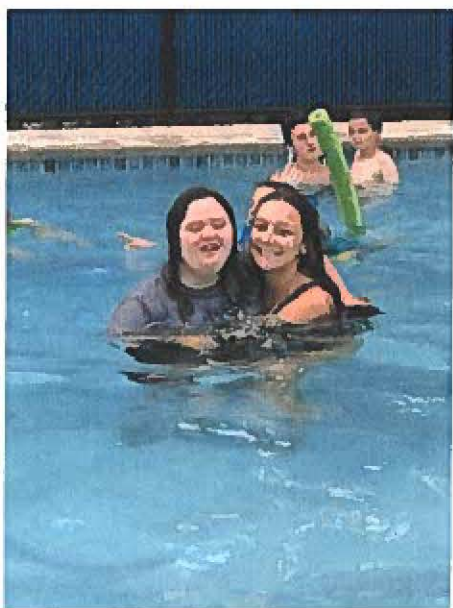
2776 N 31st Place
Sheboygan, WI 53083

CAMP EVERGREEN

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Summer Camp

Our traditional summer camp program begins in mid-June and ends in mid-August. Each five-day session runs from Monday through Friday and is divided into specific age groups. Our camper to staff ratio is typically 3:1. Our summer camp participants enjoy a variety of traditional camp activities such as swimming, arts & crafts, and campfires. They also enjoy a variety of community activities such as bowling at the Elk's Club, Tuesday movies at the cinema, concerts in the park, and picnics at the beach. A major field trip is planned for each session and includes destinations such as the Milwaukee and Green Bay Zoo, Discovery Zone, the Milwaukee Museum/IMAX Theater, the Packer Hall of Fame, and the EAA in Oshkosh.

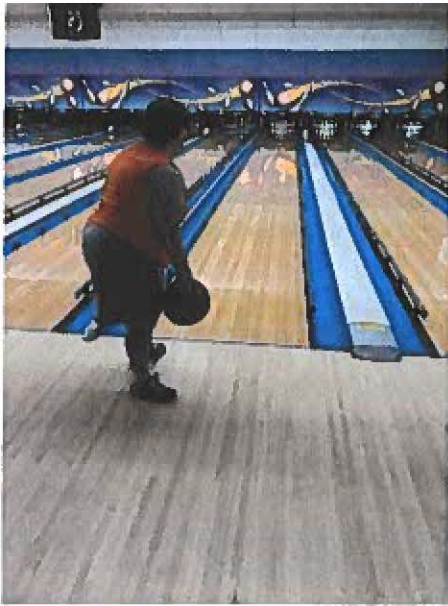


Day Programming

Our day program is in operation Monday through Friday, from 8AM until 3PM throughout the year. We currently serve 15 clients, with a 3:1 camper to staff ratio. Our day program is designed to meet the individual needs of each of our clients. Each week we plan our lunch menu, which is provided at no additional charge each day; we also take a small group grocery shopping. During the winter months we visit the Mead Public Library to pick out a movie for movie day and a book to share during reading time. Other winter activities may include arts & crafts, playing games, baking, bowling, and a big field trip planned for each month. During the summer we have easy access to Sheboygan's beautiful Evergreen Park as well as Maywood Environmental Park for walks and picnics. We also enjoy Tuesday movies at the Cinema, swimming in our on-site swimming pool, and many other outdoor activities that the summer weather permits. A communication log is sent home each day between us and caregivers to keep everyone informed on the clients day/night events and other important information.

Weekend Respite

Our Weekend respite begins in late August and runs through early May. We currently offer two weekends each month for our campers who have attended our summer program in the past. Weekends are a low-key stay at camp offering opportunities for campers to hang out with



friends, do arts & crafts, watch movies, listen to music, dance, play games, and just enjoy some time away from home. It is also a great opportunity for parents and care providers to take a little break from their daily routine.



UPCOMING EVENTS

There are no upcoming events.



[View Calendar → \(https://campevergreensheboygan.org/calendar/\)](https://campevergreensheboygan.org/calendar/)

TOP POSTS & PAGES

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CONTACT US

2776 N 31st Place
Sheboygan, WI 53083
(920) 452-4221
campevergreen1926@gmail.com

FOLLOW US



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CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Special Use Permit Application by HSHS St. Nicholas Hospital to reconstruct the main and emergency room entries to the hospital at 3100 Superior Avenue. SO Zone

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

REPORT DATE: August 23, 2019

MEETING DATE: August 27, 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:

HSHS St. Nicholas Hospital is proposing to reconstruct the main and emergency room entries to the hospital at 3100 Superior Avenue. The applicant states the following:

- This project consists of demolishing the hospital's existing main entrance vestibule and lobby, the emergency entrance vestibule and the prominent drop-off canopy. A new main entrance vestibule and lobby will be constructed that is larger and taller than the existing one. A new emergency entrance will be constructed which is slightly smaller than the existing one. Two (2) new drop-off canopies will be provided adjacent to each new entrance. The emergency entrance canopy will be set closer to the existing building to better distinguish the main entrance from the emergency entrance, and add separate drop off drive to better segregate on site traffic.
- The existing drive up canopy dominates the entry experience, confusing visitors as to which door to enter. In order to create a more open, welcoming and patient friendly entrance experience, two (2) separate canopies will be provided; one for the main entrance and one for the emergency entrance. While both canopies will be similar, the emergency entry canopy will be smaller in size and closer to the existing building. The new main entrance addition will be larger and taller than the existing entrance lobby to visually identify this as the main entry to visitors. The lighting associated with the main entrance addition and canopy will be designed so that it can be dimmed down when this entry is closed at night, visually alerting visitors to enter through the emergency entry.

- The main entrance addition will be primarily glass, stone and metal. The glass curtain wall will be dark bronze with bronze glass to match the existing facility glazing. The stone will be a lighter blend with warm tones to with complement the existing brick and add a bit of diversity and texture to the existing facility and light brown metal panels will be used as an accent. The new emergency addition will follow the same aesthetic of the main entry addition but at a smaller scale. The new canopies will have columns with a stone base and lighter metal above. Both canopies and the roof overhang at the main entry will have metal wood-look accent panels on the portion of the underside.
- Interior remodeling is also planned in the emergency entrance lobby and main entrance lobby to update finishes and locate the security office near the emergency entrance.

Site improvements include:

- The drop off area of the parking lot will be reconfigured to separate the drop offs of the two (2) entries. This will allow for better flow through the drop off area as vehicles stopped at the emergency room entrance will no longer hinder drop offs at the main entry.
- As a part of the existing canopy removal, the existing islands will be disturbed. We will be replacing the islands with grass islands at the same locations and at a similar size. This will offset the additional impervious surfaces that will be added allowing the project to have less than 1000 square feet of additional impervious surfaces.
- Circulation within the parking lot will be improved. No access will be changed and the number of parking stalls will not be affected (there is no overall reduction in parking spaces).
- Construction for the project will begin in the Fall of 2019 with removal of the existing canopy and building construction. Temporary entrances will be used during construction. Paving of the parking lot and final landscaping will occur in the Spring of 2020.

STAFF COMMENTS:

None.

ACTION REQUESTED:

Staff recommends approval of the site plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC,

fire, water, sewer, storm drainage, health, 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 proposed landscape plan prior to building permit issuance.
4. 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. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles.
7. All areas used for parking/maneuvering of vehicles shall be paved.
8. All areas that are not required to be paved shall be grass and/or approved landscaping.
9. Applicant shall meet the minimum required paving setback of 10 feet for all new areas to be paved.
10. Any new ingress/egress driveway openings and any driveways to be closed or modified shall be improved to standard City specifications.
11. 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, etc.).
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.
13. 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.
14. 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:

Site Plan Application and required attachments.

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

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: _____

FILING FEE: \$100.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION
(Requirements Per Section 15.908)
Revised May, 2018

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Justin Selle CEO, St. Nicholas Hospital
ADDRESS: 3100 Superior Avenue
E-MAIL: Justin.Selle@hshs.org
PHONE: (920) 459-4705 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: HSHS St. Nicholas Hospital
ADDRESS OF PROPERTY AFFECTED: 3100 Superior Avenue
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE:

Existing Parking Lot and Entrances to St. Nicholas Hospital

BRIEF DESCRIPTION OF PROPOSED OPERATION OR USE:

Proposed Parking Lot and Entrances to St. Nicholas Hospital

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: This project consists of demolishing the existing main entrance vestibule/lobby, the emergency entrance vestibule and the prominent drop-off canopy. A new main entrance vestibule/lobby will be constructed that is larger and taller than the existing one. A new emergency entrance lobby will be constructed which is slightly smaller than the existing one. Two new drop-off canopies will be provided adjacent to each new entrance and the emergency entrance canopy will be set closer to the existing building to better distinguish the main entrance from the emergency



collaborāte / formulāte / innovāte

City of Sheboygan Site Plan Narrative

St. Nicholas Hospital currently sits on the property that will be improved by this project. The project is to reconstruct the Main and ER entries to the hospital. As a part of the project the existing large canopy will be removed and replaced with smaller canopies at each entrances. Additionally, the drop off area of the parking lot will be reconfigured to separate the drop offs of the two entries. This will allow for better flow through the drop off area as vehicles stopped at the ER entrance will no longer hinder drop offs at the main entry. As a part of the existing canopy removal the existing islands will be disturbed. We will be replacing the islands with grass islands at the same locations and at a similar size. This will offset the additional impervious surfaces that will be added allowing the project to have under 1000 square feet of additional impervious surfaces. No parking spaces will be affected by the project so there is no overall reduction in parking spaces.

