

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use Permit application by Greg Desrosier to operate Tochi Ramen restaurant at 623 N. 8th Street. CC Zone

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

REPORT DATE: July 19, 2019

MEETING DATE: July 23, 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:

Greg Desrosier is proposing to operate Tochi Ramen restaurant at 623 N. 8th Street (vacant 1st floor tenant space – was formerly the Vape Shop). The applicant states:

- The building will be exclusively used as Tochi Ramen a ramen restaurant.
- Tochi Ramen will initially employ approximately 3-4 people with possible future hires that could total 4-8 employees.
- Initial hours of operation will be Tuesday-Saturday from 4:00pm to 9:00pm. Expanded hours will likely be added after opening.
- Tochi Ramen is rated in the top 1% of over 25,000 ramen restaurants rated nationwide on the website restaurantguru.com and has excellent ratings on yelp, Facebook and as of today a perfect 5 on TripAdvisor.com. We will be featured in an upcoming Discover Wisconsin episode shot in West Bend. We have been featured in many publications both locally and even in Japan. We are independent owners and chefs with over 60 years combined in our industry. We love what we do and have spent the last two years looking for our second location and believe this is a perfect space to expand. Tochi Ramen will be a positive addition to downtown Sheboygan.

STAFF COMMENTS:

No formal sign package has been presented. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials

similar to the building. Staff may bring the proposed signage design back to the Plan Applicant will be required to meet the 8th Street Design Guidelines.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Outdoor storage of materials, products or equipment shall be prohibited.
3. 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.).
4. 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.
5. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs). Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
6. All signs shall meet the 8th Street design guidelines.
7. 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.
8. 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. 108140
MAP NO. _____
ZONING CLASSIFICATION: CC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 7/23/19

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

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT *rd*
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: Gregg M. Desrosier
ADDRESS: 154 Minz Park Circle West Bend WI 53095 E-MAIL: greggdesrosier@yahoo.com
PHONE: (262) 483-2119 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Tochi Ramen
ADDRESS OF PROPERTY AFFECTED: 623 N. 8th St
LEGAL DESCRIPTION: _____

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Ramen Restaurant

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

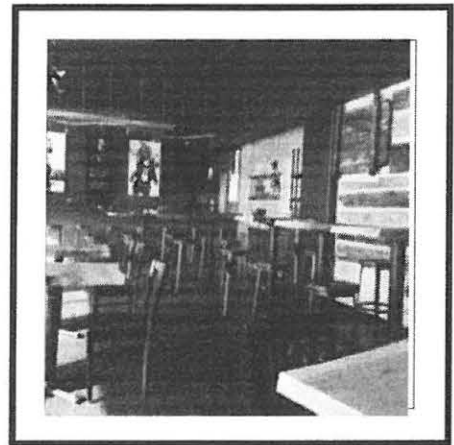
Tochi Ramen is rated in the top 1% of over 25000 ramen restaurants rated nationwide on the website restaurantguru.com and has excellent ratings on yelp, Facebook and as of today a perfect 5 on TripAdvisor.com. We will be featured in an upcoming Discover Wisconsin episode shot in West Bend. We have been featured in many publications both locally and even in Japan. We are independent owners and chefs with over 60 years combined in our industry. We love what we do and have spent the last two years looking for our second location and believe this is a perfect space to expand

The proposed site is to be a second location for Tochi Ramen. We are an existing restaurant in West Bend, and I've been doing business since 2014. We expect to seat 25 people. We will offer carry out and dine in and may expand to delivery if demand warrants. Operating hours will initially be Tuesday through Saturday from 4pm to 9pm with lunch or expanded hours added after primary launch. Initial employee hires would be 3-4 people with expanded hiring to be 4 to 8 people



YELP REVIEWS

The best ramen !!! We drive an hour for it and never have any regrets. We've been there countless times but haven't taken many pictures because we have to dig into our food before we even get a chance! You must try the shishito peppers and pork buns !!! Soooo good. All the ramen we've tried has been delish, same with the udon! The beef mazeman ramen is so so so good, the broth is amazing (I suggest switching to a tamago egg and adding crispy pork) and I don't struggle to finish my bowl everytime! The beef udon is also so good, the noodles melt in your mouth. Another favorite is the cumin butter ramen when it's on special! Can't go wrong with whatever you order!



6/29/2019

• 1 check-in

I'm not quite sure why it took me so long to visit this amazing restaurant after they moved from Milwaukee.

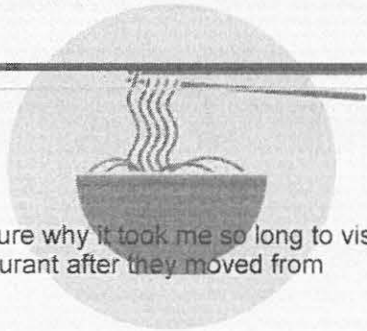
Search OnM

Today reminded me that I should not leave it so long and it is definitely worth the drive to check out this cool spot for amazing Asian fusion food.

Read bout the owner as it's a great local story and his passion truly shows in the amazing food served at Toshi.

We enjoyed Pork Ramen, Devilled Eggs, Japanese Salad and an amazing Rice dish. The cocktails were also a lot of fun but most importantly the people had a friendly and fun vibe, really looks after us and knew the menu to make sure that we got exactly what was more suited for us.

Awesome merch with fun logo designs. A must drive



6/3/2019

Amazing ramen.

Broth was literally perfect and noodles very yummy. The

shrimp was also

fresh and very well

cooked. We had

deviled eggs for

appetizers and they

were also amazing.

Would totally come

back here again.



Varied kitchen stints led this chef to open Tochi Ramen in his hometown of West Bend

Milwaukee Journal Sentinel

www.jsonline.com/

OnMilwaukee 
6-TIME EPPY AWARD WINNER ENTERTAINMENT
SITE OF THE YEAR

Chef Talk: Tochi's Gregg Des Rosier

Published Jan. 16, 2015 at 7:17 p.m. www.onmilwaukee.com

Kyle Cherek interviews Tochi's Gregg Des Rosier in this latest edition of Chef Talk.

FoodCrush Podcast: The lure of ramen, a chat with
Gregg Des Rosier of Tochi

CHEF CHAT WWW.URBANMILWAUKEE.COM

Chef Gregg DesRosier Loves Ramen

And he's turned Tochi into the city's only restaurant dedicated to it.

