

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Bryan Evans to operate a multi-tenant facility from 1803 Calumet Drive (former Macco's Floor Covering Center). UC Zone

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

REPORT DATE: May 10, 2019 **MEETING DATE:** May 14, 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:

Bryan Evans is proposing to operate a multi-tenant facility from 1803 Calumet Drive (former Macco's Floor Covering Center). This is a large building which was constructed originally as an automobile dealership. This property was previously used by Macco Flooring until they moved to Washington Square. Bryan Evans purchased the property because it was close to Faye's Pizza which they own/operate and are using it for storage and parking.

As of now there is Final Touch Painting/JSI Vinyl occupying the north unit and a long term storage tenant in the south unit of the building along with the owner. The two halves of the building are joined by an eight (8) foot opening which will be sealed off by a new wall according to code leaving both sides of the building exclusive to themselves with separate entrances. Building is zero lot line for the most part with a neighboring fencing off the back parking/entry area and landscaping is planned for the front parking lot area.

We feel its best use now is to divide the space to make it more user friendly and more cost effective for prospective renters. This makes the property more viable to fill and easier to stay operational which would be in the best interest for the surrounding neighborhood and city itself.

The applicant states the following about the Final Touch Painting/JSI Vinyl (north unit):

- The north unit with Final Touch Painting/JSI Vinyl has its own bathroom facilities and will eventually have a retail space displaying the products that they offer to the public.

- Final Touch Painting and Drywall offers residential and commercial interior and exterior painting, staining, pressure washing, gutter cleaning, and a lot more.
- JSI Vinyl is a small vinyl graphics business that offers vinyl graphics, screen printing, promotional items, banners, signs, decals, stickers, etc. Custom graphics including heat transfer vinyl for t-shirts, sweatshirts, jerseys, infant and children's apparel, indoor/outdoor signs and wall decorations.
- The north unit of the building is approximately 6,400sf with a front entry door and two exits out the back along with a few overheads. There are 16 parking spaces in the front and six (6) spaces in the rear. Parking lot is scheduled to be top coated and new landscaping will be going in this summer. Entrance for parking comes from a common alleyway on the north off Calumet Drive and a sidewalk runs in front and along the south side of the building. The sign for the building has not been designed as of yet but it will hang on the building with wall lighting coming from above. Minor changes were made to interior to utilize the space.
- Operational hours of the north unit are 8am to 6pm M-F.
- North unit keeps all their property inside their space with nothing being stored outside keeping a clean appearance to the building (except an occasional trailer between jobs).
- North unit being a printing and painting operation has a minimal noise effect with occasional use of some power tools and the printers all in doors.
- North unit maximum employees 8.

The applicant states the following about the south unit occupied by Bryan Evans (owner) and Frank Ribbich (tenant):

- The South unit is occupied by some of the owner's belongings and one (1) tenant, Frank Ribbich, for long term furniture storage.
- The South unit of the building is approximately 8,300sf with a front entry door, a back exit along with an overhead door. Parking is shared with the North unit but being that it is long term storage minimal parking is needed. There is no signage planned and lighting is over entry door. No changes were needed to utilize the space.
- South unit has no public operational hours. It is owners and single tenant use as needed.
- South unit is indoor heated storage only so there is nothing on the outside allowed.
- South unit being long term storage has very minimal noise and again is all indoors unless there is loading and unloading going on.

This building has been in minimal operation over the last several years and it was time for us to bring it to the next level. Parts of the exterior of the building in need of paint are scheduled. The whole of the building exterior will remain the same. We ask for your approval of this multi-tenant proposition which will allow this building to once again thrive in its surroundings with many new offerings to the community.

STAFF COMMENTS:

The Plan Commission should be aware that the businesses as described above have been occupying and operating from this site for some time without the necessary conditional use permit and occupancy permits allowing them to do so. Thus, Mr. Evans is applying for a conditional use permit in order to permit such a multi-tenant facility to legally operate from 1803 Calumet Drive.

The Plan Commission should also be aware that the site plan and building plan submitted was for a different project that was being considered. These documents are being used to give the Plan Commission a general idea of the site and building layout.

Applicant still has a vinyl awning referring to Macco's over one of the entrances to the south portion of the building (north wall facing parking lot). All references to Macco shall be removed from the entire building.

The applicant has removed the former Macco sign on over the main entrance facing Calumet Drive. The portion of the building located behind this sign is very weathered and needs to be painted. Applicant will be required to paint this building.

The applicant states that the parking lot is scheduled to be top coated and new landscaping will be going in this summer. When will this occur, where will this occur and what specifically is proposed to be completed (paving, landscaping, etc.). There is a section of paving that is all busted up in the northwest corner of the west parking lot.

There is graffiti on the southeast corner of the building (east wall of south unit). Applicant shall remove the graffiti and shall paint to match the color of the rest of the building.

