

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Rehabilitation Center of Sheboygan (RCS) to install a new mural on the east wall facing the Shoreline 400 Bike Trail at their facility located at 1607 Geele Avenue. UI Zone

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

REPORT DATE: June 7, 2019

MEETING DATE: June 11, 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:

RCS is proposing to install a new mural on the east wall facing the Shoreline 400 Bike Trail at their facility located at 1607 Geele Avenue. The applicant states:

- RCS is requesting approval to install a 375sf (37.5 feet wide x 10 feet tall) mural depicting the Sheboygan Beachfront Area on a concrete block screen wall facing the Shoreline 400 Bike Trail. This wall is screening a generator for their west facility.
- The scale of the artwork will allow for a scene depicting Sheboygan's waterfront and provide a unique photo opportunity. The submitted drawings are in black and white but the mural will have vibrant colors similar to the RCS adaptive bike mural to the east.
- Applicant believes that the mural will make this area of RCS and the Shoreland 400 Trail more attractive to those using the trail (will cover a plain wall that screens a generator).
- The two (2) artists are Tim Decker and Kris Morse who will collaborate on this piece like they did for the adaptive bike mural.
- The project will begin around June 13th and will be completed by July 31, 2019.

The reason for the request is to:

- Add to the aesthetics of the area on the bike trail and to encourage individuals in the community to use the space.

- Provide a welcoming neighborhood ambiance to an otherwise business/industrial area.
- Provide a photo opportunity to residents and visitors to the City of Sheboygan.
- Promote the inclusion of all people in the area between RCS's two (2) facilities and the Shoreline 400 Bike Trail.
- Promote and showcase creativity.

STAFF COMMENTS:

The Plan Commission should consider the following in any mural proposal:

- Is the location appropriate?
- Is the size/scale appropriate?
- Is the mural considered public art (mural is not a billboard or sign used for advertising)?
- Does the mural represent the City's values, culture and people?
- Does mural activate and enhance this private/public space?
- Are the colors complimentary and harmonious with the exterior colors of the building structure, as well as consistent with the chosen theme?

It appears that RCS is completing a lot of landscaping and hardscaping improvements to enhance the area along the Shoreline 400 and in between their two (2) facilities that include landscaping, planters, grass, patios, seating, etc. It appears that the mural fits in well with the overall improvements that RCS is doing to this area. Looks nice.

ACTION REQUESTED:

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

1. Applicant shall obtain all necessary permits prior to installation of mural.
2. 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 and/or the streets.
3. The mural shall not contain any political, advertising (business name, logos, slogans, messages, etc.), etc.
4. Mural installation must be completed within six (6) months of the start date. A one-time extension for an additional 60 days may be granted if the request is submitted in writing prior to the end of the initial 60-day period. If these dates are not met the Plan Commission, at its discretion, may cancel the mural permit.
5. Materials shall be long-lasting and graffiti-resistant to the greatest extent possible.
6. The applicant shall properly maintain mural and any issues of disrepair shall be addressed immediately. If, for whatever reason, the mural falls into disrepair, the building owner will be notified in writing and required to make necessary repairs within 60 days. If the repairs are not made within the specified time, the city reserves the right to repair or remove the mural at the owner's expense.
7. 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. 601771
MAP NO. _____
ZONING CLASSIFICATION: UI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 6/11/19

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

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT** *pd*
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: **RCS Empowers, Inc.**
ADDRESS: **1607 Geele Avenue, Sheboygan, WI, 53083**
E-MAIL: **jmerenick@rcsempowers.com**
PHONE: **(920) 694-1204** FAX NO. **(920) 458-8361**

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: **RCS Empowers, Inc.**
ADDRESS OF PROPERTY AFFECTED: **1607 Geele Avenue, Sheboygan, WI, 53083**
LEGAL DESCRIPTION: **RCS Empowers located at 1607 Geele Avenue is zoned Urban Industrial (UI).**

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: **We currently have just a plain cement block wall that is a screen for our generator.**

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: **The only change to the wall will be adding paint and a scene depicting the Sheboygan Beachfront area to an otherwise blank wall.**

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: **We would like to get the mural design approved to enhance the plain cement block wall we currently have on our property.**

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies, and standards of the City of Sheboygan Comprehensive Master Plan? **The mural will appeal to the visitors that spend over \$240 million in Sheboygan County on tourism and entertainment. The mural will be a destination, depicting the natural beauty of Sheboygan County. The mural will make the area of the Shoreline 400 trail more attractive to those using the trail, and less industrial looking. The mural will cover a very plain unassuming cement block wall that is a partial screen for our generator.**

The size of the wall is 37 ½ feet wide by 10 feet tall. The scale of the artwork will allow for a scene depicting Sheboygan's waterfront and provide a unique photo opportunity. The location of the mural will make the industrial area between the two buildings more welcoming. The wall will have the mural painted directly on the surface of the wall. There will be no items attached or secured to the wall. The paint will be quality outdoor paint, and the project will be sealed. There will be no lighting at night. The location of the mural will enhance the neighborhood and add a bright pop of color to an otherwise dreary area. The pencil drawing is in black and white. I am adding a photo of a mural done for our 60th anniversary that is at RCS, and the colors will be vibrant like the adaptive bike mural.

There are two artists that will collaborate on this piece as they did for the adaptive bike mural are Tim Decker and Kris Morse. See the attached background and experience. Tim is a world-class animator, and the past project has prompted bike riders to stop and take a picture with his past mural. That is the hope and goal of the new project to make our neighborhood a better place.

Approximate date the project will begin on June 13th and be completed by July 31, 2019

The mural is maintained like our mural and sign that are currently on the trail. The artwork is checked and inspected monthly to make sure that the paint is adhering and remains as it was at installation, there is no vandalism, and the items are in perfect repair at all times.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? **No**

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? **The mural will enhance the area that is being improved by adding a scene and a photo opportunity to make it a destination for individuals to enjoy the outdoors in a previously business/Industrial setting. The mural will make the area more**



*Employment Services
Community Services
Contract Packaging*

Dear Planning Commission Members,

Please accept this request to allow RCS Empowers, Inc. to paint a mural on the wall next to our facility that faces the Shoreline 400 Bike Trail. The reason for this request is to:

- Add to the aesthetics of the area on the bike trail and to encourage individuals in the community to use the space
- Provide a welcoming neighborhood ambiance to an otherwise business/industrial area
- Provide a photo opportunity to residents and visitors to the City of Sheboygan
- Promote the inclusion of all people in the area between our two buildings and the Shoreline 400 Bike Trail
- Promote and showcase creativity

RCS is a nonprofit community rehabilitation program serving the Sheboygan community for over 64 years. RCS empowers individuals with disabilities and special needs so they may work, live, and function with dignity and respect. We empower individuals through a variety of services, which include Day Services, Prevocational Services, Employment Services, Individual Placement and Support, and the Birth to Three programs.

The Shoreline 400 Bike trail is used by a variety of citizens as well as visitors to our community. It runs between two RCS buildings referred to as North Plant, 2110 North 15th Street, and our main location at 1607 Geele Avenue. RCS has over the past several years, demonstrated a focus on beautifying our property and will ensure the mural is kept in good condition. The mural would enhance the newly installed disability accessible benches and tables.

The Application for Conditional Use Permit and required drawings and photos are attached.

Sincerely,

A handwritten signature in blue ink that reads 'Jody V. Merenick'.

Jody V. Merenick

Public Relations Manager



Hello, my name is Kristin Morse. I am a contemporary acrylic artist living in Cascade, Wisconsin. I have 3 beautiful children, Jacob, Kelsey and Connor who amaze and inspire my every day. Our home rests in a wonderfully wooded area outside of the Kettle Moraine State Forest, an area that is forever providing me with new subject material!

I have grown up with art all around me ; be it in the macrame' hangings knotted by my mom, or the wooden creations designed and built by my dad, but mostly, the paintings, by both. My sister is also a professional artist residing in Oregon. I am proud of the talent that I have been surrounded with through my life. I, like my family, am naturally 'self-taught' in the arts. My passion with painting began in 2008 when I came to love the acrylic medium. I am not a patient person by nature, and this medium provided a fast drying time which led to a 'quicker' finished piece for me. !

My works have been and are currently displayed throughout the U.S. in homes, coffeehouses, breweries, wineries and galleries.

I had the honor in 2009 of receiving the Robert Heuel II Signature Award. I won this award with my painting being chosen for next emerging art from a gallery of 103 Wisconsin Fine Artists from Wisconsin. This honor will always remain close to my heart as I was judged by my 'peers', my fellow artists. It is a wonderful feeling for them to see in my artwork what I had hoped to portray.

In 2014 , '15 and '16 I was honored to be commissioned to create the signature art piece for the Blind Match World Championship, held those years in Sheboygan, Wisconsin.

I have also designed and painted many incoor and outdoor murals for homes and businesses. The largest of those being the design for the side of the Artists Lofts apartment complex in Manitowoc, Wisconsin. The painting adorns the building that once held one portion of the Mirro factory and the design depicts the Midwest, and also the history of of the Mirro Company and the city of Manitowoc.

I hope you enjoy the colors and depths of my designs. I am ever thankful for my artful life and pleased to be able to share those feelings through my paintings for you!



Faculty & Staff Directory

[View All](#)



Tim Decker

Lecturer, Animation

Education

BFA, Character Animation/Film, California Institute of the Arts (CalArts)
Associate Degree, Illustration, Rocky Mountain College of Art and Design

Biography

Tim Decker has played an important role in children's entertainment over the past several decades. With extensive experience in game animation, character design and children's television, Tim has taken on the roles of Animation Supervisor for Disney Interactive, lead animator for Knowledge Adventure, and layout artist/animator for the award winning television series "The Simpson's!" As well as Teenage Mutant Ninja Turtles, Alvin and Chipmunks and the Critic. He has also appeared on many episodes of the "Imagination Station" as a guest artist inspiring children in the art of animation and cartooning. He has extensive experience directing animation in Canada, India, Korea and the United States.

Throughout his career, Tim has won numerous gaming awards from PC Magazine, Communication Arts Magazine, Family Magazine and the Academy of Arts and Sciences. As well as several Television Awards 3 regional Emmy awards for his participation with Milwaukee Public Television.

Tim is enjoying a his second career as a Lecturer at Peck School of the arts. University of Wisconsin-Milwaukee. Tim teaches Animation, Character Development, Puppetry, Claymation and Drawing for animation. His Student's films have been featured across the nation for the National Poetry Foundation. His Students are major participants in many National and International Film festivals.

Tim recently returned from his appearance at the Anifilm Festival in Prague Czech republic. He also launched "Tim Decker's Cartoon Adventure Camp" a summer arts camp for children. His camp explores Animation, Cartoon art, Claymation and Puppetry.(cartoonadventurecamp.com) Tim has been a Resident Artist at Anderson Ranch in Aspen, Colorado, Kohler Arts Center in Sheboygan and a guest artist in Sarasota's Florida's Chalk festivals. Guest Speaker at several film festivals here in the states.

He enjoys working with the artists of tomorrow.
[youtube.com/uwmanimation](https://www.youtube.com/uwmanimation)

