

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use Permit and variance application by Jose Perez to locate Jose's Taco Truck in the parking lot and to utilize some of the vacant restaurant seating at 1721 Calumet Drive. UC Zone

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

REPORT DATE: June 21, 2019

MEETING DATE: June 25, 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:

Jose Perez is proposing to locate Jose's Taco Truck in the existing parking lot, to utilize some of the vacant restaurant seating at 1721 Calumet Drive. The applicant states the following:

- We are attempting to gain approval to operate from our own location at 1721 Calumet Drive. We have been operating from various locations in Sheboygan for over 10 years, and very much want to continue to serve the residents within the City of Sheboygan. We feel we can better serve our customers by providing a permanent location that will also reduce our dependency on the weather.
- The proposed site has ample parking and a dining area where customers may sit and enjoy their food sheltered from the rain and cold. The most recent use of the property was a full restaurant on the main level with an apartment located above on the second floor. It is our intention to open the restaurant in the future, but know that it may take a year to get the kitchen into proper operating condition. Several repairs also need to be made to the exterior of the building. We need to operate the mobile truck business in order to pay for the repairs on the building.
- The parking lot is located behind the building and very much out of the way of the busy street and sidewalks. There are also several businesses and restaurants located on the 1700 and 1800 block of Calumet Drive. We feel the local business owners and neighbors will benefit from the rehabilitation of this building. We will insure that the mobile food stand does not become a nuisance to the neighboring property owners and tenants by utilizing the dining area in the evenings, picking up trash daily, and

putting away all related equipment daily. The small space in the trucks mean we currently have to clean up as we go and operate as efficiently as possible.

- It will take some time to get the property into operating condition. Our goal is to begin utilizing the dining area and restrooms on August 1, 2019, but the time needed to update the property might push back this deadline. The upstairs apartment will also be utilized to generate some income. We plan to paint and replace carpeting in the unit. We don't have a definitive timeline on this project and it will depend on how long it takes to complete the dining area and restrooms.
- The mobile food truck sells tacos, fish, chicken, fries, and drinks.
- The food truck is located in the parking lot on the east side of the building facing Calumet Drive. There is enough space for the mobile food stand and parking.
- The taco truck is proposed to be operated year round and will be open 12pm-9pm daily.

STAFF COMMENTS:

The Plan Commission needs to understand that the applicant is initially proposing to permit indoor seating for Food Truck customers within the former restaurant building. Customers would have access to indoor tables and restrooms. The applicant's goal is eventually to operate a restaurant from the 1st floor of 1721 Calumet Drive, however, the building is in rough shape and will take a bit of time to remodel. Thus, the applicant is requesting to be permitted to operate the food truck from this site in order to generate income that can be used to remodel the interior and exterior of the building and eventually open a restaurant.

In order to use the 1st floor of the building for seating and bathrooms the applicant will need to work with the Building Inspection Department to obtain the necessary occupancy permits that will permit this area to be used by customers.

There is a very old and weathered projecting sign frame located on the front of the building facing Calumet Drive. Staff will be recommending that this sign be removed. If the restaurant operates in the future new signage can be installed at that time.

Applicant is requesting a variance to operate the taco stand permanently from the site – temporary stands are permitted to operate 12 days a year.

ACTION REQUESTED:

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

1. Applicant will be required to meet and/or obtain all codes, requirements, licenses, etc. to operate the food truck and to utilize the building including but not limited to building, electrical, plumbing, HVAC, fire, health, food, vendors, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.

2. 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. Applicant shall obtain all necessary County Health Department licenses/permits to operate the food truck and the interior seating.
4. Food truck shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances (vision triangle requirements of Section 15.703 of the City of Sheboygan Zoning Ordinance).
5. Applicant shall remove the old projecting sign frame by August 2, 2019 (west side of the building facing Calumet Drive).
6. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
7. Proposed wall signage will be individual letter signs (no flat panel or interior lit cabinet signs).
8. No temporary signage and/or fluttering, undulating, swinging, rotting, or otherwise moving signs, pennants, banners or other decorations shall be permitted on the building or in the area around the food truck.
9. No portion of the operation shall take place upon the City of Sheboygan public right-of-way or on adjacent properties – operation shall remain on the private property.
10. This conditional use permit is for Jose's Food Truck only. No other temporary use is permitted to operate from the site (this conditional use permit is not transferable).
11. If the applicant wishes to operate from the City public right-of-way or from another private commercial property they will need to obtain the necessary permits and approvals to do so.
12. Applicant shall adequately monitor/regulate and maintain this property.
13. In no instance shall the food stand create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issues arise, the Plan Commission may again review the conditional use permit.
14. If there are any amendments to the approved plans, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 600 880
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 6/25/19

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.

Jose's food truck 2001@gmail.com

1. APPLICANT INFORMATION

APPLICANT: Jose Perez (Jose's food truck)
ADDRESS: 2616 N. 28th E-MAIL: Jose's food truck 2001@gmail.com
PHONE: (920) 254-0212 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Jose's Taco Truck
ADDRESS OF PROPERTY AFFECTED: 1721 Calumet Dr.
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
Barant Restaurant

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

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

To whom it may concern,

We are attempting to gain approval to operate from our own location at 1721 Calumet Dr, Sheboygan. We have been operating from various locations in Sheboygan for over 10 years, and very much want to continue to serve the residents within the City of Sheboygan. We feel we can better serve our customers by providing a permanent location that will also reduce our dependency on the weather.

The proposed site has ample parking and a dining area where customers may sit and enjoy their food sheltered from the rain and cold. The most recent use of the property was a full restaurant on the main level with an apartment located above on the second floor. It is our intention to open the restaurant in the future, but know that it may take a year to get the kitchen into proper operating condition. Several repairs also need to be made to the exterior of the building. We need to operate the mobile truck business in order to pay for the repairs on the building.

The parking lot is located behind the building and very much out of the way of the busy street and pedestrian sidewalks. There are also several businesses and restaurants located on the 1700 and 1800 block of Calumet Dr. We feel the local business owners and neighbors will benefit from the rehabilitation of this building. We will insure that the mobile food stand does not become a nuisance to the neighboring property owners and tenants by utilizing the dining area in the evenings, picking up trash daily, and putting away all related equipment daily. The small space in the trucks mean we currently have to clean up as we go and operate as efficiently as possible. Also, the hours of operation will be 12pm-9pm daily.

It will take some time to get the property into operating condition. Our goal is to begin utilizing the dining area and restrooms on August 1, 2019, but the time needed to update the property might push back this deadline. The upstairs apartment will also be utilized to generate some income. We plan to paint and replace carpeting in the unit. We don't have a definitive timeline on this project and it will depend on how long it takes to complete the dining area and restrooms.

Please consider our request to operate our current mobile food stand from the parking lot of 1721 Calumet Dr. The remaining pages to this proposal highlight the interior and exterior of the property.

Best regards,

A handwritten signature in black ink, appearing to read "Massimo Pirog". The signature is written in a cursive style with a large, stylized initial 'M'.

JOSE'S FOOD TRUCK

(920) 254-2056

LUNCH / DINNER

Fish Taco Tilapia / Catfish	\$3.00	Fish Sandwich Tilapia / Catfish w/fries	\$6.50
Catfish Fillet w/fries	\$7.00	Chicken Strips w/fries	\$6.50
Tilapia Fillet w/fries	\$7.00	Chicken Strip Melt w/fries	\$6.50
Whole Catfish comes with bone w/ fries	\$6.50	Bacon Jalapeño Poppers w/fries	\$7.00

DRINKS

Coca Cola	Pepsi
Horchata	Jarrito
Crush	Water
Squirt	Mountain dew

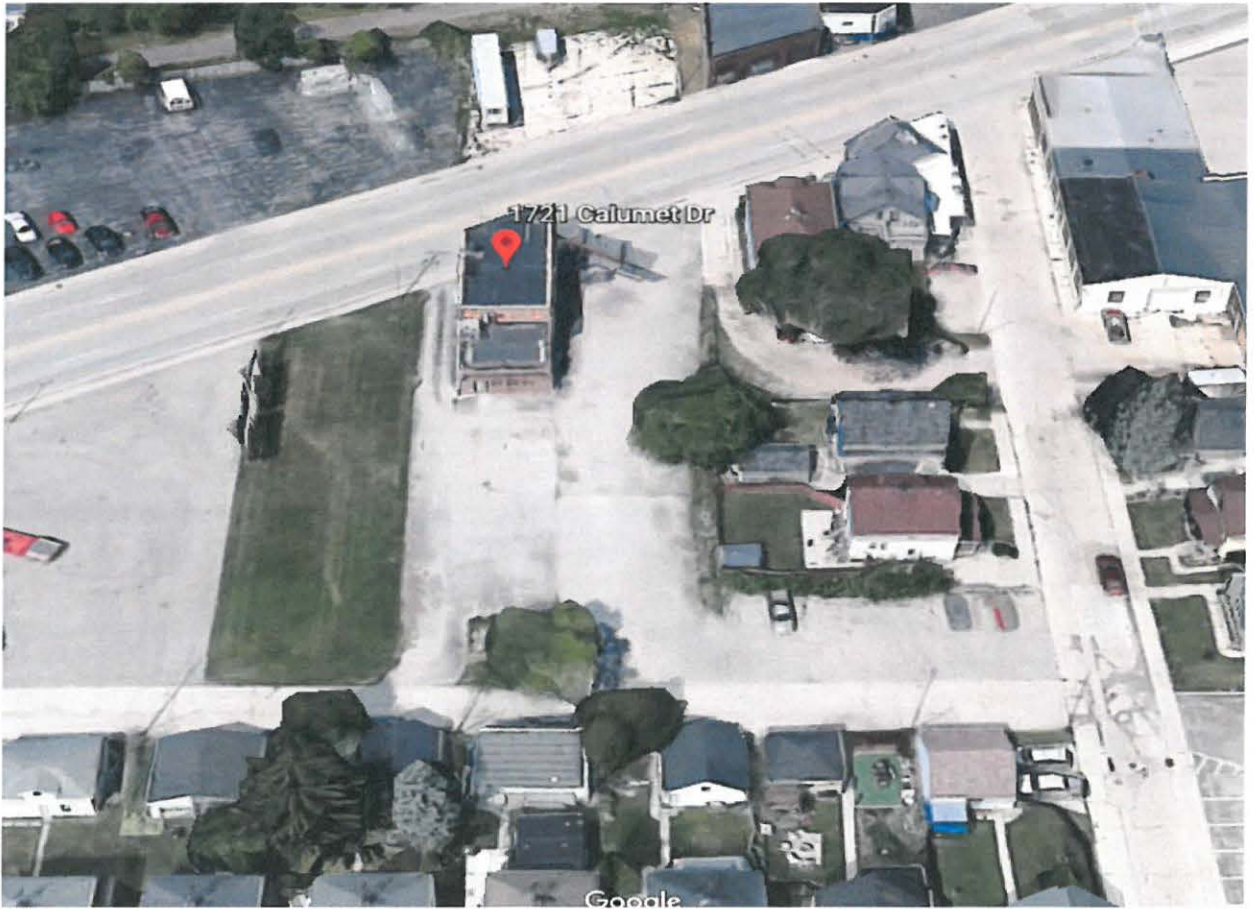
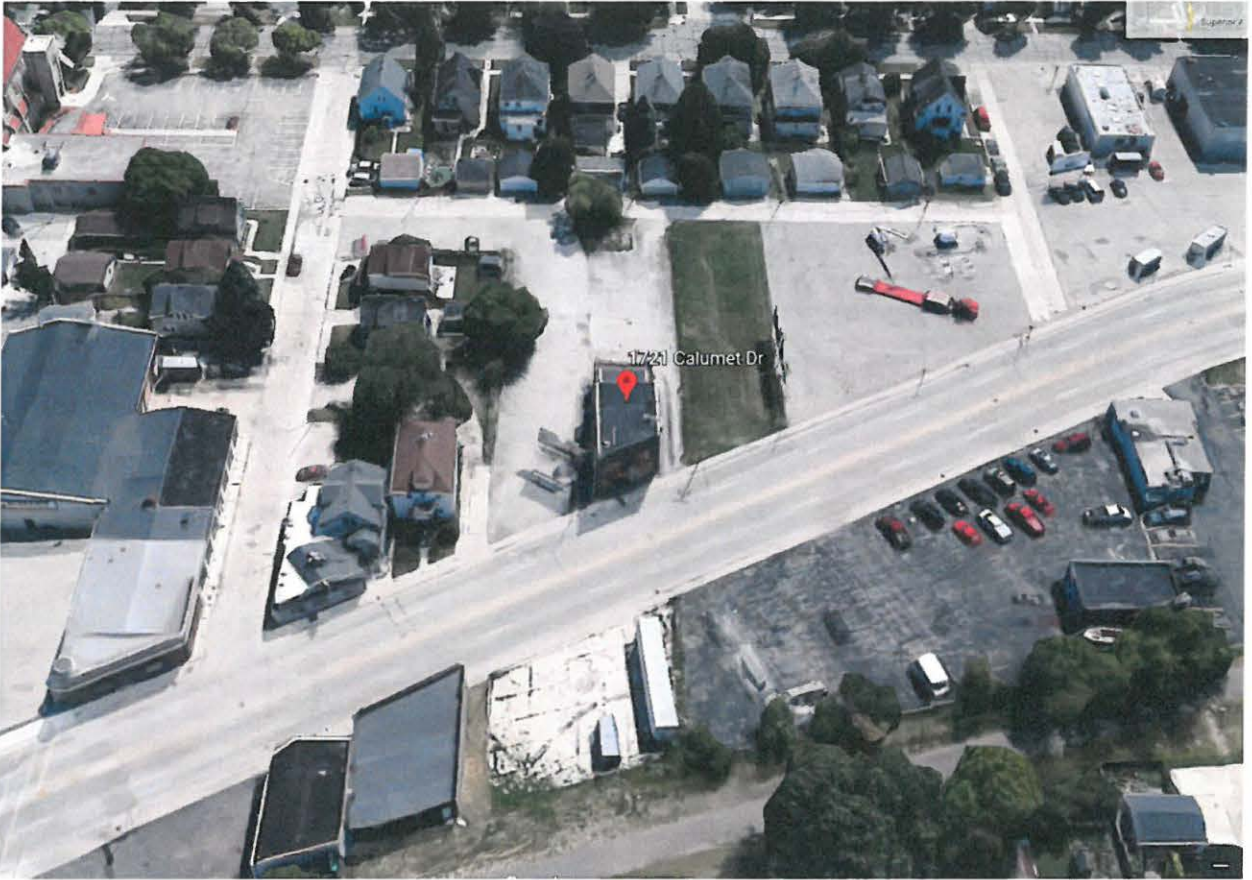
EXTRAS

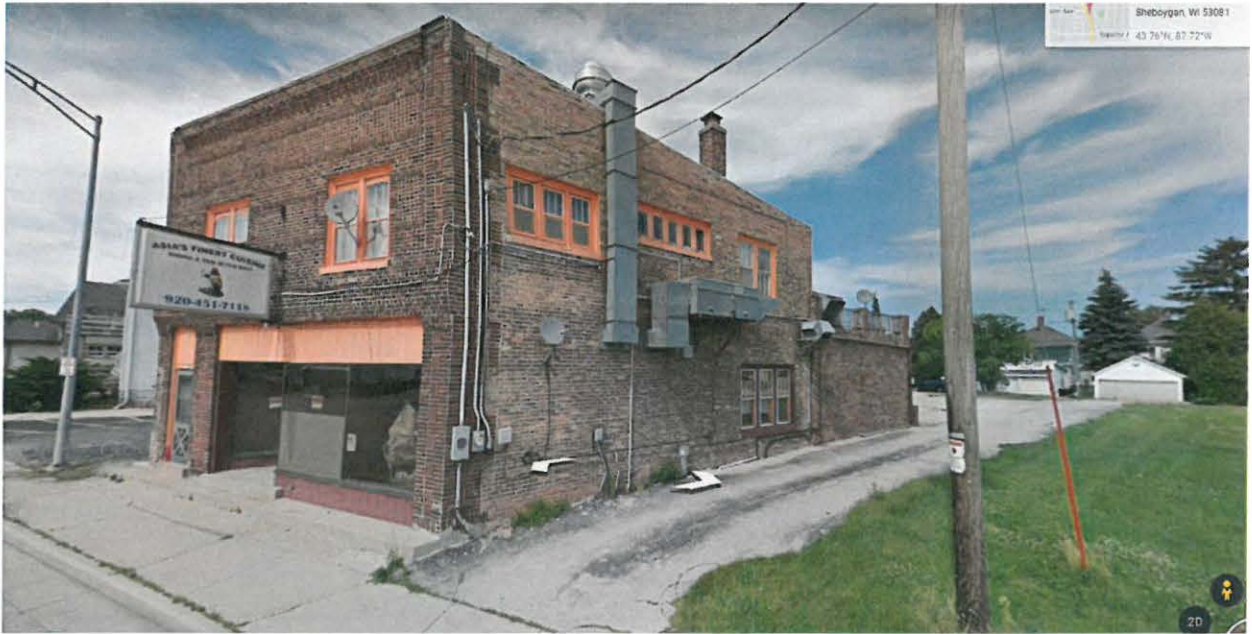
Fries	\$2.50
Cheese Fries	\$3.50
Elote	\$3.00
Bacon Cheese Fries	\$4.50

JOSE'SFOODTRUCK2001@GMAIL.COM















Restrooms



Dining Area



Kitchen



Kitchen



Dining Rm to Kitchen



Dining to Kitchen(2)



Kitchen to Rest Rooms



Kitchen / Front Door Entrance

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Calumet Diner, Inc. to expand the north parking lot at Harry's Diner located at 2504 Calumet Drive. UC Zone

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

REPORT DATE: June 21, 2019

MEETING DATE: June 25, 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:

Calumet Diner, Inc. is proposing to expand the north parking lot at Harry's Diner located at 2504 Calumet Drive. The applicant states the following about the proposed project:

- We have submitted a conditional use and variance application to construct a new retaining wall and extend the existing parking lot paving to the edge of the new retaining wall on the north side of the restaurant.
- The 12 inch wide retaining wall will be located approximately 2.4 feet to 4.3 from the north property line. The area between the wall and the existing parking lot pavement varies from 7.8 feet to 10.1 feet.
- We intend to repave our entire parking lot as there are many deep holes and it is in need of repair. We are proposing a setback of 2.4 to 4.3 feet along the north property line. We would like to extend the pavement so we will have a greater distance between the parked cars and permit more aisle width because presently the parking and aisle are very tight.
- The size of vehicles has increased over the last 20 years. Often there is SUV's parked across from each other and it makes it very difficult for any vehicle to pass thru. Having the ability to increase the size of the parking spaces and the aisle width would make it easier for our customers to park and would also increase the safety of our customers.
- We have emailed pictures of the wall and the proposed fence. The wall is silver concert block and the fence is black iron.

STAFF COMMENTS:

Harry's Restaurant is a very busy restaurant and the parking lot and drive lane are very tight. There is not much available land to work with and it appears that such a project can help alleviate some of the parking lot issues.

In addition to repairing the entire parking lot, the applicant has installed proposing to install an attractive retaining wall with black wrought iron fence along the north property line. It appears these proposed improvements will add to the overall attractiveness and safety of the restaurant. The applicant has installed the retaining wall (see photos). The retaining wall is permitted whether the paving was increased or not.

Applicant is requesting a variance to have a minimum paving setback of 2.4 feet – Minimum paving setback required is 5 feet.

The parking lot paving setback varies along the north property line from 2.4 feet at the southwest corner of the property to 4.3 feet at the northwest corner of the property.

ACTION REQUESTED:

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

1. Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, storm drainage, etc.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. 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.
4. Outdoor storage of materials, products or equipment shall be prohibited.
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. Fencing and retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall include the wrought iron rail/fence on the retaining wall.
7. If signage is to be installed, the applicant shall work with staff with regards to constructing appropriate and well-designed signage and shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs.
8. All areas used for parking/maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be grass and/or approved landscaping.
10. Applicant shall meet the minimum required paving setback of 2.4 feet for all new areas to be paved (paving varies from 2.4 feet to 4.3 feet).
11. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.

12. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, landscape boulevard, pavement, utilities, retaining walls, street trees, etc.).
13. Absolutely no portion of the site improvements shall cross property lines (parking, fencing, signs, landscaping, retaining wall, etc.).
14. 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. 602500
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 6/25/19

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: Calumet Diner Inc.