It is staff understanding that there have been ongoing storm drainage issues at the southeast corner of the site since at least May of 2017. Applicant has not adequately addressed this storm water issue. Applicant needs to be aware that this storm water issue is expected to be rectified or the City will start issuing citations until this issue is rectified.

The Plan Commission should ask the applicant the following:

- Plans appear to indicate the parking lot is to be reconstructed with new asphalt and landscaping. Is the applicant really proposing to do this?
- What is the applicant proposing to paint on the building and what is timeframe to paint the building as discussed? The Plan Commission may want to set a date specific for this

painting to be completed such as August 2, 2019. Plan Commission will need to add such a condition and date certain to complete the painting by.

- What is the applicant's timeframe to adequately address the storm drainage problem? The Plan Commission may want to set a date specific for this storm drainage issue to be addressed such as June 14, 2019.
- How does Faye's Pizza utilize this property?

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, etc.
2. Occupancy permits for each tenant will be granted only at such time as the applicant has met all requirements.
3. If reconstructing the parking lot, submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. If reconstructing the parking lot, submittal and approval of a proposed landscape plan prior to building permit issuance.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
6. Outdoor storage of materials (pallets) or equipment shall be prohibited.
7. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
8. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
9. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation.
10. Proposed wall signage will be individual letter signs (no flat panel or interior lit cabinet signs). If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
11. No temporary signage is permitted (banners, pennants, etc.).
12. Applicant shall remove the graffiti and shall paint to match the color of the rest of the building by June 14, 2019.
13. Applicant shall adequately address storm drainage issues by June 14, 2019 or citations will be issued.
14. All areas used for parking/maneuvering of vehicles shall be paved.
15. All areas that are not required to be paved shall be grass and/or approved landscaping.
16. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.

17. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, storm water, pavement, utilities, retaining walls, street trees, etc.).
18. If applicant proposes to lease space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy. Before any new tenants are issued an occupancy permit, all storm drainage issues will be required to be rectified (no new tenants until stormwater issue has been adequately resolved).
19. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
20. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 620090
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/14/19

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

pd

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

1. APPLICANT INFORMATION

APPLICANT: BRYAN EVANS

ADDRESS: 3617 ERIE AVE E-MAIL: fayespizza@yahoo.com

PHONE: (920) 254-2455 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: _____

ADDRESS OF PROPERTY AFFECTED: 1803 CALUMET DR.

LEGAL DESCRIPTION: Parcel #59281620090 GROHS SUBD
LOTS 16, 17, 18, 19, 20 & 21

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: PRINTING (JSIVINYL)
BUSINESS (SIGNS, LOGO'S ETC) & STORAGE (INDOOR HEATED)

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

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

Attachment to Conditional Use Permit Application for 1803 Calumet Dr.

This property formerly known as the Macco Flooring establishment has sat empty for many years now. Recently the property was used as storage by the Bryan Evans the owner. As of now there is Final Touch Painting/JSI Vinyl occupying the North Unit and a long term storage tenant in the South Unit of the building along with the owner. The two halves of the building are joined by an eight foot opening which will be sealed off by a new wall according to code leaving both sides of the building exclusive to themselves with separate entrances.

The North Unit with Final Touch Painting/JSI Vinyl has its own bathroom facilities and will eventually have a retail space displaying the products that they offer to the public. Those products include painting services and screen printing of vinyl banners, signs, decals, stickers, graphics.

The South Unit is occupied by some of the owners belongings and one tenant for long term furniture storage.

This is a large building which was constructed originally as an Automobile Dealership. We feel its best use now is to divide the space to make it more user friendly and more cost effective for prospective renters. This makes the property more viable to fill and easier to stay operational which would be in the best interest for the surrounding neighborhood and city itself.

The North Unit of the building is approximately 6400 sq ft with a front entry door and two exits out the back along with a few overheads. Parking is at the front with 16 spaces and 6 spaces in the rear. Parking lot is scheduled to be top coated and new landscaping will be going in this summer. Entrance for parking comes from a common alleyway on the North off Calumet Dr. and a sidewalk runs in front and along the South side of the building. The sign for the building has not been designed as of yet but it will hang on the building with wall lighting coming from above. Minor changes where made to interior to utilize the space.

The South Unit of the building is approximately 8300 sq ft with a front entry door a back exit along with an over head door. Parking is shared with the North Unit but being that it is long term storage minimal parking is needed. There is no signage planed and lighting is over entry door. No changes where needed to utilize the space.

Parts of the exterior of the building in need of paint are scheduled. The whole of the building exterior will remain the same.

Operational hours of the North Unit are 8-6 M-F. South Unit has no public operational hours. It is owners and single tenant use as needed.