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CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use Permit and variance application by Aurora Health Care to remodel and operate Aurora Behavioral Health Center from 1221 N. 26th Street. SC Zone.

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

REPORT DATE: July 19, 2019

MEETING DATE: July 23, 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:

Aurora Health Care is proposing to convert the remaining south half of the facility used for storage into additional behavioral health clinic space at 1221 N. 26th Street. The applicant states:

- In 2016 the Plan Commission approved a conditional use application by Aurora to create new behavioral health space in their warehouse facility at 1221 N. 26th Street. The approved conditional use permitted Aurora to convert half of the warehouse facility into behavioral health clinic that offers outpatient-based, intensive mental health and substance abuse programming to residents of the City of Sheboygan and the surrounding communities.
- This building, known as the Ameritech building, is currently used as warehouse on the south side and behavioral health on the north side. The facility is located directly across from the Aurora Sheboygan Clinic located at 2414 Kohler Memorial Drive.
- The building is approximately 16,200sf in size. Aurora previously remodeled 6,300sf on the North side of the building for this clinic. Aurora will now be converting the remaining 9,900sf space from warehouse to clinic so the entire building will now be a behavioral health clinic facility. Aurora currently leases the building from SNH Medical Office Properties Trust and is in the process of obtaining all consents necessary from the landlord to undertake the proposed renovations.
- The expansion project includes the creation of both Partial Hospitalization and Day Treatment services for adolescents aged 12 to 18. These programs provide intensive and

structured treatment for adolescents experiencing a wide range of psychiatric symptoms and behavioral difficulties, including depression, anxiety, self-harming behaviors and suicidal ideation, post-traumatic stress disorders and more. These programs will be comprehensive in nature and will address the needs of the whole child and family, including collaboration and consultation with schools. Individual and family therapy will be provided, as well as access to psychological and psychiatric evaluation and management.

- Aurora's proposed renovations will include improvements to the building facade, as well as several internal renovations that will ensure a healing environment for adolescents and families receiving care at the behavioral health center. Internal features include the following:
 - New entrance and separated treatment spaces for adolescent expansion
 - Separated reception area and waiting room
 - Patient dining with kitchenette and space for art therapy
 - Private Consult Rooms for family therapy and school meetings
 - Provider spaces for psychological and psychiatric evaluation, including space for tele- health psychiatry service
 - 4 Conference/Group Therapy Rooms, which may be available for support groups or community education events in the evening
 - Intake spaces to see new patients and families interested in seeking services at the site
 - Low-stimulation room to help adolescent patients learn self-regulation skills when overwhelmed
 - Expansion of provider and exam room space for adult SUD treatment
- The design and materials of the renovated portion of the building, including wood and stone accents, are intended to respond to the residential character of the street bordering the West side of the property as well as the mix of commercial retail, and municipal buildings bordering the other sides of the property. In addition, improvements to the parking area, the green space surrounding the facility, a covered entrance, and minimal lighting at the entrance, are all part of the plan. Signage is planned for the northeast corner of the building as well as in the greenway along 25th Street to help direct patients to the new clinic location. Existing lighting in the current parking lot will remain intact.
- To help address this growing demand, Aurora is seeking to make a \$2.2 million investment that will expand the array of adolescent behavioral health services offered in the Sheboygan community as well as improve access to care for individuals residing in Sheboygan and the surrounding communities Aurora is excited to increase these vital services to help our patients and the Sheboygan community as a whole, to live well.

The behavioral health services offered on site will include partial hospitalization and day treatment programming to address mental health issues specifically in our adolescent populations. It should be noted that this site will not offer an inpatient psychiatric or substance abuse services. In particular, behavioral health services offered on site will include:

- Two Partial Hospitalization Programs (PHP), which are structured, intensive and time-limited treatment program that offers psychiatry, psychology, nursing care and active behavioral health treatment to patients for six hours each day, five days per week. The individual groups will serve different age ranges, one providing care to adolescents aged 12-15 and one for older adolescents 16-18. Partial hospitalization treatment is provided by a multidisciplinary treatment team, which includes psychiatry, social work, counseling and nursing. Partial hospitalization is an alternative to inpatient care and offers intensive, coordinated and multidisciplinary clinical services with less disruption to a child's routine than inpatient hospitalization. The purpose of the partial hospitalization service is to stabilize and reduce acute signs and symptoms, increase functioning, and assist individuals with integrating into community life through education, cognitive behavioral therapy, and increasing utilization of skills to cope with and improve serious behavioral and psychiatric issues. PHP also helps young people return more easily to their schools and activities following an acute episode of illness. Social workers and case managers work directly with school personnel to consult and collaborate with the child and family around care. Active family involvement will be encouraged. The Partial Hospitalization Program will operate Monday through Friday from 9 a.m. to 3 p.m. and can serve up to 16 patients a day. Patients are also provided with breakfast lunch, and a daily snack as part of their participation in program. Our adolescent patients will arrive to our service around 8am and will return home at the end of the program day.
- Four (4) adolescent Day Treatment (ADT) groups, which are a structured therapy groups that provide service 3 hours per day, 5 times a week. Group therapy sessions are offered either in the mornings (8am to 1130am) or afternoon (1230pm-4pm) for ages 12-18. This level of treatment allows adolescents to continue participation in school (or return to school after an admission into a higher level of care) while participating in intensive programming to address a psychiatric concern. Programming includes individual, group and family therapy. Adolescent patients will participate in activity therapies, as well as education and skills groups to cope with mental health symptoms. Psychological consultation will be available. Contact and collaboration with schools remains a priority in this program to address school needs and maintain stability of the adolescent in the community. Two morning groups and 2 afternoon groups will operate per day; each serving up to 8 patients (32 patients in total per day). Adolescents in these groups will be provided at least one meal and one snack per day.
- Given the nature of behavioral health work, patient safety is of the utmost importance. It is not unanticipated that some of our patients may require immediate, crisis intervention to maintain safety and may require transfer to a higher level of care. Our community is fortunate to have access to immediate, 24/7 crisis support services through our mobile crisis unit, who we may utilize in times of child or family crisis. Additionally, as part of the Advocate Aurora Health system, we can facilitate inpatient stabilization for those patients at imminent risk of harm to themselves or others. Protocols are in place to ensure the daily assessment and reassessment of safety for all patients. Consultation with our psychologist and attending psychiatrist will be critical in determining level of care needs and stabilization services.