Construction for the project will begin in the Fall of 2019 with removal of the existing canopy and building construction. Temporary entrances will be used during construction. Paving of the parking lot and final landscaping will occur in the Spring of 2020.

Proposed design complies with all requirements of Sub-Chapter 15-7, but other areas of the parking lot that isn't being affected by the changes in the driveways has not been assessed for compliance. Circulation within the parking lot will be improved. No access will be changed and the number of parking stalls will not be affected. Adjacent properties will not be affected as all work occurs over 200 feet from the nearest property line. No changes will be made to the operations at the hospital due to the project.

August 9, 2019

City of Sheboygan – Planning and Development
Attn: Steve Sokolowski
606 North 9th Street
Sheboygan, WI 53081

RE: St. Nicholas Hospital – New Front Entry; Architectural Review
HSHS
3100 Superior Avenue
Sheboygan, WI
Commission No. 6049.00

Written Description of Proposed General Design for Architectural Review St. Nicholas Hospital – New Front Entry

This project consists of demolishing the hospital's existing main entrance vestibule and lobby, the emergency entrance vestibule and the prominent drop-off canopy. A new main entrance vestibule and lobby will be constructed that is larger and taller than the existing one. A new emergency entrance will be constructed which is slightly smaller than the existing one. Two new drop-off canopies will be provided adjacent to each new entrance. The emergency entrance canopy will be set closer to the existing building to better distinguish the main entrance from the emergency entrance, and add separate drop off drive to better segregate on site traffic.

St. Nicholas Hospital is an existing five-story facility, originally constructed in 1975 comprised of numerous rectilinear masses to support the functional needs of the hospital. The exterior design reflects the aesthetic of the 1970's and is comprised of a medium brown brick blend, dark brown anodized aluminum windows and tinted bronze glazing.

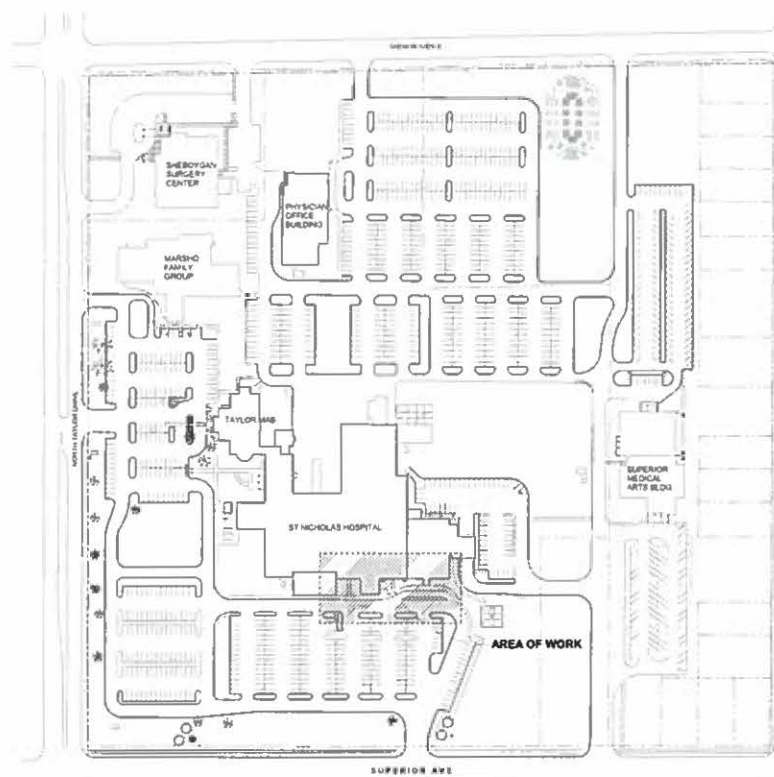
The existing drive up canopy dominates the entry experience, confusing visitors as to which door to enter. In order to create a more open, welcoming and patient friendly entrance experience, two separate canopies will be provided; one for the main entrance and one for the emergency entrance. While both canopies will be similar, the emergency entry canopy will be smaller in size and closer to the existing building. The new main entrance addition will be larger and taller than the existing entrance lobby to visually identify this as the main entry to visitors. The lighting associated with the main entrance addition and canopy will be designed so that it can be dimmed down when this entry is closed at night, visually alerting visitors to enter through the emergency entry.

The main entrance addition will be primarily glass, stone and metal. The glass curtain wall will be dark bronze with bronze glass to match the existing facility glazing. The stone will be a lighter blend with warm tones to complement the existing brick and add a bit of diversity and texture to the existing facility and light brown metal panels will be used as an accent. The new emergency addition will follow the same aesthetic of the main entry addition but at a smaller scale. The new canopies will have columns with a stone base and lighter metal above. Both canopies and the roof overhang at the main entry will have metal wood-look accent panels on the front portion of the underside.

Interior remodeling is also planned in the emergency entrance lobby and main entrance lobby to update finishes and locate the security office near the emergency entrance.

bernersschober.com 920.432.4865
310 Pine Street | Green Bay, WI 54301

As an alternate to this project, it is planned to provide an update to the exterior South elevation adjacent to the new main additions. This update will replace a large portion of the existing exterior brick with glass, stone and masonry infill. The glazing would be dark bronze metal with bronze glass to match the existing building with the same stone and metal panels used on the Main Entrance and Emergency Entrance additions. The new window system compliments the existing aesthetic and the metal panels reflect the structure of the existing floor slab. This exterior update would visually lighted up the building exterior and reflect the aesthetic of two new entrance additions. Since this is an alternate, it is not known at this time whether this part of the project will move forward.



SITE PLAN Copy 1
1" = 40' 0"

CITY REVIEW

NEW FRONT ENTRANCE



bernersschaber

DATE	DESCRIPTION

SITE PLAN

CITY03 DATE: 04.11.2015
06:49:36

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LEGEND

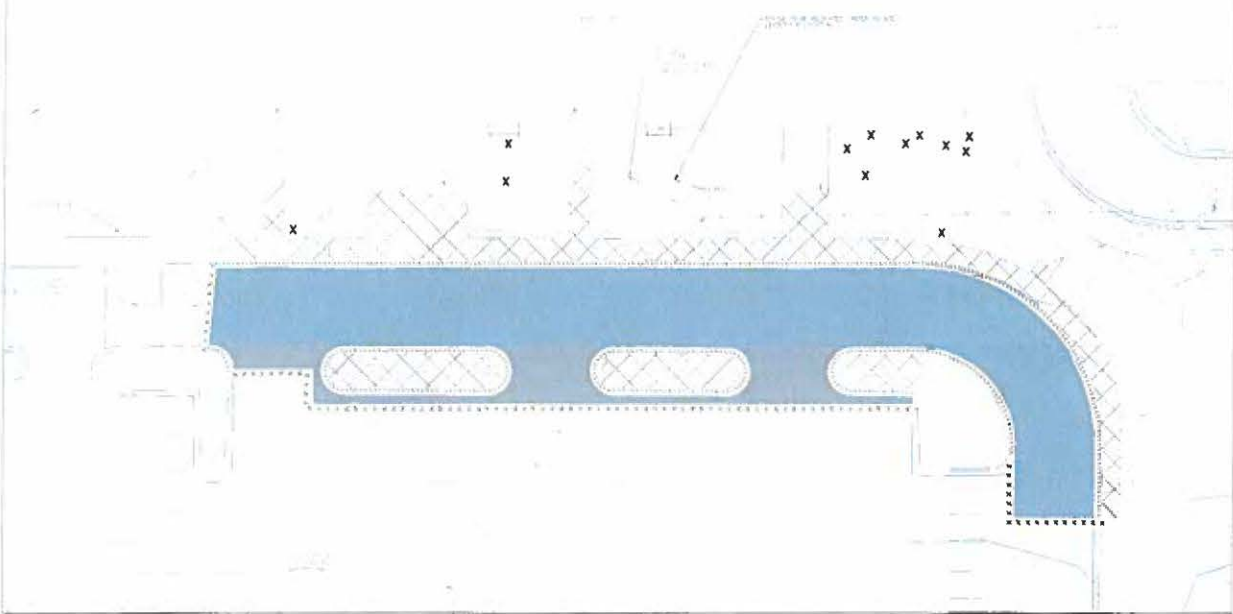
- 1. EXISTING CONCRETE WALL
- 2. EXISTING CONCRETE WALL TO BE REMOVED
- 3. EXISTING CONCRETE WALL TO BE RECONSTRUCTED
- 4. EXISTING CONCRETE WALL TO BE RECONSTRUCTED WITH NEW FINISH
- 5. EXISTING CONCRETE WALL TO BE RECONSTRUCTED WITH NEW FINISH AND CURB
- 6. EXISTING CONCRETE WALL TO BE RECONSTRUCTED WITH NEW FINISH AND CURB AND SIDEWALK
- 7. EXISTING CONCRETE WALL TO BE RECONSTRUCTED WITH NEW FINISH AND CURB AND SIDEWALK AND BIKEWAY
- 8. EXISTING CONCRETE WALL TO BE RECONSTRUCTED WITH NEW FINISH AND CURB AND SIDEWALK AND BIKEWAY AND LANDSCAPE
- 9. EXISTING CONCRETE WALL TO BE RECONSTRUCTED WITH NEW FINISH AND CURB AND SIDEWALK AND BIKEWAY AND LANDSCAPE AND TREES
- 10. EXISTING CONCRETE WALL TO BE RECONSTRUCTED WITH NEW FINISH AND CURB AND SIDEWALK AND BIKEWAY AND LANDSCAPE AND TREES AND LIGHTS

REMOVAL NOTES

1. EXISTING CONCRETE WALL TO BE REMOVED TO THE EXISTING FINISH TO CONSTRUCTION LINE.
2. EXISTING CONCRETE WALL TO BE RECONSTRUCTED TO THE EXISTING FINISH TO CONSTRUCTION LINE. THE RECONSTRUCTION SHALL BE TO THE EXISTING FINISH TO CONSTRUCTION LINE. THE RECONSTRUCTION SHALL BE TO THE EXISTING FINISH TO CONSTRUCTION LINE. THE RECONSTRUCTION SHALL BE TO THE EXISTING FINISH TO CONSTRUCTION LINE.
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GENERAL NOTES

1. THE EXISTING CONCRETE WALL SHALL BE REMOVED TO THE EXISTING FINISH TO CONSTRUCTION LINE.
2. THE EXISTING CONCRETE WALL SHALL BE RECONSTRUCTED TO THE EXISTING FINISH TO CONSTRUCTION LINE.
3. THE EXISTING CONCRETE WALL SHALL BE RECONSTRUCTED TO THE EXISTING FINISH TO CONSTRUCTION LINE.
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5. THE EXISTING CONCRETE WALL SHALL BE RECONSTRUCTED TO THE EXISTING FINISH TO CONSTRUCTION LINE.