ADDRESS: 2504 Calumet Drive, E-MAIL: harrysdiner@sbcglobal.net

PHONE: (920) 889-0636 FAX NO. (920) 458-5200

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Harry's Diner

ADDRESS OF PROPERTY AFFECTED: 2504 Calumet Drive

LEGAL DESCRIPTION: **ALL THAT PART OF LOT 7 LYING NORTH OF THE SOUTH LINE OF MARTIN AVENUE, BLOCK 2, ASSESSMENT SUBDIVISION NO.22, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN**

DESCRIPTION OF EXISTING OPERATION OR USE: **Restaurant Parking Lot**

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: **No Changes. Easier traffic flow**

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: **Extend the pavement to the retaining wall. This will increase the space between parked cars for easier traffic flow year-round**

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

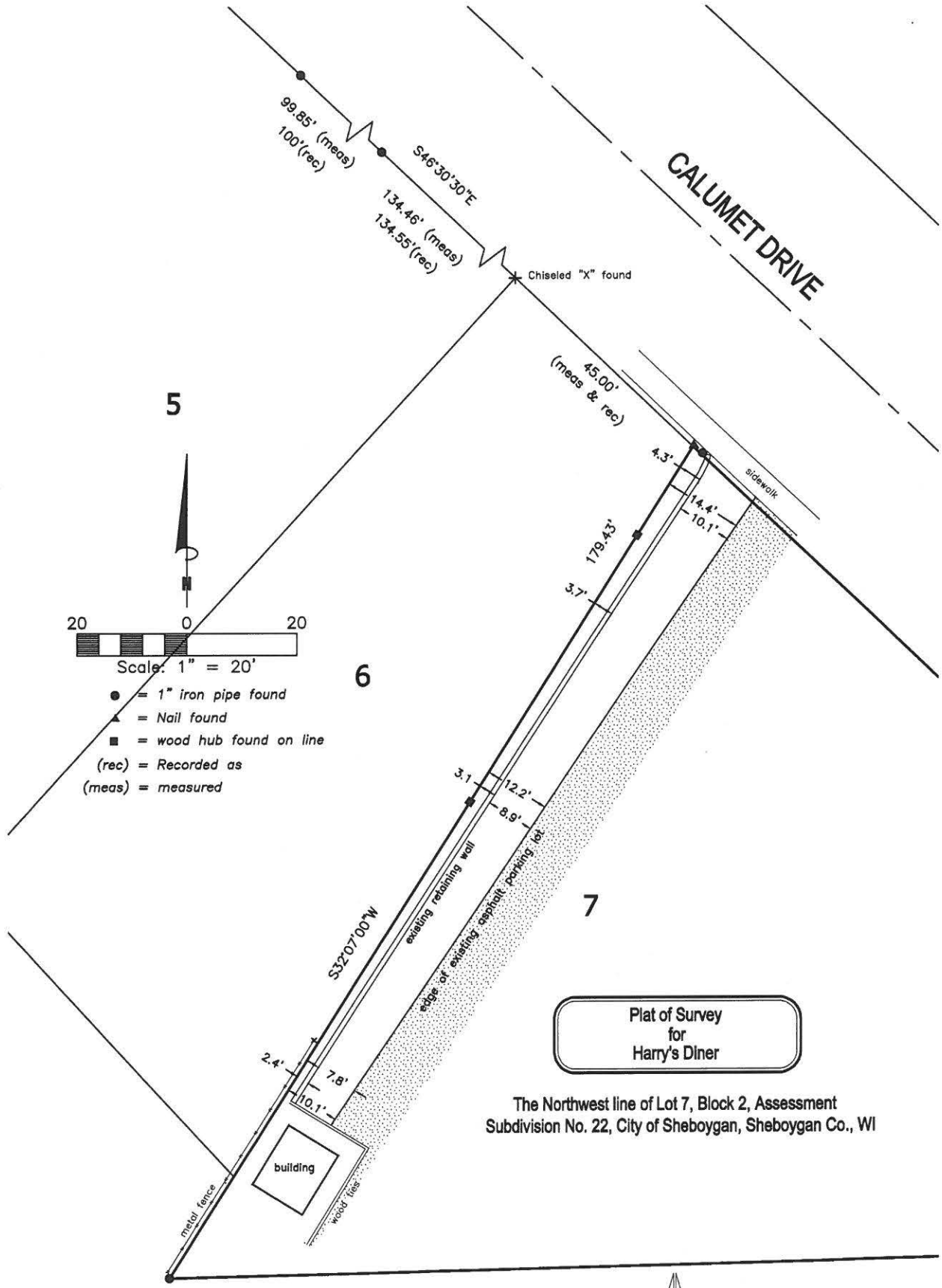
To Whom it May Concern:

We have submitted an application for a Conditional Use Permit. We are requesting a variance for the retaining wall and extending the pavement to the retaining wall.

The retaining wall is 27 inches from the property line. The wall itself is 12 inches. The area between the wall and the existing pavement is approximately 9 feet. We understand the minimum setback is 5 feet. We are proposing a setback of 39 inches or 3.25 feet (27 inches to the wall plus the 12 inches of the wall). We intend to repave our entire parking lot as there are many deep holes and it is in need of repair. We would like to extend the pavement so we will have a greater distance between the parked cars. We are a very busy restaurant and our parking lot is tight. The size of vehicles has increased over the last 20 years. Often there is SUV's parked across from each other and it makes it very difficult for any vehicle to pass thru. In the winter this will also allow us space for the built up snow.

We have emailed pictures of the wall and the proposed fence. The wall is silver concert block and the fence is black iron.

Harry Ljatifovski



Plat of Survey
for
Harry's Diner

The Northwest line of Lot 7, Block 2, Assessment
Subdivision No. 22, City of Sheboygan, Sheboygan Co., WI

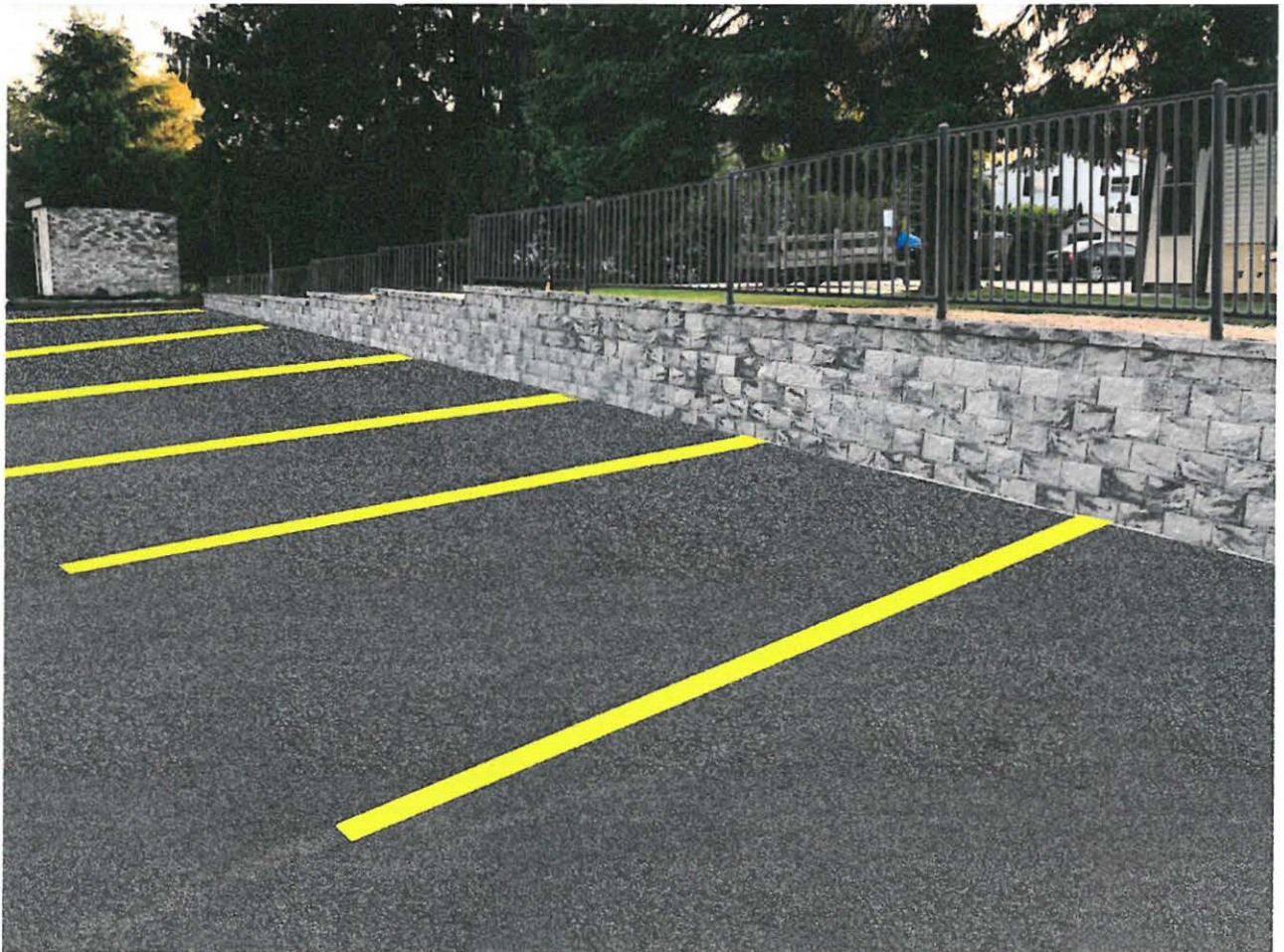
Compsite
Surveying & Mapping
Oostburg, Wisconsin
(920) 564-6812

I, John M. DuMez, Wisconsin Professional Land Surveyor, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

John M. DuMez - Wisconsin P.L.S. S-2267 / 2019 Date

The certification contained on this document shall not apply to copies.

TAX KEY No. 59281602500
ADDRESS: 2504 Calumet Dr
PATH: c:\projects\prohibition\harrys_calumet\dwg\
DRAWN BY: jdm
PROJECT: 4079











County Block Retaining Wall System – Canyon Brown with Destination Pavers – Haven

Designed with versatility in mind, **County Block® Retaining Wall System** is an impeccable solution for planting beds, steps or multi-level terraces. Installation is simple with its pin system. When filled with aggregate, the cored units provide one of the strongest and longest lasting connections available without the hassle or costs of mortar, special equipment or hard-to-find tools.

Crafted in a split face or rustic finish, County Block units harmonize with County Materials' line of landscaping products. Manufactured with high-strength and low absorption concrete and natural elements, the County Block Retaining Wall System is designed to withstand weather extremes while offering years of maintenance-free beauty.

Sizes County Block Retaining Wall System

Splitface	Rustic	D x H x L (Nominal Size) Inches • Millimeters	SF/ Unit	Units/ Pallet	Lbs/ Unit	Lbs/ Pallet
		12 x 7 $\frac{7}{8}$ x 18 • 305 x 194 x 457 Jumbo	.95	50	68	3445
		12 x 7 $\frac{7}{8}$ x 12 $\frac{1}{2}$ • 305 x 194 x 318 Standard	.66	64	46	2965
		7 $\frac{7}{8}$ x 7 $\frac{7}{8}$ x 17 $\frac{1}{2}$ • 194 x 194 x 445 Corner	.93	60	53	3225

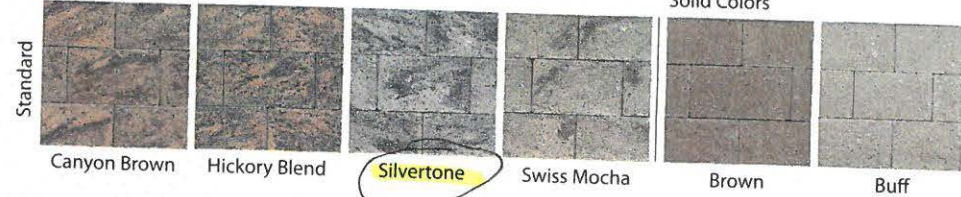
- Calculate the number of:
 - County Block Standard units needed: SF x 1.5
 - County Block Jumbo units needed: SF x 1.05
- Calculate the equal number of both sizes blended into a County Block wall: SF divided by 1.61

Note: Retaining Wall Caps are available (Information is located on page 145).

Color Options County Block Retaining Wall System

Manufactured at our Appleton, WI location

Blended Colors

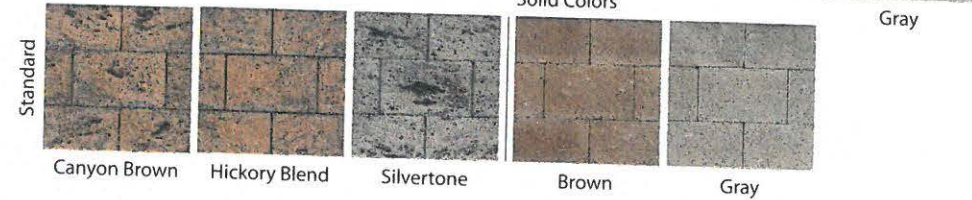


Solid Colors



Manufactured at our Marathon, WI location

Blended Colors

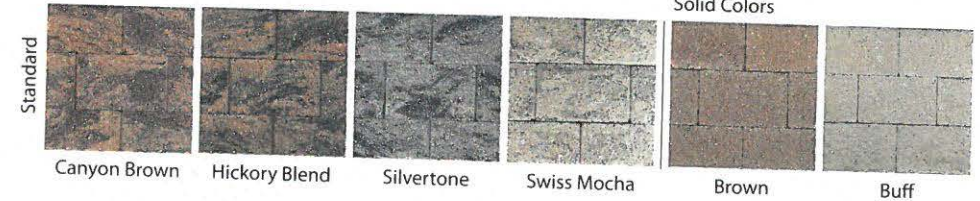


Solid Colors



Manufactured at our Roberts, WI location

Blended Colors



Solid Colors

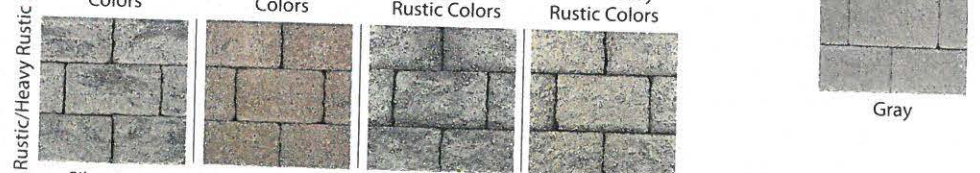


Blended Rustic Colors

Solid Rustic Colors

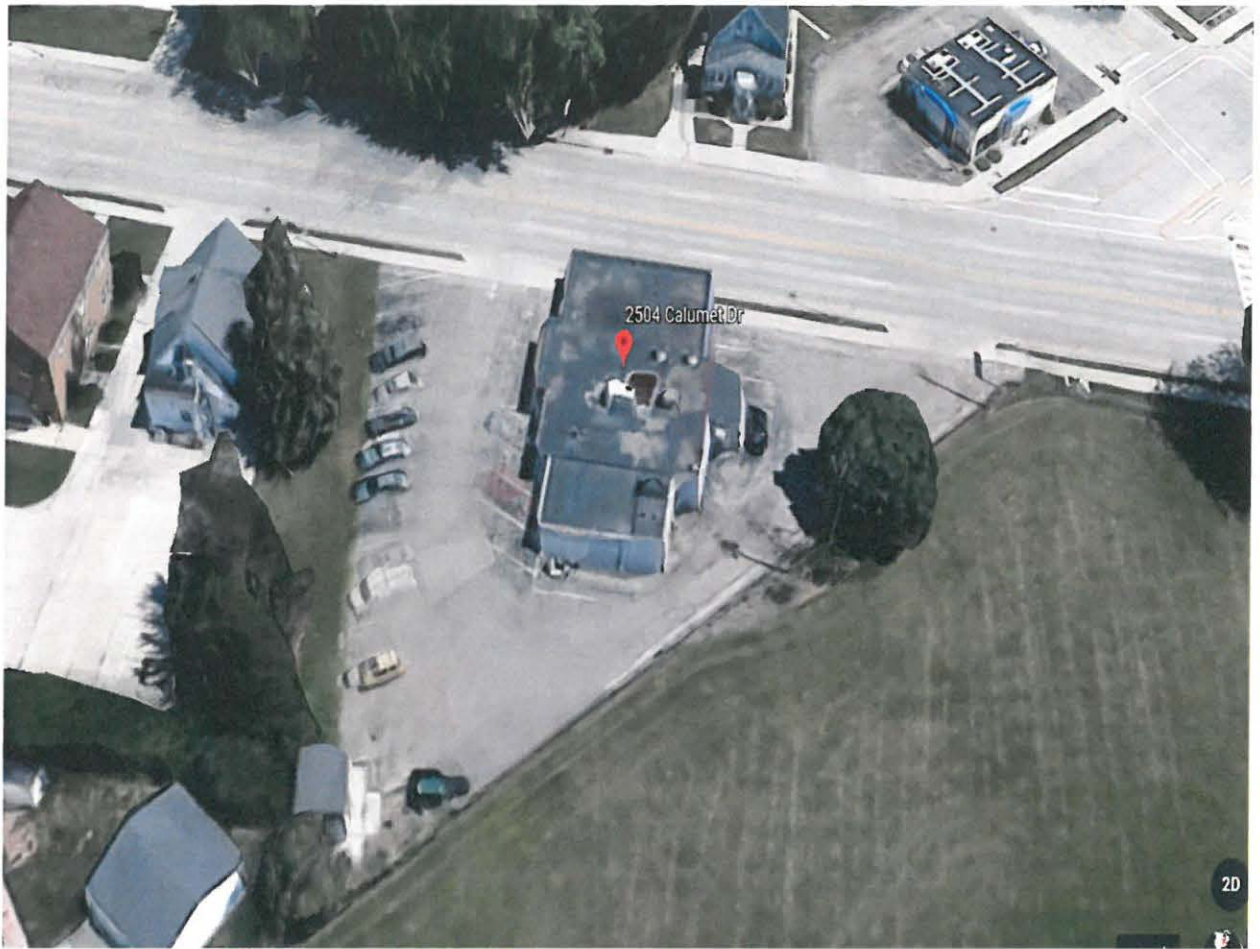
Blended Heavy Rustic Colors

Solid Heavy Rustic Colors

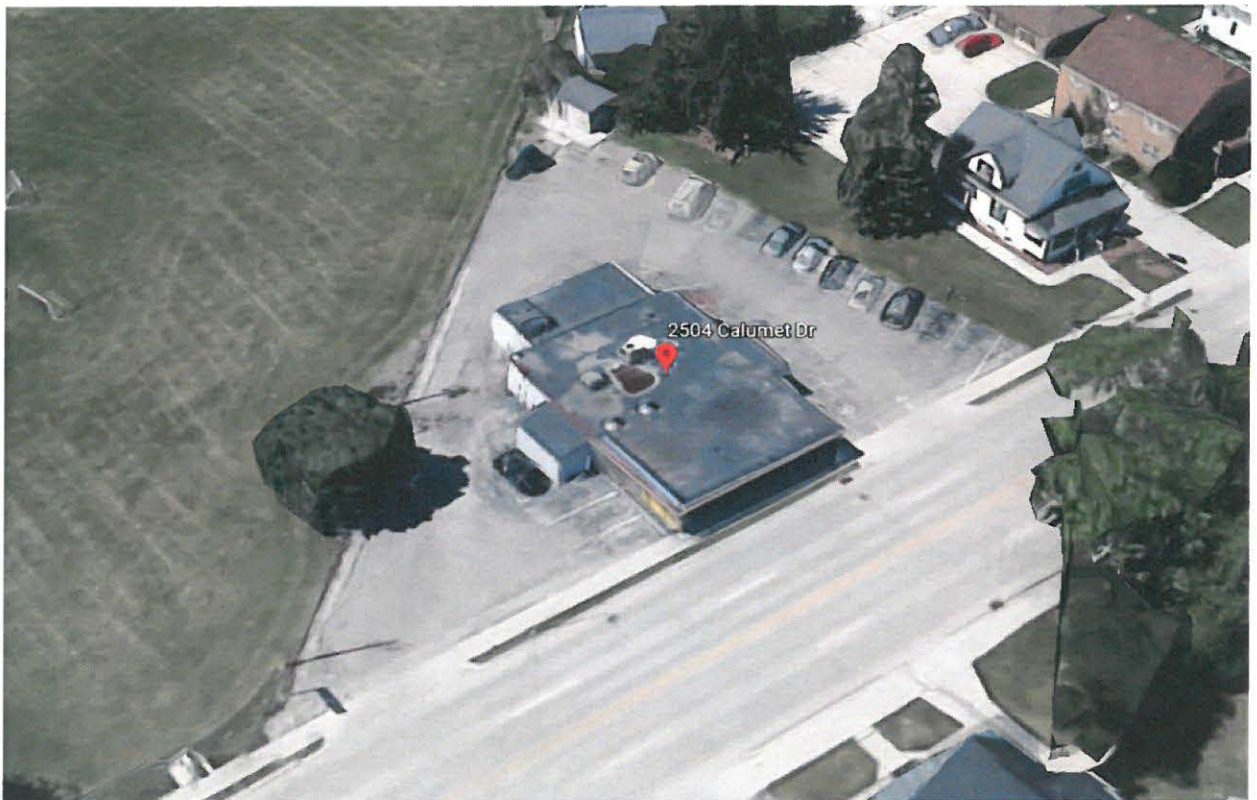


Silvertone Rustic Brown Rustic Silvertone Heavy Rustic Brown Heavy Rustic







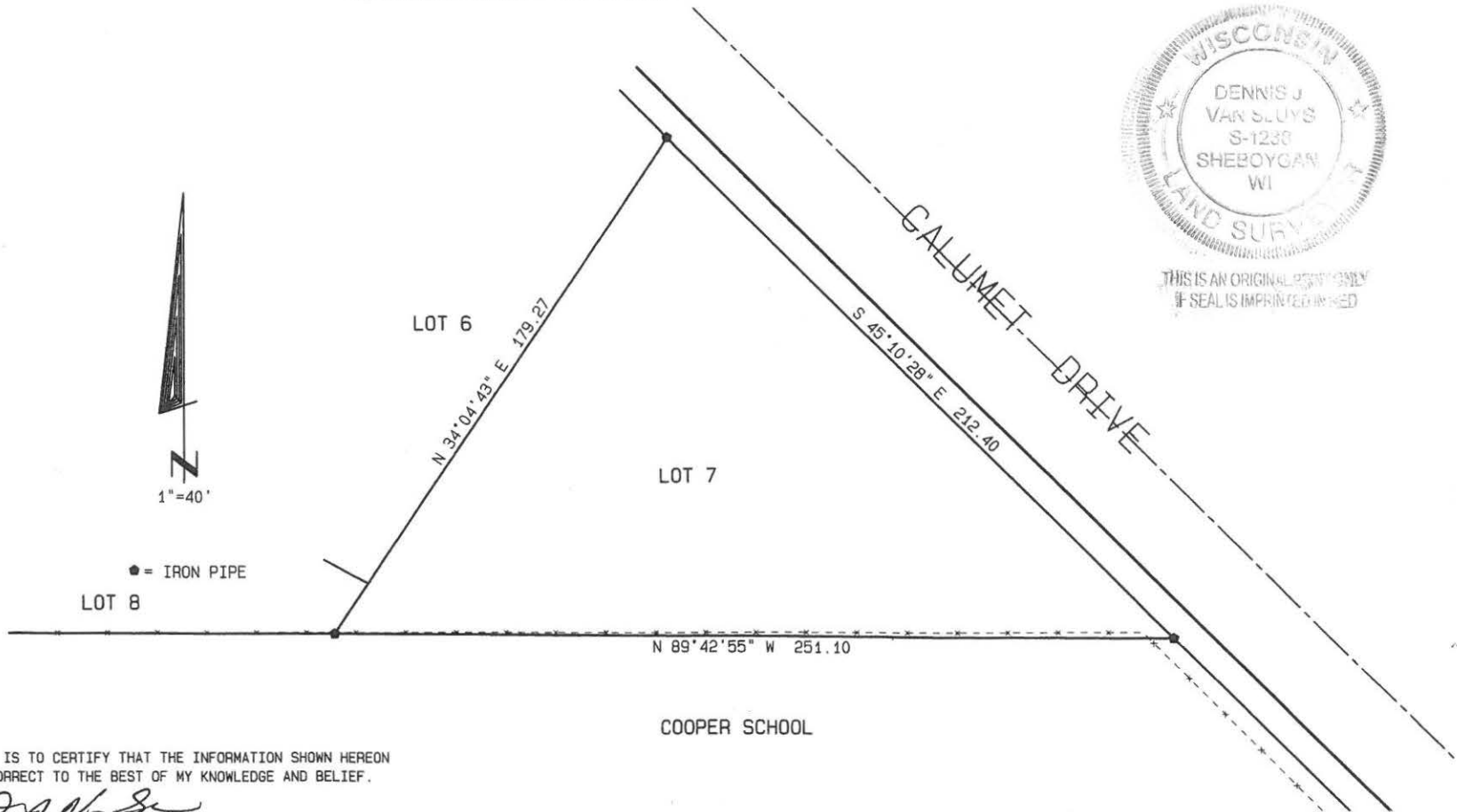


D & H LAND SURVEYS LLC
526 S. 8th STREET
SHEBOYGAN, WISCONSIN

ALL THAT PART OF LOT 7 LYING NORTH OF THE SOUTH LINE OF MARTIN AVENUE, BLOCK 2, ASSESSMENT SUBDIVISION NO.22, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