- The clinic will be open and caregivers will be on site from 7:45am until 4:30pm Monday through Friday. Evening programming may be considered for the future, which could run until 6:30pm.
- Aurora's multidisciplinary treatment team comprised of psychiatrists, social workers, counselors and nurses, will render services at this site. There will be approximately 16 caregivers, including physicians on site. These 16 include:
 - 2 receptionists
 - 4 group therapists, which are master's prepared and/or fully licensed counselors or social works
 - 2 individual/family therapists, which are master's prepared and/or fully licensed counselors or social works
 - 3 Registered Nurses
 - 1 activity therapist/occupational therapist
 - 1 psychologist
 - 1-2 adolescent psychiatrists
 - 1 school liaison
 - 1 case manager, intake counselor
- The clinic will have capacity to serve a maximum of 32 patients on site at any given time during the clinic's operating hours; 48 in any given day. We anticipate there will be an average of 12-13 employees on site at any given time.
- The building will be open at 7:30 a.m. when caregivers arrive. Patients may start arriving as early as 8:00 a.m. and will leave by 4:30pm. Caregivers may be in the building longer as needed for work flow.
- Day treatment patients are only present on-site for half-day programming, thus parking lot traffic is likely to increase between 11:30am and 12:30pm as the morning group departs and the afternoon group arrives.
- There is an existing parking lot on this site with approximately 225 total spaces. This lot is currently being used by the employees of the clinic across the street. To accommodate the proposed services, we anticipate needing to designate 50 of the existing spaces in this lot for the patients and staff of this clinic. According to our own parking study, this will result in the occasional need for a minimal number of staff currently utilizing this lot to park in one of the other lots east of 26th Street.
- Aurora is very excited to increase access to behavioral health services for this very vulnerable and underserved population of individuals and families residing in the City of Sheboygan and surrounding communities through the expansion of services at the Aurora Behavioral health Center. Aurora is confident that the new behavioral health clinic will allow us to better address growing demand for child and adolescent behavioral health care in our region, helping to make our community healthier.

Additionally, we hope the proposed project will improve our neighborhood and act in harmony with the goals and objectives outlined in the Sheboygan Master Plan.

STAFF COMMENTS:

The applicant may need to install additional mechanicals for the building. For the previous clinic improvement project, the mechanicals were installed at the rear of the building along N. 26th Street. The applicant has not indicated if new mechanicals will be required but if mechanicals these mechanicals shall be screened whether on the ground or on the roof.

The doomed roof of the facility appears tired and weathered with chipped paint. The Plan Commission should have the applicant address what their plan is for the roof – paint? The Plan Commission may want to include a condition that includes painting of the roof by.....?

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 for review/approval.

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, water, sewer, storm drainage, health, 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 and approval of a proposed storm drainage 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, 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. There shall be no spillover light onto adjacent properties or the streets.
8. All areas used for parking and maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs). Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

11. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
12. 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.
13. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, landscape boulevard, pavement, utilities, retaining walls, street trees, etc.).
14. Applicant will provide adequate public access along streets and sidewalks and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected.
15. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
16. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 213310
MAP NO. _____
ZONING CLASSIFICATION: SC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 7/23/19

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

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

12

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Jos. Schmitt Construction

ADDRESS: 2104 Union Avenue, Sheboygan, WI 53082

E-MAIL: kisken@jschmitt.cc

PHONE: 920.457.4426 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Aurora Sheboygan Behavioral Health Wellness Center

ADDRESS OF PROPERTY AFFECTED: 1221 North 26th Street

LEGAL DESCRIPTION: Parcel #59281213310 Steinless Division thr S66.80' of lot 6 of Kohler Memorial Drive frontage road between N 25th & N 26th Streets

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: See attachment

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: See attachment

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

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

Aurora Health Care Behavioral Health Expansion Project
1221 N. 26th Street
Sheboygan, WI 53081

Project Description

Project Background

Aurora Health Care has proudly served the Sheboygan community since 1933, and we are dedicated to meeting our community's continuously evolving and diverse health care needs.

For several years, the City of Sheboygan, as well as the state of Wisconsin as a whole, has experienced a growing demand for behavioral health services. Aurora has seen this increase in demand first hand at Aurora Sheboygan Memorial Medical Center and across the Aurora system. In a recent survey of Aurora physicians, 63 percent reported that they see behavioral health issues in their practice every day. A recent study in JAMA found that the number of children and teens presenting to emergency departments for suicidal thoughts and behavior has doubled between 2007 and 2015. Half of children in the United States with mental health issues go untreated, often from difficulties accessing care and lengthy waiting lists. The 2018 retirement of Aurora Sheboygan's adolescent psychiatrist has challenged the organization's ability to treat adolescents within our home community.

To help address this growing demand, Aurora is seeking to make a \$2.2 million investment that will expand the array of adolescent behavioral health services offered in the Sheboygan community as well as improve access to care for individuals residing in Sheboygan and the surrounding communities. Aurora is excited to increase these vital services to help our patients and the Sheboygan community as a whole, to live well.

Project and Service Overview

Aurora is seeking to expand services offered within the building located at 1221 N. 26th Street, Sheboygan, WI, 53081, which was established as the Aurora Behavioral Health Center in 2016. The expansion project includes the creation of both Partial Hospitalization and Day Treatment services for adolescents aged 12 to 18. These programs provide intensive and structured treatment for adolescents experiencing a wide range of psychiatric symptoms and behavioral difficulties, including depression, anxiety, self-harming behaviors and suicidal ideation, post-traumatic stress disorders, and more. These programs will be comprehensive in nature and will address the needs of the whole child and family, including collaboration and consultation with schools. Individual and family therapy will be provided, as well as access to psychological and psychiatric evaluation and management.

The total building is approximately 16,200 square feet in size, of which 6,300 square feet on the North side was developed in 2016 for adult mental health and substance use disorder programming. Aurora currently leases the building from SNH Medical Office Properties Trust and is in the process of obtaining all consents necessary from the landlord to undertake the proposed renovations.