North Unit keeps all there property inside there space with nothing being stored outside (except an occasional trailer between jobs) keeping a clean appearance to the building. South Unit is indoor heated storage only so there is nothing on the outside allowed.

North Unit being a printing and painting operation has a minimal noise effect with occasional use of some power tools and the printers all in doors. South Unit being long term storage has very minimal noise and again is all indoors unless there is loading and unloading going on. Building is zero lot line for the most part with a neighboring fencing off the back parking/entry area and landscaping is planned for the front parking lot area.

North Unit maximum employees 8. South Unit is occupied by one single tenant and the owner.

In closing I would like to say that this building has been in minimal operation over the last several years and it was time for us to bring it to the next level. We ask that you honor this multi-tenant proposition which will allow this building to once again thrive in its surroundings with many new offerings to the community.

DRAWING INDEX

SHEET	DESCRIPTION
A0.01	PROJECT INFORMATION, DRAWING INDEX, SITE LOCATION
C1.01	SITE PLAN
A1.01	DEMO PLAN
A2.01	FLOOR PLAN
A2.02	ROOF PLAN
A2.03	ENLARGED PLAN/ROOM SCHEDULE / BAR SECTIONS
A2.04	WINDOW & DOOR SCHEDULE / RESTROOM DETAILS
A3.01	ELEVATIONS
A4.01	KITCHEN & BAR SCHEDULE
A5.01	INTERIOR ELEVATIONS / CABINET ELEVATIONS
S1.01	KITCHEN BATH & HALLWAY FLOOR DETAILS
S1.02	HEADER SCHEDULE / CANOPY DETAILS
E1.01	ELECTRICAL PLAN

ABBREVIATIONS

ABBREVIATIONS		NOTE: CLARIFY WITH ARCHITECT ALL ABBREVIATIONS NOT LISTED	
A.C.T	ACOUSTICAL CEILING TILE	F.E	FIRE EXTINGUISHER
A.F.F	ABOVE FINISH FLOOR	F.E.C	FIRE EXTINGUISHER CABINET
ALUM	ALUMINUM	F.F	FRESH
APPROX	APPROXIMATE	F.L	FLOOR
ARCH	ARCHITECT	F.LU	FLOOR/CEILING
B.L.D.G	BUILDING	F.O	FOUNDATION
BLK/G	BLOCKING	F.F.T	FEET OF FEET
BLT	BOTTOM	F.G	FLOORING
B.W	BETWEEN	G.A	GAUGE
B.W	BOTH WAYS	GA.LV	GALVANIZED
C	CENTERLINE	G.C.	GENERAL CONTRACTOR
C.G	CLEAR	G.V.P. RD	GYPSUM BOARD
C.M.U	CONCRETE MASONRY UNIT	H.B	HIDE
CYL	COLUMN	H.D	HARDWARE
CORC	CORNER	H.M	HOLLOW METAL
CORNT	CORNICE	HSL	HEATING VENTILATION & AIR CONDITIONING
CORNT	CORNICE	I.D	INSIDE DIAMETER
C.T	CERAMIC TILE	INSUL	INSULATION
D.F	DRAINAGE FOUNTAIN	INT	INTERIOR
D.M	DIMETER	JAN	JANITOR
DAG	DIAGONAL	MAX	MAXIMUM
DR	DRIVE	M.E.C.H	MECHANICAL
DS	DOWN/SLOPE	M.M	MASONRY
DWG	DRAWING	M.S.E.	MISCELLANEOUS
E.I.F.S	EXTERIOR INSULATION & FINISH SYSTEM	M.S.P.	MASONRY OPENING
E.L	ELEVATION	M.T.L	METAL
ELEC	ELECTRICAL	N.C.	NOT IN CONTACT
ELEV	ELEVATION	NF	NUMBER
EQ	EQUAL	NRM	NORMAL
EQUIP	EQUIPMENT	N.T.S.	NOT TO SCALE
F.W	FLOOR FINISH	OC	ON CENTER
E.V.S.T	EXTENSION	OD	OUTSIDE DIMENSION
F.A	FIRE ALARM	OS	OVERHEAD
F.D	FIRE DETECTOR	OSG	OPENING
F.D.C	FIRE DETECTOR CONNECTION	O.S.B	ORIENTED STRAND BOARD

LEGEND

MATERIAL DESIGNATIONS	ARCHITECTURAL SYMBOLS
ELEVATION	LAYOUT DESIGNATION
CONCRETE	COLUMN GRID
STONE	CENTER LINE
BRICK	WALL TYPE
PLAN & SECTION	WINDOW TYPE
EARTH	DOOR NUMBER
GRAVEL	ROOM NUMBER
CONCRETE	ELEVATION TAG
CONCRETE BLOCK	SPOT ELEVATION
BRICK	EXISTING CONTOUR LINE
METAL	NEW CONTOUR LINE
WOOD or METAL STUDS	
CERAMIC TILE	
GLAZING	
SHINGLES	
WOOD BLOCKING	
FINISHED WOOD	
PLYWOOD or O.S.B	
GYPSUM BOARD	
RIGID INSULATION	
SPRAY FOAM INSULATION	
LOOSE FILL or BATT INSULATION	
ROOF SLOPE INDICATION	