decker@uwm.edu

Kenilworth Square East 485

Film

Animation BA

Film BFA



Short Side Wall in relation to the RCS buildings and Trail

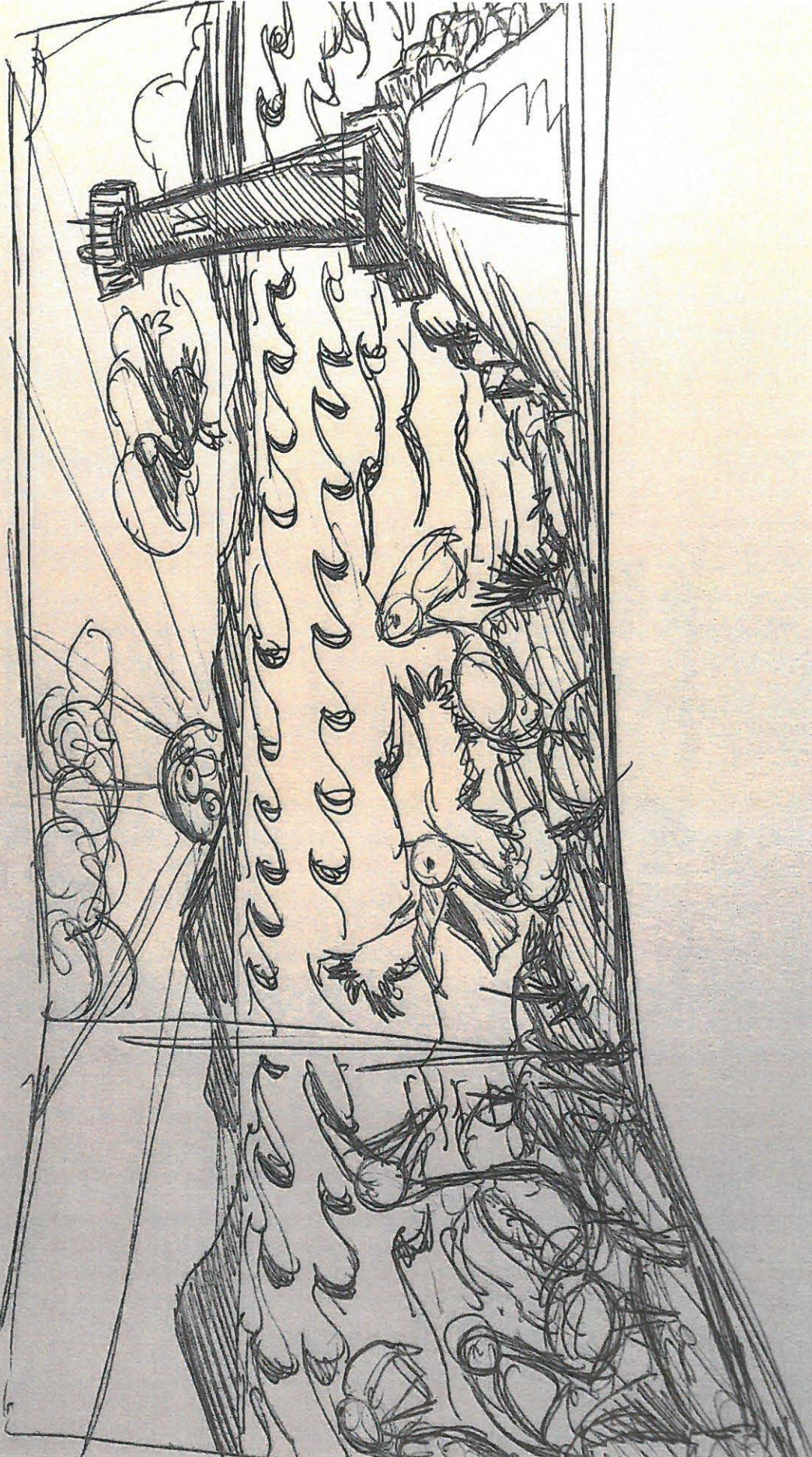




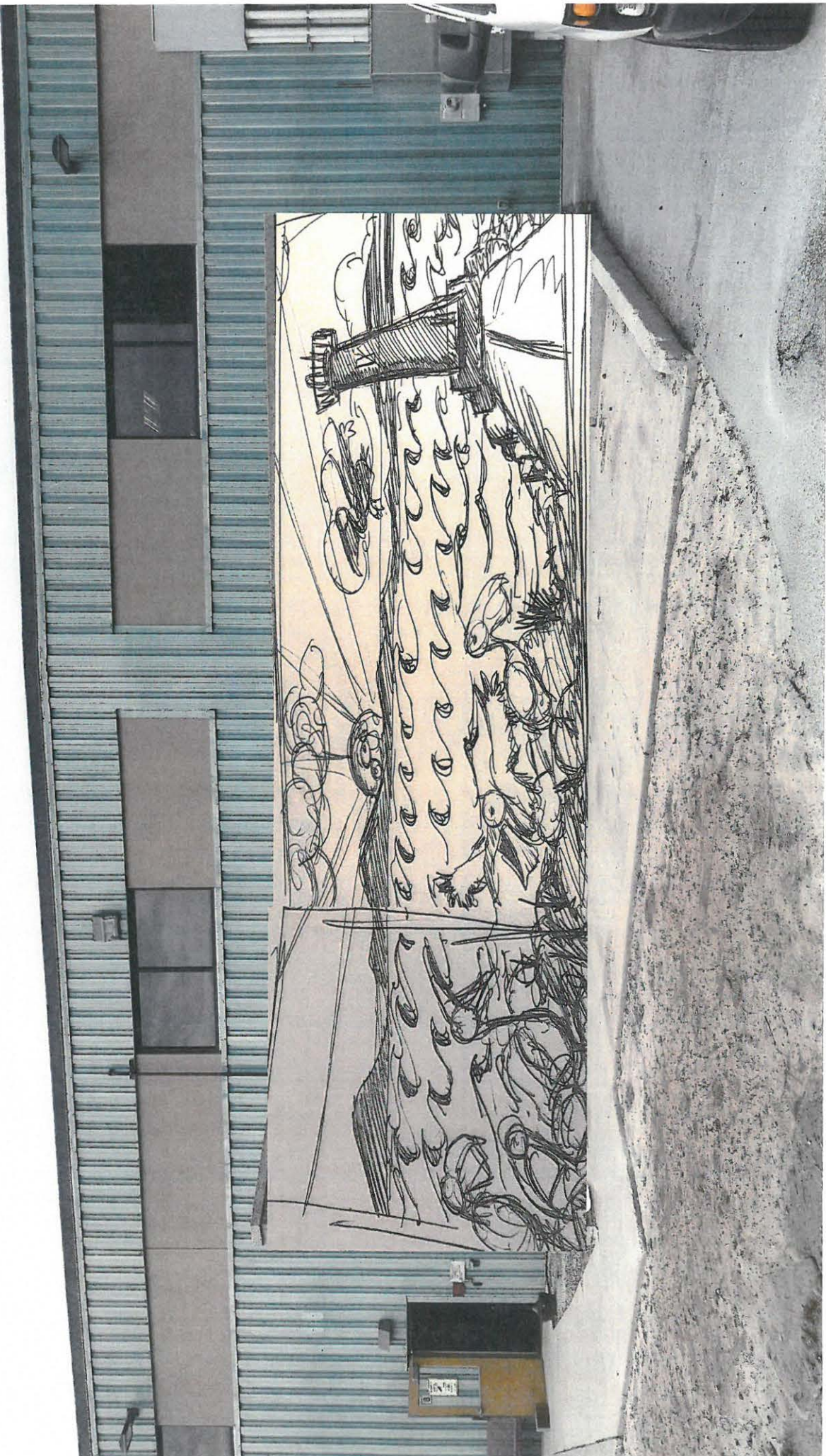
Wall in relation to the RCS buildings and Trail

RCS empowers people with special needs so they may live & work with dignity and respect.

RCS EMPWERS, INC.
1607 GEELE AVENUE
SHEBOYGAN, WI 53083-4668



PCS EMPLOYERS, INC.
1607 GEELE AVENUE
SHEBOYGAN, WI 53083-4668



Short side wall

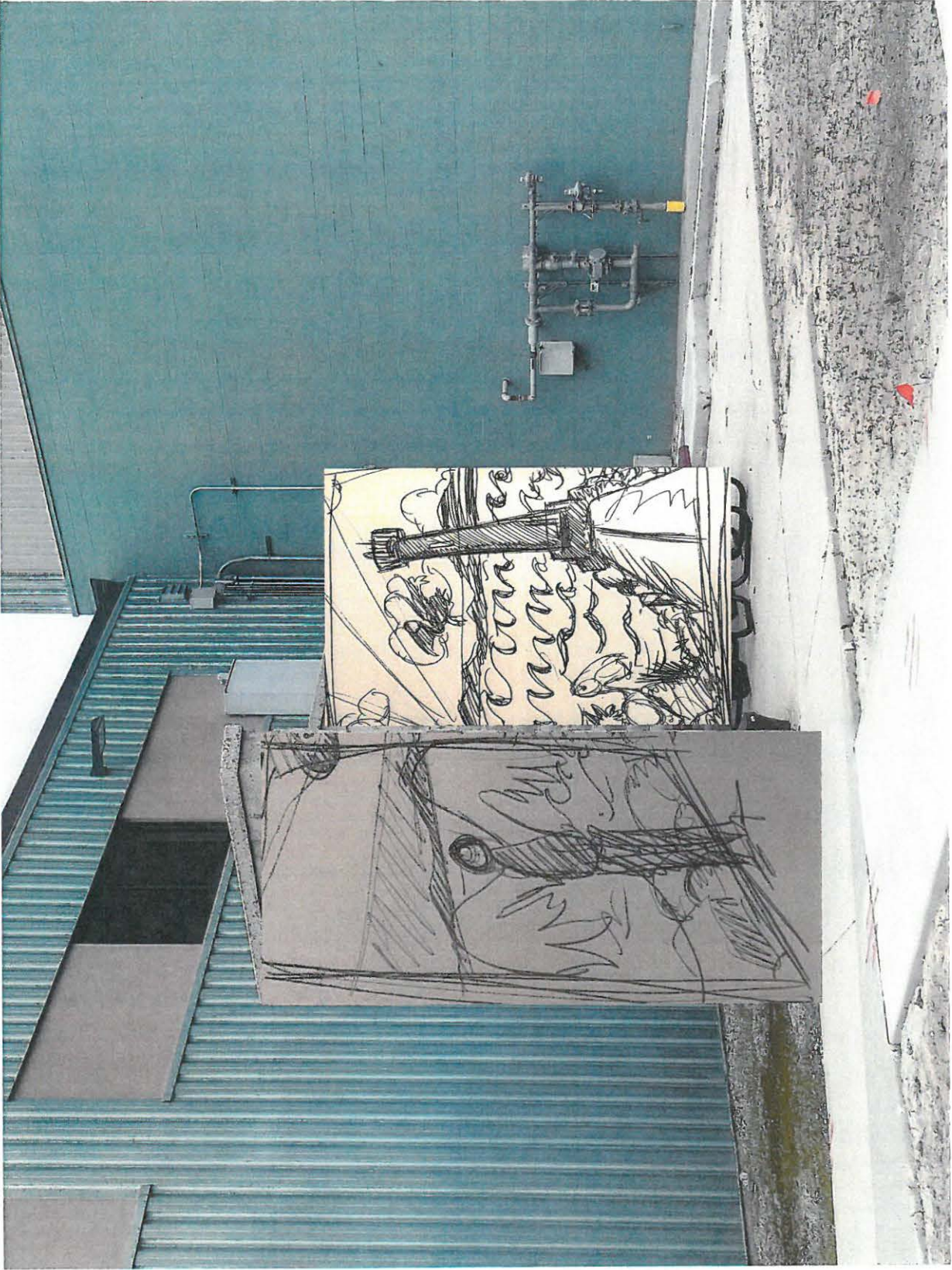


RCS EMPOWERS, INC.
1607 GEELE AVENUE
SHEBOYGAN, WI 53083-4668

empowers people with
special needs
they may live & work
with dignity and respect.



RCS EMPLOYERS, INC.
1607 GEELE AVENUE
SHEPHERDSTOWN, WI 53083-4668





BEFORE



AFTER



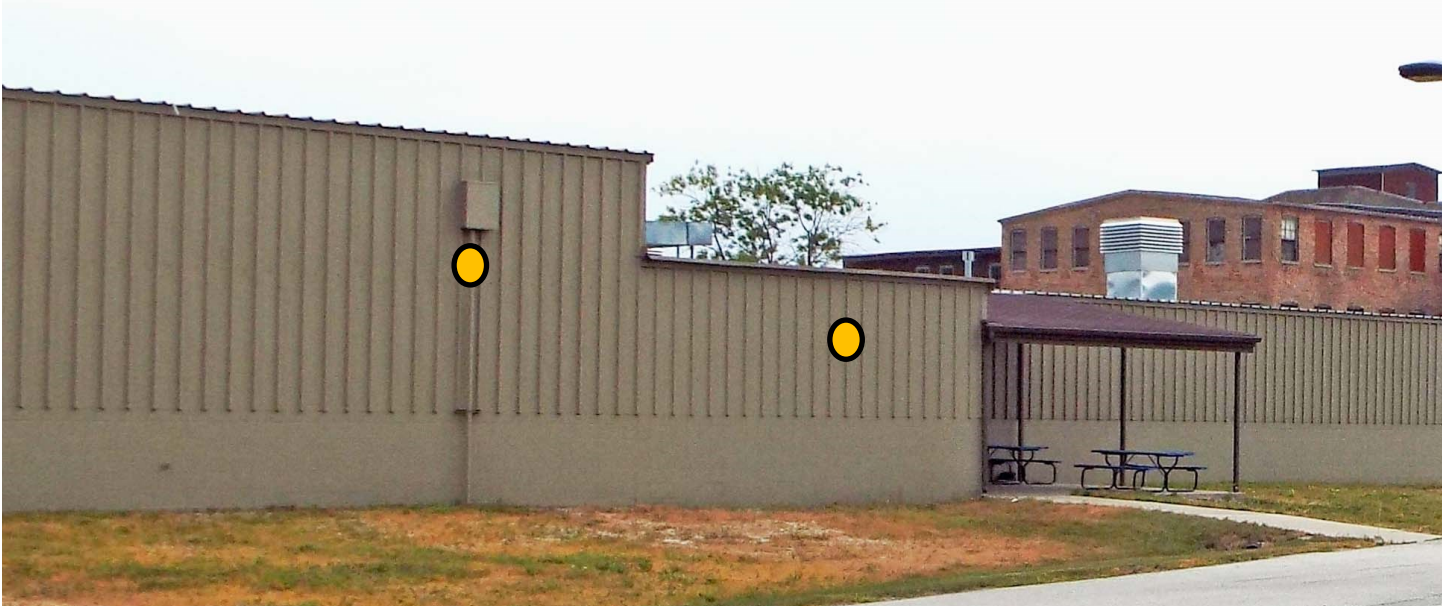
BEFORE



AFTER



BEFORE



Dot's on the picture are to show relationship of areas from photos at different angles.

AFTER



BEFORE



AFTER



BEFORE



Dot's on the picture are to show relationship of areas from photos at different angles.