Aurora's proposed renovations will include improvements to the building façade, as well as several internal renovations that will ensure a healing environment for adolescents and families receiving care at the behavioral health center. Internal features include the following:

- New entrance and separated treatment spaces for adolescent expansion
- Separated reception area and waiting room
- Patient dining with kitchenette and space for art therapy
- Private Consult Rooms for family therapy and school meetings
- Provider spaces for psychological and psychiatric evaluation, including space for tele-health psychiatry service
- 4 Conference/Group Therapy Rooms, which may be available for support groups or community education events in the evening
- Intake spaces to see new patients and families interested in seeking services at the site
- Low-stimulation room to help adolescent patients learn self-regulation skills when overwhelmed
- Expansion of provider and exam room space for adult SUD treatment

The design and materials of the renovated portion of the building, including wood and stone accents, are intended to respond to the residential character of the street bordering the West side of the property as well as the mix of commercial, retail, and municipal buildings bordering the other sides of the property. In addition, improvements to the parking area, the green space surrounding the facility, a covered entrance, and minimal lighting at the entrance, are all part of the plan. Signage is planned for the northeast corner of the building as well as in the greenway along 25th street to help direct patients to the new clinic location. Existing lighting in the current parking lot will remain intact.

Behavioral Health Services

The behavioral health services offered on site will include partial hospitalization and day treatment programming to address mental health issues specifically in our adolescent populations. It should be noted that this site will not offer any *inpatient* psychiatric or substance abuse services. In particular, behavioral health services offered on site will include:

- Two Partial Hospitalization Programs (PHP), which are structured, intensive and time-limited treatment program that offers psychiatry, psychology, nursing care and active behavioral health treatment to patients for six hours each day, five days per week. The individual groups will serve different age ranges, one providing care to adolescents aged 12-15 and one for older adolescents 16-18. Partial hospitalization treatment is provided by a multidisciplinary treatment team, which includes psychiatry, social work, counseling, and nursing. Partial hospitalization is an alternative to inpatient care and offers intensive, coordinated, and multidisciplinary clinical services with less disruption to a child's routine than inpatient hospitalization. The purpose of the partial hospitalization service is to stabilize and reduce acute signs and symptoms, increase functioning, and assist individuals with integrating into community life through education, cognitive behavioral therapy, and increasing utilization of skills to cope with and improve serious behavioral and psychiatric issues. PHP also helps young people return more easily to their schools and activities following an acute episode of illness. Social workers and case managers work directly with school personnel to consult and collaborate with the child and family around care. Active family involvement will be encouraged. The Partial Hospitalization Program will operate Monday through Friday from 9 a.m. to 3 p.m. and can serve up to 16 patients a day. Patients are also provided with breakfast, lunch, and a daily snack as part of their participation in program. Our adolescent patients will arrive to our service around 8am and will return home at the end of the program day.

- Four adolescent Day Treatment (ADT) groups, which are a structured therapy groups that provide service 3 hours per day, 5 times a week. Group therapy sessions are offered either in the mornings (8am to 1130am) or afternoon (1230pm-4pm) for ages 12-18. This level of treatment allows adolescents to continue participation in school (or return to school after an admission into a higher level of care) while participating in intensive programming to address a psychiatric concern. Programming includes individual, group and family therapy. Adolescent patients will participate in activity therapies, as well as education and skills groups to cope with mental health symptoms. Psychological consultation will be available. Contact and collaboration with schools remains a priority in this program to address school needs and maintain stability of the adolescent in the community. Two morning groups and 2 afternoon groups will operate per day; each serving up to 8 patients (32 patients in total per day). Adolescents in these groups will be provided at least one meal and one snack per day.

Safety Procedures

Given the nature of behavioral health work, patient safety is of the utmost importance. It is not unanticipated that some of our patients may require immediate, crisis intervention to maintain safety and may require transfer to a higher level of care. Our community is fortunate to have access to immediate, 24/7 crisis support services through our mobile crisis unit, who we may utilize in times of child or family crisis. Additionally, as part of the AdvocateAurora Health system, we can facilitate inpatient stabilization for those patients at imminent risk of harm to themselves or others. Protocols are in place to ensure the daily assessment and reassessment of safety for all patients. Consultation with our psychologist and attending psychiatrist will be critical in determining level of care needs and stabilization services.

Hours of operation

The clinic will be open and caregivers will be on site from 7:45am until 4:30pm Monday through Friday. Evening programming may be considered for the future, which could run until 6:30pm.

Employee and Patient Capacity

Aurora's multidisciplinary treatment team comprised of psychiatrists, social workers, counselors and nurses, will render services at this site. There will be approximately 16 caregivers, including physicians on site. These 16 include;

- 2 receptionists
- 4 group therapists, which are master's prepared and/or fully licensed counselors or social works
- 2 individual/family therapists, which are master's prepared and/or fully licensed counselors or social works
- 3 Registered Nurses
- 1 activity therapist/occupational therapist
- 1 psychologist
- 1-2 adolescent psychiatrists
- 1 school liaison
- 1 case manager, intake counselor

The clinic will have capacity to serve a maximum of 32 patients on site at any given time during the clinic's operating hours; 48 in any given day. We anticipate there will be an average of 12-13 employees on site at any given time.

Traffic

The building will be open at 730 a.m. when caregivers arrive. Patients may start arriving as early at 8:00 a.m. and will leave by 4:30pm. Caregivers may be in the building longer as needed for work flow.

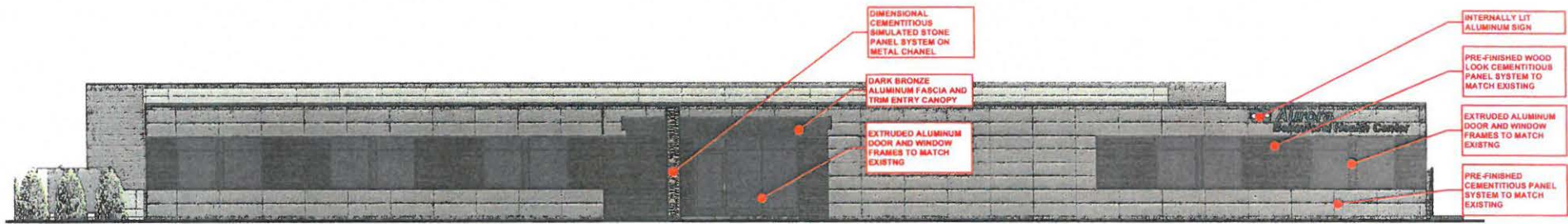
Day treatment patients are only present on-site for half-day programming, thus parking lot traffic is likely to increase between 11:30am and 12:30pm as the morning group departs and the afternoon group arrives.