NOTES

INFORMATION PERTAINING TO EXISTING PROJECT CONDITIONS, SUCH AS PRESENT LOCATIONS OF ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, STRUCTURE, ROOFING, AND OTHER MISCELLANEOUS CONSTRUCTION, APPEARS IN THE DRAWINGS. WHILE SUCH INFORMATION HAS BEEN BASED ON AVAILABLE RECORDS AND COLLECTED WITH REASONABLE CARE, THE ARCHITECT AND OWNER DO NOT ASSUME ANY EXPRESSED OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED ARE SHOWN ENTIRELY COMPLETE, CORRECT, AND REPRESENTATIVE OF THOSE ACTUALLY EXISTING. ALL CONTRACTORS SHALL THEMSELVES AS TO ALL EXISTING JOB CONDITIONS PRIOR TO CONSTRUCTION AND VERIFY ALL DIMENSIONS AT THE SITE. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION.

Bryan Evans

1803 CALUMET DR. SHEBOYGAN, WI 53081

SITE DESCRIPTION

PARCEL NUMBER: 56281620090
GROHS SUBD LOTS 16, 17, 18, 19, 20 & 21



PROJECT INFORMATION

CODE	IEBC 2009 (CHAPTER 6.7 & 8) & IBC 2009
OCCUPANCY TYPE	A-2
CONSTRUCTION CLASS	VB
NUMBER OF FLOORS	1
PROJECT AREA	15,248 SQFT
AREA INCREASE	19,800 SQFT = (6,000+16,000x.3)+18,000x2

1 A0.01 AREA MAP
N.T.S.



2 A0.01 SITE MAP
N.T.S.

NO.	REVISIONS	DATE

LEGACY
ARCHITECTURE
520 Ontario Avenue
Sheboygan, Wisconsin 53081
9200 783-8303
www.legacy-architecture.com



PRELIMINARY - NOT FOR CONSTRUCTION

REVISION FOR:
THE HOUSE
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

PROJECT NUMBER	13 052
DRAWN BY	J. DEJARDIN
CHECKED BY	J. LEHRKE
DATE	06/05/14
SHEET TITLE	DRAWING INDEX
PROJECT INFO	SITE LOCATION

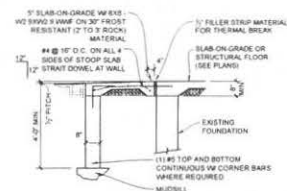
SHEET NUMBER
A0.01

LANDSCAPING POINTS AND MINIMUM INSTALLATION SIZES						
BUILDING FOUNDATION (BF)		622 LF	20 PTS/100 L.F.	124 REQUIRED POINTS		
PLANT CATEGORY	KEY	COMMON NAME	MIN. PLANT SIZE	#	POINTS PER	TOTAL
LOW EVERGREEN TREE	(LET)	MOUNTBATTEN JUNIPER	3" TALL	6	12	72
LOW EVERGREEN SHRUB	(LES)	BOXWOOD	12" TALL/WIDE	17	3	51
LOW DECIDUOUS SHRUB	(LDS)	FROEBEL SPIREA	18" TALL	1	1	1
				NUMBER OF POINTS PROVIDED 124		
DEVELOPED LOT (DL)		15,248 SF	5 PTS/1,000 S.F.	76 REQUIRED POINTS		
PLANT CATEGORY	KEY	COMMON NAME	MIN. PLANT SIZE	#	POINTS PER	TOTAL
LOW EVERGREEN TREE	(LET)	MOUNTBATTEN JUNIPER	3" TALL	1	12	12
LOW EVERGREEN SHRUB	(LES)	BOXWOOD	12" TALL/WIDE	17	3	51
LOW DECIDUOUS SHRUB	(LDS)	FROEBEL SPIREA	18" TALL	17	1	17
				NUMBER OF POINTS PROVIDED 80		
STREET FRONTAGE (SF)		330 LF	20 PTS/100 L.F.	66 REQUIRED POINTS		
PLANT CATEGORY	KEY	COMMON NAME	MIN. PLANT SIZE	#	POINTS PER	TOTAL
CLIMAX TREE	(CT)	SUGAR MAPLE	2" CALIPER	1	75	75
				NUMBER OF POINTS PROVIDED 75		
DISRUPTION OF POINTS		REQUIRED POINTS	TOTAL PTS			
50% CLIMAX/TALL TREE		33	75			
30% LOW TREE		19.8	0			
PAVED AREA (PA)		9,593 SF	40 PTS/10,000 S.F.	38 REQUIRED POINTS		
PLANT CATEGORY	KEY	COMMON NAME	MIN. PLANT SIZE	#	POINTS PER	TOTAL
LOW EVERGREEN TREE	(LET)	MOUNTBATTEN JUNIPER	3" TALL	1	12	12
LOW EVERGREEN SHRUB	(LES)	BOXWOOD	12" TALL/WIDE	8	3	24
LOW DECIDUOUS SHRUB	(LDS)	FROEBEL SPIREA	18" TALL	4	1	4
				NUMBER OF POINTS PROVIDED 40		
DISRUPTION OF POINTS		REQUIRED POINTS	TOTAL PTS			
30% CLIMAX/TALL TREE		11.4	0			
40% SHRUBS		15.2	28			