AFTER



BEFORE



AFTER



● Dot's on the picture are to show relationship of areas from photos at different angles.

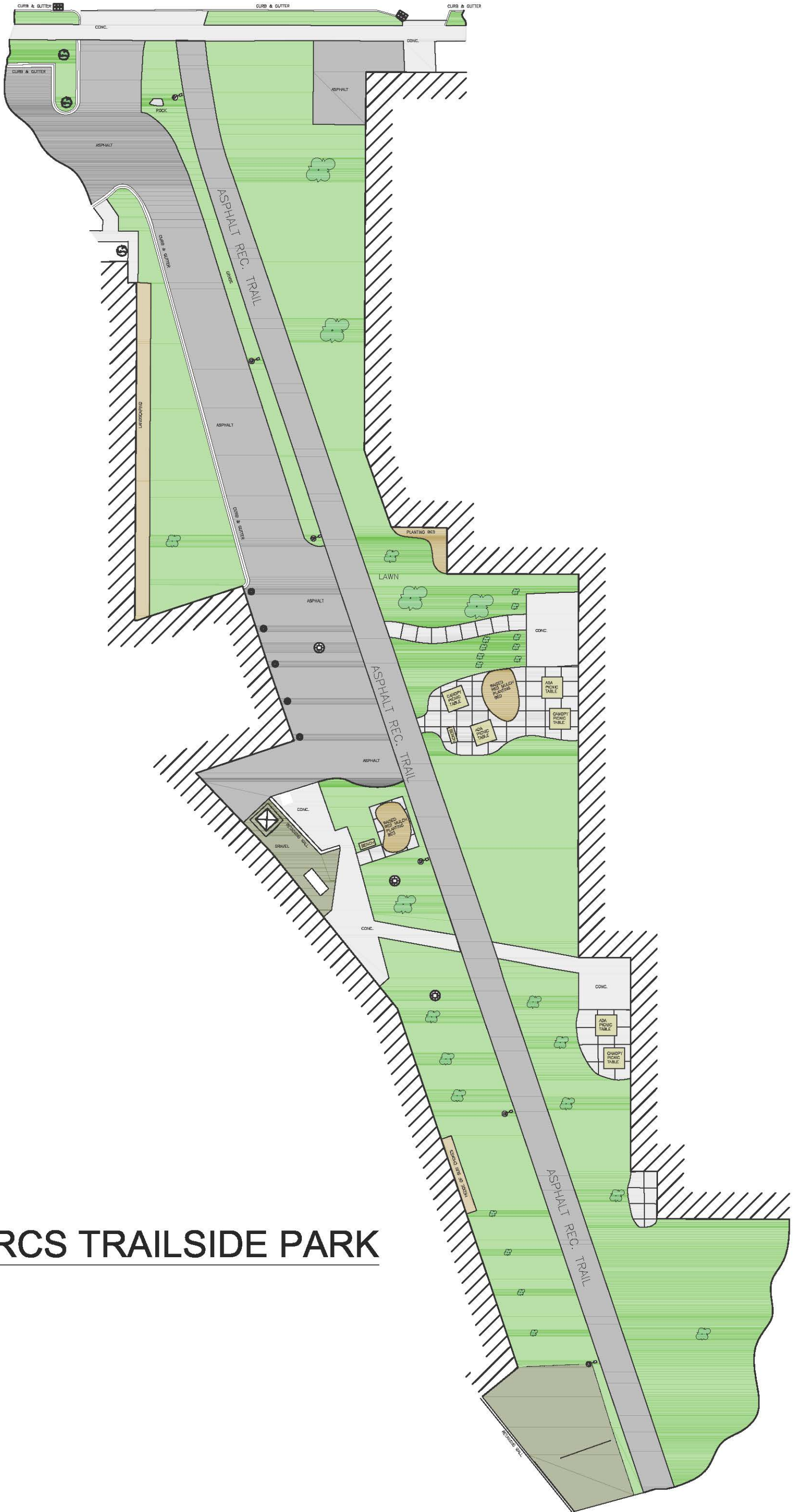
BEFORE



AFTER



GEELE AVENUE



RCS TRAILSIDE PARK

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Michael Eggen to provide outdoor seating at Gotta Getcha In located at 840 Wilson Avenue. NC Zone

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

REPORT DATE: June 7, 2019

MEETING DATE: June 11, 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:

Michael Eggen is proposing to construct a new outdoor patio at Gotta Getcha In located at 840 Wilson Avenue. The applicant states the following about the proposed project:

- The outdoor patio is proposed to be located in the paved area between the front/south side of the building and the sidewalk adjacent to Wilson Avenue. The purpose of the outdoor patio is to provide outdoor seating as an option to their guests.
- The applicant states they will have 4-5 sets of furniture but the applicant's site plan shows approximately 6 to 8 tables. The area will be fenced and have planters.
- The applicant states that the approximate footprint to be used for the outdoor patio is 968sf (22 x 44) and they are proposing to locate the fencing approximately four (4) feet behind the sidewalk.
- Applicant states the outdoor patio will be monitored by security cameras, wait staff, bartenders and the manager.

STAFF COMMENTS:

In September of 2016, the applicant applied for a conditional use permit for an outdoor patio. There was quite a bit of discussion and neighbors expressed concerns about the outdoor patio proposal. Neighbor concerns included fighting, loitering, littering, loud conversing, level of intoxication of patrons, and driving/parking the wrong way on the street. Based on those concerns, the Plan Commission initially denied the outdoor patio request. The Plan Commission informed the applicant they would be denying this for a year in hopes that the

applicant could properly address some of these concerns. After that year and if there were no incidents of concern, the applicant could submit another conditional use permit for the outdoor patio use. Staff is unaware of any issues or concerns since that time

The Plan Commission should have the applicant specifically explain how the patio will be managed and how they will make sure this will not impact the adjacent residential neighborhood including those that share a common property line to the north and east.

The applicant states that the deck will be available all year round and will likely be open from 3:00pm to 10:00PM M-F and 11:00am to 10:00pm Saturday and Sunday. They would like to have bands in the summer months. The Plan Commission should limit the hours of operation of the outdoor patio such as 9:30pm or 10:00pm?

One of the concerns staff has is the look/design of the outdoor patio. The applicant has provided examples of what the patio may look like. The Plan Commission may want to have the applicant explain if what they show is what they plan on installing (tables, planters, fencing, etc.). We want to make sure this outdoor patio looks nice. If there are design concerns, the Plan Commission could hold this matter and instruct the applicant to bring in exact examples of what they intend on installing.

The Plan Commission could require that the applicant install a fence between their property and the residential properties to the north and east. Right now there is a fence on the shared north property line but not on the shared east property line of 832 Wilson Avenue. The Plan Commission could require such a fence to be installed. If the fence is required it should match the design, color and material of the fence on the north side of the property and should be installed prior to issuance of the extension of premise liquor license. Applicant should be required to work with staff on the design of such a fence (match existing).

Is fence on the north side of the property their fence or the neighbors at 2913 S. 9th Street?

The applicant's dumpster is in a state of disrepair and has no gate screening the dumpster. Staff is recommending a condition of approval requiring the dumpster to be repaired and a gate reinstalled prior to issuance of the extension of premise liquor license.

The applicant has a temporary "Vienna Beef" sign on the entrance railing. This temporary sign will need to be removed prior to issuance of the extension of premise liquor license.

There are quite a bit of overgrown landscaping and weeds on the west side of the building. Applicant shall remove or maintain this landscaping accordingly and this shall prior to issuance of the extension of premise liquor license.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit 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, fire, health, liquor, occupancy, etc.
2. Applicant shall obtain the necessary liquor license in order to serve alcohol on the new outdoor patio (extension of premises). Applicant may serve alcohol on the outdoor patio if and only if all required liquor licenses are obtained/amended.
3. The dumpster enclosure shall be repaired and the gate shall be installed prior to issuance of the extension of premise liquor license.
4. Applicant shall remove or maintain the landscaping along the building and this shall occur prior to issuance of the extension of premise liquor license.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall install a new fence along the east common property line. The fence shall step down to four (4) feet high 10 feet from the south property line so it does not provide visibility concerns for the neighboring driveway to the east (832 Wilson Avenue).
8. Fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. This fence shall match the north fence in terms of design materials, colors, height, etc. Applicant shall work with staff with regards to constructing appropriate and well-designed fence. The fence shall be installed prior to issuance of the extension of premise liquor license.
9. Applicant shall insure that all outdoor patio related structures (patio sets, landscaping, fencing, etc.) will all be located on the Gotta Getcha In property and shall not cross a property line (nothing located on the Wilson Avenue public right-of-way).
10. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs
11. No temporary signage is permitted on the bar or in the outdoor patio area (banners, pennants, etc.).
12. Applicant shall immediately remove temporary “Vienna Beef” sign on the rail adjacent to the entrance prior to issuance of the extension of premise liquor license. No temporary signage is permitted in the outdoor patio area.
13. Applicant may only install items related to the outdoor patio - No other structures are permitted. If staff has any concerns with proposed outdoor patio, the matter may be brought back to the Plan Commission for their consideration.
14. The applicant shall maintain deck hours of 3:00pm to 10pm Monday through Friday and 11:00am to 10pm Saturday and Sunday.
15. Applicant shall adequately monitor/regulate and maintain the outdoor deck. In no instance shall the deck create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.
16. 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. 312670
MAP NO. _____
ZONING CLASSIFICATION: NC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 6/11/19

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

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT
Requirements Per Section 15.905
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: MICHAEL EGGEN
ADDRESS: 2420 ELM AVE E-MAIL: CMEPACKERS@YAHOO.COM
PHONE: (920) 207-4905 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: GOTTA GETCHA IN (BGI)
ADDRESS OF PROPERTY AFFECTED: 840 WILSON AVE
LEGAL DESCRIPTION: NA

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
RESTAURANT/BAR

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: OUTSIDE SEATING
FOR FOOD AND DRINKS

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

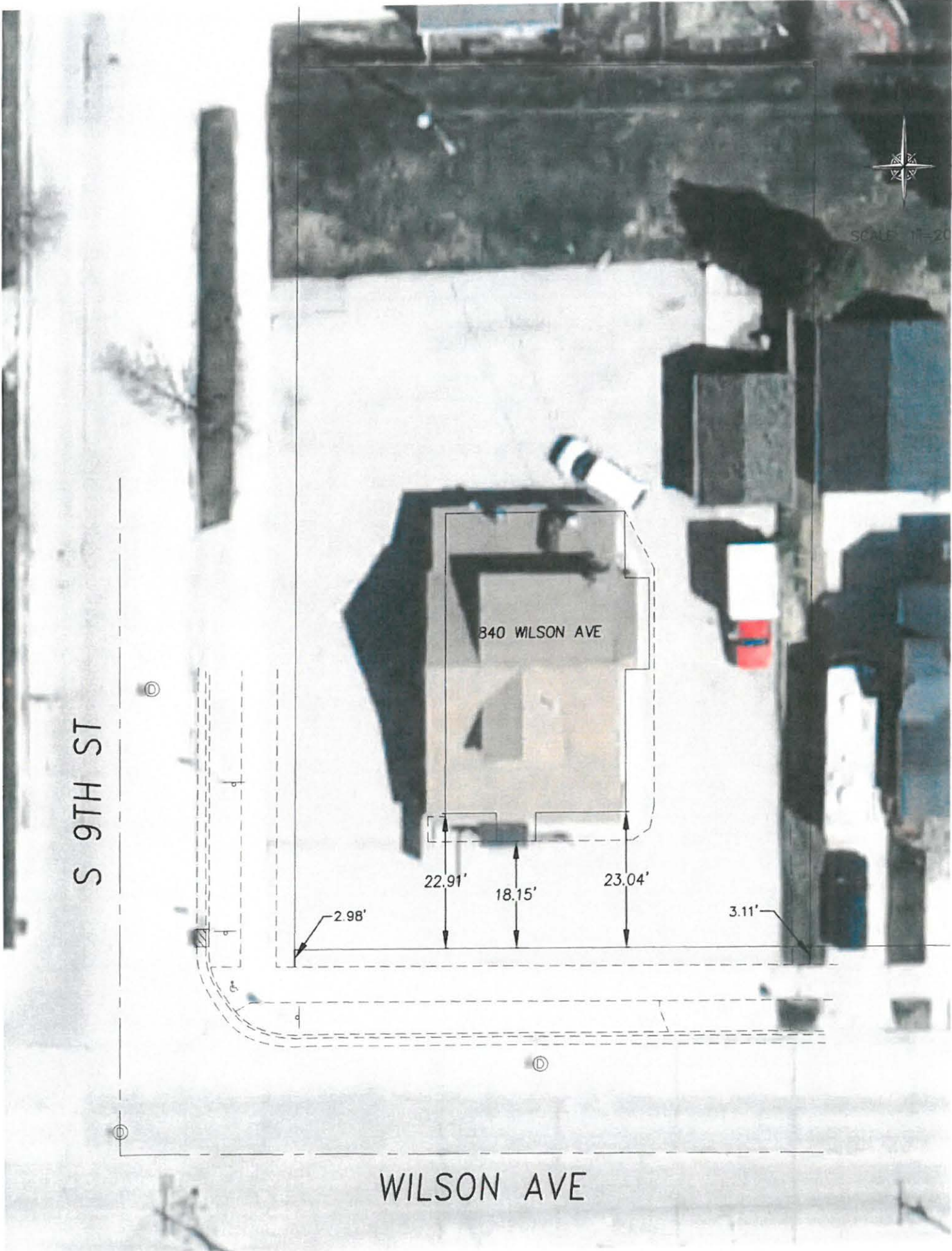
To Whom It May Concern,

This letter is being written to request a change to our premise GGI restaurant and tavern which is located at 840 Wilson Ave in Sheboygan. We are requesting to have the availability to provide our patrons with the choice of eating or drinking outdoors. This expansion will increase our revenue and create more job opportunities.