1100 Stephenson Drive
 Suite 201
 Green Bay, WI 54304-5847
 920.750.3400
 920.750.3400 fax

www.graef-usa.com

CITY SUBMITTAL

NEW FRONT ENTRANCE



DATE	DESCRIPTION

SITE DEMOLITION PLAN

C101A



MAIN ENTRANCE / ED ENTRANCE SOUTH ELEVATION W/ WINDOWS HIDDEN
15'0" x 110'



MAIN ENTRANCE / ED ENTRANCE SOUTH ELEVATION
15'0" x 110'



MAIN ENTRANCE WEST ELEVATION
18'0" x 11'0"



MAIN ENTRANCE EAST ELEVATION
18'0" x 11'0"



ED ENTRANCE WEST ELEVATION
18'0" x 11'0"



ED ENTRANCE EAST ELEVATION
18'0" x 11'0"

CITY REVIEW

NEW FRONT ENTRANCE



bernerssch+ber

ELEVATIONS

CITY01 DATE: 04-11-2014
COURTESY: \$049.00

1000 11th St, St. Louis, MO 63103



ALTERNATE #1 - EAST ELEVATION
1/8" = 1'-0"



ALTERNATE #1 - SOUTH ELEVATION
1/8" = 1'-0"



ALTERNATE #1 - SOUTH ELEVATION
1/8" = 1'-0"

CITY REVIEW

NEW FRONT ENTRANCE



bernersschaber
ARCHITECTS

PROJECT	0415
DATE	08-10-14
SCALE	
NO.	

ALTERNATE ELEVATIONS

CITY02 0415 - AUG 15, 2014
6049.00

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EXTERIOR VIEW 1

bernerschber

NEW FRONT ENTRANCE
COMM. NO. 6049.00
8/13/2019





EXTERIOR VIEW 2

bernerschber

NEW FRONT ENTRANCE
COMM. NO. 6049.00
8/13/2019





EXTERIOR VIEW 3

bernerschaber

NEW FRONT ENTRANCE
COMM. NO. 6049.00
8/13/2019





ALTERNATE VIEW 1

bernerschaber

NEW FRONT ENTRANCE
COMM. NO. 6049.00
8/13/2019





ALTERNATE VIEW 2

bernerschaber

NEW FRONT ENTRANCE
COMM. NO. 6049.00
8/13/2019





ALTERNATE VIEW 3

bernerschaber

NEW FRONT ENTRANCE
COMM. NO. 6049.00
8/13/2019







CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Special Use application by Watson’s Elite Catering to construct a new building addition to their facility located at 2335 Union Avenue. UI Zone

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

REPORT DATE: August 23, 2019

MEETING DATE: August 27, 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:

Watson’s Elite Catering is proposing to construct a new addition to their facility at 2335 Union Avenue. The applicant states the following:

- The Watson Catering operation is in need of additional freezer and cooler space. The proposed expansion is approximately 1,216sf (32 x 38) and will extend the existing cooler structure to the north by approximately 32 feet.
- A new loading vestibule will also be added. The proposed expansion is approximately 374sf (17 x 22).
- The refrigerated portion of the building will be metal clad insulated panels, painted a neutral color, similar to the existing wall panels. Roof edges, doors, and trim will be painted dark bronze to tie in with the color of the adjacent office building.
- New landscape plantings will be provided along the north wall of the addition. Sufficient to comply with landscaping requirements.

STAFF COMMENTS:

None.

ACTION REQUESTED:

Staff recommends approval of the site plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed landscape plan prior to building permit issuance. Landscaping shall be installed prior to issuance of an occupancy permit.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Dumpsters shall be screened/enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. 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.).
7. 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.
8. Applicant shall meet minimum five (5) foot building setback to the east side property line.
9. All areas used for parking/maneuvering of vehicles shall be paved.
10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
11. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
12. The addition will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
13. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
14. Applicant will provide adequate public access along the streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
15. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
16. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
17. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
18. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
19. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
20. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building and sign design.
21. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Special Use Permit Application and required attachments.

PARCEL NO. 431640
MAP NO. _____
ZONING CLASSIFICATION: U1

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 8/27/19

FILING FEE: \$100.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION *pl*
(Requirements Per Section 15.908)
Revised May, 2012

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Watson's Elite Catering

ADDRESS: 2335 Union Ave, Sheboygan WI 53081

E-MAIL: twatson@watsonsinc.net

PHONE: (920) 457-7579 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Watson's Elite Catering

ADDRESS OF PROPERTY AFFECTED: 2335 Union Ave, Sheboygan WI 53081

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: food catering
and vending business

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: same business
with expanded freezer/cooler

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: metal-clad insulated wall
panels with flat roof; matches existing construction



August 20, 2019

Re: Watson's Vending Elite Catering
2335 Union Ave
Sheboygan WI 53081

Project Description:

Watson's Vending Elite Catering Building Expansion

The Watson Catering operation is in need of additional freezer and cooler space. The proposed expansion will extend the existing cooler structure to the north by 32'+. A new loading vestibule will also be added, extending north 20'+ from the existing building. The refrigerated portion of the building will be metal clad insulated panels, painted a neutral color, similar to the existing wall panels. Roof edges, doors, and trim will be painted dark bronze to tie in with the color of the adjacent office building. New landscape plantings will be provided along the north wall of the addition. Sufficient to comply with landscaping requirements.