THIS IS AN ORIGINAL COPY ONLY
IF SEAL IS IMPRINTED OR FEEDED



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys
Dennis J. Van Sluys S-1238

Dated this 6th day of May, 2005.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Precise Implementation Plan by South Pier Family Investments, LLC, to construct the new SP Riverfront Condominiums located in the S. Pier District along S. Pier Drive (between Reiss Coal Condos and the fish cleaning station). PUD

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

REPORT DATE: June 21, 2019

MEETING DATE: June 25, 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:

South Pier Family Investments, LLC, is proposing to construct the new SP Riverfront Condominiums located in the S. Pier District along S. Pier Drive (between Reiss Coal Condos and the fish cleaning station). The applicant states the following concerning the SP Riverfront Condominiums development project:

- SP Riverfront Condominiums are a new development proposed by South Pier Family Investments, Inc. for construction on a currently vacant city owned parcel of land along the north side of South Pier Drive. This City owned site is approximately one (1) acre in size and is located between S. Pier Drive, the Sheboygan River, The Reiss River Condominiums and the public Fish Shanty. Currently, the site is used as a public parking lot. The parcel is bisected by a 35 feet wide public utility easement and the placement of the two (2) buildings has taken this easement into consideration.
- The proposed development will be in two (2) phases. Phase One will construct a new 4-story building featuring 21 dwelling units with an enclosed on-grade parking structure placed on the western portion of the site. Phase Two will follow with a complementary 4-story companion building featuring 15 to 18 dwelling units with an enclosed on-grade parking structure.
- Site improvements include new public and private sidewalks along South Pier Drive along with landscaping integrated into the streetscape theme. The river side (rear of the site) will feature landscaping that will complement the "river walk" as it extends north and south from the site including accent lighting for the large lawn area. Strong consideration shall

also be given to use of boat slips along the length of the parcel at the river for unit owners wishing to rent a boat slip in their “back yard”.

- Site unit density will be between 36 to 39 dwelling units depending on the unit count for the proposed Phase Two building (Phase One – 21 dwelling units + Phase Two – 15 to 18 dwelling units = 36 to 39 dwelling units).
- Parking for the site will include both at grade exterior and interior parking. Phase One will include 25 interior spaces and 21 of the 23 exterior spaces shown on the proposed site plan (total of 46 spaces). Zoning calls for a minimum of 2 parking spaces for each dwelling unit containing two or more bedrooms. Therefore, our 46 parking spaces exceed the required minimum number of 42 spaces.
- The existing driveway located at the western end of the parcel will become a “shared driveway” regulated by a perpetual access agreement between SP Riverfront Condominiums and Reiss River Condominiums.
- Proposed signage for the site is shown on the site plan and the colored renderings. These are merely suggestions. A complete building and site signage package will be prepared and submitted to the city for review and approval in the coming months in accordance with the city sign permit application process.
- Landscaping will become an important component of the project’s visual presentation and appeal. We are currently creating a landscape plan that will integrate the city landscape requirements while enhancing our image. “Nightscaping” or illumination of the building facades and details are also part of the process underway.
- For our Phase One building, the grade level contains approximately 11,757 square feet of floor area with three (3) identical floor plates above at approximately 11,265 square feet each at the second, third and fourth floors of the building. The total floor area of the Phase One building is approximately 45,552 square feet. The roof will be used for mechanical equipment that will be screened from view. The building will be equipped with an automatic fire protection system.
- The three (3) floors of dwelling units will be duplicated at each floor. There are seven (7), two-bedroom, two-bath units on each floor ranging in size from 1,330 to 1,510 square feet. Each unit will have an outdoor deck. Several of the units will feature fireplaces in the living rooms. The entire building will be served by an elevator affording easy access to each of the units by owners and their guests.
- Targeted unit sale prices will range from \$250,000 to \$300,000. The estimated approximate value of the Phase One building and site improvements will be in a range from \$5,250,000 to \$6,000,000.
- The exterior envelope of the SP Riverfront Condominium will feature a blend of masonry, wood, glass and metal surfaces. The color palette for the building will feature dark gray

tones at the base of the building with lighter shades of gray on the upper wall areas in a warm color gradient. The cedar toned wood accents will be applied to the end walls, deck areas and underside of the roof soffits. The perimeter of the roof will be a dark gray metal panel to match the exterior cladding of the windows and patio doors as well as the railing assemblies wrapping the projecting decks.

- The exterior design theme for the Phase One and Phase Two buildings were generated from the South Pier Design Guidelines as well as consideration for the existing buildings such as the Reiss River Condominiums and the recently completed PortScape Apartments.

Site improvements include:

- There will be a total of 21 units in Phase 1 and 15-18 units in Phase 2.
- There are seven (7), two-bedroom, two-bath units on each floor ranging in size from 1,330 to 1,510 square feet.
- Targeted unit sale prices will range from \$250,000 to \$300,000.
- Phase One will include 25 interior parking spaces and 21 to 23 exterior parking spaces.
- Applicant is considering installing several free standing signs as entry features to the development site. The main entry sign has not been completely designed yet but the bottom of the sign will be a minimum 14 feet clear and the top of the sign board will be approximately 18 to 19 feet above grade.
- The building is 43 feet tall (Grade to the top of the perimeter roof parapet). The stair tower adds 8'-4" so that the top of the stair tower is 51'-4".
- There will be two (2) access drives to S. Pier Drive. One drive will be located in the middle of the property and one drive will be located at the south end of the property. The southernmost driveway is proposed to be shared with the Reiss Condos to the west.

The SP Riverfront Condominiums development is focused on creating another opportunity for residential ownership within the South Pier Development District which complies with the comprehensive plan as envisioned by the City of Sheboygan for the South Pier District. These condos will provide residents easy access to restaurants, shopping, walking trails, the riverwalk, the Sheboygan River, Lake Michigan, etc.

STAFF COMMENTS:

One matter that the Plan Commission needs to be aware of is the proposed shared access at the south end of the site. Presently, the Reiss Condos utilize an existing driveway that is located at the east side of their site. $\frac{3}{4}$ of this driveway lies on the SP Riverfront Condominiums property. The condos are in the process of creating a shared driveway access agreement so that each condo development will be able to utilize this improved driveway access to S. Pier Drive.

It is staff understanding that the Reiss Condominium Association, Inc. Board of Directors has voted to approve sending a letter of intent to enter into a cross easement agreement with SP Riverfront Condominiums. The applicant will be required to provide documentation to the

City Development Department that this shared access agreement has been recorded by Sheboygan County.

You can see per the site plan there is a large 35 foot public utility easement that runs through the center of the property and that is why you see the site developed in phases as you do – building on the east and west side of the easement.

Applicant will work with the engineering department regarding installation of City sidewalk to standard City specifications.

The applicant has provided conceptual sign drawings in this PIP. Staff recommends that the applicant work with staff with regards to appropriate signage. Applicant will be required to submit the final design package in order to be incorporated into the approved PIP. 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 is not sure about the conceptual design of the sign proposed to be installed over the main entrance drive. The sign will have five (5) foot by eight (8) foot base pediments with arch head sign over entrance – 14 foot minimum clearance. What are the Plan Commission's thoughts on such a sign?

The applicant has not provided landscape plan drawings in this PIP. Applicant shall submit a landscape plan that specifically identifies the plant, provides the name of the plant, the quantity, plant size, points each and total points for each of the four (4) landscape criteria (create a legend along with the landscape plan site plan).

The applicant states they have received several inquiries from prospective buyers for stairs to access the second floor decks from grade along the riverside (rear) of our building. The proposed stairs would be located within the City of Sheboygan Riverfront Promenade right-of-way. If stairs are proposed in the future, the applicant would be required to obtain an encroachment from the City permitting the stairs within the public right-of-way.

The applicant is requesting the following exemptions (exemptions based on the CC zone):

- Applicant is requesting a building height of 51.3 feet - Maximum building height is 20 feet (zoning).
- Applicant is requesting a zero (0) foot rear building setback - Minimum rear yard setback is 10 feet.

ACTION REQUESTED:

Staff recommends approval of the SP Riverfront Condominiums PIP 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, Sheboygan Floodplain Zoning Ordinance, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.

2. Applicant is responsible to insure that the proposed buildings are meeting all Federal, State and Local codes pertaining to the Sheboygan River Floodplain.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster shall be completed prior to issuance of an occupancy permit.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
8. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
9. Applicant shall install signage meeting the South Pier Design Guidelines and shall work with staff with regards to appropriate signage. Applicant will be required to submit the final design package in order to be incorporated into the approved PIP. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
10. Wall signage will be individual letter signs (no flat panel or interior lit cabinet signs).
11. All areas used for parking/maneuvering of vehicles shall be paved.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
14. Applicant is responsible for construction of the new shared driveway/parking to be utilized by both the Reiss Condominiums and the SP Riverfront Condominiums. Applicant shall provide adequate access to the Reiss Condominiums during construction.
15. Applicant shall install sidewalk and all public improvements along S. Pier Drive to standard City specifications.
16. Applicant will provide adequate public access along all streets, sidewalks and riverfront promenade and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the SP Riverfront Condominiums development (utilities, streets, etc.).
17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
18. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
19. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).

20. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc. Nothing will be located on the City Sheboygan public right-of-way unless the required encroachments are obtained (stairs on riverside).
21. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
22. Applicant shall be required to obtain the necessary encroachment to utilize the riverfront promenade public right-of-way for building, landscaping, etc. Applicant shall work with City Development and Engineering staff to determine the exact locations of these improvements. No building and/or sign permits shall be issued for any of the structures that will utilize the riverfront promenade public right-of-way until such time as the encroachment has been obtained.
23. Applicant is responsible for working with all private and public utilities in order to adequately service this condo development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
24. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
25. Applicant shall not negatively impact soils, deadmen tie backs of the seawall, etc.
26. If applicant has not obtained building permits for Phase 2 within a one (1) year after occupancy has been granted for Phase 1, the applicant will assign the remaining property back to the City of Sheboygan Redevelopment Authority (area to the east - center of the City public utility easement to the east).
27. If the applicant does not proceed with SP Riverfront Condominiums Phase 2, the applicant shall grade and landscape/grass all private and public lands/property, temporary roads, temporary access drives, etc. 60 days after the City is notified that the applicant is not proceeding with Phase 2. Within this same 60 day period, the applicant shall also be required to remove any permanent/temporary off-premise signage, structures, etc. from this parcel.
28. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the SP Riverfront Condominiums.
29. Prior to building permit issuance, the applicant is responsible for providing all shared access agreements/easements between SP Riverfront Condominiums and the Reiss Condominiums including but not limited to ingress/egress, parking, etc.
30. Applicant shall have an executed ground lease agreement prior to building permit issuance.
31. If there are any amendments to the approved PIP (including but not limited to site plan, architectural design, etc.) the applicant will have to submit an amended PIP for review by the Plan Commission that accurately reflects any and all proposed changes.

ATTACHMENTS:

Precise Implementation Plan and required attachments.

PARCEL NO. 322002
MAP NO. _____
ZONING CLASSIFICATION: PUD

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 6/25/19

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

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT *Ad*
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: DR. TOBY WATSON
2808 KOHLER MEMORIAL DRIVE, SUITE 1
ADDRESS: SHEBOYGAN, WI 53081 E-MAIL: tobytylerwatson@gmail.com
PHONE: (920) 918-7377 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: SOUTH PIER CONDOMINIUMS
ADDRESS OF PROPERTY AFFECTED: LOT 2 - SOUTH PIER PLAT
LEGAL DESCRIPTION: IN PROCESS

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: VACANT LAND -
USED AS PARKING LOT

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: CONSTRUCTION OF TWO 4-STORY
MULTI-FAMILY RESIDENTIAL BUILDINGS (CONDOMINIUMS)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: RELOCATION OF EXISTING DRIVEWAY APPROX TO
MUTUAL PROPERTY LINE; ENCROACHMENT OF PROPOSED PARKING
SURFACE/CURB IN FRONT OF PHASE 1 BUILDING.

SP Riverfront Condominiums
South Pier Drive
Sheboygan, Wisconsin

June 11, 2019

Precise Implementation Plan

Introduction

SP Riverfront Condominiums is a new development proposed by South Pier Family Investments, Inc. for construction on a currently vacant city owned parcel of land along the north side of South Pier Drive. The proposed development will be brought forth in two phases. Phase One will promote creation of a new 4-story building featuring 21 dwelling units with an enclosed on-grade parking structure placed on the western portion of the site to be followed by Phase Two with a complementary 4-story companion building featuring 15 to 18 dwelling units with an enclosed on-grade parking structure.

The site is nestled between South Pier Drive, the Sheboygan River, The Reiss River Condominiums and the public Fish Shanty. The development is focused on creating another opportunity for residential ownership within the South Pier Development District. The buildings are designed to meet the South Pier Design Standards.

The Project Team

SP Riverfront Condominiums is headed by Dr. Toby Watson, President of South Pier Family Investments, Inc. The team members are:

Developer:
Dr. Toby Watson, President
South Pier Family Investments, Inc.
2808 Kohler Memorial Drive, Suite 1
Sheboygan, WI 53081
920-918-7377

Architect:
David J. "Koz" Koscielniak
Koz-i-tec-ture
12310 W. Waterford Avenue
Greenfield, WI 53228
414-303-8489

Civil Engineer:
Roger Miller
Miller Engineers & Scientists
5308 S. 12th Street
Sheboygan, WI 53081
920-458-6164

Construction Manager:
Quasius Construction, Inc.
1202A N. 8th Street
Sheboygan, WI 53081
920-457-5585

The Project Site

SP Riverfront Condominiums will be constructed on a City of Sheboygan owned parcel of land referred to as "Lot 2 South Pier Plat". The site is approximately 43,905 square feet (1.008 acres) in size. Currently, the site is used as a public parking lot. It is relatively flat. It is fronted on the south by South Pier Drive and the river walk of the Sheboygan River on the south. The parcel is bisected by a 35 feet wide public utility easement. The placement of the two buildings proposed for the site have taken this easement into consideration. The existing driveway located at the western end of the parcel will become a "shared driveway" regulated by a perpetual access agreement between SP Riverfront Condominiums and Reiss River Condominiums.

Site improvements include new public and private sidewalks along South Pier Drive along with landscaping integrated into the streetscape theme. The river side (rear of the site) will feature landscaping that will complement the "river walk" as it extends north and south from the site including accent lighting for the large lawn area. Strong consideration shall also be given to use of boat slips along the length of the parcel at the river for unit owners wishing to rent a boat slip in their "back yard".

The proposed use of this site as a residential development complies with the comprehensive plan as envisioned by the City of Sheboygan for the South Pier District.

Site unit density will be between 36 to 39 dwelling units depending on the unit count for the proposed Phase Two building (Phase One – 21 dwelling units + Phase Two – 15 to 18 dwelling units = 36 to 39 dwelling units). Based on our site area of 43,905 square feet, we will yield less than 40 units per acre.

Parking for the site will include both on-grade exterior and on-grade interior parking spaces. Phase One will include 25 interior spaces and 21 of the 23 exterior spaces shown on the Proposed Site Plan. Thus, yielding a total of 46 spaces. Zoning calls for a minimum of 2 parking spaces for each dwelling unit containing two or more bedrooms. Therefore, our 46 parking spaces exceeds the required minimum number of 42 spaces.

Proposed signage for the site is shown on the Site Plan and the colored renderings. These are merely suggestions. A complete building and site signage package will be prepared and submitted to the city for review and approval in the coming months in accordance with the city sign permit application process.

Landscaping will become an important component of the project's visual presentation and appeal. We are currently creating a landscape plan that will integrate the city landscape requirements while enhancing our image. "Night scaping" or illumination of the building facades and details are also part of the process underway. These plans will be presented in the coming weeks.

The Building Plans

The SP Riverfront Condominiums will have an interior on-grade parking structure with three floors of dwelling units above. At this time, plans have been created for the 21-unit Phase One building. The Phase Two building has not yet been designed.

For our Phase One building, the grade level contains approximately 11,757 square feet of floor area with three identical floor plates above at approximately 11,265 square feet each at the second, third and fourth floors of the building. The roof will be used for mechanical equipment that will be screened from view. The total floor area of the Phase One building is approximately 45,552 square feet.

The building design complies with all the applicable state and local building codes. It will be equipped with an automatic fire protection system.

The three floors of dwelling units will be duplicated at each floor. There are seven, two-bedroom, two-bath units on each floor ranging in size from 1,330 to 1,510 square feet. Each unit will have an outdoor deck. Several of the units will feature fireplaces in the Living Rooms. The entire building will be served by an elevator affording easy access to each of the units by owners and their guests.

Targeted unit sale prices will range from \$250,000 to \$300,000. The estimated approximate value of the Phase One building and site improvements will be in a range from \$5,250,000 to \$6,000,000.

The Building Exterior

The exterior envelope of the SP Riverfront Condominium will feature a blend of masonry, wood, glass and metal surfaces. The color palette for the building will feature dark gray tones at the base of the building with lighter shades of gray on the upper wall areas in a warm color gradient. The cedar toned wood accents will be applied to the end walls, deck areas and underside of the roof soffits. The perimeter of the roof will be a dark gray metal panel to match the exterior cladding of the windows and patio doors as well as the railing assemblies wrapping the projecting decks.

The exterior design theme for the Phase One and Phase Two buildings were generated from the South Pier Design Guidelines as well as consideration for the existing buildings such as the Reiss River Condominiums and the recently completed PortScape Apartments.

Featured Project Plans

A reduced size (11" x 17") set of Architectural Plans (dated June 11, 2019) are attached to this PIP for reference. These are the current set of plans that will be presented to the City of Sheboygan for review and approval by the Architectural Review Board and the Plan Commission.

This set of plans includes the Existing Site Survey, Proposed Site Plan, Floor Plans, Elevations, Building Sections and color renderings of the 21-unit Phase One Building.