The expansion would happen on private property only and would not infringe on city property. Our patio area will have fencing to provide security and we will have 4-5 sets of furniture along with sufficient lighting for patrons to see at night. The patio area will also have security cameras to ensure everyone's safety and our waitstaff, managers, and bartenders will also monitor the outdoor seating.

On August 8th of this year we will be in business for 5 years with no impact to our community, as we are respectful to our surrounding neighbors and businesses when it comes to noise control, and violence. As it is a proven fact that when more people congregate in one area there is a lesser chance for crime. We hope that with your approval we can get our expansion up and running as soon as possible. Thank you for your time and consideration of our expansion, it is greatly appreciated.

Sincerely, Micheal Eggen



SCALE 1"=20'

S 9TH ST

840 WILSON AVE

WILSON AVE

2.98'

22.91'

18.15'

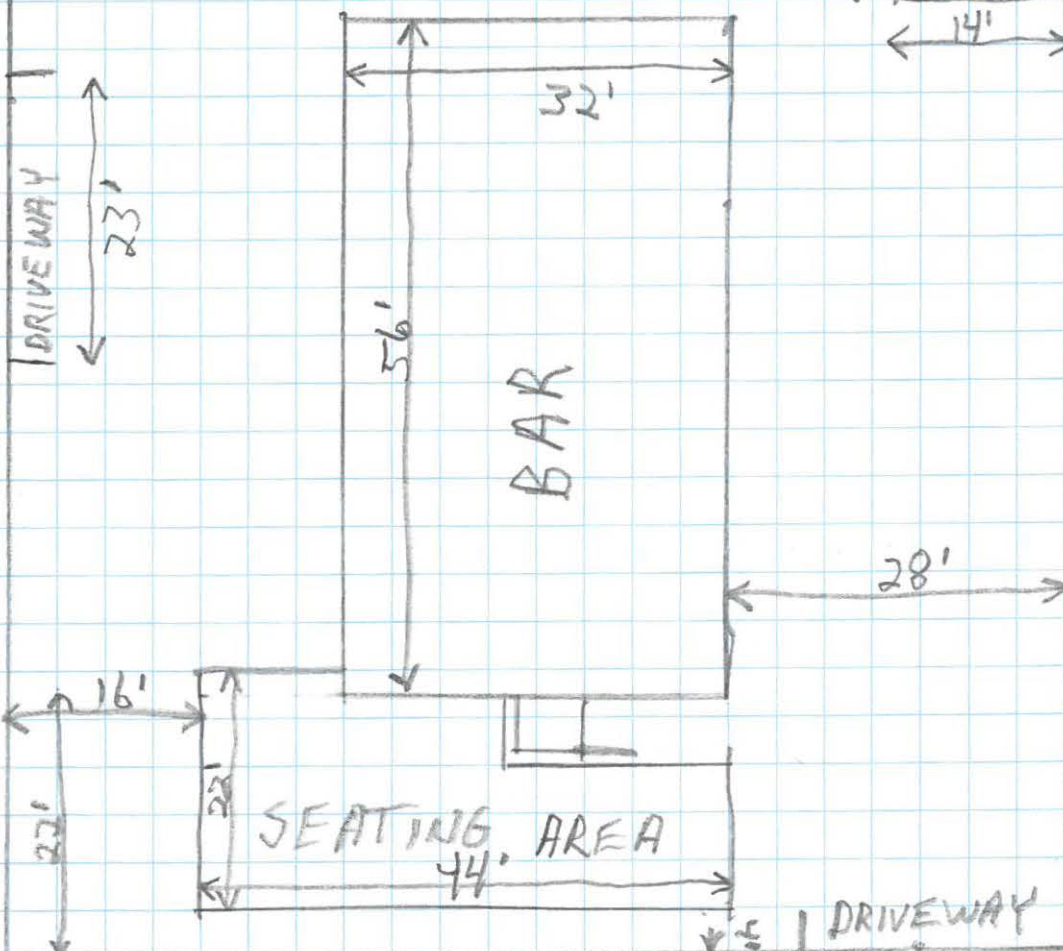
23.04'

3.11'