Parking

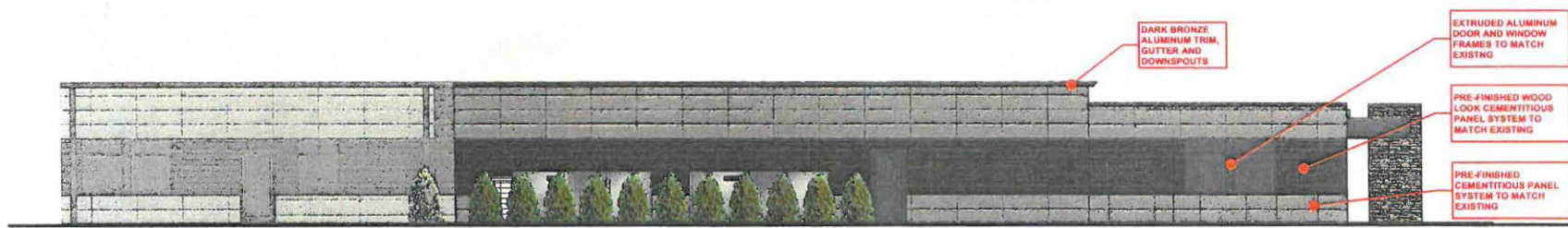
There is an existing parking lot on this site with approximately 225 total spaces. This lot is currently being used by the employees of the clinic across the street. To accommodate the proposed services, we anticipate needing to designate 50 of the existing spaces in this lot for the patients and staff of this clinic. According to our own parking study, this will result in the occasional need for a minimal number of staff currently utilizing this lot to park in one of the other lots east of 26th Street. Aurora currently leases the building and parking lots from SNH Medical Office Properties Trust and is in the process of obtaining all consents necessary from the landlord to undertake the proposed renovations.

Conclusion

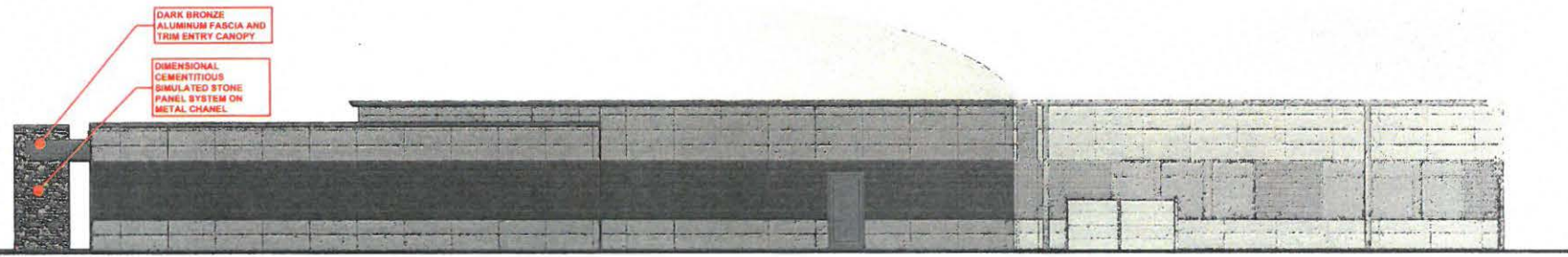
Aurora is very excited to increase access to behavioral health services for this very vulnerable and underserved population of individuals and families residing in the City of Sheboygan and surrounding communities through the expansion of services at the Aurora Behavioral health Center. If approved, Aurora is confident that the new behavioral health clinic will allow us to better address growing demand for child and adolescent behavioral health care in our region, helping to make our community healthier. Additionally, we hope the proposed project will improve our neighborhood and act in harmony with the goals and objectives outlined in the Sheboygan Master Plan. Thank you in advance for your consideration of this application.



SOUTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"

AURORA - BEHAVIORAL HEALTH CENTER

Sheboygan, WI



215201 11/20/2019 10:00 AM | 11/20/2019 10:00 AM | 11/20/2019 10:00 AM



PROPOSED VIEW FROM SOUTHEAST

AURORA - BEHAVIORAL HEALTH CENTER

Sheboygan, WI

zimmerman
ARCHITECTURAL STUDIOS, P.C.

222 WEST WASHINGTON STREET, SUITE 200 | SHEBOYGAN, WI 53081 | TEL: 920.452.1000 | WWW.ZIMMERMANSTUDIOS.COM



PROPOSED VIEW FROM SOUTHWEST

AURORA - BEHAVIORAL HEALTH CENTER

Sheboygan, WI





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use Permit application by 5th Generation Properties, LLC to operate a multi-tenant facility at 804-814 N. 8th Street. CC Zone

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

REPORT DATE: July 19, 2019 **MEETING DATE:** July 23, 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:

5th Generation Properties, LLC is proposing to lease vacant commercial spaces to new tenants in their multi-tenant commercial facility in downtown Sheboygan located at 804-814 N. 8th Street. The applicant states the following:

Retail Space #1:

- Will be a furniture and home decor consignment shop. It will be selling used furniture and decor as well and upcycled furniture. South tenant space facing N. 8th Street and Wisconsin Avenue.
- The Rickety Wagon would be a great addition to Sheboygan downtown because of the recent housing additions. This retail store would help supply furniture to downtown residents as well as the opportunity to sell their furniture if they move outside of the downtown area. This is also a business that Sheboygan currently doesn't have, despite the need for affordable furniture to new Sheboygan residents.

Retail Space #2:

- Has been looked at Glik's but we have not received confirmation from them yet. This would be a great retail space for a possible Sheboygan based business as well. North tenant space facing N. 8th Street.
- By offering more retail space in the downtown Sheboygan area, we could create a more attractive environment for young professionals to relocate to Sheboygan's downtown. Currently that block of 8th Street has many successful businesses on the opposite side of

the street, such as Nest, Relish, & Black Pig. By having new retail/businesses across the street from already established Sheboygan businesses, the block could become a shopping hub in downtown Sheboygan.