End of Precise Implementation Plan

PROJECT INFORMATION:

CLIENT:
SOUTH PIER INVESTMENTS, INC
1210 WEST PIER DRIVE, SUITE 1
SHEBOYGAN, WI 53081
DR. TORY MATSON, PRESIDENT
520-415-1371

GENERAL CONTRACTOR:
QUASUS CONSTRUCTION, INC
1220A N. 5TH STREET
SHEBOYGAN, WI 53081
GARY GARTMAN, PROJECT MANAGER
520-491-9565

HVAC CONTRACTOR:
TBD

ELECTRICAL CONTRACTOR:
TBD

PLUMBING CONTRACTOR:
TBD

FIRE PROTECTION CONTRACTOR:
TBD

GENERAL NOTES:

1. THE ARCHITECT/ENGINEER MAINTAINS HIS RESPONSIBILITY FOR THE GENERAL CONTRACTOR SUBCONTRACTORS OR TRADESMEN IN SUCH CAPACITIES FOR THE MEANS OR METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
3. CONTRACTORS SHALL COMPLY WITH THE LATEST (OSHA) OCCUPATIONAL SAFETY AND HEALTH REQUIREMENTS.
4. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF DRAWINGS FOR BY SUPERVISION OR PERSONAL OBSERVATION OF CONSTRUCTION WORK AND CORRECTED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES INCLUDING EXCAVATION, SHORING, BRACING, SCAFFOLDING, FORMWORK, REINFORCING, AND CONCRETE PLACEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY AT THE JOB SITE.
5. VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT/ENGINEER IS OBTAINED.
6. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN FULLY INCORPORATE AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
7. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS AND CONDITIONS ELSEWHERE.
8. DRAWINGS ARE NOT TO BE USED FOR SHOP DRAWINGS OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT/ENGINEER ON THE DRAWINGS FOR "DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
9. ARCHITECT/ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTOR, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT/ENGINEER WILL BE ALLOWED AT THE JOB SITE.
10. SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PANS, DEPRESSIONS, GAPS, INSERTS, FLOOR FINISHES AND OTHER DETAILED ITEMS.
11. UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, GAPS, INSERTS, FLOOR FINISHES AND OTHER DETAILED ITEMS REQUIRED BY THE MECHANICAL, ELECTRICAL, OR PLUMBING TRADES.
12. ALL DRAWINGS OR STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR. ANY CORRECTIONS TO THE DRAWINGS SHALL BE MADE TO THE PLUMBING DRAWINGS. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CORRECTING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES.
13. THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN/BUILD DELIVERY PROCESS FOR THE MAJOR SUBCONTRACTOR TRADES OF MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS. SUCH TRADES SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN THE SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL, AND PROJECT CONSTRUCTION SCHEDULE.

CODE INFORMATION:

REFERENCED CODES ARE: IBC 2015; ICGNBS A111.1-2004
USE AND OCCUPANCY CLASSIFICATION: RESIDENTIAL (SECTION 310)
GROUP R-2
TYPE OF CONSTRUCTION: TYPE VB (CHAPTER 8)
CLASSIFICATION OF WORK: NEW CONSTRUCTION
ALLOWABLE BUILDING HEIGHT (TABLE 503.3 & 504.4): 80 FEET'S STORES
OCCUPANCY GROUP R-2
ALLOWABLE BUILDING AREA (TABLE 508.2): 21,000 SQ. FT. OF FLOOR AREA PER STORY
ACTUAL BUILDING AREA:
GRADE LEVEL: 11,931.60/255 SQ. FT.
SECOND FLOOR: 11,209.60/255 SQ. FT.
FOURTH FLOOR: 11,209.60/255 SQ. FT.
TOTAL FLOOR AREA*: 45,350.80/255 SQ. FT.
BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13
FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601 & 602)
PRIMARY STRUCTURAL FRAME: 0 HOUR RATING
NON-BEARING WALLS (INTERIOR): 0 HOUR RATING
NON-BEARING WALLS & PARTITIONS (EXTERIOR): 1 HOUR RATING
FIRE SEPARATION DISTANCE 0-8 FT.: 0 HOUR RATING
FIRE SEPARATION DISTANCE 8-10 FT.: 0 HOUR RATING
FIRE SEPARATION DISTANCE 10-15 FT.: 0 HOUR RATING
FIRE SEPARATION DISTANCE 15-30 FT.: 0 HOUR RATING
NON-BEARING WALLS & PARTITIONS (INTERIOR): 0 HOUR RATING
FLOOR CONSTRUCTION & SECONDARY MEMBERS: 0 HOUR RATING
ROOF CONSTRUCTION & SECONDARY MEMBERS: 0 HOUR RATING

SHEET INDEX:

T1.0	TITLE SHEET
C1.0	EXISTING SITE SURVEY
C1.1	PROPOSED SITE PLAN
A1.0	PROPOSED GRADE LEVEL PLAN
A1.1	PROPOSED FOUNDATION PLAN
A1.3	PROPOSED ROOF PLAN
A2.4	PROPOSED EXTERIOR ELEVATIONS
A3.1	PROPOSED EXTERIOR ELEVATIONS
A3.1	PROPOSED BUILDING SECTION
A3.2	PROPOSED BUILDING SECTION
A3.3	PROPOSED BUILDING SECTION
A4.1	50 PERSPECTIVES
A4.2	COLORIED ELEVATIONS



Vicinity Map:
NOT TO SCALE

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for Simply Architecture, ITS Architecture
1210 West Pier Drive, Suite 1
Sheboygan, WI 53081
C&E (414) 203-4464
Email: kcz@itsarchitecture.com
www.itsarchitecture.com

Project: NEW CONSTRUCTION FOR: SOUTH PIER CONDOMINIUMS
SOUTH PIER DRIVE
SHEBOYGAN, WISCONSIN

Sheet Title: **TITLE SHEET**

Revision: _____

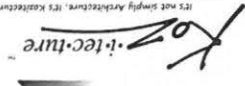
Date: **06/11/19**

Job No: **18-160**

Sheet No: **T1.0**

CITY REVIEW SET - (06-11-19)

David J. Koscielniak, AIA, AIA
 1210 West Waterford Avenue
 Greenfield, Wisconsin 53228
 Cell: (414) 305-5444
 Email: dkj@koscielniak.com
 WWW.KOSCIELNIK.COM



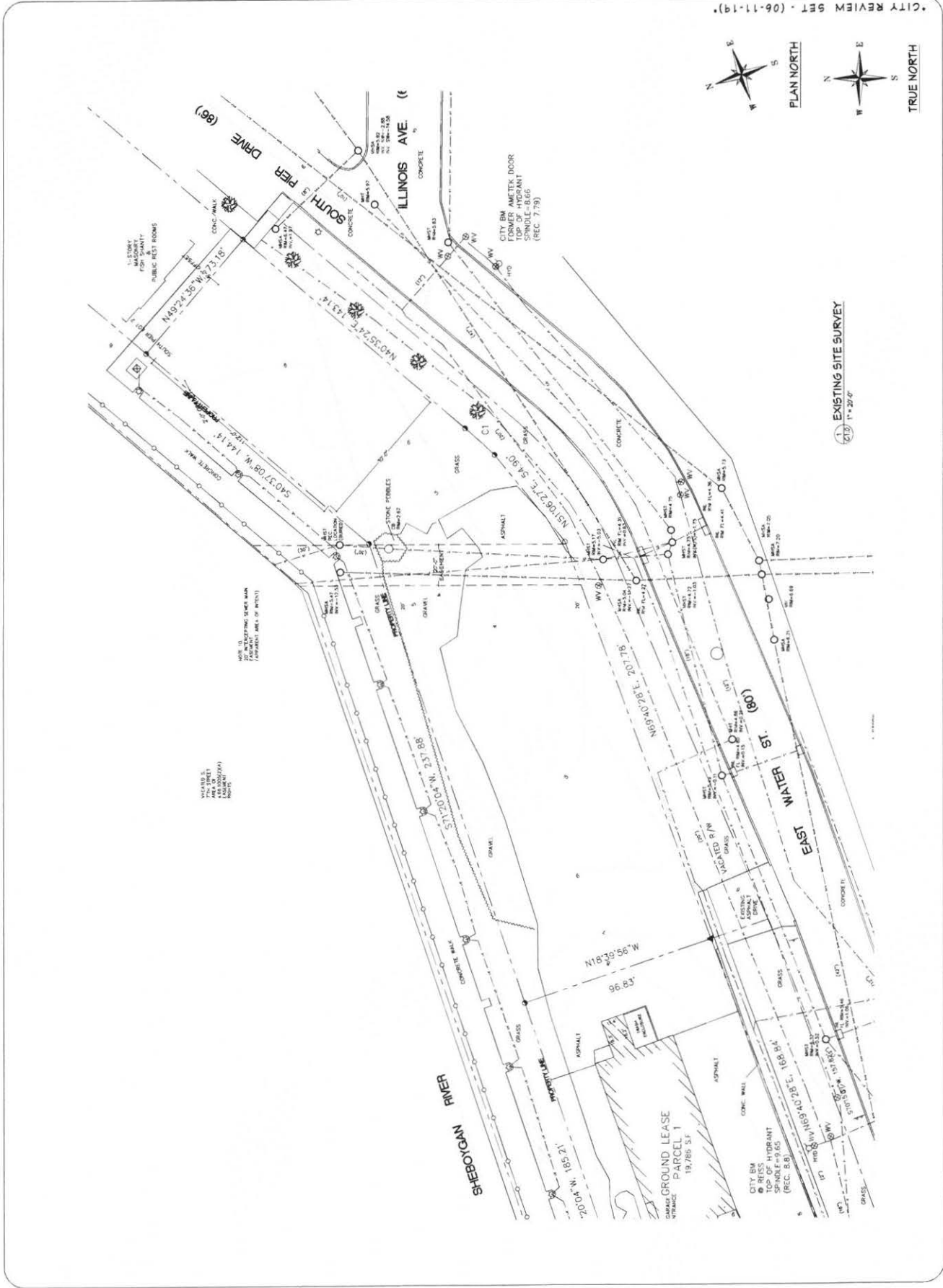
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Project: **NEW CONSTRUCTION FOR:
 SOUTH PIER CONDOMINIUMS**
 SOUTH PIER DRIVE
 SHEBOYGAN, WISCONSIN

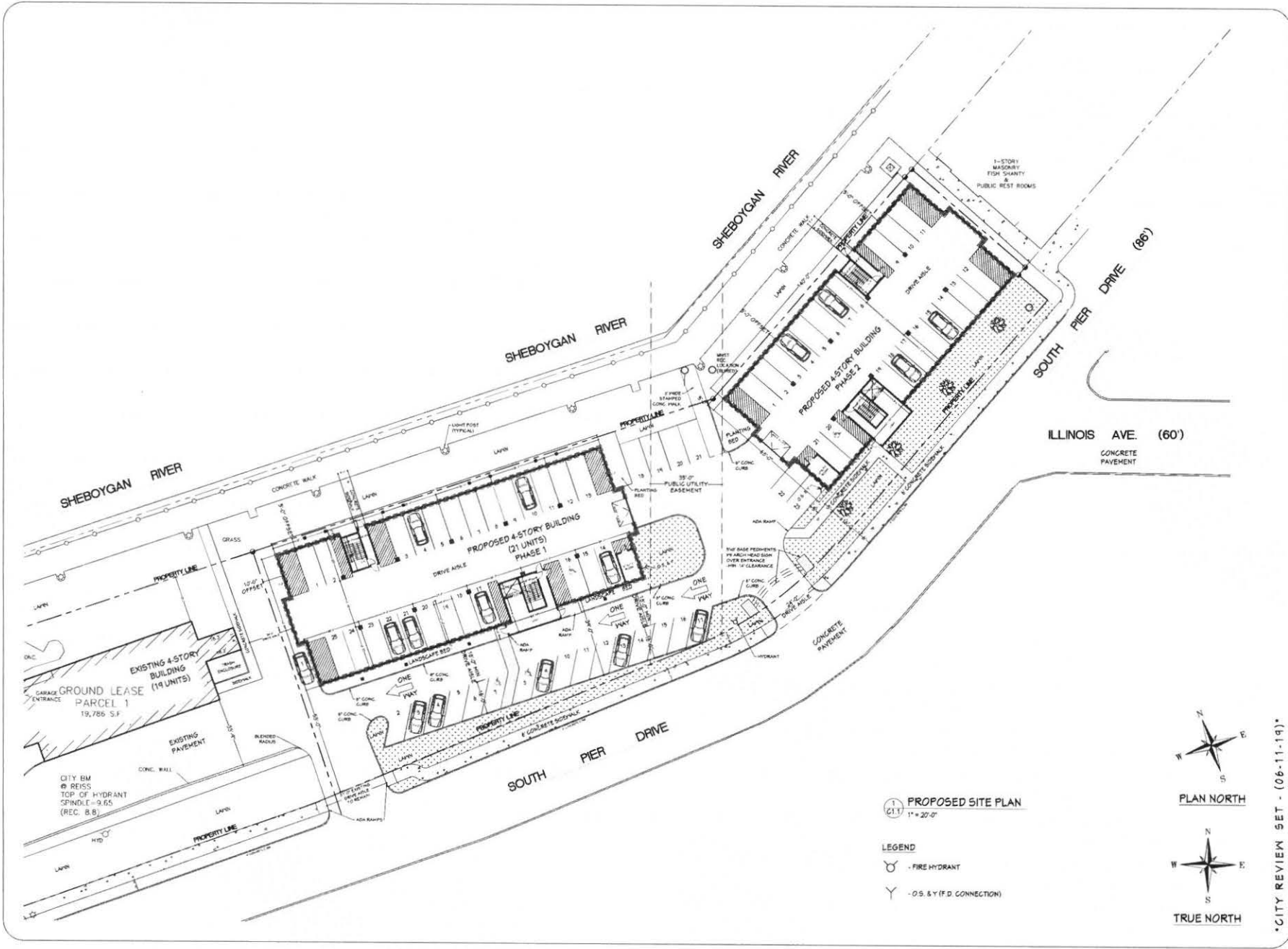
Sheet Title:
**EXISTING
 SITE
 SURVEY**

Revisions:
 Date: **06/11/19**
 Job No: **18-160**
 Sheet No: **C1.0**



CITY REVIEW SET - (06-11-19)





Koz-i-tec-ture
 IT'S NOT SIMPLY ARCHITECTURE, IT'S A STATEMENT!
 David J. Kozlowski, AIA, AIA, CAE (414) 303-5484
 12310 West Waterford Avenue, Greenfield, Wisconsin 53228
 Email: katz@kozitecture.com
 www.kozitecture.com

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Project: NEW CONSTRUCTION FOR:
SOUTH PIER CONDOMINIUMS
 SOUTH PIER DRIVE
 SHEBOYGAN, WISCONSIN

Sheet Title:
PROPOSED SITE PLAN

Revisions:

Date: 06/11/19
Job No.: 18-160
Sheet No.:

C1.1

CITY REVIEW SET - (06-11-19)

Koz Architecture
 IT'S NOT SIMPLY ARCHITECTURE. IT'S KONSTRUCTION!
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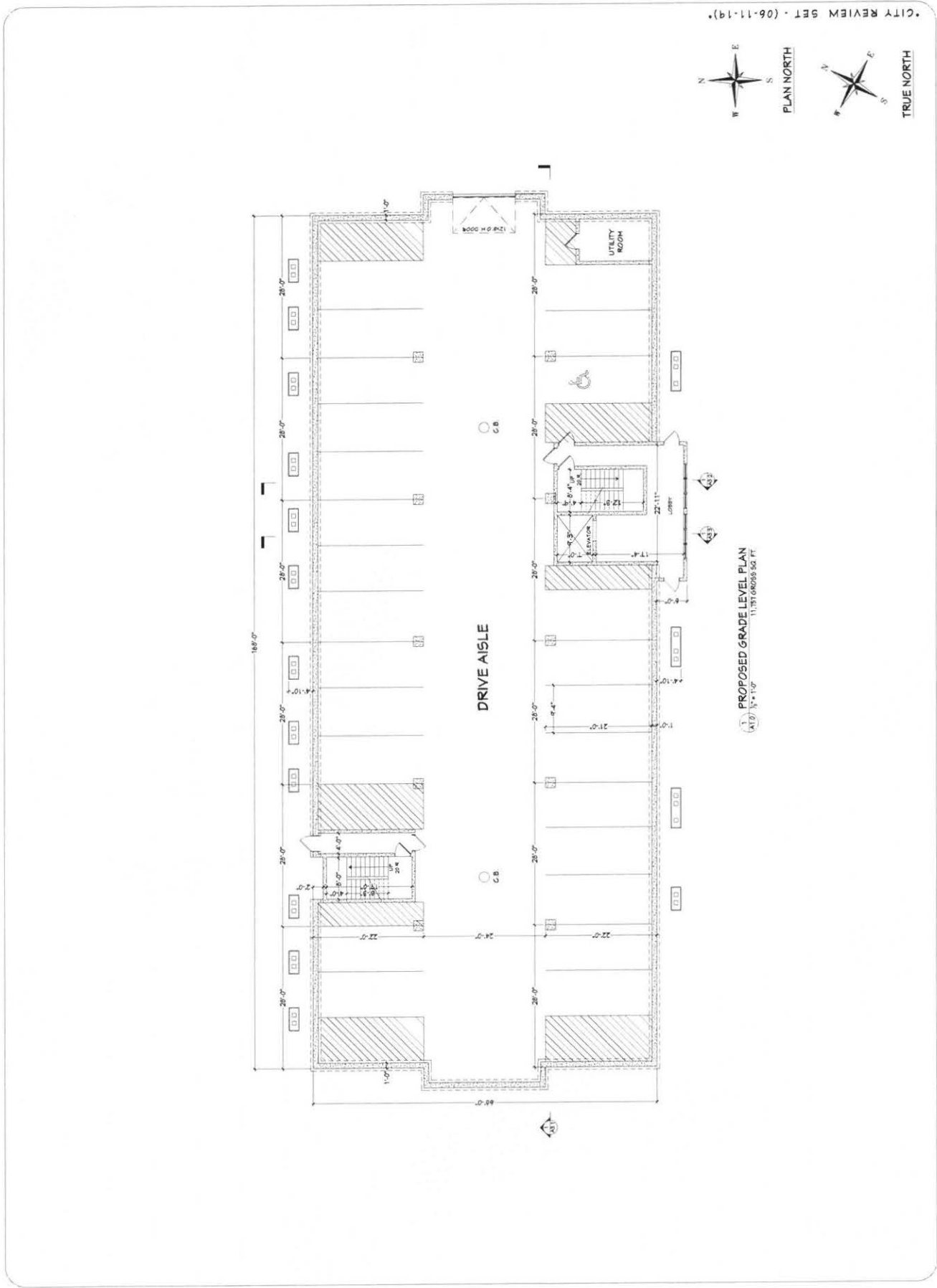
Project: NEW CONSTRUCTION FOR:
SOUTH PIER CONDOMINIUMS
 SOUTH PIER DRIVE
 SHEBOYGAN, WISCONSIN

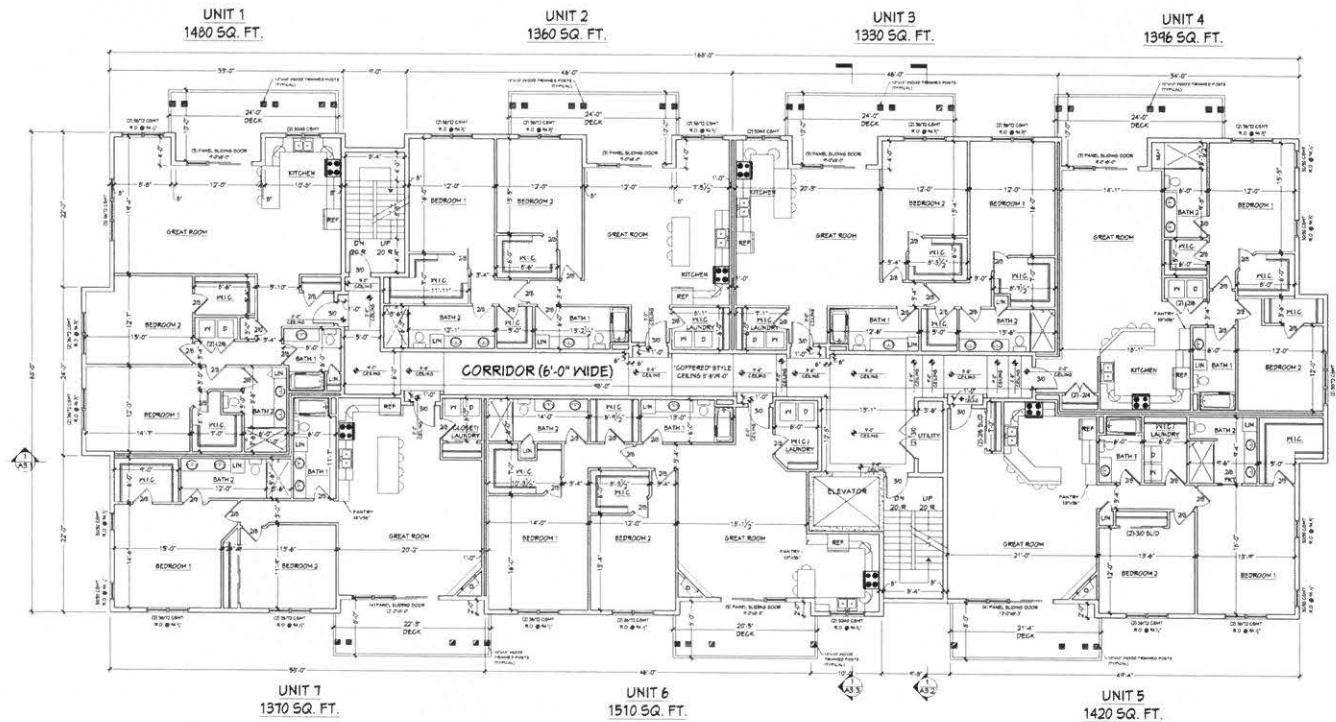
Sheet Title:
**PROPOSED
 GRADE LEVEL
 PLAN**

Revisions:
 - 6-21-14 ADD NOTES

Date: 06/11/14
 Job No: 18-160
 Sheet No:

A1.0





PROPOSED FLOOR PLAN (TYPICAL) FLOORS 2, 3 & 4
 11,265 GROSS SQ. FT. PER FLOOR



CITY REVIEW SET - (06-11-19)

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Project: **NEW CONSTRUCTION FOR:
 SOUTH PIER CONDOMINIUMS**
 SOUTH PIER DRIVE
 SHEBOYGAN, WISCONSIN

Sheet Title: **PROPOSED FLOOR PLANS 2, 3, & 4**

Revisions:
 - 6-21-19 ADD NOTES

Date: 06/11/19
 Job No. 18-160
 Sheet No.