GGI LAND
GRASS

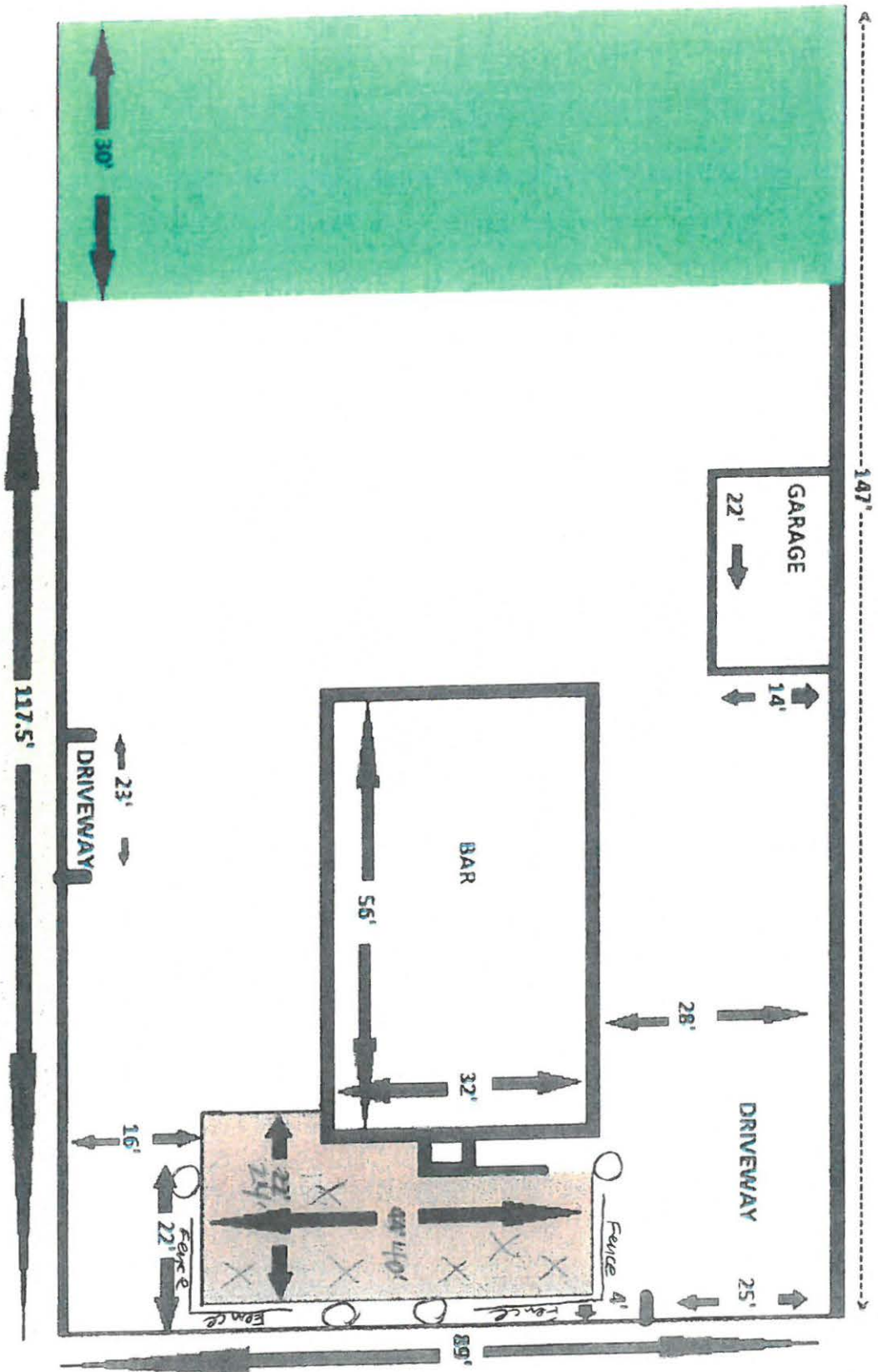
PARKING

1 SQUARE = 4'

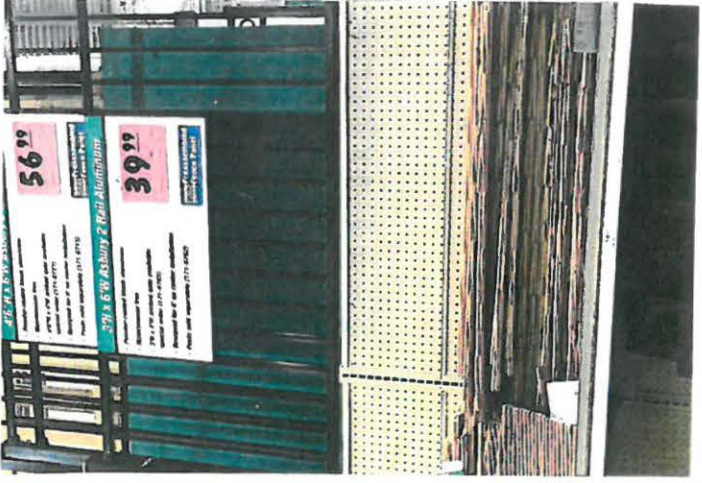


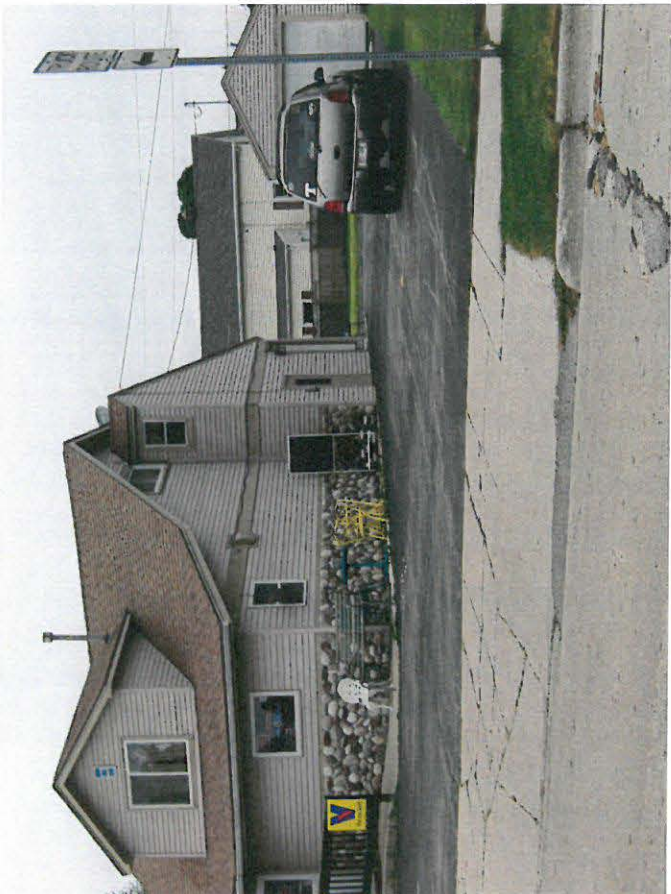
SIDEWALK

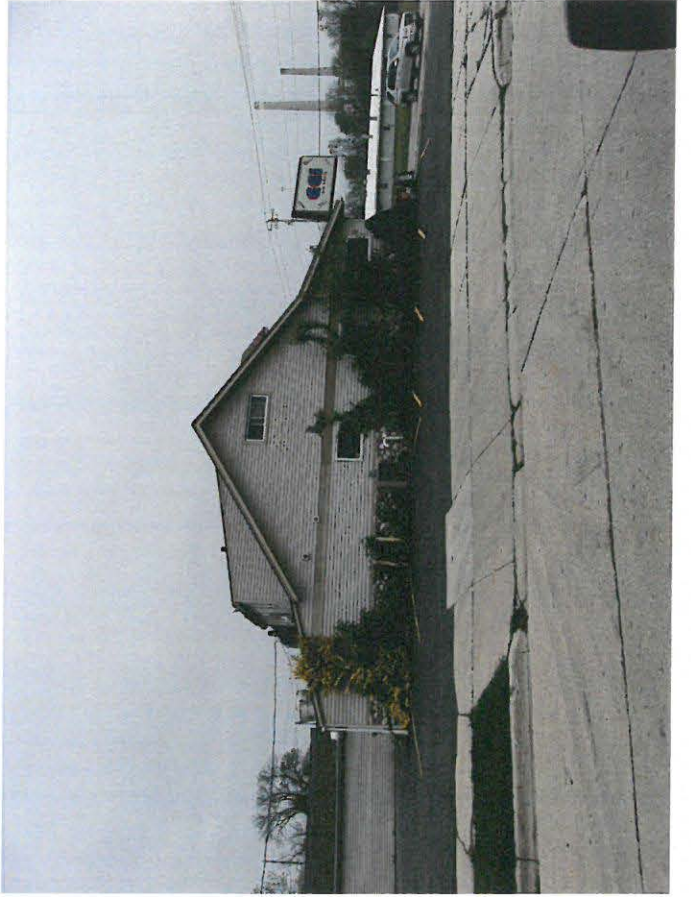
DRIVEWAY



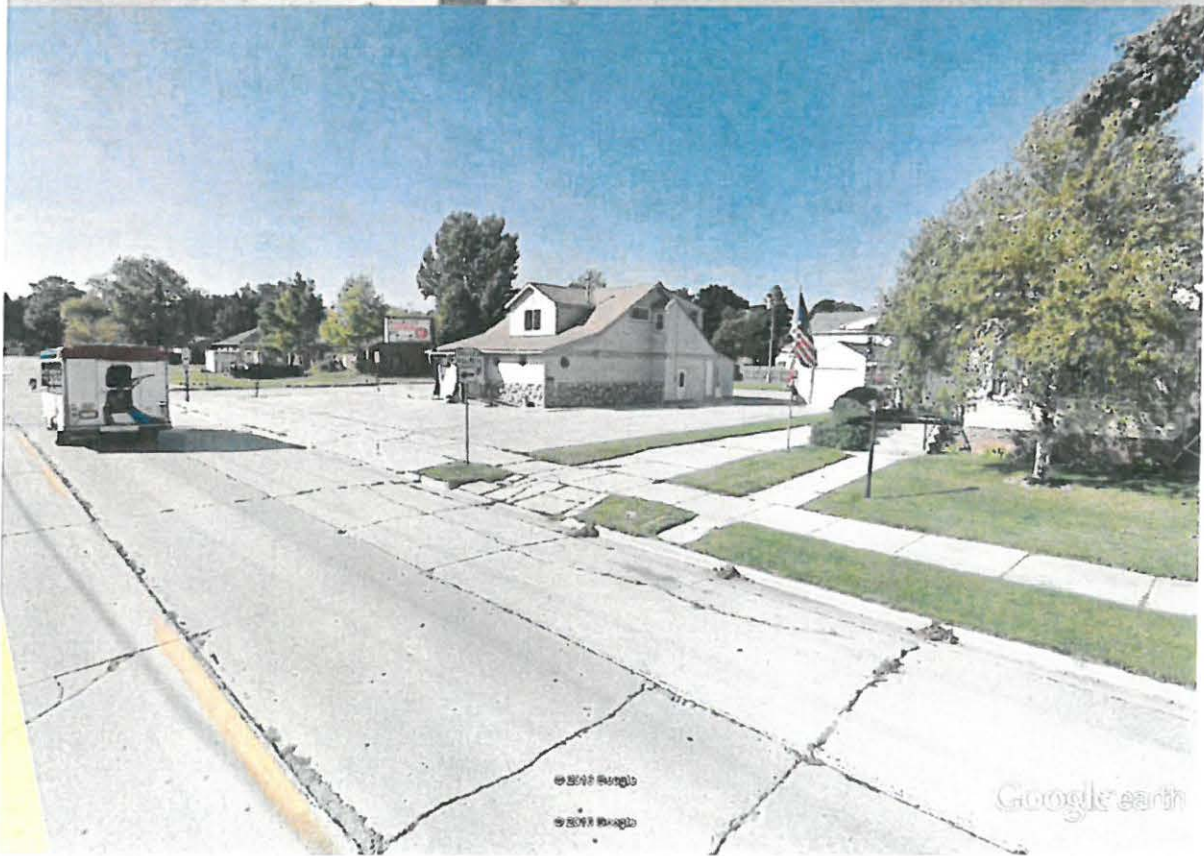
O Flower pots
 X Cafe tables & chairs











CITY PLAN COMMISSION - 4:00 PM (Tuesday, September 27, 2016)

Generated by Janet Duellman on Thursday, September 29, 2016

1. OPENING OF MEETING

Present: City Engineer Ryan Sazama, Marilyn Montemayor, Jerry Jones, and Alderperson John Belanger

Excused: Mayor Michael Vandersteen, Todd Wolf, and Don Cvetan

Staff: Steve Sokolowski and Janet M Duellman

1.1 Pledge of Allegiance**2. ITEMS FOR ACTION*****2.1 Approval of the Plan Commission minutes from September 13, 2016.***

Alderperson John Belanger moved to approve, Marilyn Montemayor seconded. Motion passed unanimously.

2.2 Conditional Use application by Michael Eggen to provide outdoor seating at Gotta Getcha In located at 840 Wilson Avenue.

Michael Eggen, owner, was present along with numerous neighbors.

Mr. Eggen explained that Gotta Getcha In is proposing to add an outdoor patio. The outdoor patio is proposed to be located in the paved area between the front/south side of the building and the sidewalk adjacent to Wilson Avenue. The purpose of the outdoor patio is to provide outdoor seating as an option to their guests. They will have approximately six (6) to eight (8) patio furniture sets. The deck will be available all year round and will likely be open from 3:00pm to 10:00PM Monday through Friday and 11:00am to 10:00pm Saturday and Sunday. Applicant states the outdoor patio will be monitored by wait staff, bartenders and the manager.

Neighbors expressed concern about fighting, loitering, littering, loud conversing, level of intoxication of patrons, and driving/parking the wrong way on the street.

Michael Eggen stated that his staff isn't able to monitor his patrons once they leave the bar. He further stated that if he is allowed to create an outside seating area he will have to hire more staff that will be able to monitor the outside of the bar. He also mentioned that he hasn't had any complaints from the neighbors and the police department has only been there once since he took ownership 2 years ago.

Alderperson John Belanger moved to deny for one year in order for the owner to address the neighbors' concerns, Ryan Sazama seconded. Motion passed unanimously.

2.3 Review of new Memorial Plaza sign located at 3418 Kohler Memorial Drive.

Steve Sokolowski explained that the Plan Commission approved the Harbor Freight conditional use permit with several conditions of approval including a condition that required the sign package, most specifically the redesign of the pylon sign, to be reviewed by both the City of Sheboygan Plan Commission and Architectural Review Board. The proposed changes to the pylon sign were not acceptable at that time.

The applicant has now submitted design changes that staff believes addressed the design concerns of the Plan Commission.

Alderperson John Belanger moved to approve, Marilyn Montemayor seconded. Motion passed unanimously.

2.4 GO 19-16-17 and RO 113-16-17 by Ald. Draughon and Rabe for the vacation of a portion of the

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Humane Society of Sheboygan County to construct a new facility on vacant, undeveloped property located on the east side of N. 21st Street and south of Pershing Avenue (parcel #'s 629000 and 629070). UI Zone

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

REPORT DATE: June 7, 2019

MEETING DATE: June 11, 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:

Humane Society of Sheboygan County is proposing to construct a new facility on vacant, undeveloped property located on the east side of N. 21st Street and south of Pershing Avenue (parcel #'s 629000 and 629070). The applicant states:

- The current shelter at 3107 N. 20th Street was built in 1964. The existing 6,600sf shelter building at 3107 N. 20th Street has been in use for nearly 50 years and is inadequate in size and function. It is too small to handle the 3,000 animals that come through the doors annually. It has served its' purpose but outgrown its' efficiency.
- The new 20,400sf building will be built on the adjacent 2.3 acre property to the north that was donated by the Muth family.
- Our vision is to build a state-of-the-art facility that serves 3,000 homeless animals in Sheboygan County. The design allows for improved operational efficiency for current programs and services, as well as the development and enhancement of new programs and services. The benefits to both animals and people are clear; we will be able to save more lives and provide more resources for the community. A new shelter will overcome all existing shelter challenges, which means more animals adopted, rescued and saved.
- The Humane Society of Sheboygan County will have the right space to find the right home for every pet, creating more lifelong bonds between people and animals. The new shelter will be a place of health and happiness. A warm, welcoming, and bright community destination for animals and the people who care for them.

- It will include a surgical suite that will allow the Humane Society to make a greater impact through increased spay and neuter services, and an increased Trap Neuter Return program, as well as taking care of the numerous daily surgical needs. The new shelter will have a more efficient flow for employees and volunteers creating a better work environment for both.
- In addition to providing adequate space for the animals, it will provide so much more inviting and user-friendly space to the public/community. Starting with visibility on a major road (N. 21st Street) and continuing inside with quieter, more intimate animal rooms, and a patio where the public can sit amongst the cats and relax with a book or have a cup of coffee. The new building will have a retail store that will allow adopting families to meet all the needs of its' newest member and finally, it will have a community room that will allow more people to experience the Humane Society. The community room will be a place to hold meetings, day camps, birthday parties, polling for elections, and other similar gatherings.
- Andrew Viglietti, Executive Director of the Humane Society, believes the new building is a win on many fronts, "First and foremost, the building provides a better home to the animals we care for on a daily basis. The animal stress levels will decrease and we will see a reduction in illnesses. They will be happier, more adoptable animals. Additionally, the work atmosphere for employees will be markedly better and it will be more welcoming for volunteers, thus offering both staff and volunteers many more avenues to make a difference. We believe that the animals, staff, volunteers and the public will love the new building. Our goal is to become much more than a Humane Society, we want to be part of the fabric of Sheboygan County and to give back to the community that has been so good to us."
- The Humane Society has begun a capital campaign for building the new shelter and this is the first time in 55 years the Humane Society has initiated such a capital campaign.

In addition to separated dog and cat kennel rooms, the building is designed to provide a variety of functional spaces found in modern shelters, including:

- Generous public entry lobby with retail space and animal display
- Community meeting and activity room with a separate entrance
- Staff offices and break room
- Adoption rooms
- Surgical suite plus recovery rooms
- Laundry and food prep rooms
- Grooming room
- Animal intake entrance and night drop-off
- Euthanasia and cremation rooms
- Isolation rooms
- Vehicle and maintenance garage
- Storage and mechanical rooms

Site improvements include:

- The new building for the Humane Society is a single story, 20,400sf metal building which will provide space for the many functions found in a modern, up-to-date animal shelter. Among those functions are a variety of public use areas which have been placed in the front (street side) element of the building. All other shelter business functions are located in the rear portion of the building.
- The front element is approximately 110' long and parallel with the street, set back approximately 80'. The setback area will become a landscaped front yard. Spaces in the front element include the main building entrance and lobby with reception desk, a retail sales area, a "catio" for public interaction with selected animals, a 1,000sf community room, public toilet rooms, and storage rooms. The roof of the front building element is a single slope which serves to visually screen the back portions of the building from street view. The low edge of the roof is at 12' high, rising to the east to approximately 22' high.
- A 24" high wainscot of charcoal colored concrete masonry will form the base. Siding is a combination of horizontal wood grain and vertical painted metal. Roofing and roof edges are dark bronze painted steel. Exposed structural components will be painted to match dark bronze. Windows and doors will be clear anodized aluminum. Large glazed openings in the retail, catio, and community room spaces will receive projecting window sunshades, painted Humane Society green.
- The rear portion of the building will accommodate the working functions of the shelter and include: dog and cat kennels, staff offices, adoption rooms, surgical suite, animal intake, grooming, food prep, laundry, storage garage, break room, volunteer room, etc. This part of the facility is a low slope pre-engineered building with roofing and siding similar to the front building element. Windows are aluminum and the doors are fiberglass.
- Site features will include a landscaped front yard (80' setback), a parking lot on the south side of the building (42 stalls) and a secondary parking lot at the northwest corner of the site at the community room entrance (20 stalls). Both parking lots will be accessed from N. 21st Street.
- The main access is shared with the development to the south through a shared access agreement – existing access to N. 21st Street to remain as is.
- Will construct a new driveway cut onto N. 21st Street to access the secondary parking lot at the northwest corner of the site that accesses the community room.
- Along the north side of the building are (7) fenced dog runs and play yard with a 40' X 40' fabric roofed shelter for outdoor exercise and activities.
- At the rear (east end) of the building is a fenced dumpster enclosure on a paved driveway.

- Adjacent to the shelter site (east side), we propose to construct a dog walk park which will provide a place for the public to bring their pets and for shelter animals to be exercised. The area of the park is approximately 3.5 acres. It will contain a pond for stormwater management, walking trails, controlled entry, vestibules, and a fenced perimeter.
- New landscaping and storm drainage throughout the site.
- Signage will consist of the primary building signage and monument signage.

STAFF COMMENTS:

It is staff understanding that the Humane Society will be creating a new outdoor dog park on the east side of the property that is free to the public. In addition, the Humane Society may consider constructing an indoor dog park in the future in their facility located to the south at 3115 N. 21st Street. The applicant has not provided much detail explaining the dog parks so the Plan Commission could ask the applicant to address the dog park(s).

The applicant is proposing to install an eight (8) foot high fence along the property line(s) for the dog runs on north side of the building and to enclose the dog park on the east and south sides of site. The Plan Commission may approve such an eight (8) foot high fence through the conditional use permit. Staff is ok with this eight (8) foot high chain link fence proposal.

There are wetlands that have been located on the property. The applicant will be required to submit all required approvals and permits from State of Wisconsin Department of Natural Resources, the Army Corp etc. prior to building permit issuance. These wetlands are located on the east side of the property (dog park) and on the south side of the property (south of the main south parking lot – on the adjoining property to the south).