DATE: 08/05/19
 TIME: 10:18 AM
 PROJECT: 19-015
 SHEET: 1 OF 1
 DRAWN BY: EAJ
 CHECKED BY: EAJ
 PROJECT # 19-015

115 First Street
 Sheboygan, WI 53081
 920.862.4444
 www.distinctivedesign.com



WATSON'S ELITE CATERING

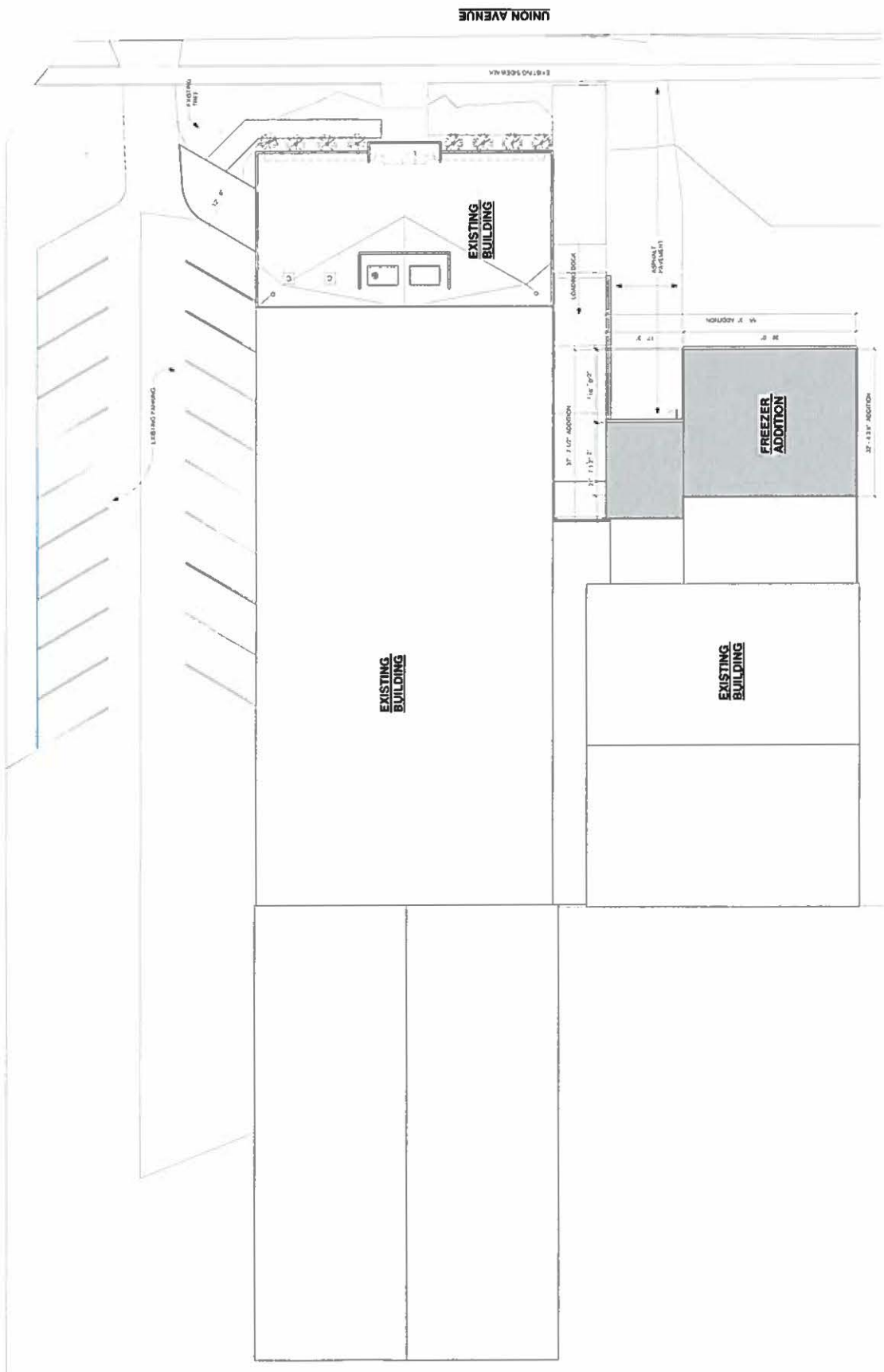
FREEZER ADDITION
 2335 UNION AVE
 SHEBOYGAN, WI 53081

CONSTRUCTION DOCUMENTS

SITE PLAN

C100

SCALE: 1" = 10'-0"
 TOTAL AREA: 10,000 SQ FT
 TOTAL PERIMETER: 1,000 FT
 TOTAL VOLUME: 10,000 CU FT



UNION AVENUE

DATE PLOTTED: 11/11/2015 10:00:00 AM

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

WATSON'S ELITE CATERING
 FREEZER ADDITION
 2335 UNION AVE
 SHEBOYGAN, WI 53081

CONSTRUCTION DOCUMENTS

PHOTOS

DATE	DESCRIPTION
11/11/15	PHOTO
11/11/15	PHOTO
11/11/15	PHOTO

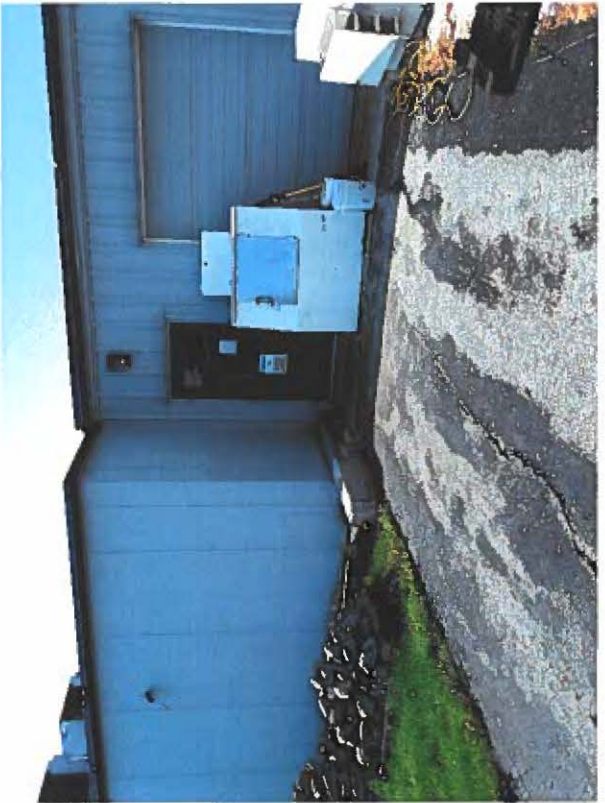
SCALE: 1" = 10'-0"
 SHEET: G300
 PROJECT: WATSON'S ELITE CATERING
 11/11/15



NORTH ELEVATION OF EXISTING COOLER



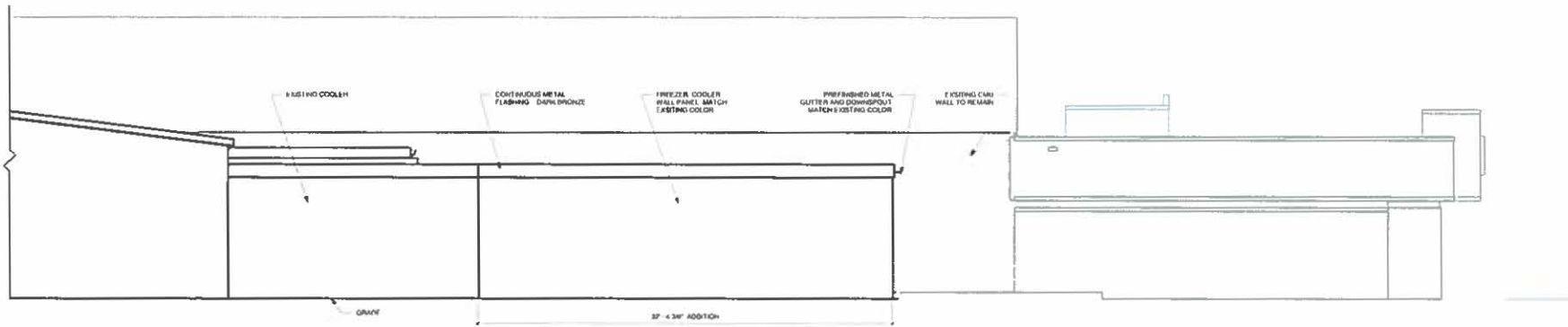
NORTHEAST CORNER OF EXISTING COOLER



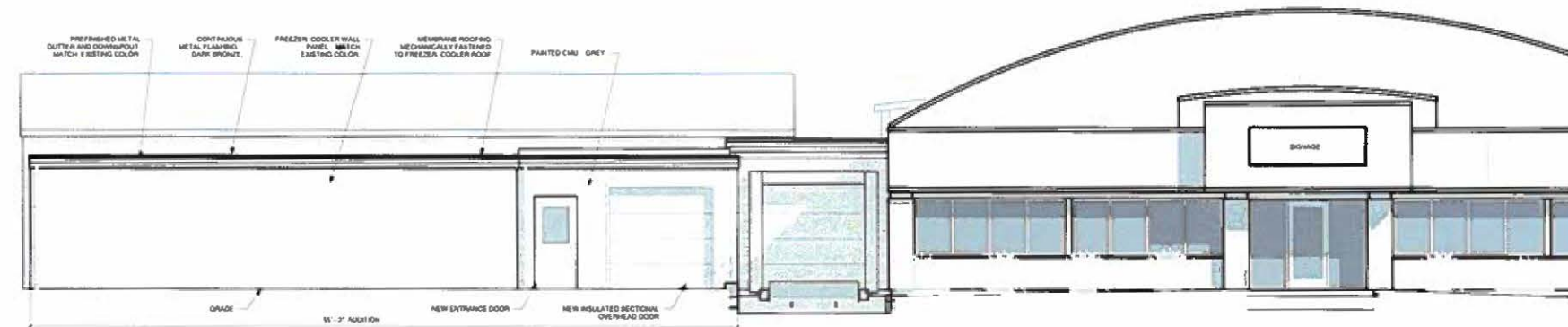
NORTH ELEVATION AT EXISTING GRADE-LEVEL LOADING DOCK

REVISION
 DATE
 DESCRIPTION

DATE PLOTTED: 11/11/2015 10:00:00 AM



② EXTERIOR ELEV. - EAST
1/4" = 1'-0"



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

REV	DATE	DESCRIPTION
1	06/05/19	ARCHITECTURAL REVIEW DOCUMENTS
2	07/19/19	CONSTRUCTION DOCUMENTS

DISTINCTIVE DESIGN
 218 Park Street
 Sheboygan Falls, WI 53085
 Ph: (920) 795-1000
 www.distinctivedesigninc.com