A1.1

Project:
SOUTH PIER CONDOMINIUMS
 NEW CONSTRUCTION FOR:
SOUTH PIER DRIVE
SHEBOYGAN, WISCONSIN

Project Title:
PROPOSED ROOF PLAN

Revisions:

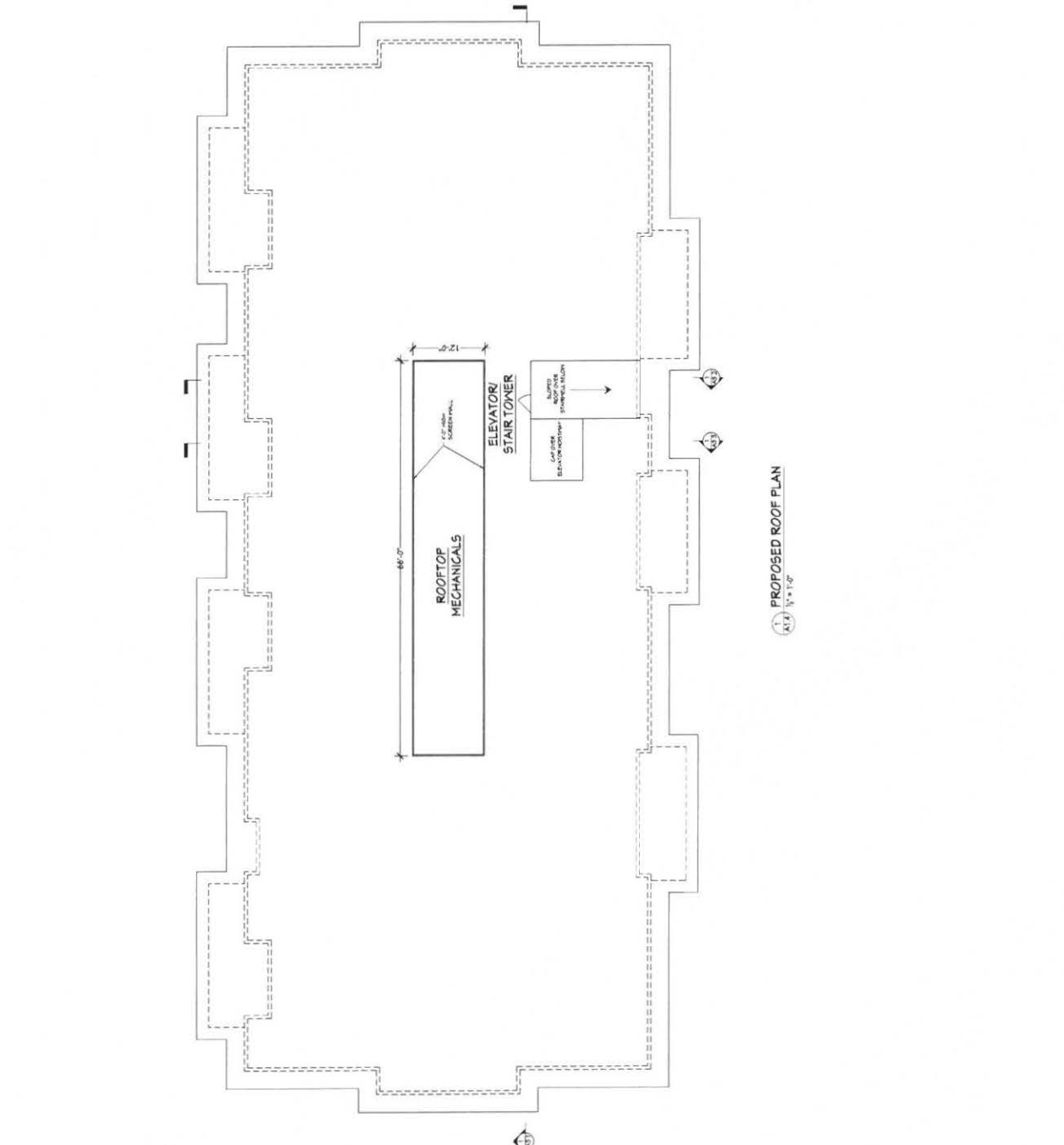
DATE: 06/11/19
 JOB No: 18-160
 Sheet No: **A1.4**

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CITY REVIEW SET - (06-11-19)



PROPOSED ROOF PLAN
 1/4" = 1'-0"

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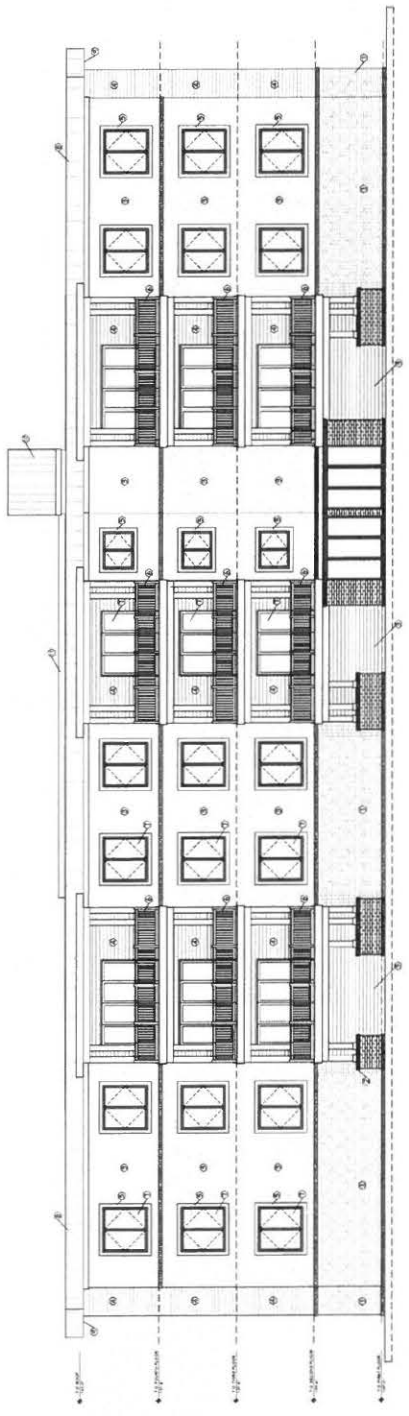
Project: NEW CONSTRUCTION FOR: SOUTH PIER CONDOMINIUMS
 SOUTH PIER DRIVE
 SHEBOYGAN, WISCONSIN

Sheet Title:
PROPOSED ELEVATIONS

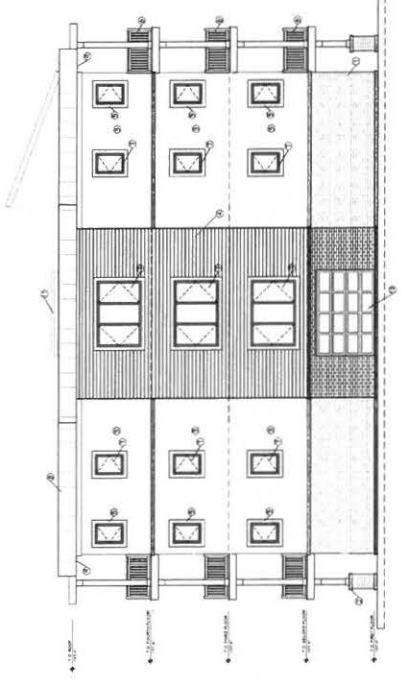
Revisions:
 - 8-21-14 ADD NOTES

Date: 06/11/14
 Job No. 18-160
 Sheet No. **A2.3**

CITY REVIEW SET - (06-11-14)



1
 A23 1/4" = 1'-0"



2
 A23 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

1	HAZARD WOOD (1 1/4" x 4")
2	PRECAST CONCRETE LAP STONES
3	ALUMINUM CLAD PANGLOSS VERTICAL INTERLOCKING SEAMS
4	ALUMINUM CLAD PANGLOSS HORIZONTAL INTERLOCKING SEAMS
5	ALUMINUM CLAD PANGLOSS DOORS
6	ALUMINUM CLAD PANGLOSS WINDOWS
7	ALUMINUM CLAD PANGLOSS PATIO DOORS
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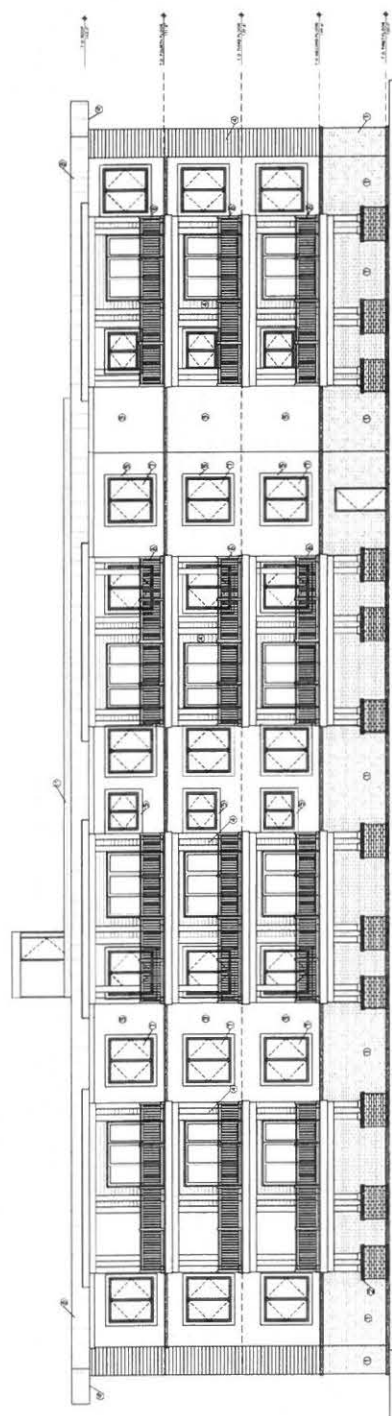
Sheet Title: PROPOSED ELEVATIONS

Revised: 8-21-19 ADD NOTES

Date: 06/11/19
JOB No: 18-160

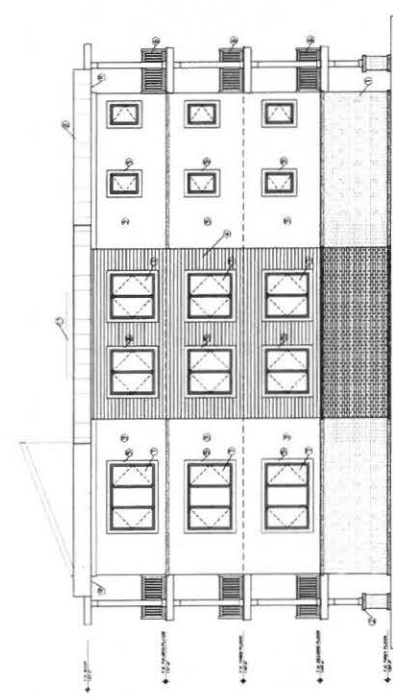
Sheet No: A2.4

CITY REVIEW SET - (06-11-19)



A2.4
 PROPOSED REAR ELEVATION
 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
10	MASONRY VENER (15"x1")
11	PRECAST CONCRETE CAP STONES (FERRUGINOUS PANELS)
12	UP. PRANKTISE (ENGINEERED WOOD) TEXTURED LAY SIDING (P. PROFILE)
13	UP. PRANKTISE (ENGINEERED WOOD) TEXTURED LAY SIDING (P. PROFILE)
14	ALUMINUM CLAD WINDOWS & DOORS
15	ALUMINUM CLAD WINDOWS & DOORS
16	UP. PRANKTISE (ENGINEERED WOOD) TEXTURED LAY SIDING (P. PROFILE)
17	UP. PRANKTISE (ENGINEERED WOOD) TEXTURED LAY SIDING (P. PROFILE)
18	UP. PRANKTISE (ENGINEERED WOOD) TEXTURED LAY SIDING (P. PROFILE)
19	UP. PRANKTISE (ENGINEERED WOOD) TEXTURED LAY SIDING (P. PROFILE)
20	UP. PRANKTISE (ENGINEERED WOOD) TEXTURED LAY SIDING (P. PROFILE)
21	UP. PRANKTISE (ENGINEERED WOOD) TEXTURED LAY SIDING (P. PROFILE)
22	STEEL OVERHEAD DOOR WITH TRANSPARENT PANELS (12FT. HIGHER THAN WALL)



A2.4
 PROPOSED LEFT ELEVATION
 1/8" = 1'-0"

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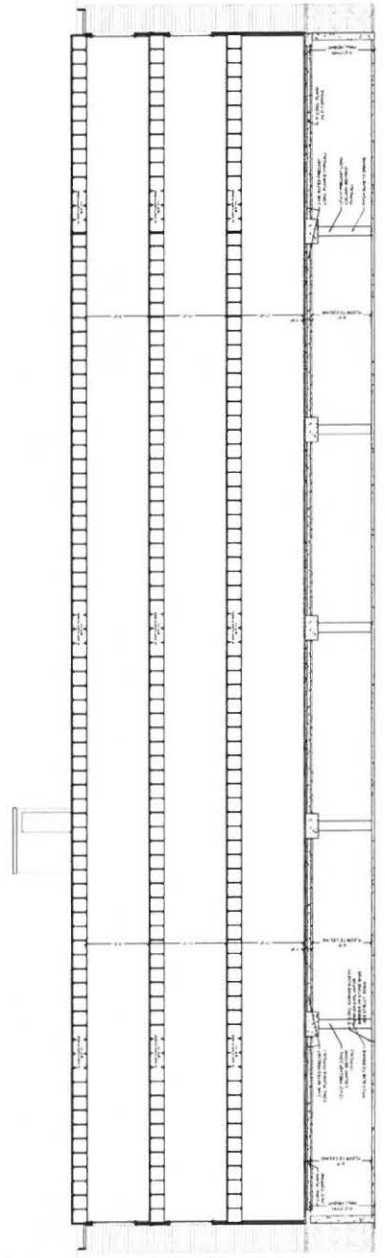
Project: NEW CONSTRUCTION FOR:
SOUTH PIER CONDOMINIUMS
SOUTH PIER DRIVE
SHEBOYGAN, WISCONSIN

Sheet Title:
**PROPOSED
LONGITUDINAL
BUILDING
SECTION**

Revisions:
.....

Date: 06/11/19
Job No: 18-160
Sheet No: **A3.1**

CITY REVIEW SET - (06-11-19)



(1) PROPOSED LONGITUDINAL BUILDING SECTION
N=1/8"

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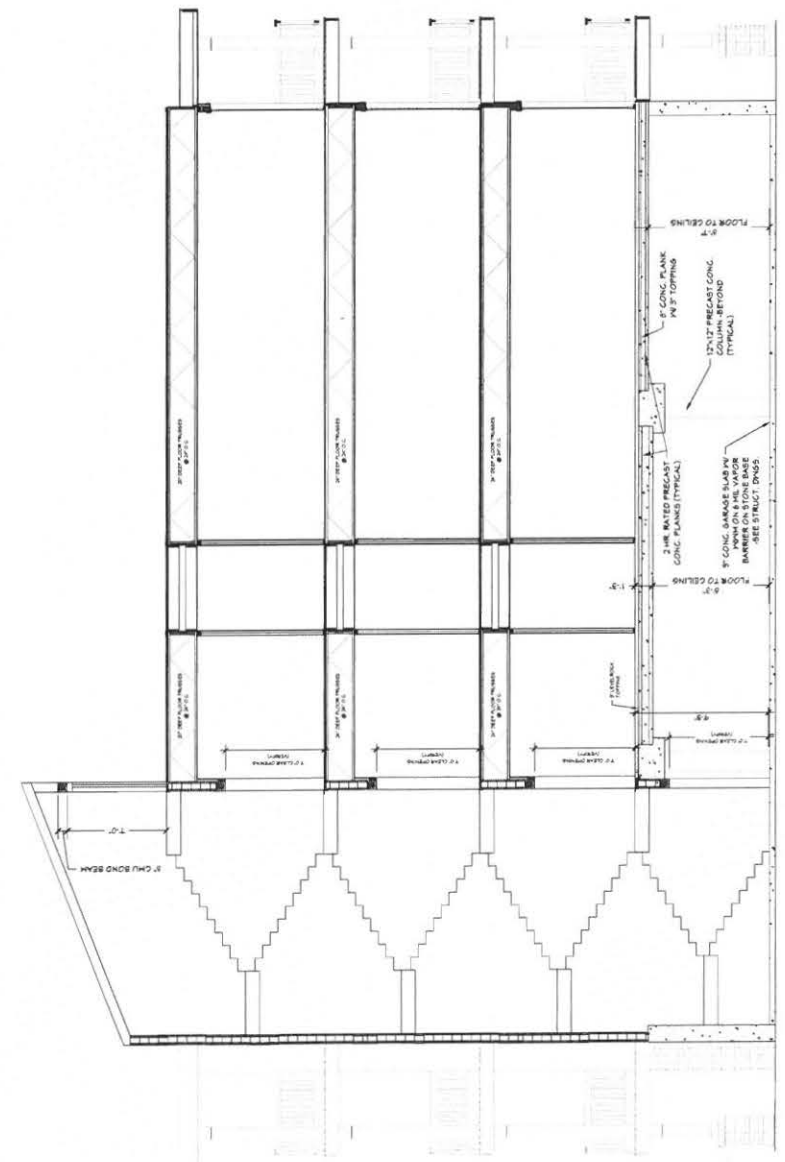
Project: NEW CONSTRUCTION FOR:
SOUTH PIER CONDOMINIUMS
 SOUTH PIER DRIVE
 SHEBOYGAN, WISCONSIN

Sheet Title:
PROPOSED BUILDING SECTION @ STAIRWELL

Revisions:
 -E-21:18 ADD NOTES

Date: 06/11/19
 Job No. 18-160
 Sheet No. **A3.2**

CITY REVIEW SET - (06-11-19)



PROPOSED BUILDING SECTION @ STAIRWELL
 1/2" = 1'-0"



VIEW LOOKING NORTHWEST FROM SOUTH PIER DRIVE



VIEW LOOKING NORTHEAST FROM SOUTH PIER DRIVE



VIEW LOOKING SOUTHEAST FROM RIVER WALK



VIEW LOOKING SOUTHWEST FROM RIVER WALK

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 SOUTH PIER DRIVE
 SHEBOYGAN, WISCONSIN

Sheet Title:
3D PERSPECTIVES

Revisions:
 - 8-21-19 ADD NOTES

Date: 06/11/19
 Job No: 18-160
 Sheet No:

A6.1

CITY REVIEW SET - (06.11.19)

A6.2

Sheet No.

JOB No. 18-160

DATE: 06/11/19

Revisions:
06/11/19 ADD NOTES

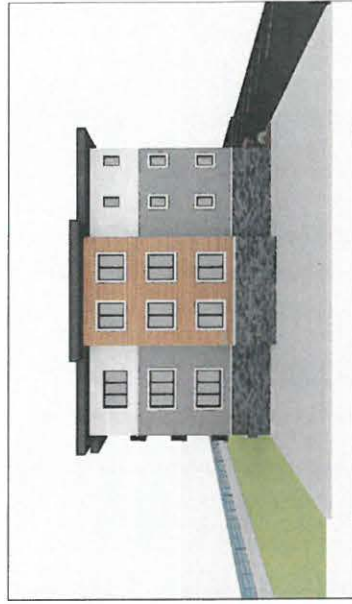
Sheet Title:
COLORED
ELEVATIONS

Project:
NEW CONSTRUCTION FOR:
SOUTH PIER CONDOMINIUMS
SOUTH PIER DRIVE
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CITY REVIEW SET - (06-11-19)



LEFT ELEVATION OF BUILDING



RIGHT ELEVATION OF BUILDING



REAR ELEVATION OF BUILDING



FRONT ELEVATION OF BUILDING



S Pier Dr Sheboygan, Wisconsin

25041 2504 Calumet Dr
Sheboygan, WI 53083
43.77°N, 87.73°W



Reiss Condominium Association, Inc.

780 South Pier Drive

P.O. Box 933

Sheboygan, WI 53082-0933

Email: contact@reissrivercondos.com

Website: www.reissrivercondos.com

June 9, 2019

Dr. Toby Watson, President
South Pier Family Investments, Inc.
2808 Kohler Memorial Drive, Suite 1
Sheboygan, WI 53081

Dear Dr. Watson,

Please accept this letter as affirmation of the intent of the Board of Directors after a vote at a "Special Meeting" on June 9, 2019, and on behalf of the Reiss Condominium Association, Inc., to enter into a perpetual shared access easement/ agreement concerning the existing driveway at it's existing location. Our assumption is that the City of Sheboygan will facilitate creating and recording of any needed documents.

The shared driveway will serve as our primary (and only) point of ingress/egress to our parcel. Your primary ingress/egress driveway is located approximately 250 feet east between each of your proposed buildings to provide access to the internal parking garage spaces. The shared driveway will be used by visitor vehicles traversing through the parking lot in front of your building and exiting at the shared driveway.

Our remaining question is whether the fire department has enough room to utilize their aerial ladder equipment, if needed, to rescue occupants from our upper floors' balconies. We assume this question will be satisfactorily dealt with between you and the City of Sheboygan and would appreciate any updates regarding this question.

We want to suggest that perhaps a stop sign at the entrance to the shared driveway from your parking lot could be helpful to improve safety. We also request that trucks make minimal use of the shared driveway during construction.