The Humane Society site is presently located on two (2) pieces of property. These properties will need to be combined into one (1) lot. In addition, the Humane Society owns properties to the south and southeast. The applicant is proposing to amend some of the lot lines for these parcels as well. Thus, the applicant will need to submit a Certified Survey Map (CSM) that exactly matches what is proposed on the site plan before the Plan Commission today. If the CSM does not match the site plan as approved the applicant will need to resubmit the applications back to the Plan Commission for review.

The Plan Commission should be aware that there are several uses that the Humane Society is utilizing with the property to the South at 3115 N. 21st Street which include:

- A proposed shared driveway and parking easement.
- The entrance to the outdoor dog park.

There is a gravel driveway at the back of the 3115 N. 21st Street property which will be paved as part of the overall Humane Society project.

Applicant indicates there will be a 40' X 40' fabric roofed shelter and indicates that this will be similar to the shelter recently constructed at the Shaw Family Park in Evergreen Park (Brown structure and green fabric roof). Plan Commission may want to have the applicant explain what they are proposing from a design perspective.

The applicant is requesting the following variance:

- Requesting a variance to the five (5) foot paving setback to permit a shared access drive/driveway at the southwest corner of the property – Minimum paving setback is five (5) feet to the property line.
- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and variances 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, health, water, sewer, health, storm drainage, DNR, Army Corp, 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 building is meeting all Federal, State and local codes pertaining to the wetlands on the property. Applicant will be required to submit all approvals/permits to City Development prior to issuance of a building permit.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal/approval of a landscape plan prior to building permit issuance. The proposed landscape and bufferyard 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.
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. There shall be no spillover light onto adjacent streets and/or properties.
9. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
10. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.

11. Fencing/retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
12. Maximum height of dog run and dog park fence is eight (8) feet tall.
13. All areas used for parking or maneuvering of vehicles shall be paved including the gravel driveway on the east side of the facility at 3115 N. 21st Street. All paving shall be completed prior to issuance of an occupancy permit.
14. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
15. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
16. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
17. 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.
18. Applicant will provide adequate public access along public streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
19. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
20. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
21. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
22. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
23. 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.
24. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed.
25. City Development staff will sign the proposed CSM only if the proposal exactly matches the approved development plan/property layout. If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any and all changes.
26. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance and addresses all issues including but not limited to access and parking easements, creation of new utility easements, stormwater, etc.

27. Building permits shall be issued only at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded and that the lots as depicted on the approved site plan have been created.
28. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures including but not limited to main building, accessory structures, etc.
29. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 59281629070562900
MAP NO. _____
ZONING CLASSIFICATION: _____

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 6/11/19

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

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



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

1. APPLICANT INFORMATION

APPLICANT: Humane Society of Sheboygan County

ADDRESS: 3107 N. 20th Street, Sheboygan, WI 53083 E-MAIL: _____

PHONE: (920) 458-2012 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF **PROPOSED**/EXISTING BUSINESS: Humane Society of Sheboygan Co.

ADDRESS OF PROPERTY AFFECTED: 3200 Block N. 21st Street, East Side of the street

LEGAL DESCRIPTION: _____

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: New Humane Society building, including animal shelter, offices, community room, and other support spaces. Project also includes a 3+ acre dog walk park.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: The main entrance driveway will access the new building from the south, through the neighboring property (an access easement to do so will be provided by the owner, HSSC). Because of this, we request a paving setback variance for the new driveway.



WRITTEN DESCRIPTION – CONDITIONAL USE APPLICATION

5-28-19

New animal shelter for:
Humane Society of Sheboygan County
3107 N. 20th Street
Sheboygan, WI 53083

Narrative Description

The project involves the construction of a new animal shelter building for the Humane Society of Sheboygan County, a non-profit organization. The existing 6,600 s.f. shelter building at 3107 N. 20th Street has been in use for nearly 50 years and is inadequate in size and function. The proposed new 20,400 s.f. building will be located on a vacant tract of land in the 3200 block of N. 21st Street. Existing zoning at the site is Urban Industrial (UI) and is 2.3 acres in size.

In addition to separated dog and cat kennel rooms, the building is designed to provide a variety of functional spaces found in modern shelters, including:

- Generous public entry lobby with retail space and animal display
- Community meeting and activity room with a separate entrance
- Staff offices and break room
- Adoption rooms
- Surgical suite plus recovery rooms
- Laundry and food prep rooms
- Grooming room
- Animal intake entrance and night drop-off
- Euthanasia and cremation rooms
- Isolation rooms
- Vehicle and maintenance garage
- Storage and mechanical rooms

Site features will include a landscaped front yard (80' setback), a parking lot on the south side of the building (42 stalls) and a secondary parking lot at the northwest corner of the site at the community room entrance (20 stalls). Both parking lots will be accessed from N. 21st Street. Along the north side of the building are (7) fenced dog runs and play yard with a 40' X 40' fabric roofed shelter for outdoor exercise and activities. At the rear (east end) of the building is a fenced dumpster enclosure on a paved driveway.

Adjacent to the shelter site (east side), we propose to construct a dog walk park which will provide a place for the public to bring their pets and for shelter animals to be exercised. The area of the park is approximately 3.5 acres. It will contain a pond for

stormwater management, walking trails, controlled entry, vestibules, and a fenced perimeter.

Performance Standards / Potential Nuisances

All performance standards shall comply per City of Sheboygan Zoning Ordinance Subchapter 15-7 to ensure the development will not become a nuisance to adjacent property owners.

Site Lighting

Site lighting will follow the standards set forth in the zoning ordinance.

Signage Regulations

Signage will be addressed at a further date.



WRITTEN DESCRIPTION – ARCHITECTURAL REVIEW APPLICATION

5-28-19

New Animal Shelter for:
Humane Society of Sheboygan County
3107 N. 20th Street
Sheboygan, WI 53083

Architectural Narrative

The new building for the Humane Society is a single story, 20,400 s.f. metal building which will provide space for the many functions found in a modern, up-to-date animal shelter. Among those functions are a variety of public use areas which have been placed in the front (street side) element of the building. All other shelter business functions are located in the rear portion of the building.

The front element is approximately 110' long and parallel with the street, set back approximately 80'. The setback area will become a landscaped front yard. Spaces in the front element include the main building entrance and lobby with reception desk, a retail sales area, a "catio" for public interaction with selected animals, a 1,000+ s.f. community room, public toilet rooms, and storage rooms. The roof of the front building element is a single slope which serves to visually screen the back portions of the building from street view. The low edge of the roof is at 12' high, rising to the east to approximately 22' high.

A 24" high wainscot of charcoal colored concrete masonry will form the base. Siding is a combination of horizontal wood grain and vertical painted metal. Roofing and roof edges are dark bronze painted steel. Exposed structural components will be painted to match dark bronze. Windows and doors will be clear anodized aluminum. Large glazed openings in the retail, catio, and community room spaces will receive projecting window sunshades, painted Humane Society green.

The rear portion of the building will accommodate the working functions of the shelter and include: dog and cat kennels, staff offices, adoption rooms, surgical suite, animal intake, grooming, food prep, laundry, storage garage, break room, volunteer room, etc. This part of the facility is a low slope pre-engineered building with roofing and siding similar to the front building element. Windows are aluminum and the doors are fiberglass.

CHALLENGES:

Facility upgrades are needed to meet changing industry standards and to ensure the ability to give our animals the proper care and disease management.

- Current shelter is 55 years old and does not provide a preferred environment for our animals, staff, volunteers, and the public. A new shelter is needed since it would be cost prohibitive to remodel the current building.
- Cats and dogs are housed in adjacent rooms which does not allow proper separation
- The animal rooms are loud and stressful causing increased disease spread and a longer length of stay. This leads to increased medical services, staff time and stresses our limited resources.
- Current housing for dogs promotes aggressive behavior and is difficult to sanitize
- No natural daylight, as well as insufficient air flow and filtration
- No means to fully isolate ill or contagious animals

Our mission relies on interactions with future advocates to address animal welfare issues, yet we have no designated area for education or outreach.

- No space for volunteer orientations, training programs, meetings, classes and tours
- No room for current or future program expansion: birthday parties, animal reading program, camps, etc.
- Community outreach is key; if we can't bring people to our facility and educate them about our programs and services we have no hope to be an advocate for those that do not have a voice.
- No curb presence making current building difficult for the public to find

Inadequate surgical space to serve as the foundation for all medical procedures.

- No dedicated medical clinic to perform exams or provide treatments
- Inadequate surgical room that does not meet industry standards
- Current vet clinic is one small room with a treatment and surgery table; the vet's office is in an old closet space
- No designated surgery recovery cages for in-house or private surgical services
- Crematorium is out of date and needs replacement

Extremely limited space to adopt, surrender or utilize program services.

- One entrance for all animal intakes
- Congested front office
- No adequate office spaces to accommodate growth. To meet our office and meeting needs, we are currently using a construction trailer and meeting rooms in the We Care Building.
- No dedicated meet-and-greet space for potential adopters
- No dedicated animal enrichment rooms
- No dedicated storage for supplies, cages and crates, currently stacked outside

THE SOLUTION:

Our vision is to build a 20,000 sq. ft., state-of-the-art facility that serves 2,500 homeless animals in Sheboygan County. The design allows for improved operational efficiency for current programs and services, as well as the development and enhancement of new programs and services. The benefits to both animals and people are clear; we will be able to save more lives and provide more resources for the community.

A new shelter will overcome all existing shelter challenges, which means more animals adopted, rescued and saved. The Humane Society of Sheboygan County will have the right space to find the right home for every pet, creating more lifelong bonds between people and animals.

The new shelter will be a place of health and happiness. A warm, welcoming, and bright community destination for animals and the people who care for them.

Main Shelter Features

- Separate entrances for animal intakes and adoptions
- Vet clinic and surgical suite with full-service capabilities and recovery rooms
- An outreach room that's ideal for educational programs, gatherings, and activities
- A convenient retail store for pet supplies where 100% of profits stay with the Humane Society
- Public exposure on a busy street that will allow the Humane Society to be seen by more people
- Welcoming environment with natural daylight
- Adoptions rooms for meet and greets

- Designated animal and people spaces throughout to control flow and productivity

Animal Spaces

Animal Housing

- A new energy-efficient building; separate air supply for each room with controlled HVAC system to help prevent disease spread
- Separate rooms for isolation, intake and animal adoption
- Animal housing that provides adequate space that is safe and comfortable
- Natural daylight
- Separate housing for dogs and cats
- Fewer animals housed in each room to decrease stress, aggression and length of stay
- Dedicated small animal rooms
- Centrally located cat and critter cages to help accelerate adoptions

Veterinary Clinic

- Separate surgery, radiology, pharmacy, treatment, recovery and office space for our veterinary team to properly treat and evaluate pets
- Vet clinic and surgical suite with full-service capabilities and recovery rooms
- Individual rooms provide a safe, clean environment to meet industry standards
- Ability to increase surgical output while keeping in-house and private animals separate
- Secure exercise, training and bonding opportunities in outdoor dog yards and “catio” areas
- Large outdoor patio area with shade covering
- Safe and controlled animal evaluation/socializing rooms with the flexibility to do one-on-one consultation and training plans, and grooming

People Spaces

Dedicated Entrances

- Separate entrances for animal intakes and animal adoptions to streamline shelter flow and allow for privacy
- Public lobby with an inviting atmosphere
- A convenient retail store for pet supplies where 100% of profits stay with the Humane Society

Dedicated Adoption Spaces

- Private meeting rooms
- Catio: (Cat Patio) Sip a cup of coffee while enjoying the company of adoptable cats
- Inviting adoption rooms to view adoptable animals

Volunteer & Staff Facilities

- Dedicated office and staff areas
- Dedicated breakroom and bathrooms for staff
- Dedicated volunteer areas

Large Outreach Room

- A multi-purpose room designed to highlight current and future programs that support our mission
- A designated space to give back to the community and a place to promote animal advocacy to future generations
- Programs including: volunteer activities, MOD squad, camps, birthday parties, animal reading, dog training/obedience and animal socialization
- Enriches lives of animals while creating a positive and educational experience for Sheboygan County residents