Office Space #2:

- This will be a nonprofit resource center that will house various nonprofits and offer shared services to offsite nonprofits in Sheboygan with the opportunity to “buy-in” to the services offered. Many of our local nonprofits pay for services such as printing/tax preparation/auditing/office management that could be offered as a joint service that would save money many nonprofits. Center of building facing 8th Street.
- Sheboygan is known for having many wonderful nonprofits. However, many of these nonprofits work in their own “silos” of services they offer to Sheboygan. By offering a nonprofit center, these nonprofits would be able to share resources that would allow them to better help Sheboygan and its residents. This downtown Sheboygan location would provide the nonprofits heightened visibility allowing them to become more known in the community. By offering shared office spaces, resource center and shared office services, many nonprofits would be able to save money on daily expenses, therefore allowing them to spend more of their resources towards bettering the community.

The applicant also states:

- There is a possibility to have 3-5 tenant spaces in this building.
- The site was selected because of the booming downtown business in Sheboygan. With the current influx of apartment living, we have more people in the downtown area. We’d like to provide these people with more services and places to shop in downtown.
- Our new offices will create a collaborative center for multiple nonprofits to work together to minimize the cost of renting and other office expenses. Our nonprofits are some of the greatest organizations our community has and shining a light on them by putting them downtown will only help community members find those nonprofits to either volunteer, donate or use their services.
- Phase 1 is painting over the existing CMU for our current tenant. It would begin immediately. Phase 2 for the remaining exterior would commence once final rental agreements are signed from our other tenants for the remainder of our first floor and second floor space.
- Phase 2 is trying to match the building facade of years past and restoring the North buildings to their original brick and terracotta finishes. We’re reproducing the look of the original South building as well with the plaster finish and round top windows on the second floor.

STAFF COMMENTS:

Approximately two (2) years ago, the applicant removed some exterior building materials in order to determine what materials were being covered up and in what shape those materials were in so they could determine how to remodel the exterior of the building. As you are aware, the building remains in an unfinished condition because the applicant has not begun the exterior remodel project. The building is located in a very visible and highly traveled section of 8th Street where a significant amount of redevelopment has and is taking place. It is critical that the owner provide the plan commission with a reasonable timeframe for this exterior remodel project to begin and to be completed.

Staff will be including conditions that require the applicant to submit architectural drawings to the architectural review board by a date certain as well as a date certain that the applicant has to start the exterior remodeling project. It appears that the applicant could submit such drawings by September 24, 2019 to be placed on the October 14, 2019 Architectural Review Board agenda. In addition, construction should begin by May 1, 2020. Also, no permits should be considered for Phase 2 (2nd floor) until such times as the exterior building elevation drawings have been approved by the Architectural Review Board and construction has begun.

It appears the applicant may be creating a banquet space on the 2nd story of the building for Phase 2 (conceptual idea). This 2nd floor Phase 2 concept is not being reviewed as part of this conditional use and would need to submit for consideration at a later date (Reviewing Phase 1 - 1st floor only).

Will the facility require a dumpster? If a dumpster is required the applicant will work with staff on a location and the dumpster shall be screened and enclosed and constructed of like materials and colors of the facility.

No formal sign package has been presented. This section of downtown Sheboygan is redeveloping nicely so the applicant shall work with staff with regards to constructing well-designed signage for the site that utilizes colors and materials similar to the building. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. Staff may bring the proposed signage design back to the Plan Commission for review/approval. The signage will need to meet the 8th Street design guidelines.

ACTION REQUESTED:

Staff recommends approval of the conditional use 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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.

2. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
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, 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. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs). Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. All signs shall meet the 8th Street design guidelines.
8. Applicant will provide adequate public access along the streets and the shared access drives with the property to the south and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
10. 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.
11. Absolutely no portion of the building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.).
12. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy (future uses and/or phases may require conditional use permits, occupancy, permits, etc.).
13. This conditional use permit is for the 1st floor only. 2nd Floor Phase 2 shall obtain all land use and building approvals/permits.
14. The applicant shall obtain City of Sheboygan Architectural Review Board approval prior to issuance of building permits for the exterior remodel. Exterior remodel architectural drawings shall be submitted to the Architectural Review Board by September 24, 2019 to be placed on the October 14, 2019 Architectural Review Board meeting.
15. Applicant shall obtain building permits for the exterior remodel improvements by no later than May 1, 2020.
16. 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 attachment.

PARCEL NO. 107200
MAP NO.
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO.
REVIEW DATE: 7/23/19

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

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

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$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: Fifth Generation Properties LLC
ADDRESS: 3411 Behrens Parkway, Sheboygan WI 53081
E-MAIL: jschmitt@doublevisionfilms.net (Jessica Schmitt-Reynolds)
PHONE: 920-627-0618

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS:
Retail Space #1: The Rickety Wagon
Office Space #1: Nonprofit Center of Sheboygan * Name TBD
Retail Space #2: *TBD

ADDRESS OF PROPERTY AFFECTED: 804, 806 & 810 N 8th Street, Sheboygan

LEGAL DESCRIPTION: N/A

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: The building has been vacant.

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

Retail Space #1: A furniture and home decor consignment shop. It will be selling used furniture and decor as well and upcycled furniture.

Office Space #1: A nonprofit resource center that will house various nonprofits and offer shared services to offsite nonprofits in Sheboygan with the opportunity to "buy-in" to

the services offered. Many of our local nonprofits pay for services such as printing/tax preparation/auditing/office management that could be offered as a joint service that would save money many nonprofits.

Retail Space #2: This retail space has been looked at Glik's but we have not received confirmation from them yet. This would be a great retail space for a possible Sheboygan based business as well.

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

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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

Retail Space #1: The Rickety Wagon would be a great addition to Sheboygan downtown because of the recent housing additions. This retail store would help supply furniture to downtown residents as well as the opportunity to sell their furniture if they move outside of the downtown area. This is also a business that Sheboygan currently doesn't have, despite the need for affordable furniture to new Sheboygan residents.