Sincerely,



Ellyn Hansen
President

Cc: Chad Pelishek, City of Sheboygan Planning Dept.
David J. "Koz" Koscielniak AIA ALA
Rachel Opgenorth, Secretary, Board of Directors
Julie Kampmann, Board of Directors
Robert Kampmann, Treasurer, Board of Directors



2D



File

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Special Use application and certified survey map by Acuity to construct an above grade parking structure, to construct a recreation center and to combine parcels at 2800 S. Taylor Drive. SO Zone

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

REPORT DATE: June 21, 2019

MEETING DATE: June 25, 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:

The project consists of two (2) new buildings - a parking structure and recreation center, both of which will be situated to the north and east of the existing north parking structure. The projected number of employees for Acuity is not subject to change based on these projects. The parking structure will be providing covered parking for employees. The recreation center will be providing an employee-only amenity space. The facades for each of these structures will be a replication of the existing facility in terms of materials and detailing.

The footprint of the parking structure is roughly 82,000 square feet. Three (3) levels of parking are being planned for this phase to accommodate approximately 715 parking spaces. The height of this structure in Phase I matches the scale and massing of the existing north parking structure to the west.

The parking structure is being designed for a future phase to accommodate five (5) additional levels of parking. The structure will accommodate a total of 1900 parking spaces between both phases. Any implications to land use, projected numbers of employees, operation considerations, etc. are anticipated to be addressed as part of the planning of that future phase.

The footprint of the recreation center is roughly 43,000 square feet and sits directly to the south of the new proposed parking structure. The recreation center is being constructed as an employee only amenity space consisting of various court-based activities. The height of this structure matches the scale and massing of the existing north parking structure to the west.

Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer and traffic generation does not change based on these projects. The street access to the site will not change. No new access points to any streets are proposed. The parking and traffic pattern within the development will be improved with the addition of the new parking structure. The number of parking stalls within the existing surface grade lots will be reduced with the addition of the parking structure, thereby reducing the traffic load to the remaining driveway intersections. Proposed lighting for the site will stay consistent with the existing lighting on the site.

Light poles will be relocated as necessary to follow the new driveway locations. No new exterior storage of materials or waste is proposed for the development.

A new Certified Survey Map (CSM) has been submitted as part of this submittal to consolidate parcels that were previously shown as individual parcels along Taylor Drive.

Building materials include:

- Architectural precast panels (same light buff color that exists today).
- Aluminum curtainwall (color matches existing teak) with clear glazing (same that exists today).
- Simulated wood lattice (color matches existing teak) – exists on the first floor openings of the parking structure.
- Entry canopy incorporates a stained wood and prefinished metal flashing to match the color of the existing teak (same that exists today).

Site improvements include:

- The recreation center is 35 feet tall and 43,000sf.
- Phase 1 of the parking structure is 35 feet tall and 82,000sf. Three levels of parking are being planned for this phase to accommodate approximately 715 parking spaces. An additional five (5) levels of parking are being planned for a future phase to accommodate a total of 1900 parking spaces between both phases. Phase 2 of the parking structure will be 88 feet tall
- New asphalt drives, parking, concrete walks, retaining walls, lighting.
- No new access drives are proposed.
- New landscaping and storm drainage throughout the site.
- Utility work is expected to start this fall with the building footing and foundations for both buildings starting shortly thereafter (late fall/early winter).

STAFF COMMENTS:

The applicant has a couple of individual parcels for the overall Acuity campus. The Plan Commission is also reviewing a Certified Survey Map (CSM) to incorporate these separate parcels into the overall Acuity parcel. The City does not permit buildings to cross property

lines and the proposed CSM eliminates existing lot lines in the vicinity of the area where the recreation and parking structure are to be constructed.

The Plan Commission should have the applicant address the following:

- What is the proposed timing of the project – When will actual construction start and when will construction end? Sounds like there is quite a bit of grading and utility work that needs to occur prior to construction of the buildings.
- The Phase 2 of the parking structure - When does Acuity think that project will begin?
- Potential future projects at their site.

No formal sign package has been submitted and staff is unsure what Acuity is considering.

Staff's biggest concern with the project is with the scale and massing of these buildings due to how close they will be to Taylor Drive (southeast corner of building meeting minimum 25 foot setback). City staff, the architectural review board and the plan commission are informing Acuity that Phase 2 of the parking structure wants to be uniform in some ways but additional articulation to that façade will be required to break-up the huge parking structure face that will dominate Taylor Drive.

Another item the Plan Commission should be aware of are the public street improvements that will be required to both Union Avenue and the signalized intersection of Union Avenue and Taylor Drive. This street and intersection will be impacted by both the proposed and future Acuity developments as well as the Aurora Hospital Development. Acuity understands they will be required to participate in these improvements to the street and intersection and shall work with the City on this matter.

ACTION REQUESTED:

Staff recommends approval of the special use and CSM 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, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster shall be completed prior to issuance of an occupancy permit.
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 work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
9. Proposed wall signage will be individual letter signs (no flat panel or interior lit cabinet signs).
10. All areas used for parking/maneuvering of vehicles shall be paved.
11. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
12. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
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, traffic impact study, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, signalization, etc.).
14. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
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. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
19. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
20. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
21. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
22. The Conditional use permit is approved if and only if the Planning Commission approves the Certified Survey Map (CSM) creating the parcels as proposed. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance. No building permits shall be issued until such time as the applicant can show City staff that the CSM has been officially recorded by Sheboygan County and the lots have been officially created.

23. City Development staff will sign the proposed CSM only if the proposal exactly matches the approved development plan/property layout.
24. Building permits shall be issued only at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded.
25. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the project.
26. Buildings shall meet minimum 25 foot front/street yard setback.
27. Approval of this Conditional Use permit is based upon mutual understanding that the final Acuity traffic impact analysis findings are acceptable to the City, and any improvements directly related to Acuity's development, during the traffic analysis planning horizon, be the responsibility of Acuity. Said improvements shall be coordinated and constructed along with the City of Sheboygan and Advocate Aurora's roadway improvements to Union Avenue and the Taylor Drive and Union Avenue intersection tentatively scheduled for the year 2020
28. If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended plan for review by the City of Sheboygan Plan Commission that accurately reflects any and all changes.

ATTACHMENTS:

Special Use Permit Application and required attachments.

PARCEL NO. 431085
MAP NO. _____
ZONING CLASSIFICATION: 50

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 6/25/19

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

CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION
(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: EUA ATTENTION: BECKY JOHNSON
ADDRESS: 333 E CHICAGO STREET, MILWAUKEE, WI 53202
E-MAIL: beckyj@eua.com
PHONE: (414) 298-2255 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: ACUITY INSURANCE
ADDRESS OF PROPERTY AFFECTED: 2800 SOUTH TAYLOR DRIVE, SHEBOYGAN, WI 53081

LEGAL DESCRIPTION: _____
SEE METES AND BOUNDS DESCRIPTION ON CERTIFIED SURVEY MAP

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
ACUITY IS A PRIVATE INSURANCE COMPANY HEADQUARTERED IN SHEBOYGAN. THE EXISTING OPERATION IS DEVOTED EXCLUSIVELY TO THE HANDLING OF INFORMATION AND ADMINISTRATIVE SERVICES. THEY SELDOM, IF EVER PROVIDE SERVICES DIRECTLY TO CUSTOMERS ON A WALK-IN OR APPOINTMENT BASIS.

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: _____
THERE ARE NO PROPOSED CHANGES TO THE EXISTING OPERATION OR USE. THE EXPANSION IS IN RESPONSE TO COMPANY GROWTH.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: _____
THE EXPANSION PROJECT IS COMPRISED OF AN ABOVE-GRADE PARKING STRUCTURE AND RECREATION CENTER

**CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION**

DESCRIPTION OF THE INTENDED USE

The current land use present on the subject property includes landscaping areas, driveways, parking areas and utilities for the Acuity facility. The proposed land use for the subject property includes a new building and driveways. The footprint of the parking structure is roughly 82,000 square feet. The footprint of the recreation center is roughly 43,000 square feet. A change to the projected number of employees for Acuity is not subject to change based on these projects. The parking structure will be providing covered parking for employees. The recreation center will be providing an employee-only amenity space. The proposed building and driveways will increase the amount of impervious area on the site by 134,827 sq. ft.

Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer and traffic generation does not change based on these projects. The proposed development complies with all requirements of Sub-Chapter 15-7. The street access to the site will not change. No new access points to any streets are proposed. The parking and traffic pattern within the development will be improved with the addition of the new parking structure. The number of parking stalls within the existing surface grade lots will be reduced with the addition of the parking structure, thereby reducing the traffic load to the remaining driveway intersections. Proposed lighting for the site will stay consistent with the existing lighting on the site. Light poles will be relocated as necessary to follow the new driveway locations. No new exterior storage of materials or waste is proposed for the development.

The parking structure is being designed for a future phase to accommodate five additional levels of parking. Any implications to land use, projected numbers of employees, operation considerations, etc. are anticipated to be addressed as part of the planning of that future phase.

A new Certified Survey Map (CSM) has been submitted as part of this submittal to consolidate those parcels that were previously shown as individual parcels along Taylor Drive.

**CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
ATTACHMENT A**

DESCRIPTION OF PROPOSED PROJECT:

The project consists of two new buildings, a parking structure and recreation center, both of which will be situated to the north and east of the existing north parking structure. The facades for each of these structures will be a replication of the existing facility in terms of materials and detailing.

The footprint of the parking structure is roughly 82,000 square feet. Three levels of parking are being planned for this phase to accommodate approximately 715 parking spaces. An additional five levels of parking are being planned for a future phase to accommodate a total of 1900 parking spaces between both phases. The height of this structure in Phase I matches the scale and massing of the existing north parking structure to the west.

The footprint of the recreation center is roughly 43,000 square feet and sits directly to the south of the new proposed parking structure. The recreation center is being constructed as an employee only amenity space consisting of various court-based activities. The height of this structure matches the scale and massing of the existing north parking structure to the west.

**CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
ATTACHMENT B**

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS:

Existing building is a two story office building with a central galleria running its full length in the East/West direction. The entire façade is clad in buff colored dolomite limestone slabs and precast architectural concrete. There are three main entry and exit points around the building. The main entrances occur at the two story high glazed curtain walls with teak or aluminum mullions. All other windows are punched units with teak or aluminum frames. Most of the roof is flat with a gabled slate roof over the main and secondary gallerias.

**CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
ATTACHMENT C**

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:

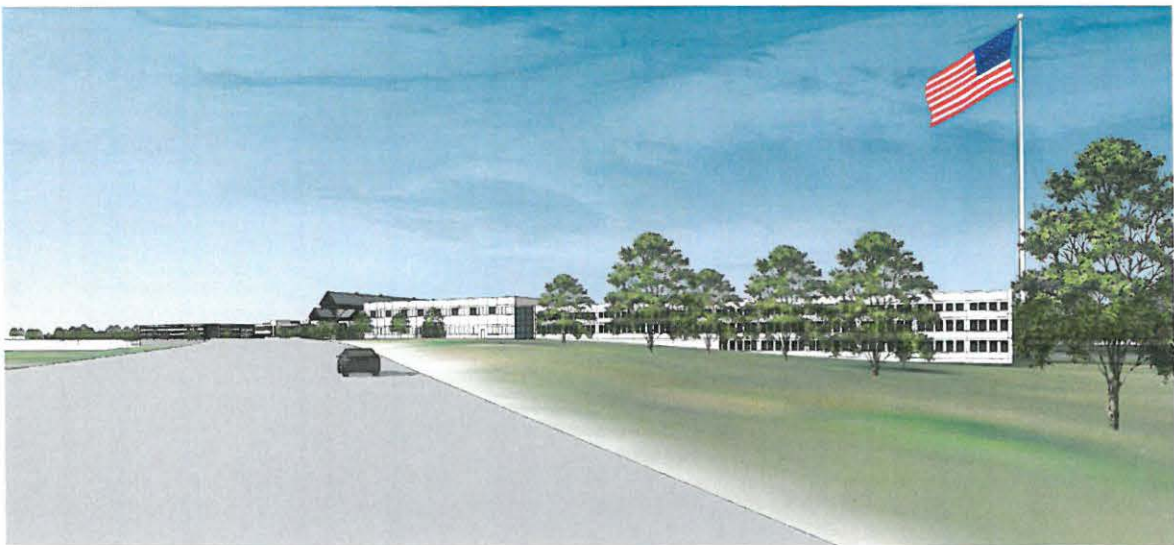
The parking structure and recreation center will be clad in the same buff colored architectural precast to match the existing north parking structure facility. Punched aluminum windows will match those of the existing north parking structure. Flat roof will be a single ply loose laid membrane. Stair towers and main entry points will be glazed with an aluminum curtain wall system to match the existing north parking structure.

ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 South Taylor Drive
Sheboygan, WI

Index:

AS100	ARCHITECTURAL SITE PLAN
A200	ELEVATIONS
A201	RENDERINGS PHASE 1
A202	RENDERINGS PHASE 2
A203	RENDERINGS PHASE 1
A204	RENDERINGS PHASE 2



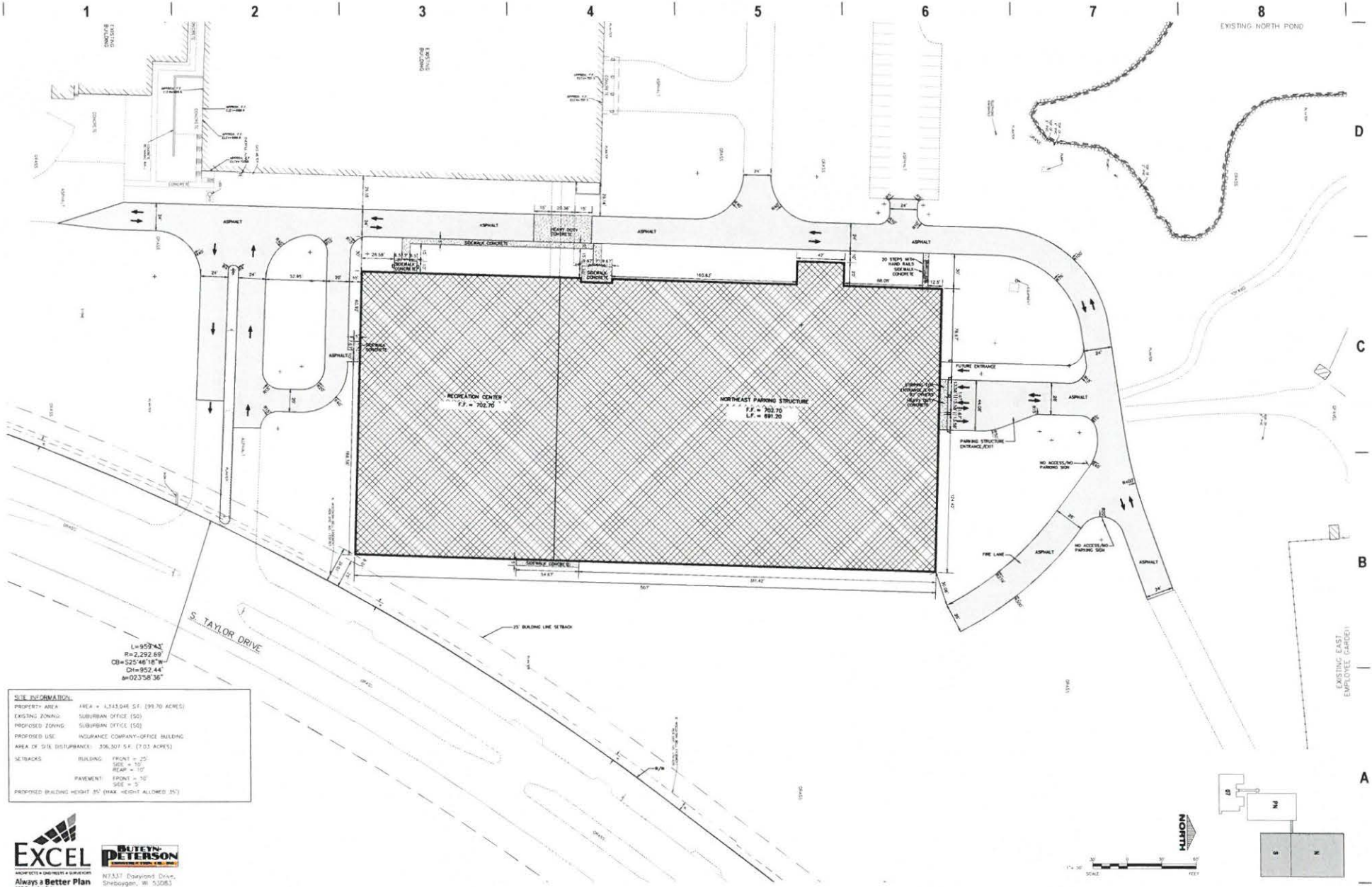
CITY SUBMITTAL - ARB

Issue Date 06/10/2019

PROJECT NUMBER:

18196

© Capital Plan Architects, Inc.



$L=907.43'$
 $R=2,292.69'$
 $CB=S25^{\circ}46'18''W$
 $CD=852.44'$
 $CD=823^{\circ}58'36''$

SITE INFORMATION:

PROPERTY AREA	AREA = 4.143,048 SQ. (91.70 ACRES)
EXISTING ZONING	SUBURBAN OFFICE (SO)
PROPOSED ZONING	SUBURBAN OFFICE (SO)
PROPOSED USE	INSURANCE COMPANY-OFFICE BUILDING
AREA OF SITE DISTURBANCE	306,307 SQ. FT. (7.03 ACRES)
SETBACKS	BUILDING FRONT = 25' SIDE = 10' REAR = 10'
	PAVEMENT FRONT = 10' SIDE = 5'
PROPOSED BUILDING HEIGHT 30'	(MAX. HEIGHT ALLOWED 35')

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 www.excelwisconsin.com

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 Sheboygan, WI 53081
 920-565-6200
 www.butevy-peterson.com

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 515 274 2640

MILWAUKEE
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 Milwaukee, Wisconsin 53202
 414 271 5350

MADISON
 309 West Johnson Street, Suite 202
 Madison, Wisconsin 53703
 608 442 5350

DENVER
 1859 Wylie Street, Suite 300
 Denver, Colorado 80202
 303 595 4900

KEY PLAN



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08 10 2019	CITY SUBMITTAL

PROJECT INFORMATION

ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 S. TAYLOR DRIVE
 SHEBOYGAN, WI 53081

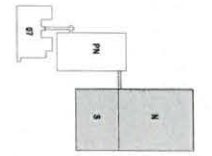
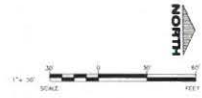
PROJECT NUMBER: 191420
 PROJECT MANAGER: JZ

SHEET INFORMATION

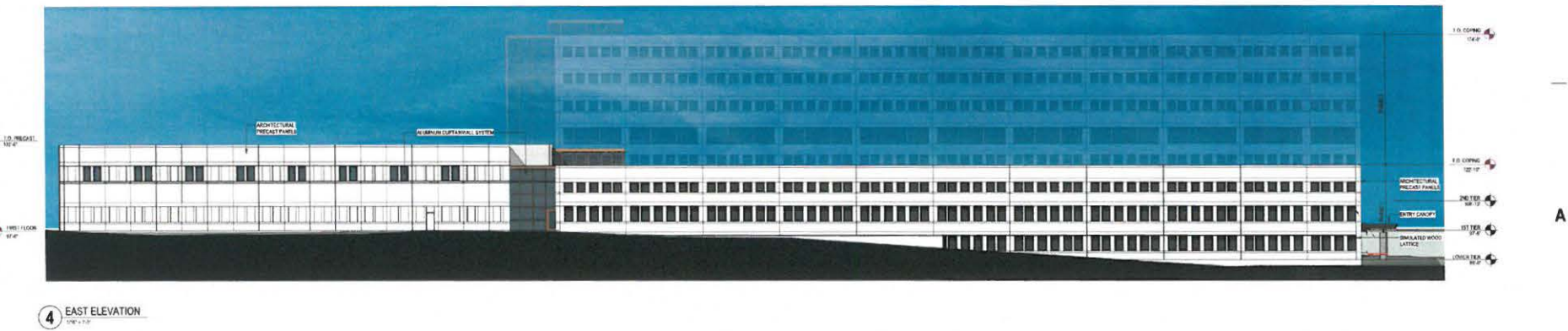
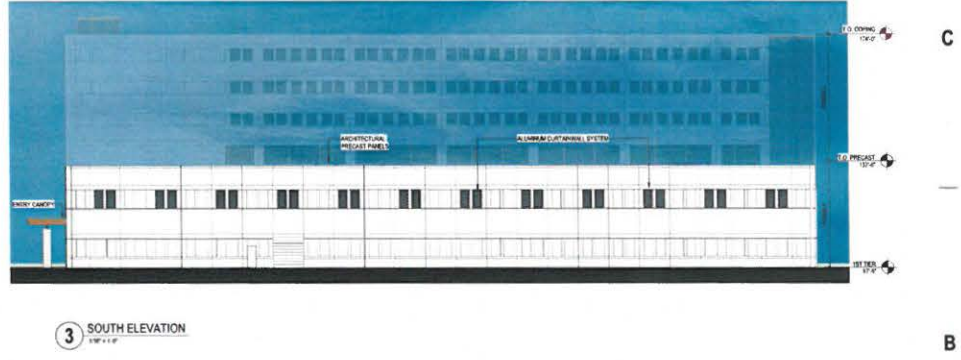
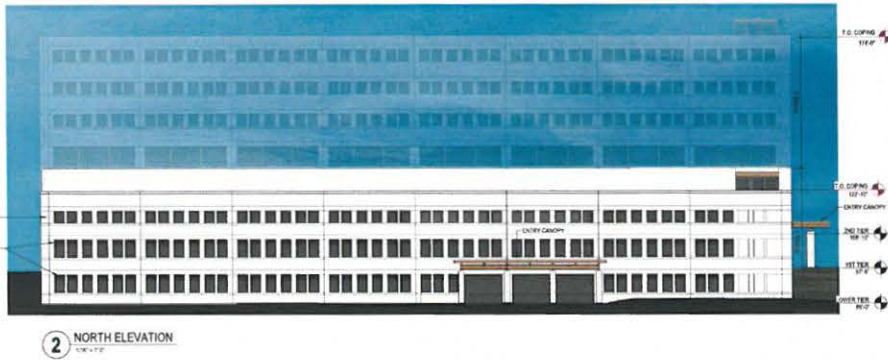
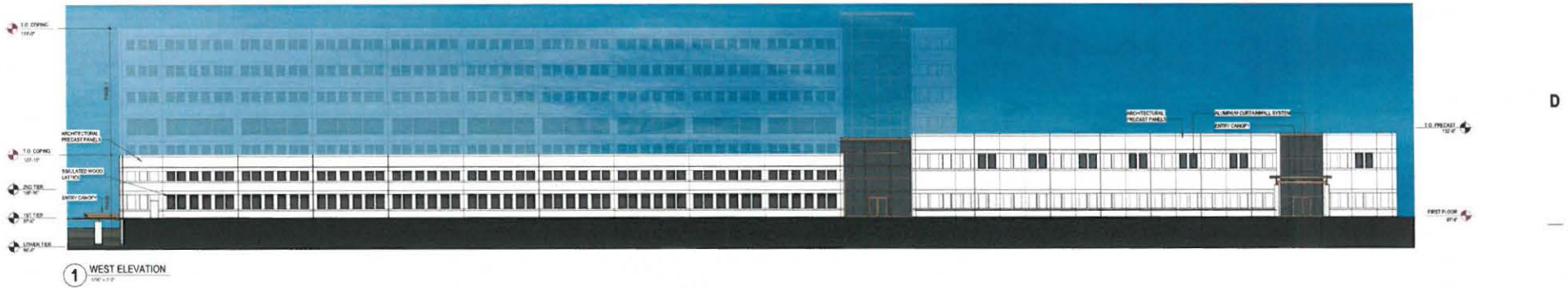
DATE: JUNE 10 2019