WATSON'S ELITE CATERING

FREEZER ADDITION
 2335 UNION AVE
 SHEBOYGAN, WI 53081

CONSTRUCTION DOCUMENTS

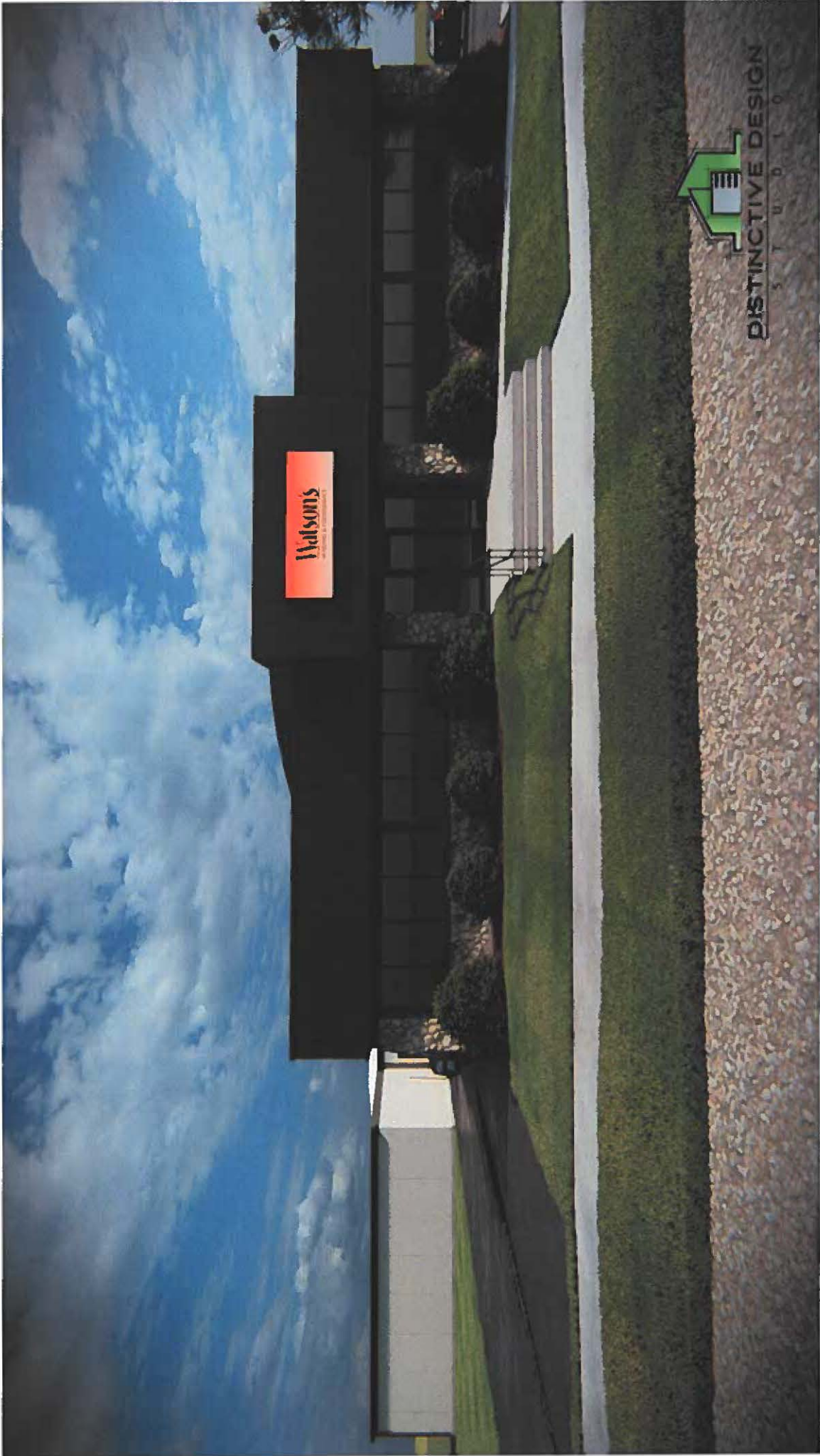
EXTERIOR ELEVATIONS AND DETAILS

ISSUE DATE: 06/05/19
 DRAWN BY: ACB/JPLA
 CHECKED BY: EAJ
 PROJECT #: 19-015

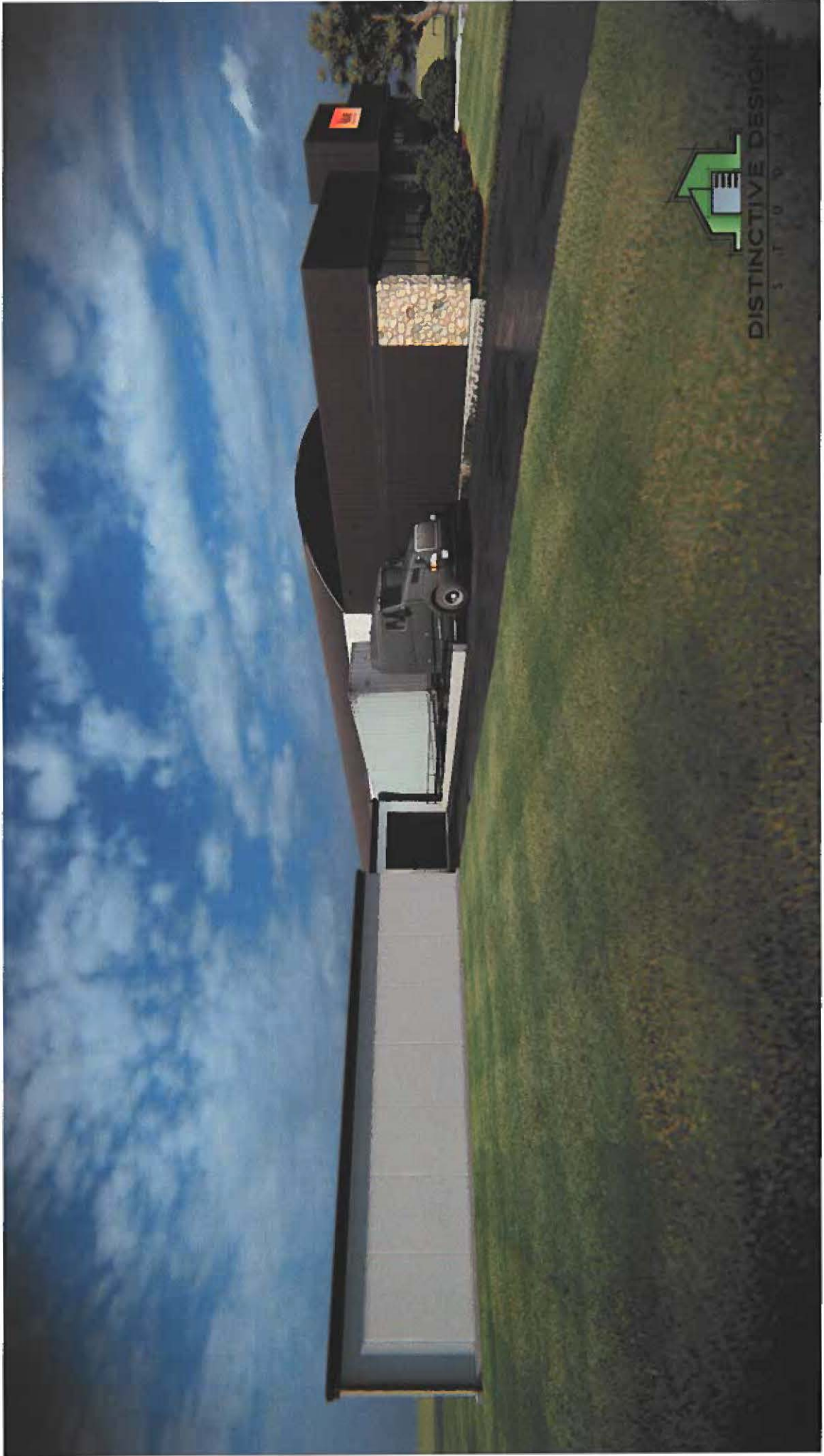
A201

SCALE: 1/4" = 1'-0"
 NOTE: 12-18 SETS ARE REDUCED BY NEW SCALE DRAWINGS ACCORDINGLY

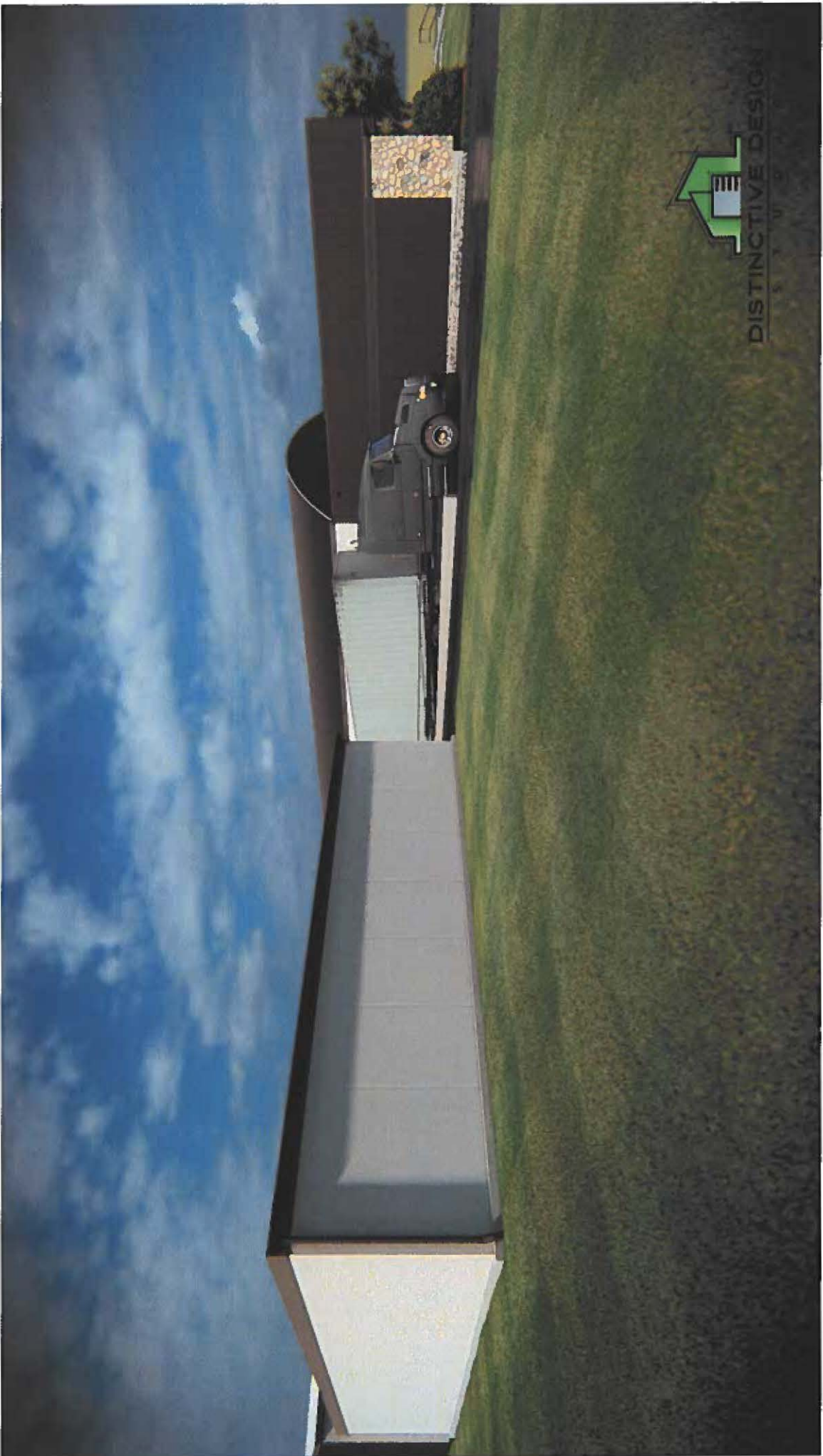
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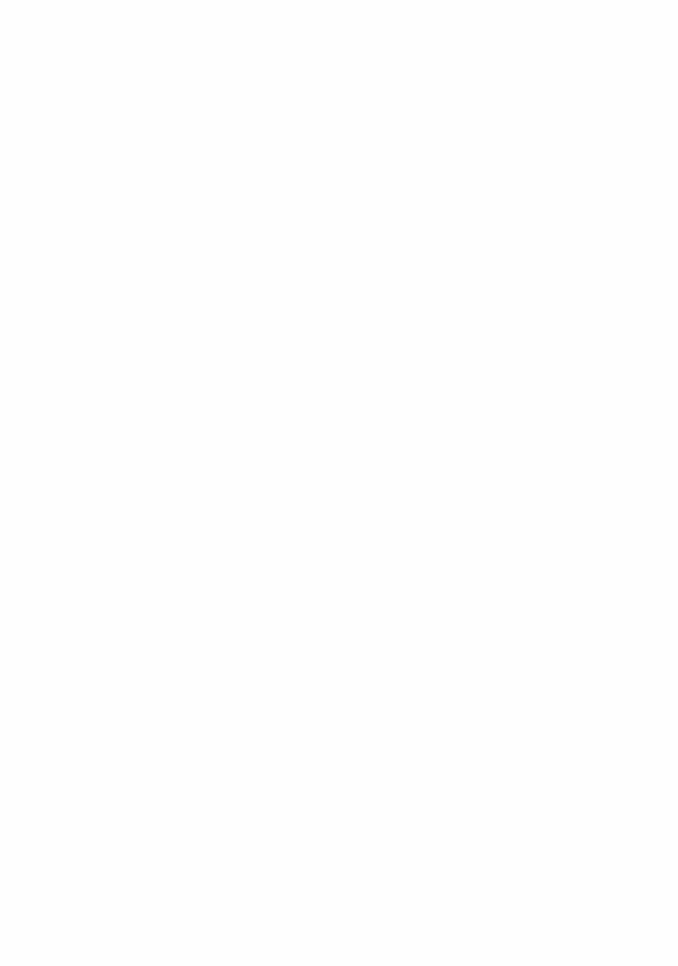