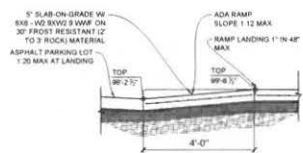
LANDSCAPING REQUIREMENTS	
BUILDING FOUNDATIONS	<ul style="list-style-type: none"> LANDSCAPING REQUIRED BY THIS SECTION SHALL BE PLACED SO THAT AT MATURITY, THE PLANTS DRIP LINE IS LOCATED WITHIN 18 FEET OF THE BUILDING FOUNDATION. CLIMAX TREES AND TALL TREES SHALL NOT BE USED TO MEET THIS REQUIREMENT. THE INTENT OF THIS SECTION IS TO REQUIRE A VISUAL BREAK IN THE MASS OF BUILDINGS AND TO REQUIRE A VISUAL SCREEN OF A MINIMUM OF 6 FEET IN HEIGHT FOR ALL EXTERIOR PERIMETER APPURTENANCES (SUCH AS UTILITY BOXES, STANDPIPES, STORMWATER DISCHARGE PIPES, AND OTHER PIPES).
DEVELOPED LOTS	<ul style="list-style-type: none"> THE INTENT OF THIS SECTION IS TO PROVIDE YARD SHADE AND TO REQUIRE A VISUAL SCREEN OF A MINIMUM OF 8 FEET IN HEIGHT FOR ALL DETACHED EXTERIOR APPURTENANCES (SUCH AS UTILITY BOXES, STANDPIPES, STORMWATER DISCHARGE PIPES, AND OTHER PIPES).
STREET FRONTAGES	<ul style="list-style-type: none"> ALL LANDSCAPING USED TO MEET THIS REQUIREMENT SHALL BE LOCATED WITHIN 10 FEET OF THE PUBLIC RIGHT-OF-WAY. LANDSCAPING SHALL NOT IMPED VEHICLE OR PEDESTRIAN VISIBILITY. SHRUBS SHALL NOT BE USED TO MEET THIS REQUIREMENT. A MINIMUM OF 30% OF ALL POINTS SHALL BE DEVOTED TO CLIMAX AND/OR TALL TREES AND A MINIMUM OF 30% OF ALL POINTS SHALL BE DEVOTED TO SMALL TREES.
PAVED AREAS	<ul style="list-style-type: none"> ALL LANDSCAPING USED TO MEET THIS REQUIREMENT SHALL BE LOCATED WITHIN 10 FEET OF THE PAVED AREA. THE INTENT IS TO REQUIRE A CONTINUOUS VISUAL SCREEN OF PARKING AREAS FROM PUBLIC RIGHTS-OF-WAY AT A MINIMUM HEIGHT OF 40 INCHES. A MINIMUM OF 300 SQUARE FEET OF LANDSCAPED AREA WHICH SHALL BE LOCATED WITHIN 10 FEET OF THE PAVED AREA IS REQUIRED FOR THE PLACEMENT OF EVERY 100 LANDSCAPING POINTS. SAID AREA DOES NOT HAVE TO BE PROVIDED IN ONE CONTIGUOUS AREA. PLANTS USED TO FULFILL THIS REQUIREMENT SHALL VISUALLY SCREEN PARKING, LOADING, AND CIRCULATION AREAS FROM VIEW FROM PUBLIC STREETS. ALL LANDSCAPING AREAS LOCATED ADJACENT TO PAVED AREAS SHALL BE SEPARATED FROM THE PAVED AREA BY A CONTINUOUS MINIMUM 4 INCH TALL CURB WHICH IS CONSTRUCTED OF CONCRETE, ASPHALT, OR TIMBER. A MINIMUM OF 30% OF ALL POINTS SHALL BE DEVOTED TO CLIMAX AND/OR TALL TREES AND A MINIMUM OF 40% OF ALL POINTS SHALL BE DEVOTED TO SHRUBS.
INSTALLATION	<ul style="list-style-type: none"> ANY AND ALL LANDSCAPING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPING PLAN BY THE NEXT LANDSCAPING SEASON FOLLOWING THE SUBSTANCE OF A TEMPORARY OCCUPANCY PERMIT. ALL LANDSCAPING AREAS SHALL BE SEEDS WITH LAWN OR NATIVE GROUND COVER. EVERGREEN SHRUBS SHALL BE PLANTED IN CLUSTERS IN ORDER TO MAXIMIZE THEIR CHANCE FOR SURVIVAL. IN NO MANNER SHALL LANDSCAPING MATERIAL BE SELECTED AND/OR LOCATED IN A MANNER WHICH RESULTS IN THE CREATION OF A SAFETY OR VISIBILITY HAZARD.
MAINTENANCE	<ul style="list-style-type: none"> THE CONTINUED MAINTENANCE OF ALL LANDSCAPING MATERIALS SHALL BE REQUIRED AND SHALL BE THE RESPONSIBILITY OF THE OWNER.