Office Space #1: Sheboygan is known for having many wonderful nonprofits. However, many of these nonprofits work in their own "sillhoes" of services they offer to Sheboygan. By offering a nonprofit center, these nonprofits would be able to share resources that would allow them to better help Sheboygan and it's residents. By offering them this space in downtown Sheboygan, the nonprofits would have heightened visibility, allowing them to become more known in the community as well. And by offering shared office spaces, resource center and shared office services, many nonprofits would be able to save money on daily expenses, therefore allowing them to spend more of their resources towards bettering the community.

Retail Space #2: By offering more retail space in the downtown Sheboygan area, we could create a more attractive environment for young professionals to relocate to Sheboygans downtown. Currently that block of 8th Street has many successful businesses on the opposite side of the street, such as Nest, Relish, & Black Pig. By having non-competing retail/businesses across the street from already established Sheboygan businesses, that block could become a shopping hub in downtown Sheboygan.

How many additional tenant spaces does the applicant believe will be created (minimum/maximum)?

We believe we'll have 3-5 tenant spaces

An explanation of the proposed tenants and what types of uses/activities are expected?

One of the storefronts will be a retail store for furniture. Another will be a non-profit headquarters. There is also a possibility of another women's clothing retail store.

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

The site was selected because of the booming downtown business in Sheboygan. With the current influx of apartment living, we have more people in the downtown area. We'd like to provide them with more places to shop, to keep the hustle and bustle of the downtown. With our plans for the non-profit office, we feel that the current non-profits in our area are struggling with fitting many people in a small area. Our new offices will create a collaborative center for multiple nonprofits to work together to minimize the cost of renting and other office expenses. Our nonprofits are some of the greatest organizations our community has and shining a light on them by putting them downtown will only help community members find those nonprofits to either volunteer, donate or use their services. Construction would begin when we get approved for Phase 1.

Description of proposed facilities - Description of proposed building and all new site improvements (square footage of building, square footage of proposed tenant spaces, exterior remodeling, storm drainage, landscaping, lighting, traffic, ingress/egress, parking, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, etc.).

Plans are attached

A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Proposed building is very visible so the building will need to be constructed accordingly (aesthetic look for each building elevation). An explanation of the proposed architectural style and materials and how it is compatible with the development in and around the area. Will need to meet the 8th Street Design Guidelines.

We're trying to match the building facade of years past and restoring the North buildings to their original brick and terracotta finishes. We're reproducing the look of the original South building as well with the plaster finish and round top windows on the second floor.

What is the phasing of the development? When would construction begin on Phase 1, 2, etc.?

Phase 1 is painting over the existing CMU for our current tennant. It would begin immediately. Phase 2 for the remaining exterior would commence once final rental agreements are signed from our other tenants for the remainder of our first floor and second floor space.

What are the days and hours of operation?

Normal Business hours

How many employees will you have?

TBD

How will site be accessed and where are the proposed access points?

Southern entrance will be through existing door. Northern entrance will be split into two doors with handicap accessibility to both the second floor and basement.

How will site be serviced with streets and utilities?

Existing utilities

Explain site lighting.

There will be entrance lighting on all doors and lighting on rear alley entrances as well.

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

Since the proposed improvements will make a vast change to the current look of the building, we hope the other adjoining properties will be understanding during our construction phases. We will obviously keep a nice and tidy construction site and not willingly hinder business to other adjoining properties.

Are you proposing any fencing and landscaping?

No.

Number of parking spaces you have and the number of parking spaces required - One space per customer station plus one space per employee on the largest work shift, or one space 300 square feet of gross floor area, whichever is greater.

Parking in the current street parking or municipal lot.

Any other information that will be useful for the Plan Commission to understand your proposed business

Nothing at this time but feel free to ask us any questions!

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

No, not that we are aware of.

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

The proposed conditional use would allow currently vacant buildings to be used to better the downtown area by bringing retail commerce and nonprofit assistance to the area.

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

Yes.

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

OWNER OF SITE: Fifth Generation Properties LLC
ADDRESS: 3411 Behrens Parkway, Sheboygan WI 53081
E-MAIL: jschmitt@doublevisionfilms.net

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

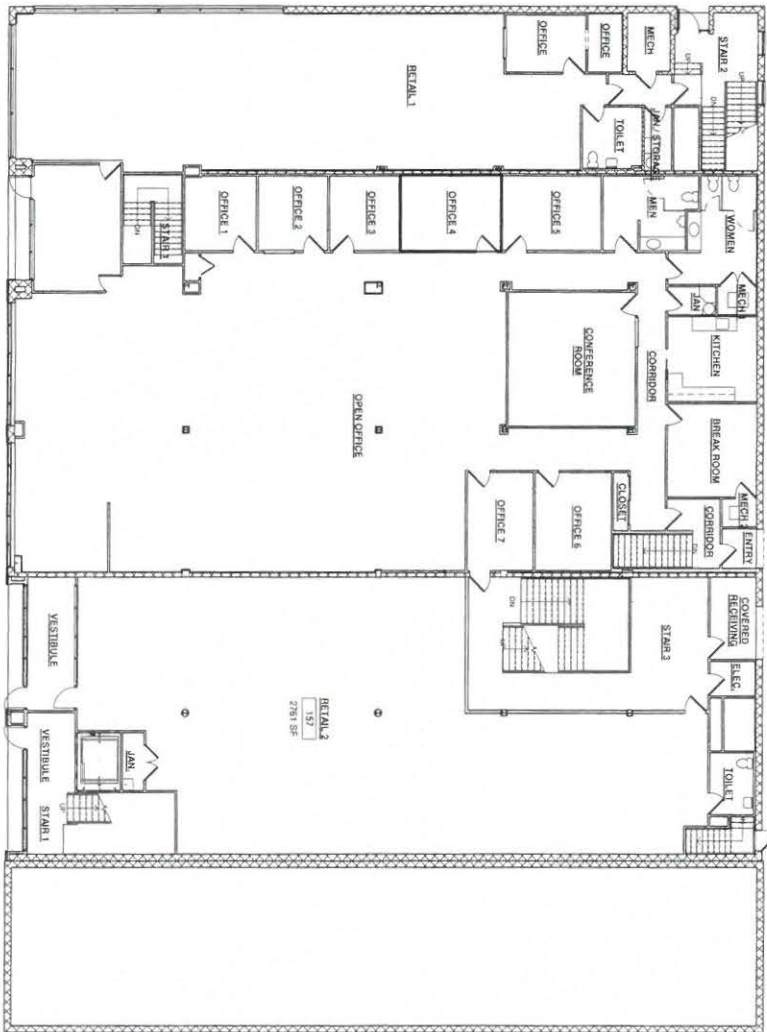
CONTRACTOR: Jos. Schmitt Construction Co.
ADDRESS: 2104 Union Ave, Sheboygan Wi 53051
E-MAIL: sschmitt@jschmitt.cc