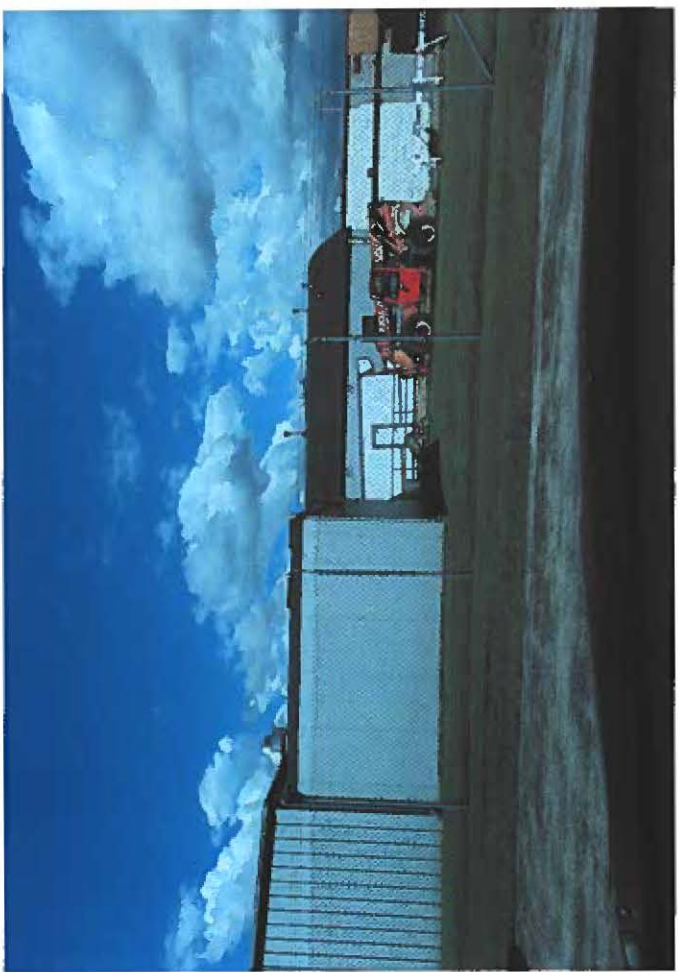
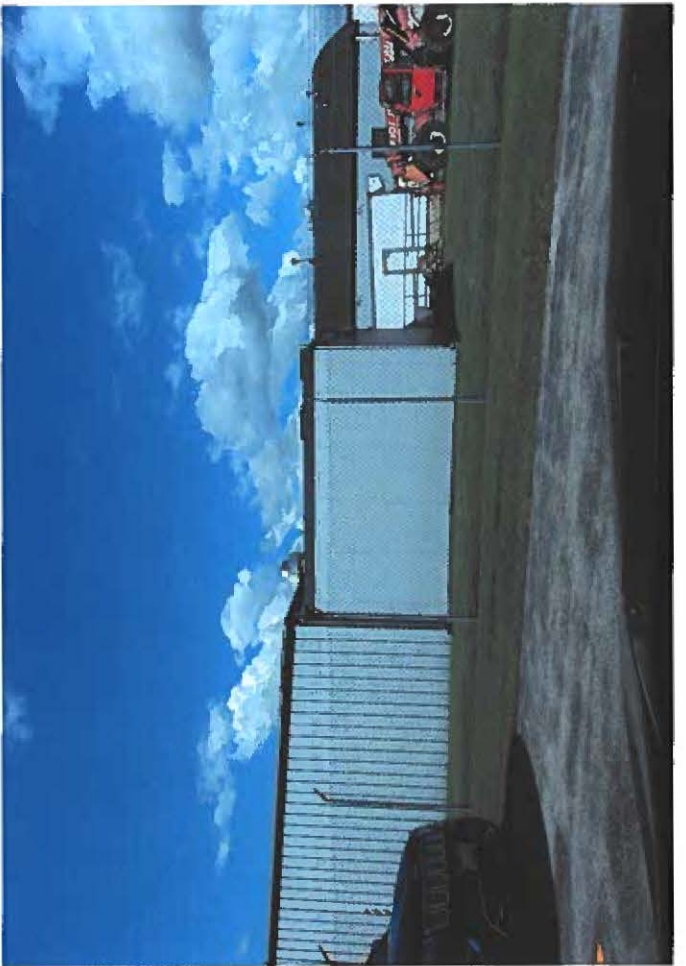


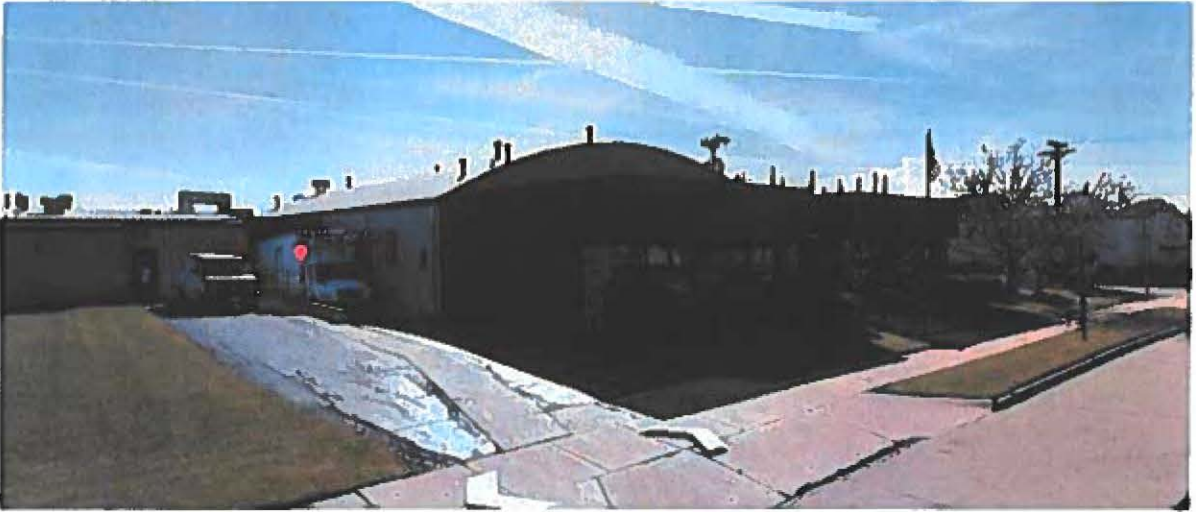
DISTINCTIVE DESIGN
S T U D I O



DISTINCTIVE DESIGN

EST. 2006







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: G.O. 16-19-20 and R.O. 63-19-20 by City Clerk submitting a communication from Rhode Dales, LLP filing a petition for Direct Annexation by Unanimous Consent for land currently located in the Town of Sheboygan (3820 N. 13th Street - Tax Parcel No. 59024346190).