PLANT SCHEDULE		
PLANT CATEGORY	SPECIES TO BE USED	TOTAL
CLIMAX TREE (CT)	ACER SACCHARUM, SUGAR MAPLE	1
MEDIUM DECIDUOUS TREE (MDT)	BETULA PAPER BIRCH	1
LOW EVERGREEN TREE (LET)	JUNIPERUS, MOUNTBATTEN JUNIPER (8' SP)	3
LOW DECIDUOUS SHRUB (LDS)	SPIREA, FROEBEL SPIREA (2'-4' SP)	10
LOW EVERGREEN SHRUB (LES)	BUXUS, BOXWOOD (3'-4' SP)	39

PARKING REQUIREMENTS INDOOR COMMERCIAL ENTERTAINMENT/LIGHT INDUSTRIAL				
ACTUAL LF/SF	PER	# PER	REQUIRED	PROVIDED
INDOOR COMMERCIAL ENTERTAINMENT	1 PER 3 SEATS	400 SEATS	134	15 (1 ADA)
LIGHT INDUSTRIAL LAND USE	1 PER EMPL	8 EMPL	8	6
TOTAL NUMBER OF POINTS REQUIRED			142	23



4 C1.01 STOOP SECTION
N.T.S.



4 C1.01 CURB RAMP SECTION
SCALE 1/2" = 1'-0"

NO.	REVISIONS	DATE

LEGACY
ARCHITECTURE
528 Ontario Avenue
Madison, Wisconsin 53701
(608) 783-2000
www.legacy-architecture.com



PRELIMINARY - NOT FOR CONSTRUCTION

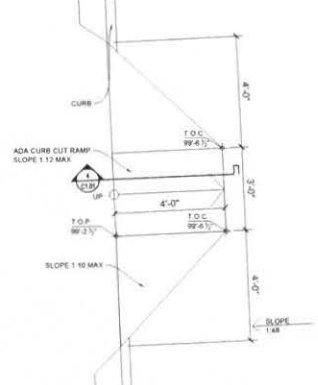
PROJECT NUMBER
13.052
DRAWN BY
A. SCHARREK/DEJARDIN
CHECKED BY
J. LEHRKE
DATE
01/31/2014
SHEET TITLE
SITE PLAN
SHEET NUMBER
C1.01