5. CERTIFICATE

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

No color scheme assigned to view

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



1ST FLOOR PLAN

PRELIMINARY PLANS

FIFTH GEN. PROPERTIES

8TH STREET RENOVATION
800 BLOCK OF NORTH 8TH STREET
SHEBOYGAN, WI 53081

DISTINCTIVE DESIGN
STUDIO
215 Pine Street
Sheboygan Falls, WI 53085
Ph: (920) 395-1090
www.distinctivedesignstudio.com

REVISIONS		
#	DATE	DESCRIPTION
1	11/09/18	ISO DOCS

A101

SCALE 1/8" = 1'-0"
DATE 09/11/18
DRAWN BY JEA
CHECKED BY SJP
PROJECT # 18-043

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FIFTH GEN. PROPERTIES

8TH STREET RENOVATION
800 BLOCK OF NORTH 8TH STREET
SHEBOYGAN, WI 53081

DISTINCTIVE DESIGN
215 Pine Street
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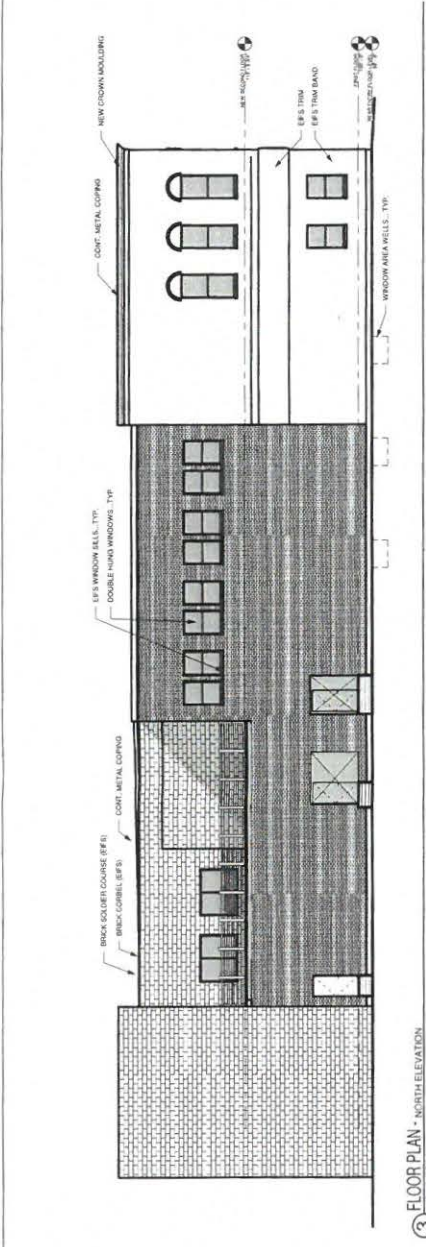
PRELIMINARY
PLANS

EXTERIOR
ELEVATIONS

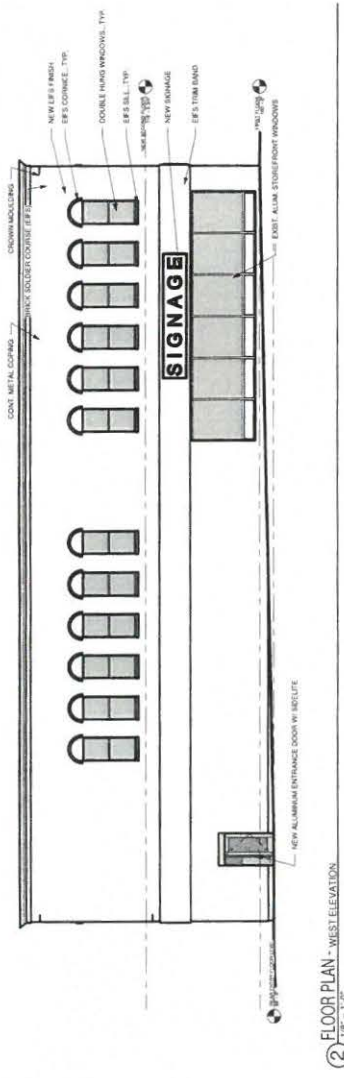
DATE: 9/7/15
DRAWN BY: JRA
CHECKED BY: SMP
PROJECT #: 18-043

A201
SCALE: 1/8" = 1'-0"

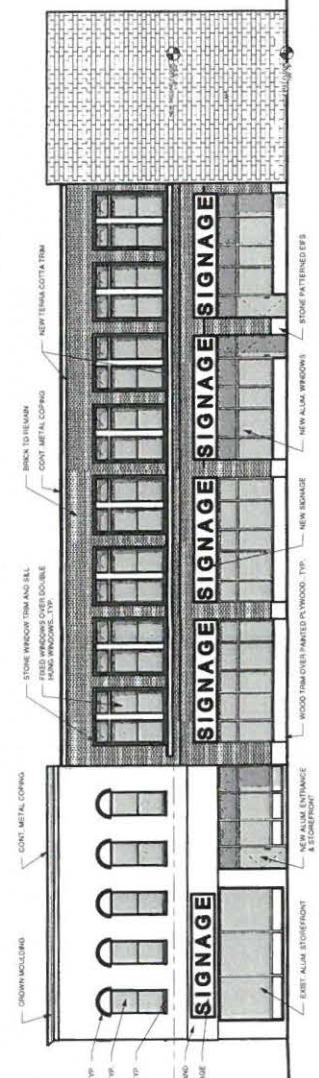
NOT TO SCALE AND SUBJECT TO
FIELD SURVEYING AND ADJUSTMENTS
BY THE ARCHITECT



③ FLOOR PLAN - NORTH ELEVATION
1/8" = 1'-0"



② FLOOR PLAN - WEST ELEVATION
1/8" = 1'-0"



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

REVISIONS	DATE	DESCRIPTION

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