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: August 23, 2019

MEETING DATE:

August 27, 2019

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Robert Heimerl owns a single-family property at 3820 N. 13th Street which is approximately 2.1 acres at the end of the cul-de-sac. The applicant wants to annex this lot and possibly subdivide the lot to construct another home in this area.

STAFF COMMENTS:

Staff supports this annexation.

ACTION REQUESTED:

Motion to recommend the Common Council to approved the petition for Direct Annexation by Unanimous Approval from Robert L. Heimerl and Kristi C. Heimerl (3820 N. 13th Street - Tax Parcel No. 59024346190).

ATTACHMENTS:

G.O. 16-19-20 and R.O. 63-19-20

II

R. O. No. 63 - 19 - 20. By CITY CLERK. August 19, 2019.

Submitting a communication from Rhode Dales, LLP filing a petition for Direct Annexation by Unanimous Consent for land currently located in the Town of Sheboygan (3820 N. 13th Street - Tax Parcel No. 59024346190).

Cory Plax

CITY CLERK

AUG 6 '19 PM 4:07

RohdeDales LLP
Attorneys and Counselors

August 6, 2019

David O. Gass
K. Allan Voss
Anthony J. Resimius
Ryan J. Zinkel
Kyle G. Borkenhagen
Stephanie E. Malis
Lili Clare Behm
R. T. Melzer
William P. Te Winkle
Eldon L. Bohrofen

VIA HAND DELIVERY

City of Sheboygan
City Clerk, Meredith DeBruin
606 N. 9th St.
Sheboygan, WI 53081

Town of Sheboygan
Town Clerk, Peggy Fischer
1512 N. 40th St.
Sheboygan, WI 53081

*Re: Petition for Annexation
Tax Parcel No. 59024346190*

Dear Clerks:

Enclosed for filing please find a Petition for Annexation for the property referenced above. We have also filed the required Request for Annexation Review with the WI Dept. of Administration. If you have any questions or need anything further, please advise.

Sincerely yours,



Stephanie J. Baus
Paralegal

SJB

Enclosures

909 N. 8th St.
Ste. 100
Sheboygan, WI
53081

(920) 458-5501
(920) 458-5874 FAX
mail@rohdedales.com
www.rohdedales.com

~~X~~ 6.1
Gen. Ord. No. 16 - 19 - 20. By Alderperson Felde. August 19, 2019.

AN ORDINANCE annexing territory to the City of Sheboygan, Wisconsin.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. In accordance with sec. 66.0217 of the Wisconsin Statutes and the petition for direct annexation by unanimous approval filed with the city clerk on the 6th day of August, 2019, signed by all of the electors residing in the territory and the owners of all the real property in the territory, together with a scale map and a legal description of the property to be annexed, the following described territory in the Town of Sheboygan, Sheboygan County, Wisconsin, is hereby annexed to the City of Sheboygan, Wisconsin:

Commencing 332.0 feet East and 1,273.8 feet North of the Southwest corner of the East one-half of the Northeast Quarter of Section 10, Township 15 North, Range 23 East, thence Southeasterly 245.0 feet to a point in the Northwesterly line of highway 1,139.8 feet North and 526.4 feet East of the said Southwest corner of the East Half of the Northeast Quarter, thence Northeasterly along the said Northwesterly line of the highway 33.0 feet to a point 1,158.9 feet North and 554.8 feet East of the said Southwest corner of the East Half of the Northeast Quarter, thence North parallel with the West line of the said East Half of the Northeast Quarter to the Pigeon River, thence upstream along the Pigeon River to a point 332.0 feet East of the West line of the said East Half of the Northeast Quarter, thence South to beginning, being a part of the East Half of the Northeast Quarter, Section 10, Town 15 North, Range 23 East.

Said parcel contains 2.11 acres.

Section 2. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Sheboygan for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Sheboygan.

Section 3. In accordance with sec. 66.0217(14) of the Wisconsin Statutes, the City of Sheboygan agrees to pay annually to the Town of Sheboygan, for five (5) years, an amount equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the tax roll under sec. 70.65 of the Wisconsin Statutes, in the year in which the annexation is final.

Section 4. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

CityPlan

Section 5. Appendix A, Chapter 15, of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and establishing the Use District Classification of said lands as Class SR-3, Suburban Residential 3 Classification.

Section 6. The territory described in Section 1 of this ordinance is hereby made a part of the 1st Ward and the 1st Aldermanic District.

Section 7. This ordinance shall take effect upon passage and publication as provided by law.

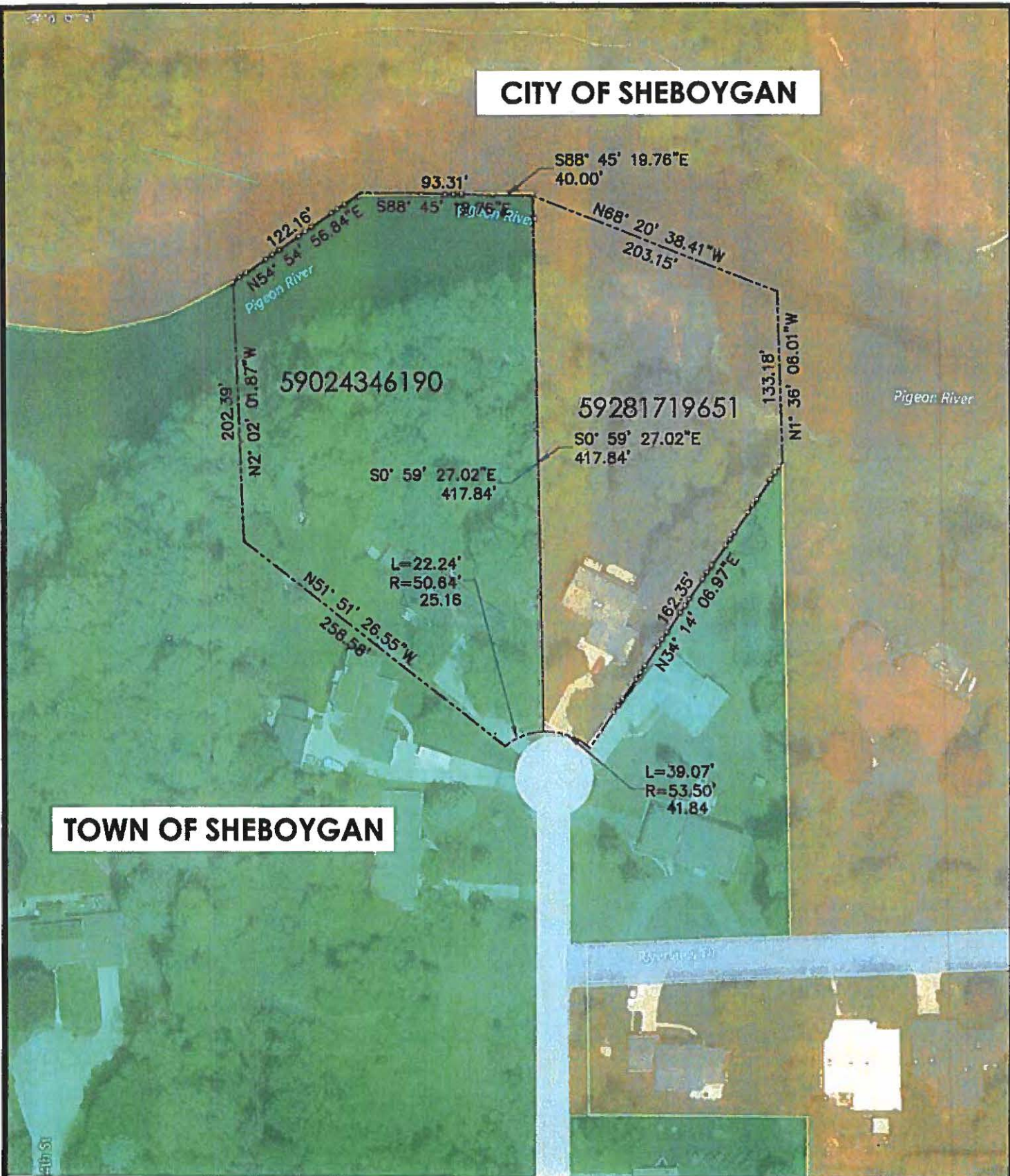
Barbara Yelde

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

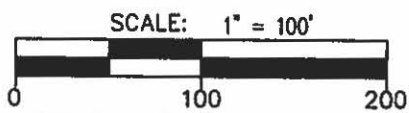
Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