SHEET NAME: **SITE PLAN C100**

SHEET NUMBER: 23



1 | 2 | 3 | 4 | 5 | 6 | 7 | 8



eu.a

milwaukee
333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison
309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

des moines
530 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.224.5840

denver
1800 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.536.4500

KEY PLAN

acuity
INSURANCE

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.10.2024	CITY SUBMITAL

PROJECT INFORMATION

ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 South Taylor Drive
Sheboygan, WI

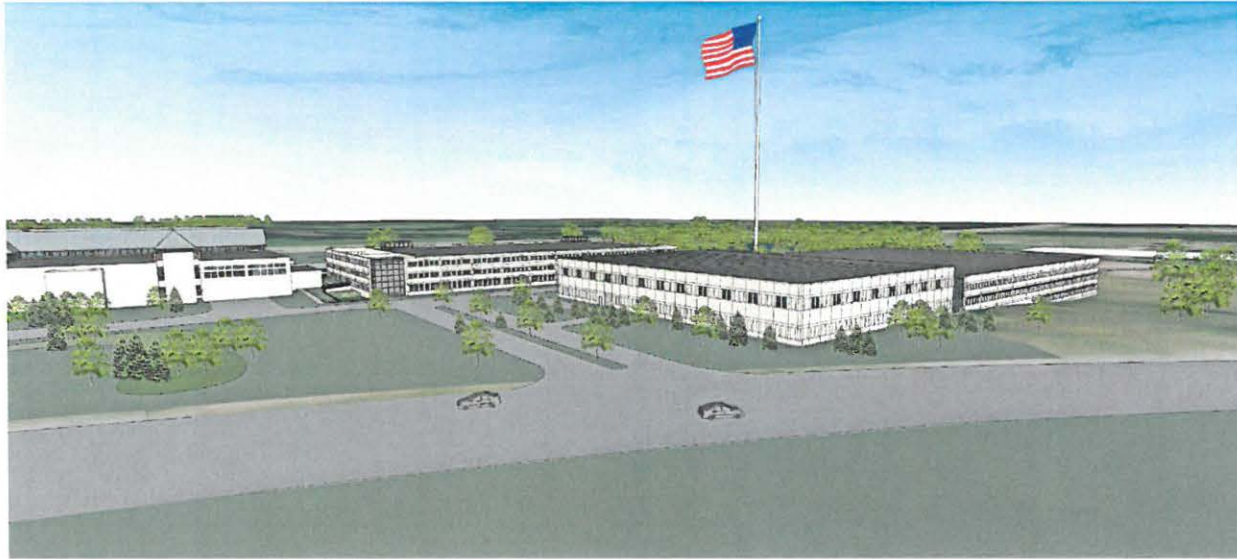
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PROJECT MANAGER: BJ

SHEET INFORMATION

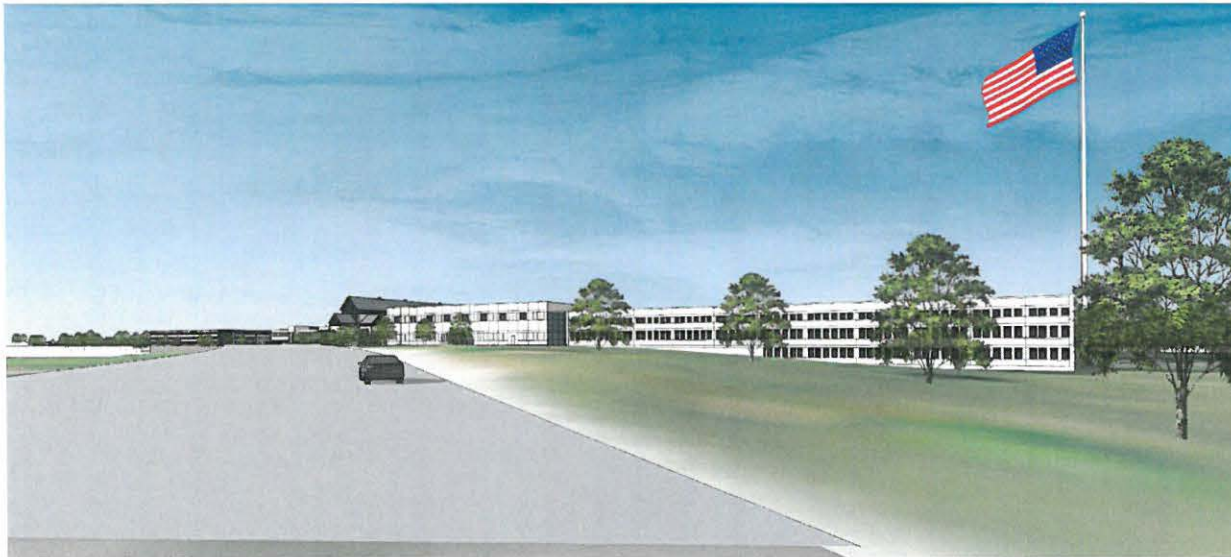
SHEET NAME: **EXTERIOR ELEVATIONS**
A200

SHEET NUMBER

© Engineer One Architect, P.C.



AERIAL LOOKING NORTHWEST - PHASE 1



NE PARKING GARAGE AND RECREATION CENTER FROM TAYLOR DRIVE - PHASE 1

eu.a

MILWAUKEE 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350	MADISON 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
DES MOINES 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.284.5440	DENVER 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.596.4000

KEY PLAN

acuity
INSURANCE

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/1/2016	ISSUE FOR PERMIT

PROJECT INFORMATION

ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 South Taylor Drive
Sheboygan, WI

PROJECT NUMBER: 18196
PROJECT MANAGER: BJ

SHEET INFORMATION

SHEET NAME: RENDERINGS PHASE 1
A203

SHEET NUMBER: BJ

© Eggen & Associates, Inc.

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B

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1

2

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7

8



RECREATION CENTER - PHASE 1



RECREATION CENTER FROM TAYLOR DRIVE - PHASE 1



MILWAUKEE
333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

MADISON
309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

DES MOINES
499 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.228.5840

DENVER
1800 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.590.4500

KEY PLAN



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06.13.2019	0011 SUBMITTA

PROJECT INFORMATION

ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 South Taylor Drive
Sheboygan, WI

PROJECT NUMBER: 18196
PROJECT MANAGER: BJ

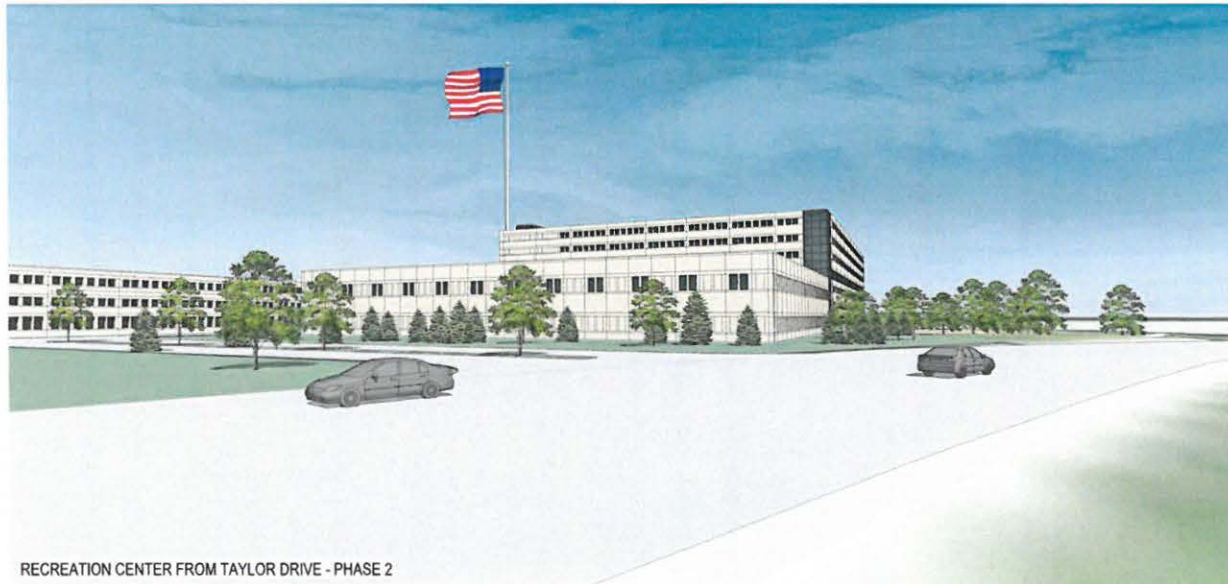
SHEET INFORMATION

SHEET NAME: RENDERINGS PHASE 1
A201
SHEET NUMBER

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RECREATION CENTER - PHASE 2



RECREATION CENTER FROM TAYLOR DRIVE - PHASE 2



m i l w a u k e
 333 East Chicago Street
 Milwaukee, Wisconsin 53202
 414.271.5350

d e s m o i n e s
 899 Walnut Street, Suite 400
 Des Moines, Iowa 50309
 515.284.5840

m a d i s o n
 309 West Johnson Street, Suite 202
 Madison, Wisconsin 53703
 608.442.5350

d e n v e r
 1899 Wyrkopp Street, Suite 300
 Denver, Colorado 80202
 303.596.4500

KEY PLAN



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08.10.2019	CITY SUBMITTAL

PROJECT INFORMATION

ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 South Taylor Drive
 Sheboygan, WI

PROJECT NUMBER: 18196
 PROJECT MANAGER: BJ

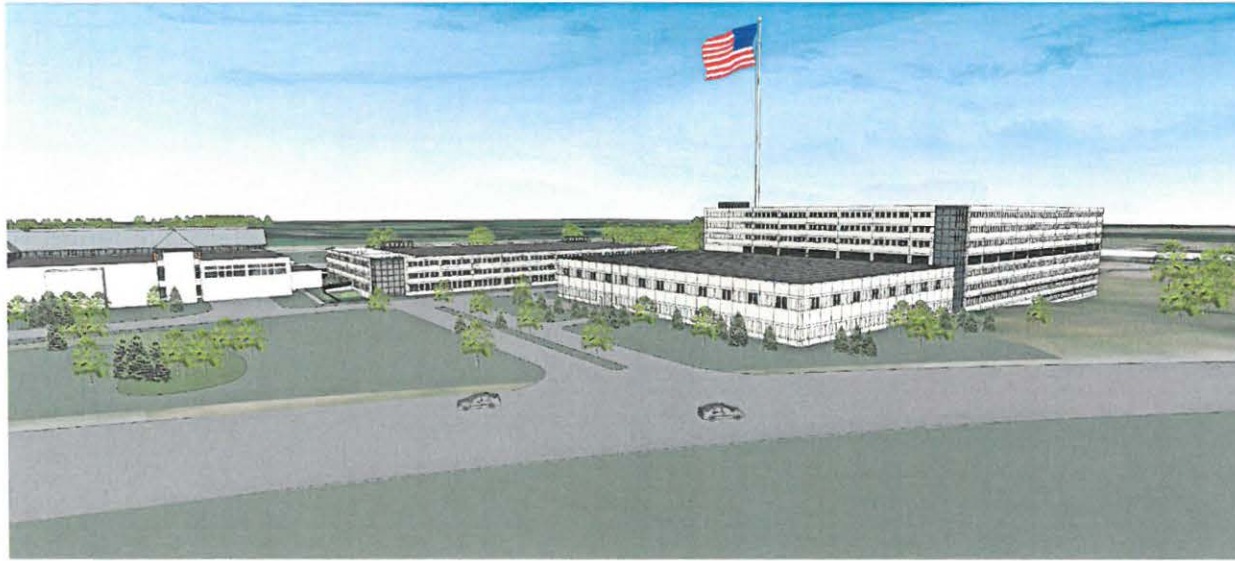
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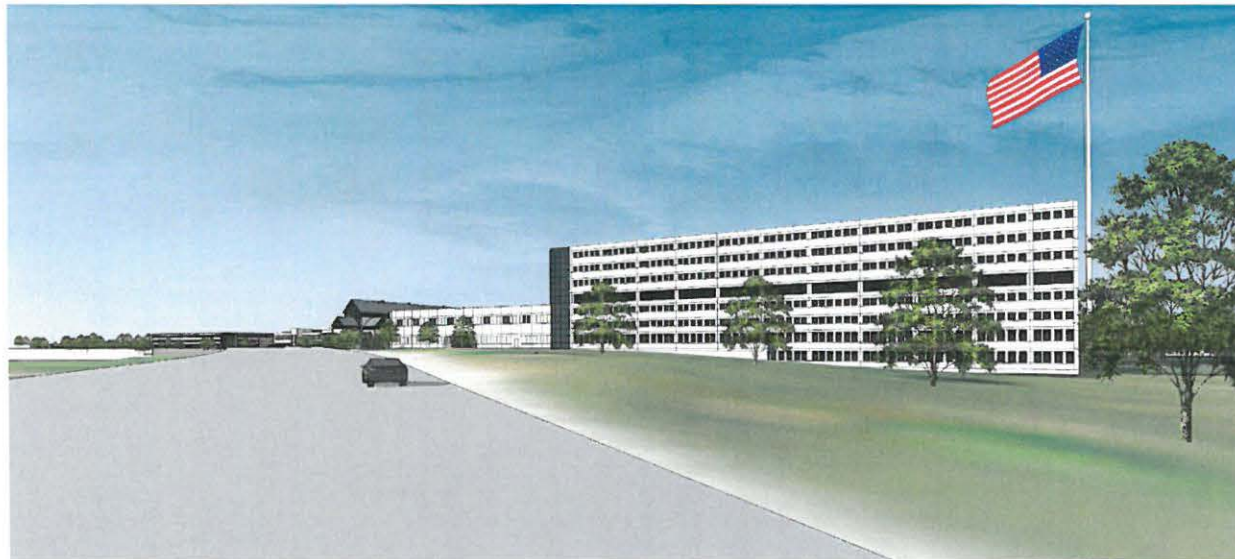
A202

SHEET NUMBER:

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AERIAL LOOKING NORTHWEST - PHASE 2



NE PARKING GARAGE AND RECREATION CENTER FROM TAYLOR DRIVE PHASE 2



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MADISON
300 West Johnson Street, Suite 202
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600 Walnut Street, Suite 400
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515.724.5840

DENVER
1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.590.4300

KEY PLAN



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06.12.2015	100% SUBMITTAL

PROJECT INFORMATION

ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 South Taylor Drive
Sheboygan, WI

PROJECT NUMBER: 18196
PROJECT MANAGER: BJ

SHEET INFORMATION

SHEET NAME: RENDERINGS PHASE 2

A204

SHEET NUMBER

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D

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ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. DIMENSIONS OF THE "AS BUILT" AREAS SHALL BE THE RESULT OF THE SURVEY. THE SURVEY WAS CONDUCTED BY THE SURVEYOR ON THE DATE INDICATED. THE SURVEYOR HAS REVIEWED THE PLANS AND FOUND THEM TO BE ACCURATE. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE.



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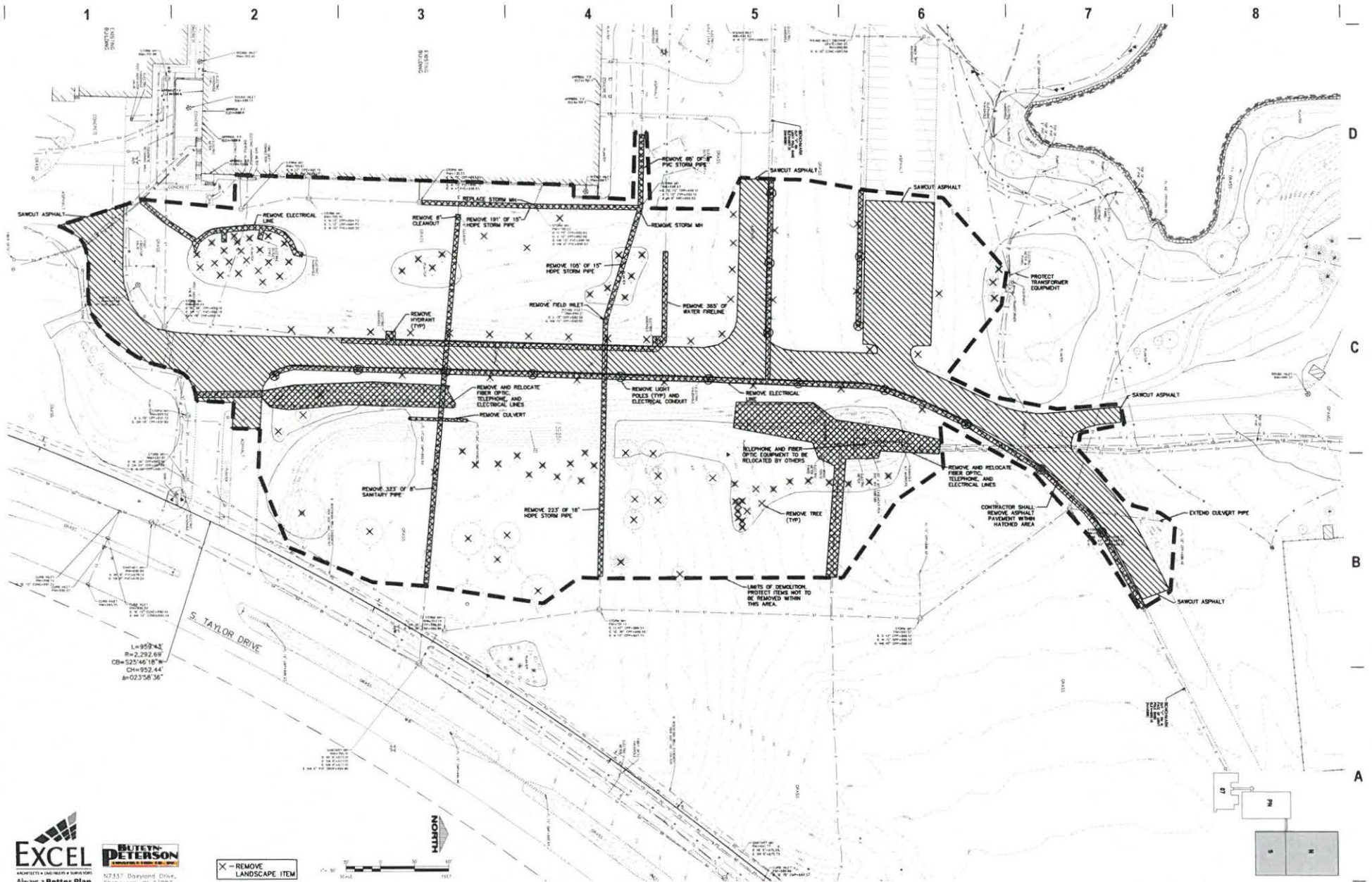
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 Madison, WI 53708
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acuity INSURANCE
 180 S. Lincoln Street, Suite 202
 Madison, Wisconsin 53703
 608.442.3300
 414.771.5300
 614.771.5300
 609.744.4444
 One Market Street, Suite 400
 Denver, Colorado 80202
 303.556.6500

ISSUANCE AND REVISIONS	DESCRIPTION
DATE: 8/12/2019	CITY SUBMITTAL

PROJECT INFORMATION
 ACUITY NE PARKING STRUCTURE & RECREATION CENTER
 2800 S. TAYLOR DRIVE
 SHEBOYGAN, WI 53081
 PROJECT NUMBER: 1914205
 PROJECT MANAGER: JD

SHEET INFORMATION
 DATE: JUNE 18, 2019
EXISTING SITE PLAN
C010
 SHEET NAME:
 SHEET NUMBER:



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X - REMOVE
 LANDSCAPE ITEM

KEY PLAN



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06 10 2019	CITY SUBMITTAL

PROJECT INFORMATION

ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 S. TAYLOR DRIVE
 SHEBOYGAN, WI 53081

PROJECT NUMBER: 191420
 PROJECT MANAGER: JD

SHEET INFORMATION

DATE: JUNE 10, 2019

SHEET NAME: DEMOLITION PLAN
C020
 SHEET NUMBER:

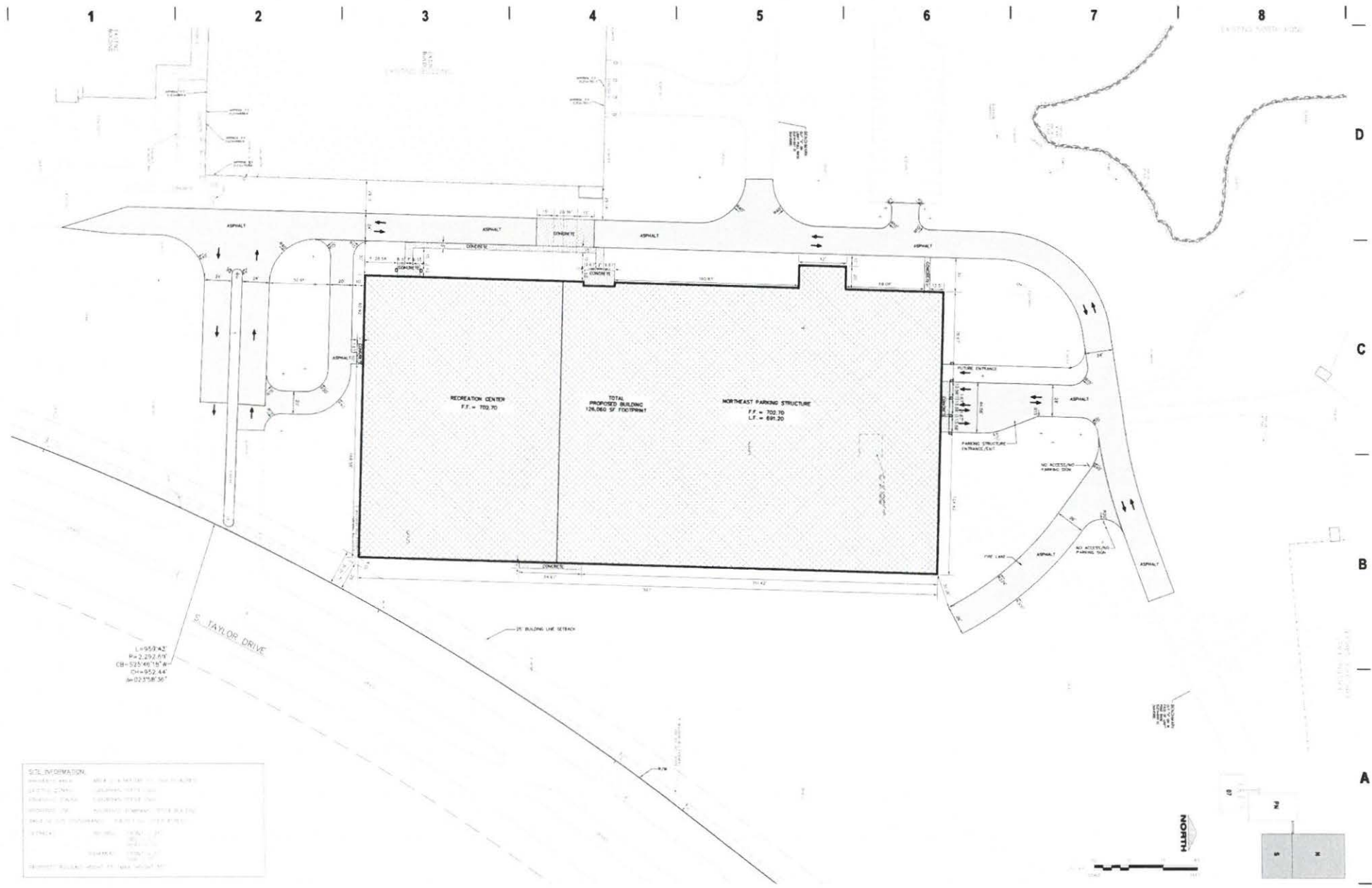


m i l w a u k e e
 333 East Chicago Street
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m a d i s o n
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 608 442 5350

d e s m o i n e s
 629 Walnut Street, Suite 400
 Des Moines, Iowa 50309
 515 274 5840

d e n v e r
 1809 Wynkoop Street, Suite 300
 Denver, Colorado 80202
 303 595 4500



$L = 959.42'$
 $R = 2,292.67'$
 $CB = 525.4915' @$
 $CH = 352.44'$
 $WC = 12.758367'$

SITE INFORMATION	
PROJECT NAME	ACUITY NE PARKING STRUCTURE & RECREATION CENTER
ARCHITECT	EUROPEAN ARCHITECTURE
DATE	10/11/19
PROJECT NO.	18199
PROJECT MANAGER	BJ
DESIGNER	BJ
DATE	10/11/19
PROJECT NO.	18199
PROJECT MANAGER	BJ
DESIGNER	BJ
DATE	10/11/19
PROJECT NO.	18199
PROJECT MANAGER	BJ
DESIGNER	BJ

eu

MILWAUKEE
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 414.271.5350

MADISON
 309 West Johnson Street, Suite 202
 Madison, Wisconsin 53703
 608.442.5350

DES MOINES
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 Des Moines, Iowa 50309
 515.284.5840

DENVER
 1899 Wynkoop Street, Suite 300
 Denver, Colorado 80202
 303.596.4500

KEY PLAN

acuity
INSURANCE

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/11/19	10/11/19

PROJECT INFORMATION

ACUITY NE PARKING STRUCTURE & RECREATION CENTER

2800 South Taylor Drive
Sheboygan, WI

PROJECT NUMBER: 18199
PROJECT MANAGER: BJ

SHEET INFORMATION

ARCHITECTURAL SITE PLAN
AS100

SHEET NAME:
PROJECT NUMBER: 18199
PROJECT MANAGER: BJ
SHEET NUMBER:

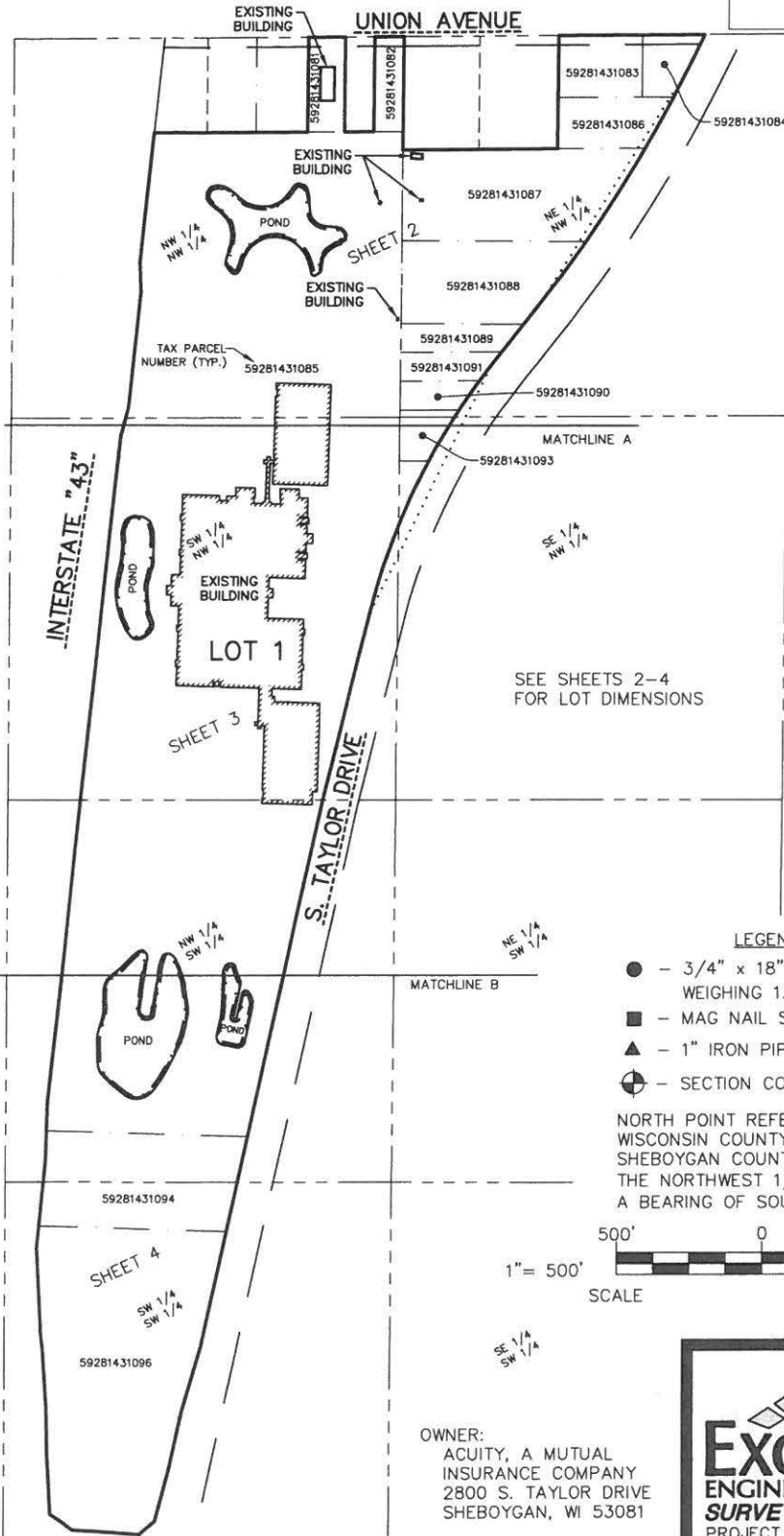
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CERTIFIED SURVEY MAP

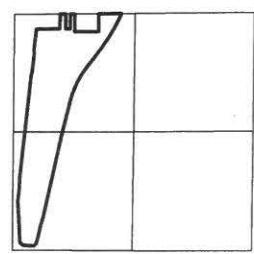
FOR

ACUITY, A MUTUAL INSURANCE COMPANY

CSM VOL. 7, PG. 81, PART OF THE NW 1/4, NE 1/4, SW 1/4 & SE 1/4 OF THE NW 1/4 & PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4, SECTION 33, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



TOTAL AREA
101.802 ACRES
4,434,488 SQ. FT.



SECTION 33-15-23
NOT TO SCALE

LEGEND


- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- - MAG NAIL SET
- ▲ - 1" IRON PIPE FOUND
- ⊕ - SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 33 HAS A BEARING OF SOUTH 89°-33'-20" WEST.



SHEET 1 OF 7 SHEETS

OWNER:
ACUITY, A MUTUAL
INSURANCE COMPANY
2800 S. TAYLOR DRIVE
SHEBOYGAN, WI 53081

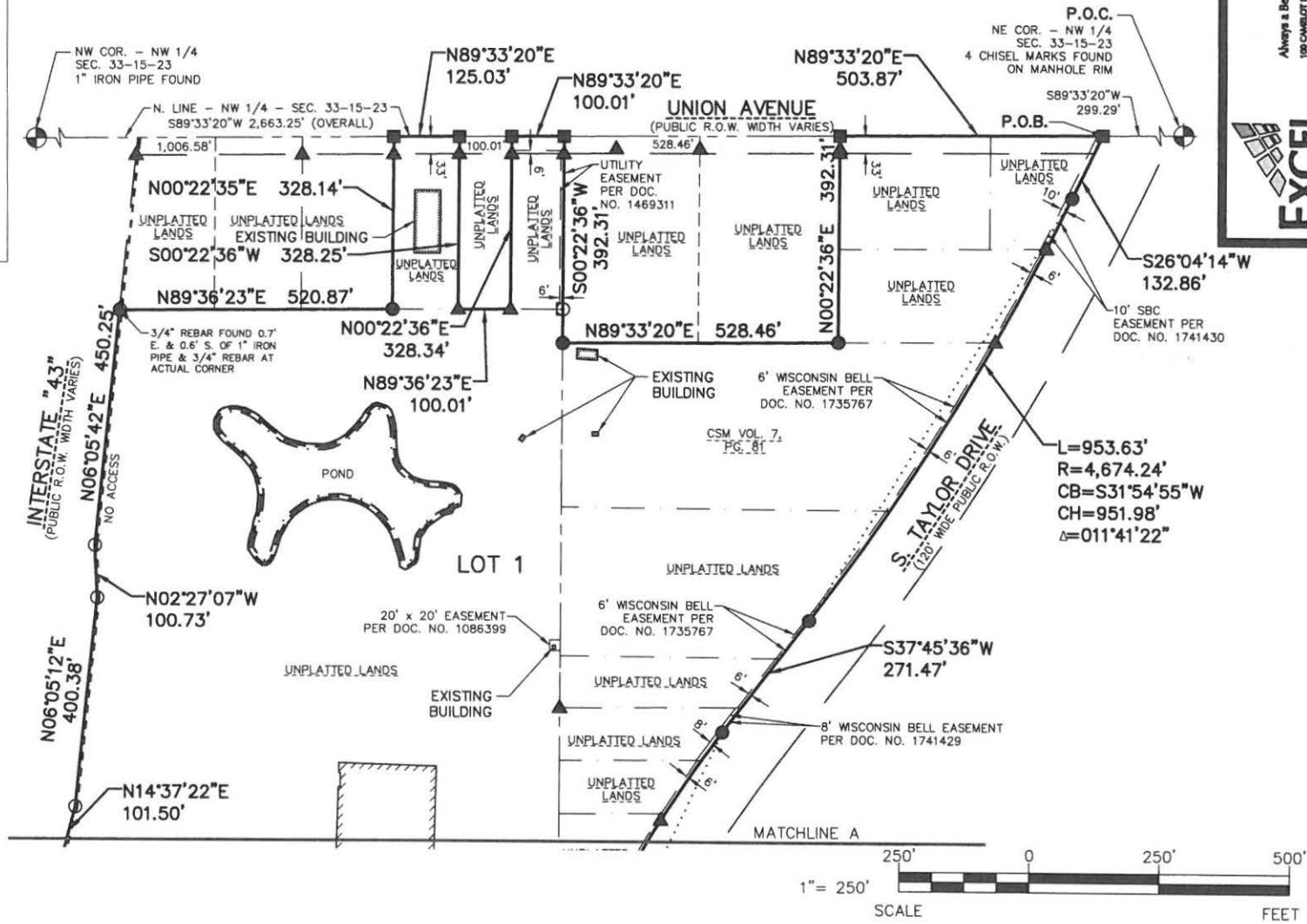


Excel
ENGINEERING, Inc.
SURVEYING GROUP
PROJECT NO. 1914320

Always a Better Plan
100 CAMELOT DRIVE
POND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

CERTIFIED SURVEY MAP

FOR
ACUITY, A MUTUAL INSURANCE COMPANY
 CSM VOL. 7, PG. 81, PART OF THE NW 1/4, NE 1/4, SW 1/4 &
 SE 1/4 OF THE NW 1/4 & PART OF THE NW 1/4 & SW 1/4 OF
 THE SW 1/4, SECTION 33, TOWNSHIP 15 NORTH, RANGE 23 EAST,
 CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



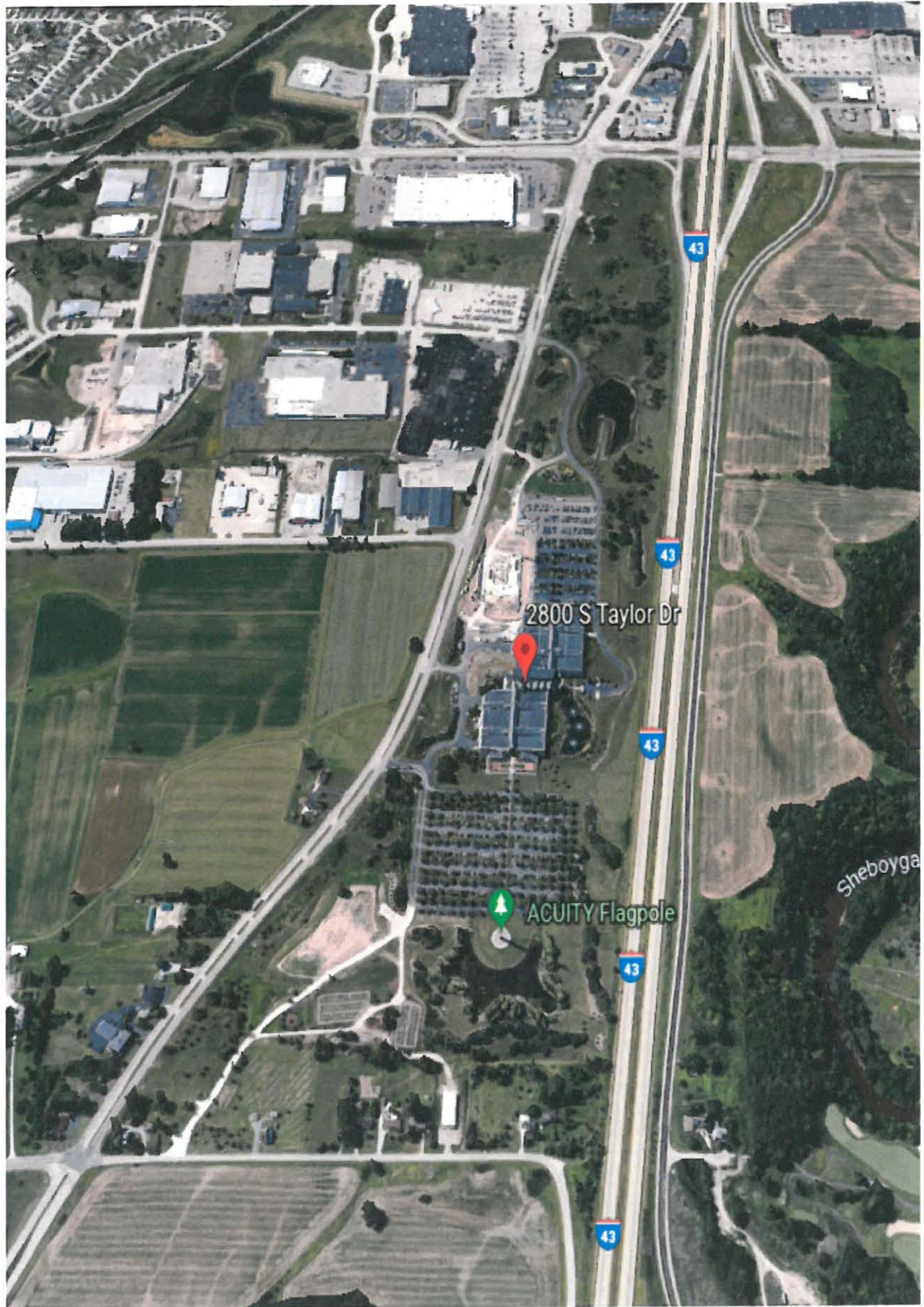
Always a Better Plan
 THE ONLY NAME
 IN THE BUSINESS
 PHONE: 608.232.2000
 FAX: 608.232.9001

EXCEL
 ENGINEERING, INC.
 SURVEYING GROUP

PROJECT NO. 1914320









2871 S Taylor Dr Sheboygan, Wisconsin

2800 S Taylor Dr
Sheboygan, WI 53061
43.73°N, 87.76°W



43.72°N, 87.76°W





Mission & Vision

Our mission is to protect and enhance the well-being of all our customers. When disaster strikes, we help rebuild shattered lives.

Our mission is to protect and enhance the well-being of individuals and families by helping them manage risk and rebuild shattered lives when disaster strikes. This is demonstrated in our commitment to customers, agents, employees, and the community.

Commitment to Customers

Customers can rely on us to be there day and night in times of crisis. Our customers continually give our claims service high marks, with Acuity maintaining a 95% satisfaction rating.

Commitment to Agents

Acuity is solely dedicated to the independent agency system, and agents are a key part of our service team. We are consistently recognized as a company that is easy for agents to do business with and have earned many awards as a top business partner from independent agent associations nationwide.

Commitment to Employees

Everyone who works at Acuity plays an important role in our shared success. Employee empowerment and our fun-loving culture have led to our recognition as a top workplace. We are proud to be an innovative employer, not only in the insurance business, but across all industry sectors.

Commitment to Community

Because insurance losses can impact not just an individual or single family, but also an entire community, fulfilling our promise of protection is important to all. We recognize the importance of supporting the community in fulfilling our mission and according to the benchmarking organization Ward Group we donate 300 percent more than other corporations our size give to charity.

Built on our core values.

At Acuity, our culture is built on the core values of developing and empowering people, acting with integrity, having fun, driving excellence, innovating, working as a team, having open communication, and respecting and trusting others. We understand that a good work environment involves a balanced work-hard, play-hard attitude that lets us grow as a team and company.

We're not your average insurance company.

Our focus on you, our expert staff, and our corporate citizenship are just part of why we are consistently recognized as a top insurance company.

Best-In-State Employer, 2019

"At Acuity, people feel both joyful and relevant," said Acuity President and CEO **Ben Salzmann**. "We are humbled that our people continue to share how they feel about working at Acuity, and we are all thrilled to be part of a wonderful work environment."



Forbes Best Mid-Sized Employers, 2019

"We are committed to being a great employer," said **Joan Ravanelli Miller**, Acuity General Counsel and Vice President - Human Resources. "Being a workplace people want to be a part of is the foundation of Acuity's high job satisfaction, low turnover, and industry-leading results."