Storage and Work Spaces

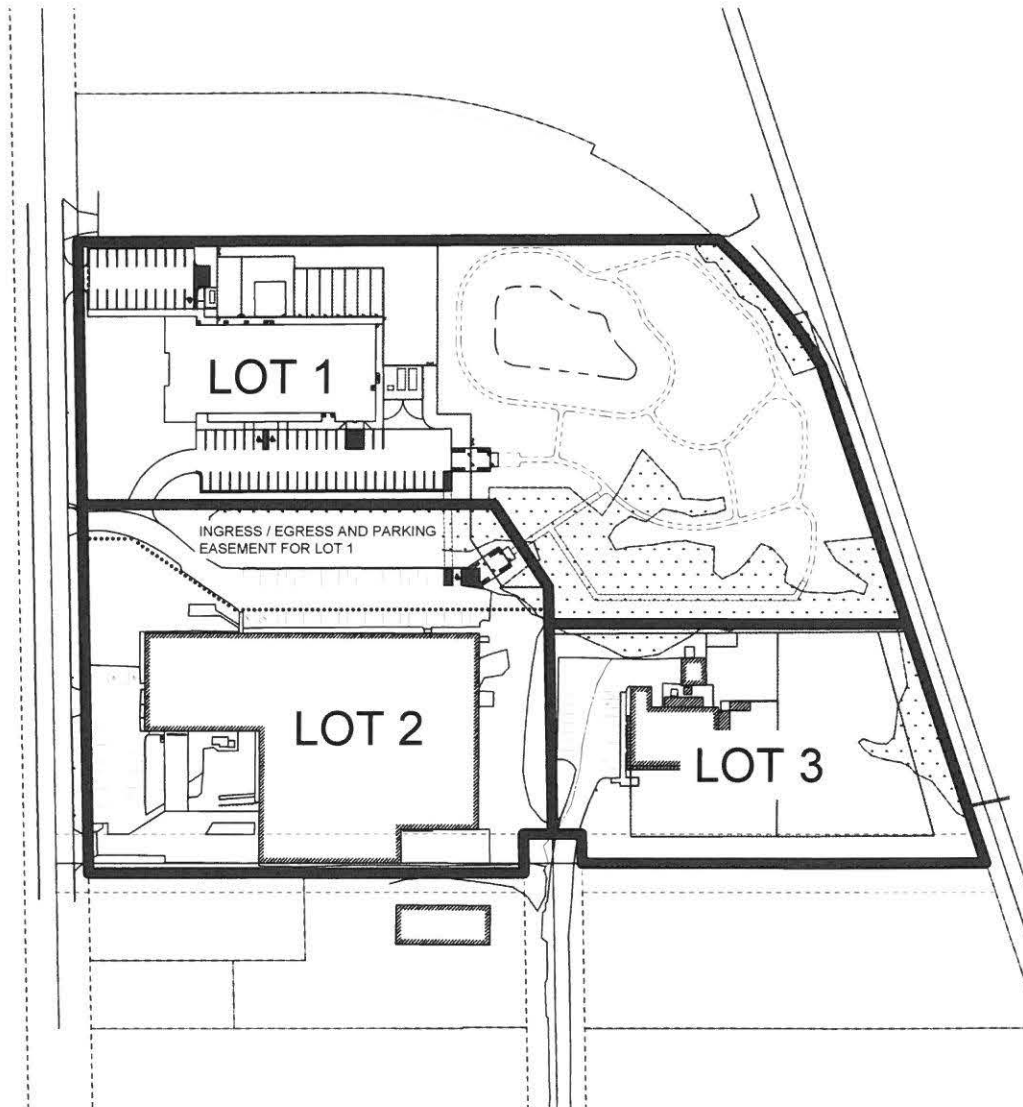
- Laundry, storage and kitchen will be centrally located to maximize efficiency and increase time spent on animal care
- Garage space to park shelter vehicles promoting a longer useful life
- Dedicated areas for cages and crates to be stored

CERTIFIED SURVEY MAP

CONCEPTUAL

SHEBOYGAN COUNTY, WISCONSIN

PAGE 1 OF 3



DRAWING DATE: JUNE 6, 2019



GRAPHIC SCALE



1 inch = 150 ft.

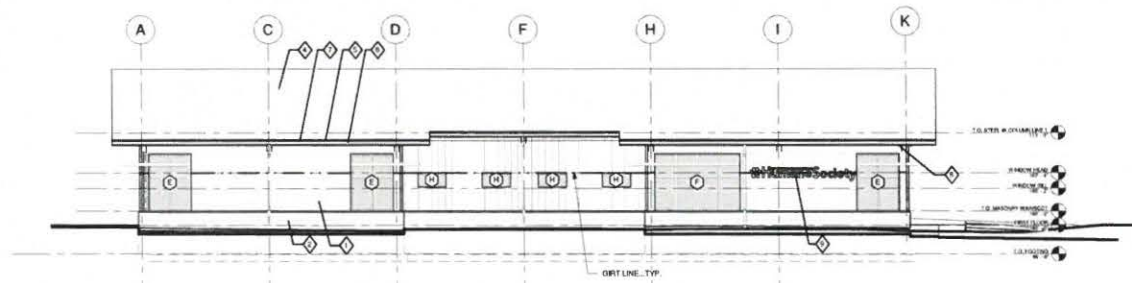
Wagner
EXCAVATING INC.
3437 PAINE AVENUE SHEBOYGAN, WI 53081
(920) 458-9082 FAX (920) 458-0565

SHEB CO HUMANE SOCIETY
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY

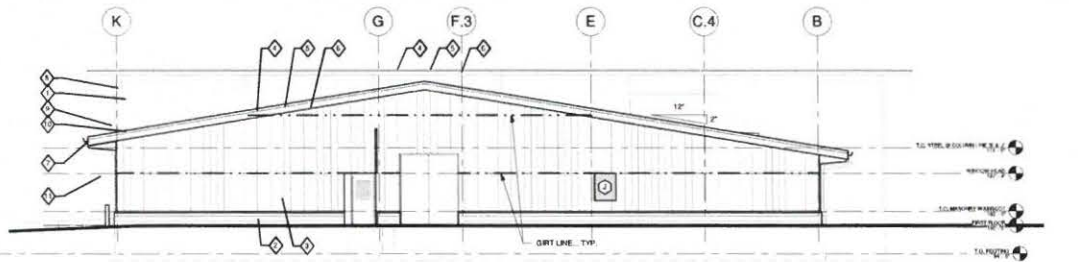
Parcel Number:
Situs Address:



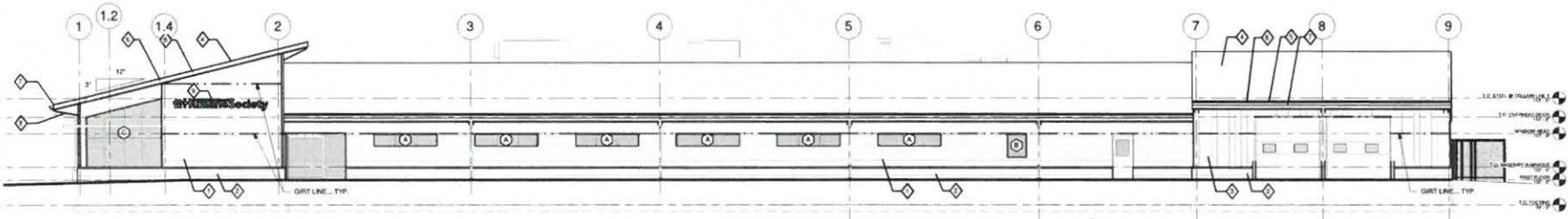
MATERIAL KEYNOTE	
#	MATERIAL
1	HORIZONTAL METAL SIDING
2	CLAU WALLSCOPE
3	VERTICAL METAL SIDING
4	TRANSOM SEAM METAL ROOF
5	CONTINUOUS METAL ROOF EDGE W/ DRIP
6	FASCIA
7	PREFABRICATED METAL GUTTER AND DOWNSPOUT (TO UNDERGROUND DRAINAGE SYSTEM)
8	OUTRIGGER
9	BUILDING SIGNAGE
10	CONTINUOUS METAL FLASHING
11	ALUMINUM AWNING
12	MEMBRANE ROOF
13	ROOF HATCH



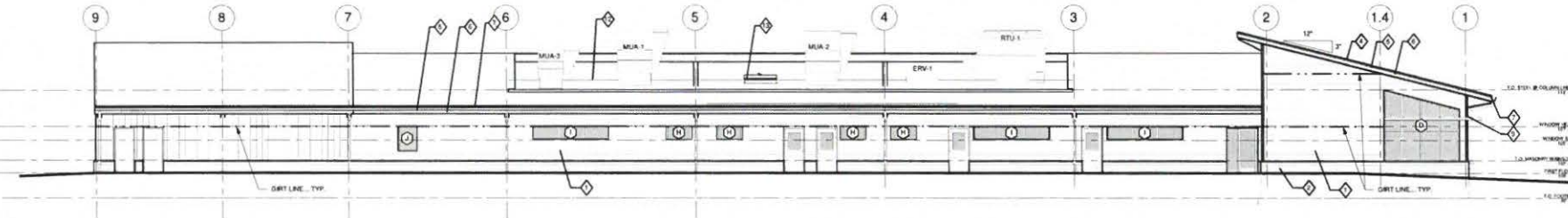
④ EXTERIOR ELEV. - WEST ELEVATION
1/8" = 1'-0"



③ EXTERIOR ELEV. - EAST ELEVATION
1/8" = 1'-0"



② EXTERIOR ELEV. - SOUTH ELEVATION
1/8" = 1'-0"



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

NO.	DATE	STATE	DESCRIPTION
4	10/31/18		

DISTINCTIVE DESIGN
 215 Pine Street
 Sheboygan Falls, WI 53085
 Ph: (920) 461-1056
 www.distinctivedesign.com

HUMANE SOCIETY OF SHEB. CO.

NEW FACILITY
 NORTH 21st STREET
 SHEBOYGAN, WI 53083

CONSTRUCTION DOCUMENTS

EXTERIOR ELEVATIONS

ISSUE DATE: 4/17/18
 DRAWN BY: JRA
 CHECKED BY: EAJ
 PROJECT #: 18-022

A201

SCALE: 1/8" = 1'-0"
 NOTE: ALL DIMENSIONS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY

IF PRINTED ON 11" x 17" BOTTOM SCALE BAR SHALL BE EXACTLY 1/8" AND VIEWS ON THE SHEET ARE REDUCED BY 50%
 IF PRINTED ON 11" x 17" TOP SCALE BAR SHALL BE EXACTLY 1/8" AND VIEWS ON THE SHEET ARE REDUCED BY 50%
 IF PRINTED ON 11" x 17" BOTTOM SCALE BAR SHALL BE EXACTLY 1/8" AND VIEWS ON THE SHEET ARE REDUCED BY 50%

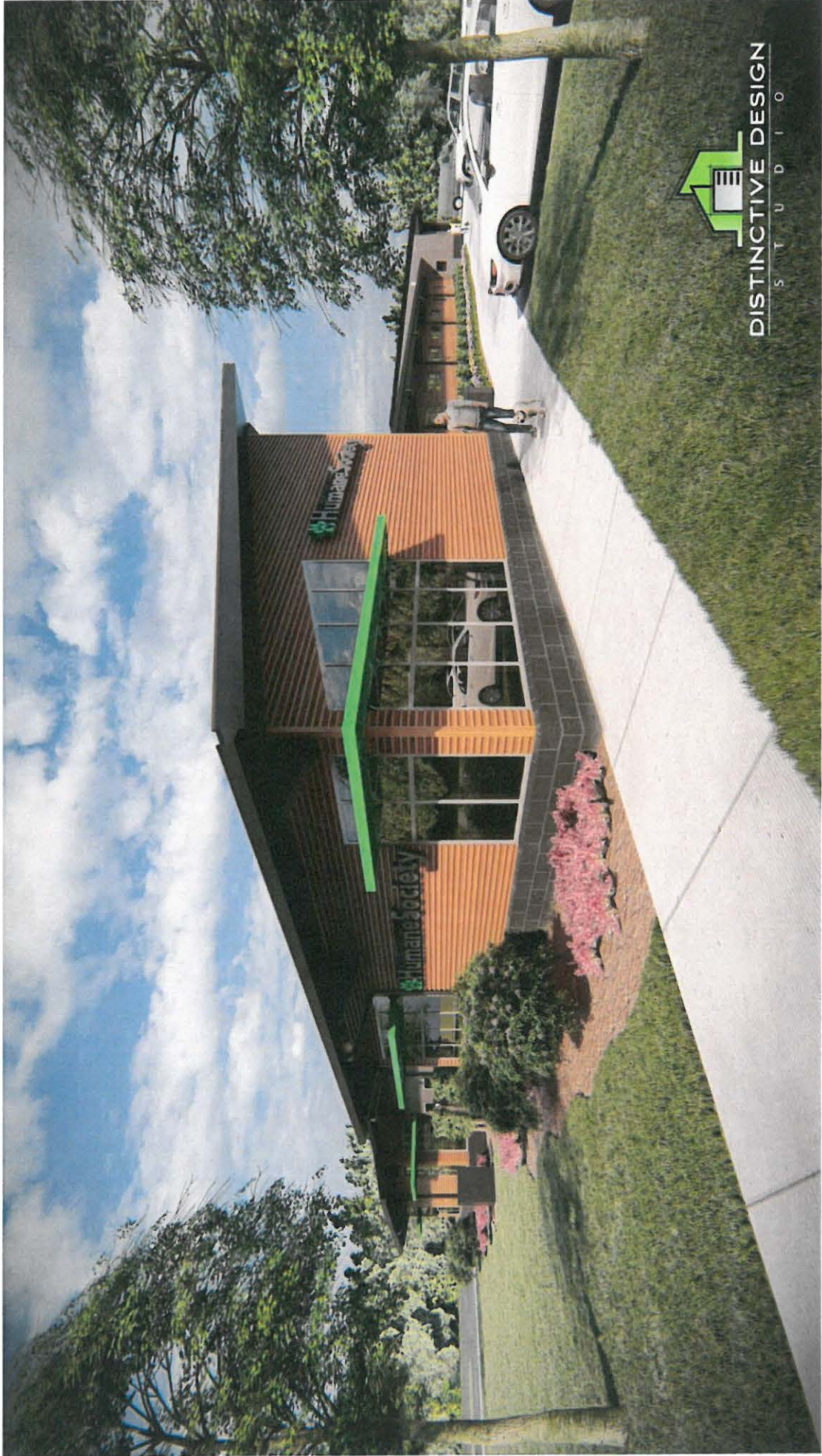
PROJECT NO. 18-022 SHEET NO. A201 OF A201-201
 SHEET TITLE: EXTERIOR ELEVATIONS
 DRAWN BY: JRA
 CHECKED BY: EAJ
 DATE: 4/17/18
 SCALE: 1/8" = 1'-0"
 PROJECT: HUMANE SOCIETY OF SHEBOYGAN COUNTY, NEW FACILITY
 SHEET NO. A201 OF A201-201