CITY OF SHEBOYGAN



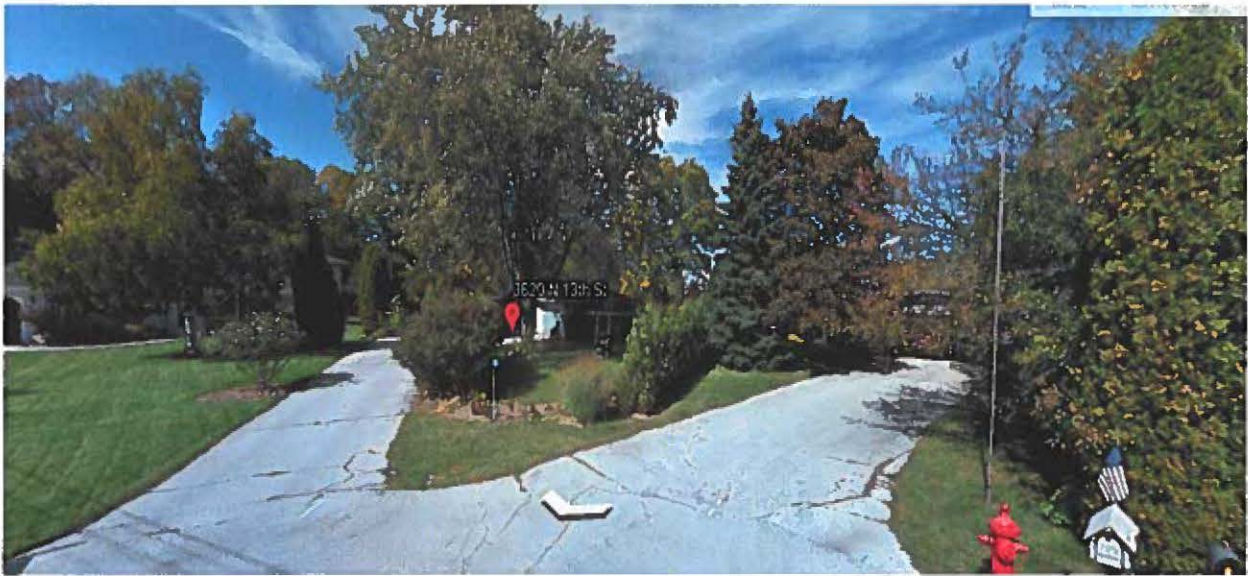
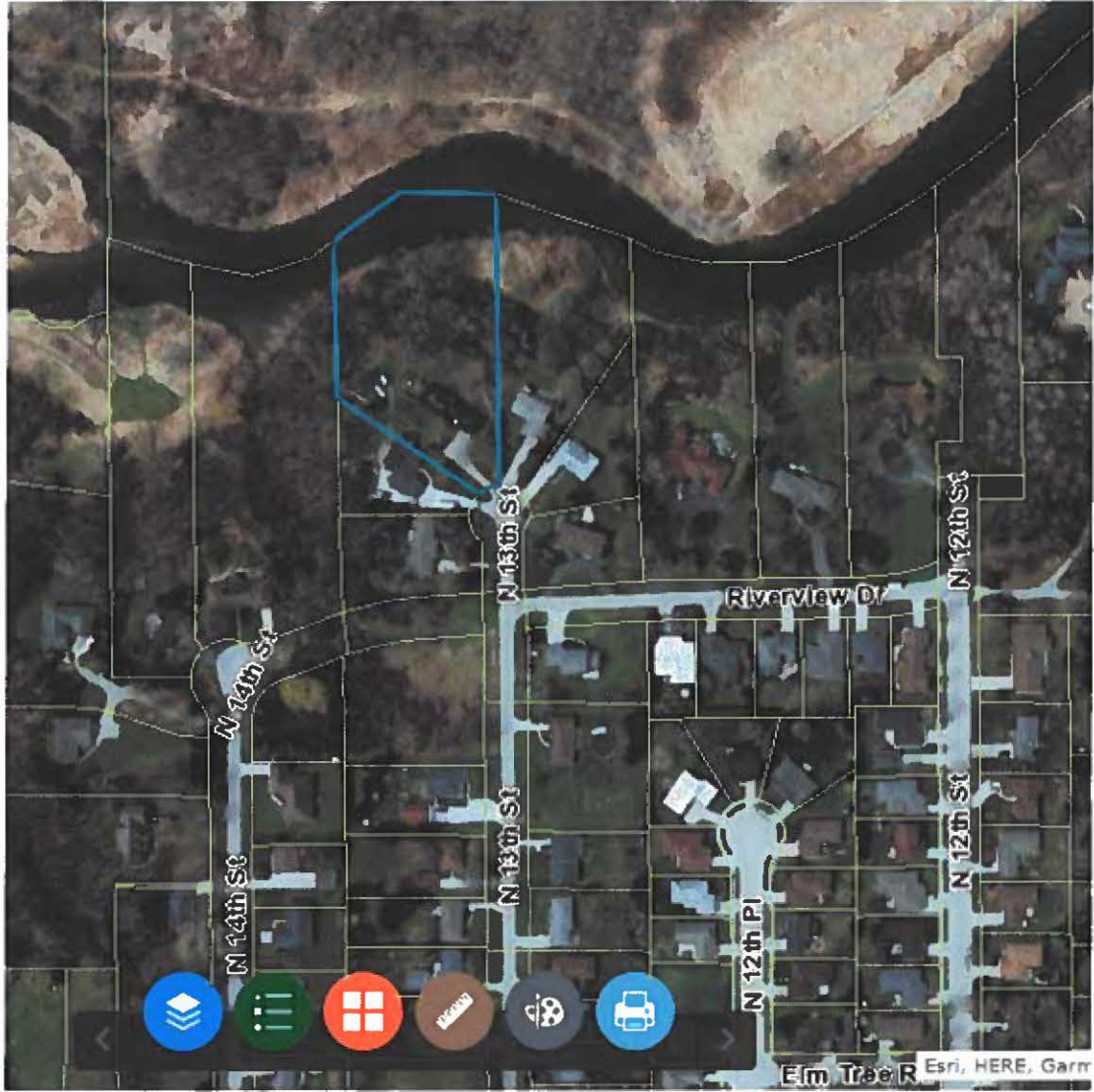
TOWN OF SHEBOYGAN

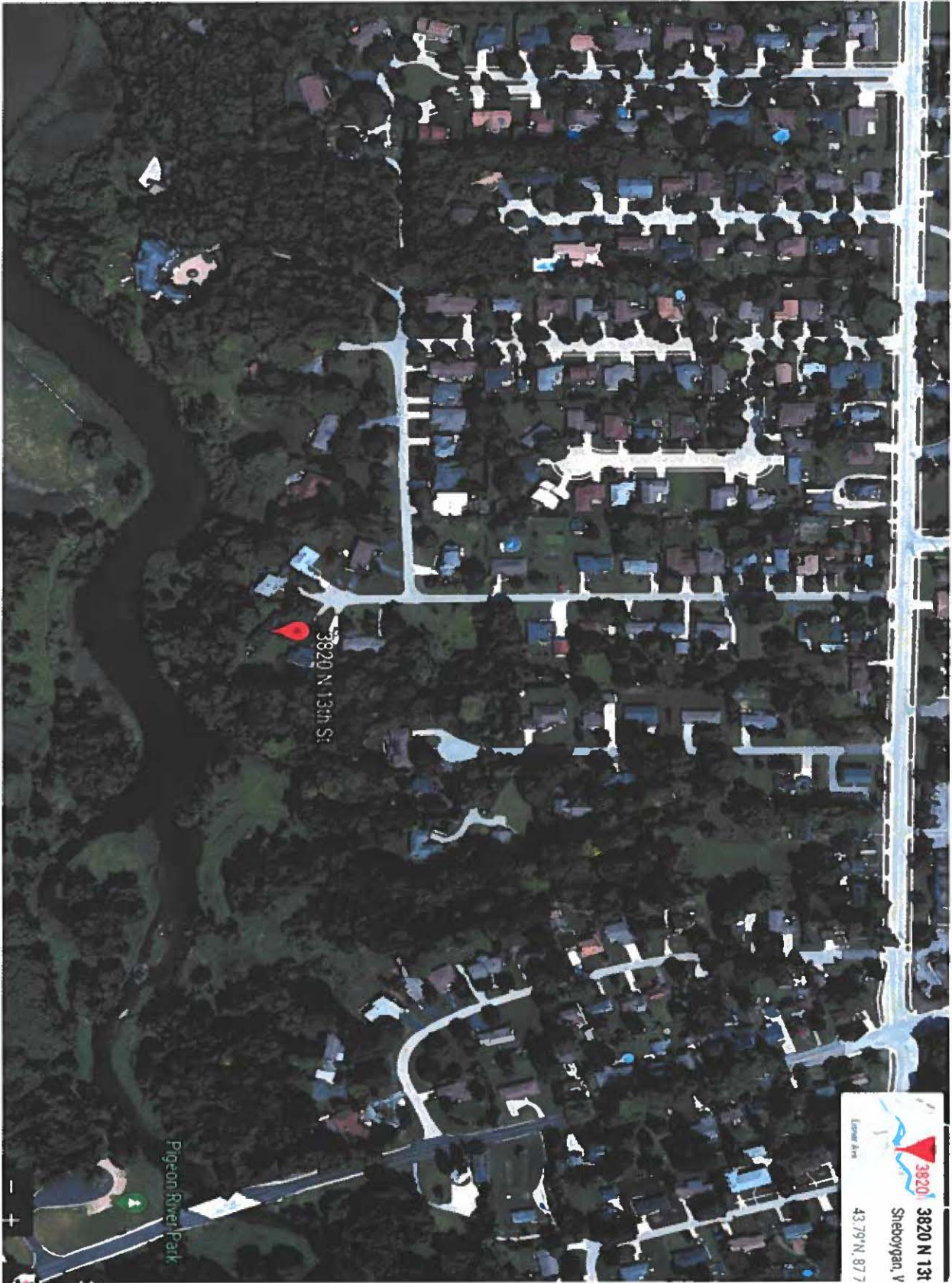


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G:\2019\Home Additions\191019.dwg





3820 N 13th St

Pigeon River Park

3820 N 13th
Sheboygan, WI
43.79°N, 87.7°W