VIEW LOOKING NORTHEAST (WIDE)

HUMANE SOCIETY OF SHEBOYGAN COUNTY – NEW SHELTER BUILDING

5-28-19

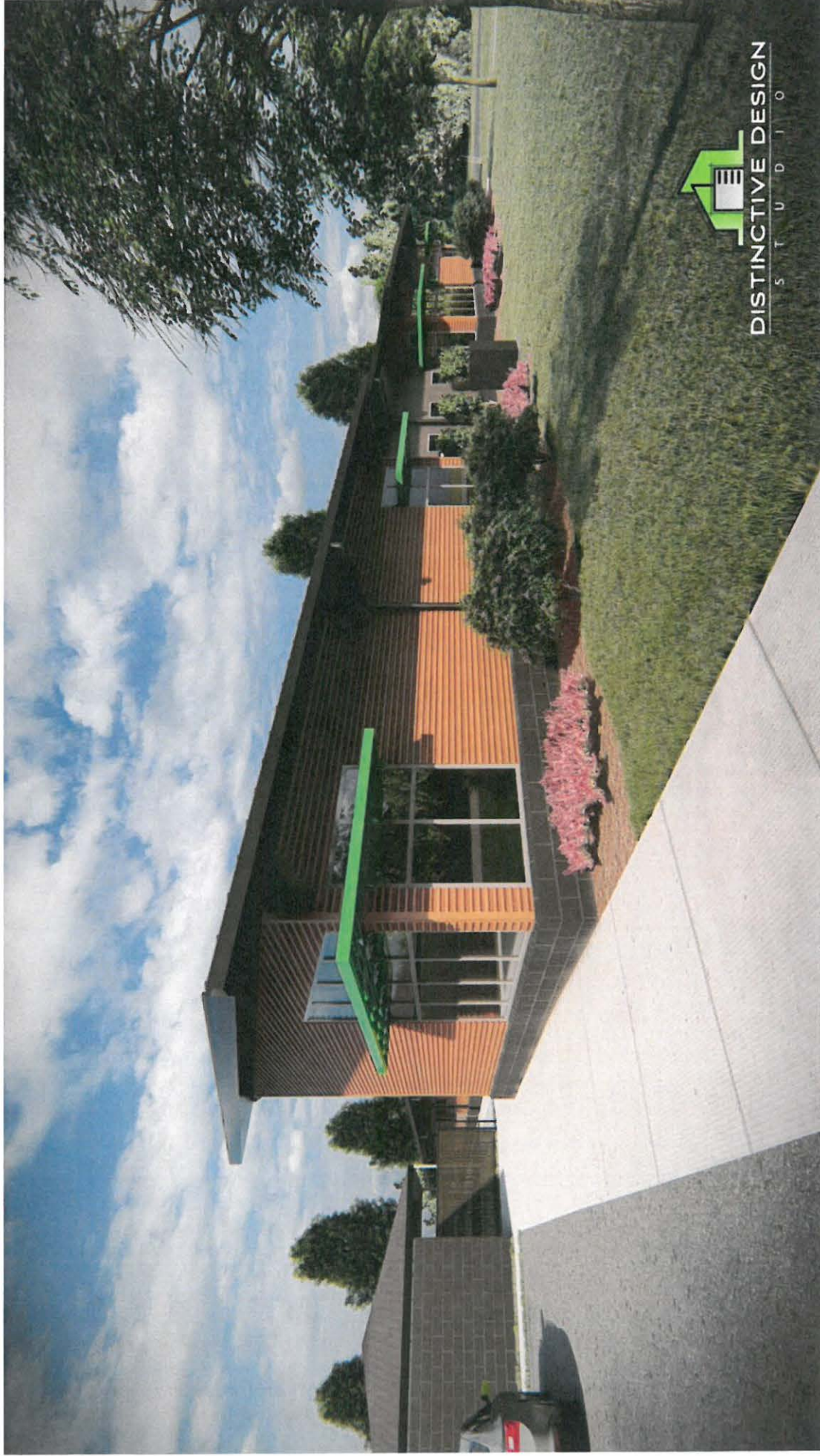



DISTINCTIVE DESIGN
S T U D I O

VIEW LOOKING NORTHEAST

HUMANE SOCIETY OF SHEBOYGAN COUNTY – NEW SHELTER BUILDING

5-28-19



VIEW LOOKING SOUTHEAST









August 17, 2018

EXE-SE-2018-60-02560

Sheboygan County Humane Society
Steve Schmitt
3107 N 20th Street
Sheboygan, WI 53083

RE: Artificial Wetland Exemption Determination for an area described as Wetland Areas A, B, and C, located in the SW1/4 of the SW1/4 of Section 10, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County

Dear Mr. Schmitt:

This letter is in response to your request for an artificial wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation: 1) a wetland that serves as a fish spawning area or that is passage to a fish spawning area and 2) a wetland created as a result of a wetland mitigation requirement. In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative
- Historic Maps, including the Original Land Survey Plat, Bordner Survey, a USGS topographic Quad map from 1994, and soil mapping.
- Aerial photographs, including the 1937 era photograph, a pre-construction photograph, and a post-construction photograph.
- Site photographs that show different angles and views of the wetland

Below is a summary of our findings:

Request Narrative

According to the request narrative, industrial/commercial developments occurred within the northern and southern properties throughout the latter half of the 20th century. Land disturbance did occur within the northern extent of the site within this time frame. A drainage swale along the southern part of the site was observed on several aerial photographs running from a west to east orientation.

Historic Map Review

- Original Land Survey Plat maps, Bordner Survey, and 1994 USGS Quad map do not indicate any wetlands were located on this site historically.
- Soil Maps: The soil maps indicate that the majority of the site was mapped under the Manawa silt loam, 0 to 3 percent slopes (MbA) soil series. This soil series is considered a hydric inclusion soil and may contain wetland areas under depressional landform conditions.

Aerial Photograph Review

- A drainage feature was evident in the 1961, 1967, and 1981 aerial photographs along the southern part of the property running from a west to east orientation. From 1937 through the present year, the properties to the north and south were developed for commercial or industrial uses. In 1978, the northern project expanded onto the reviewed area and resulted in significant grading. Eventually, the site revegetated. The swale located along the southern part of the reviewed area appeared to remain undisturbed to the present day.

Site Data

- The soil data from the wetland delineation showed that the northern and central portions of Area A and all of Areas B and C contained fill material. Therefore, it is assumed that the majority of the wetland features on this site developed on historic fill and were not naturally historic prior to on-site and adjoining site disturbances. The soil data from the swale in the southern part of the reviewed area still contained evidence to be a native soil and was not likely immediately disturbed from historical on-site and off-site activities.

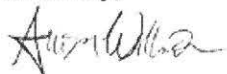
Conclusion:

- Based upon the information provided above, the wetlands identified as Wetland Areas B and C lacked wetland history prior to August 1, 1991 and fulfill all artificial wetland exemption standards. Therefore, Wetland Areas B and C are exempt from state wetland regulations.
- The majority of Wetland Area A, based upon the review of the historic aerial photos and soil data from the wetland delineation, had formed on historic fill and is exempt from state wetland regulations. The southern portion of Wetland Area A however had not been disturbed and was visible on multiple aerial photographs. Therefore, the southern portion of Wetland Area A is not exempt from state wetland regulations.
- The wetland areas that have been determined to be exempt from state wetland regulations are highlighted on the attached figure.

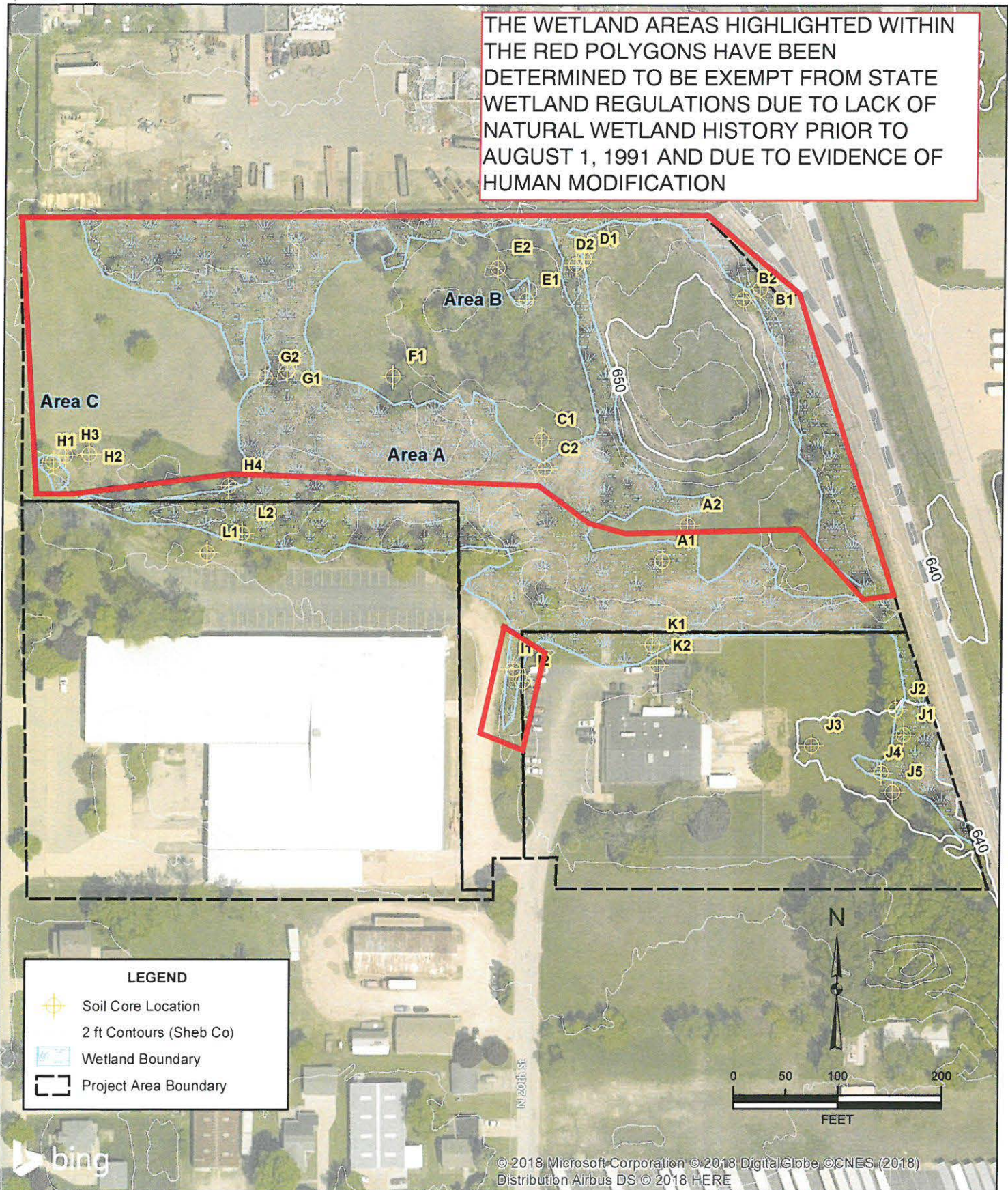
This letter describes DNR's decision regarding the jurisdictional status of Wetland Areas A, B, and C, and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of Wetland Areas A, B, and C, you will need to contact the U.S. Army Corps of Engineers. The U.S. Army Corps of Engineers contact for Sheboygan County is Jessica Kempke. Jessica Kempke can be reached at (651) 290-5856.

If you have any questions about this determination, please contact me at (920) 424-3058 or email Allison.Willman@wisconsin.gov.

Sincerely,



THE WETLAND AREAS HIGHLIGHTED WITHIN THE RED POLYGONS HAVE BEEN DETERMINED TO BE EXEMPT FROM STATE WETLAND REGULATIONS DUE TO LACK OF NATURAL WETLAND HISTORY PRIOR TO AUGUST 1, 1991 AND DUE TO EVIDENCE OF HUMAN MODIFICATION



**FIGURE 4
WETLAND DELINEATION MAP**

Muth Dog Park
Sheboygan, Wisconsin

MILLER
ENGINEERS
SCIENTISTS

5308 S. 12th Street
Sheboygan, WI 53081-8099
Phone 920-458-6164
Fax 920-458-0369
www.startwithmiller.com

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JOB: 14-19662
BY: RCM
CHK: SMM