1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

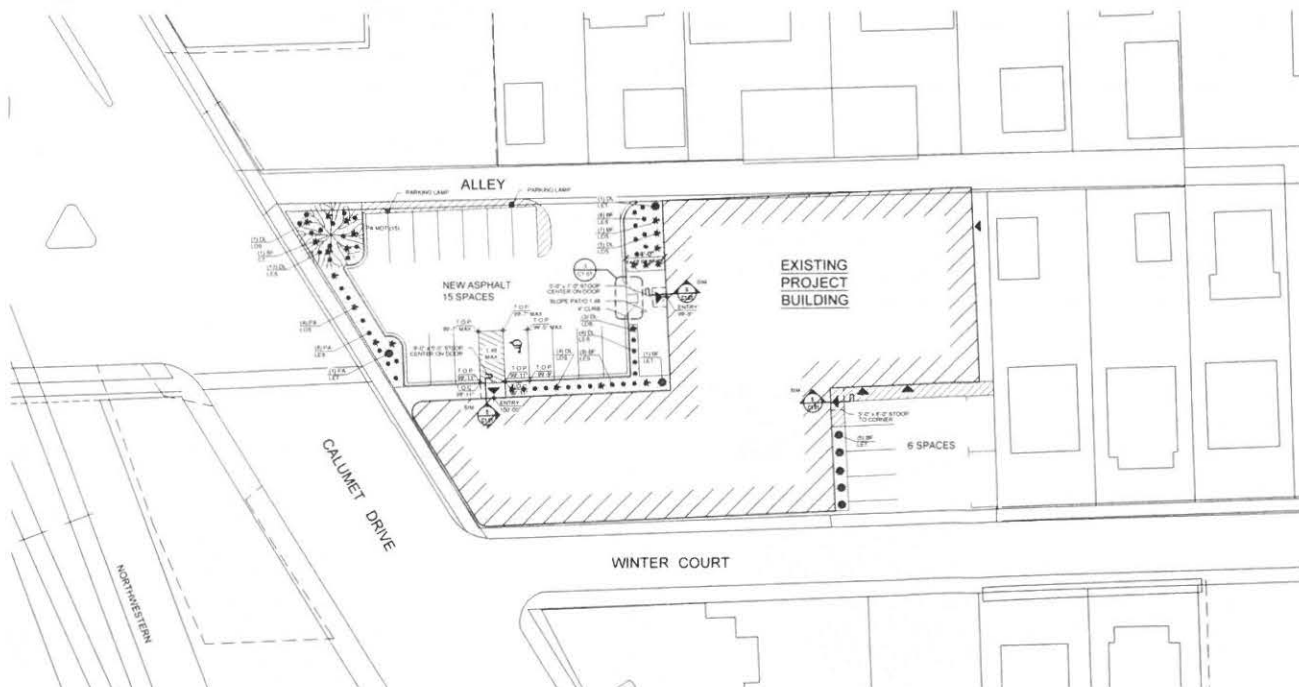


NOTE: VAN ACCESSIBLE PARKING SPACE SHALL BE 9'6" MIN. IN WIDTH WITH AN ADJACENT ACCESSIBLE 9'6" MIN. IN WIDTH. SPACE SHALL BE MARKED TO DEFINE WIDTH MEASURED FROM THE CENTER LINE OF THE MARKINGS. ACCESSIBLE SPACES SHALL BE MARKED TO DISCOURAGE PARKING WITHIN THEM. VAN PARKING SPACES THAT ARE ANGLE SHALL HAVE ACCESS ASIDE LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE. ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY SIGNS WHICH INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE."

2 C1.01 ACCESSIBLE PARKING SIGN
SCALE 1/2" = 1'-0"

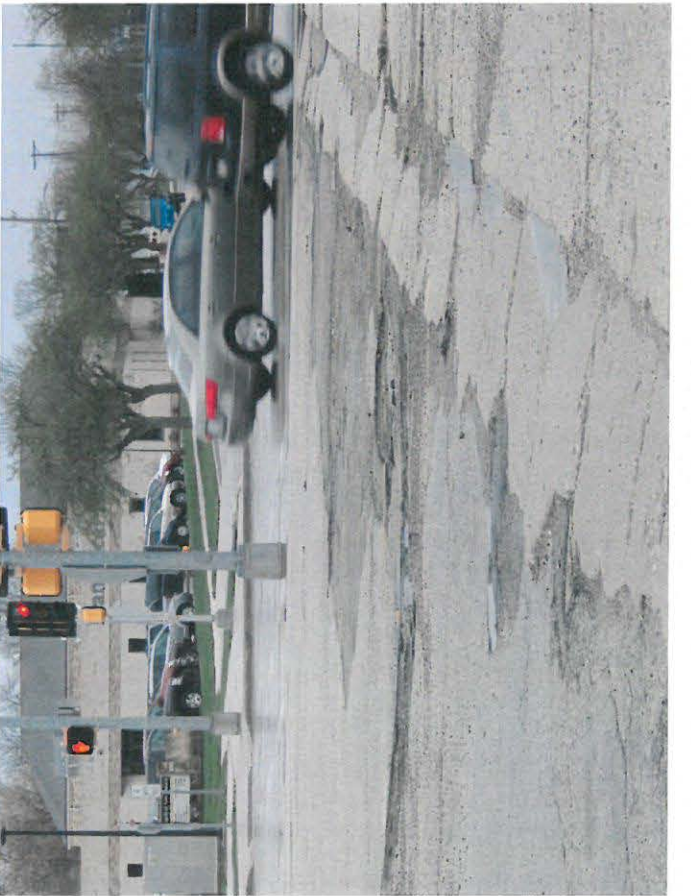


3 C1.01 CURB RAMP PLAN
SCALE 1/2" = 1'-0"



1 C1.01 SITE PLAN
SCALE 1" = 20'-0"







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Paul Weaver permitting Dulmes Decor Carpet One to remodel and operate from the existing facility located at 822 N. 14th Street (former Richardson Furniture). UC Zone

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

REPORT DATE: May 10, 2019

MEETING DATE: May 14, 2019

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Paul Weaver is redeveloping the former Richardson facility in order for Dulmes Décor to occupy and operate from 822 N. 14th Street. The applicant states the following:

- Paul Weaver is requesting conditional use approval for redevelopment of the former Richardson facility located at 822 N. 14th Street. The project is an adaptive re-use project to convert the subject building into the new Dulmes Décor retail facility. The building is approximately 16,570sf.
- The proposed Dulmes Décor operation will break the current building floor plan into warehouse space and showroom space. The proposed warehouse space has been established as 9,550 square feet. The proposed showroom space will be the remaining 7,200 square feet. If we assume (1) space for every 300 square feet of showroom space (7,200 square feet) we're required to include (24) total parking spaces. This allows for (13) additional spaces to address employee parking for both the showroom and warehouse spaces.
- This .98 acre site is bound to the north by Niagara Avenue, to the east by N. 14th Street, to the south by an alley and Tidy Store, and to the west by N. 15th Street. The current use of the property is a vacant facilities used for storage.
- It is anticipated that the warehouse facility at the northwest corner of the site will be razed and additional parking will be provided as part of this redevelopment project.

- The Richardson Lumber Building will continue to keep the qualities of the existing building. The proposed scope of work will keep the historic look which compliments the surrounding buildings.

Site improvements include:

- The existing facility to be repurposed for Dulmes Décor is approximately 16,570sf. There will be significant interior and exterior remodeling of the existing structure.
- The existing warehouse facility to be razed is approximately 8,000sf.
- New asphalt drives, parking, concrete walks.
- There will be 37 parking spaces.
- Will replace two (2) existing driveway cuts with one (1) driveway cut on N. 14th Street.
- Will construct a new driveway cut onto Niagara Avenue.
- Will replace long existing driveway cut (no curb) along N. 15th Street with one (1) driveway cut at the northwest corner of the site. Applicant will be required to install curb, gutter sidewalk, etc. along N. 15th Street.
- A new loading dock will be constructed at the northwest corner of the building adjacent to N. 15th Street.
- Applicant will be removing the six (6) large pine trees along Niagara Avenue so additional landscaping will be required to be installed in/around the site (streets, parking lot, etc.).
- New landscaping and storm drainage throughout the site.
- Signage will consist of the primary building signage and monument signage.

Family owned and operated for since 1960, Dulmes Decor focuses on personal service and providing customers with the highest quality flooring at the best value. We love being a part of this wonderful community! We offer superior flooring, free professional consultations and estimates, and professional installation with a lifetime installation guarantee! We try to give our customers the most competitive pricing and best installation available with goal of complete satisfaction, along with free estimates and a 100% guarantee on every job we do. Our goal is to make the customer's shopping experience the best they can have.

Our existing location on S. 8th Street has a 5000 ft. showroom that features carpet, ceramic tile, hardwood, laminate, luxury tile, and window treatments. We have been in our existing location for 59 years. Over the decades, we have added multiple additions to accommodate growth. There is an 1800 plus sq. ft. apartment above the store with modern amenities.

Our warehouse at 1724 Union Avenue is where we receive all our customer orders and our installers meet every morning to get the items for their day. In addition, we have a small area devoted to remnants and overstocks. This location stores all of our orders and stock merchandise as well as installation equipment.

Our desire to relocate to 1822 North 14th Street is for many reasons:

- First, being in one location should make us much more efficient. It is difficult having our warehouse separate from our showroom and communication can often time lead to mistakes or problems. Furthermore, at our current 8th Street location, our administrative

area is in the lower level while the showroom is on the first floor and having everything on one level would be very beneficial. Whereas, our current location on 8th Street is good, we feel visibility and ease of access on North 14th Street is a huge benefit to our customers and us.

- We will maintain our existing staff we have and plan to increase it. We will continue to carry all our existing products and we will add to our product mix. In addition, we will probably be open more hours to provide our customers with easier shopping opportunities. Our goal is to have a state of the art showroom and facility to enhance this 14th Street area.
- We will be entering our 60th year of business in this location and will continue to see this historic building thrive. It is my desire, if I am allowed and given permission, to save and reuse the existing roof top sign. I have pictures of this sign from the early 1900's when it was Pantzer Lumber, then Ebenreiter Lumber and finally Richardson Lumber. There is over a century of history in that sign that I would like to preserve and put Dulmes Décor Carpet One on it and carry out the history. If allowed, it would be done in the most tastefully way possible.
- All said, we will increase our showroom and warehouse space to 16,000 plus sq. ft. and all be located under one roof for the future decades to come.

STAFF COMMENTS:

No formal sign package has been presented. However, the applicant does mention that Dulmes Décor would like to continue the use of the existing roof sign that has been used by many of the tenants since the early 1900's. Applicant believes that this sign is part of the history of the building and would like to maintain and use this roof sign.

Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

Applicant shows a dumpster enclosure at the northwest corner of the building along N. 15th Street and indicates that the dumpster enclosure will be vertical wood painted to match the building trim. The loading dock is also located in this area.

The applicant has indicated that there may be additional development at the northeast corner of this property (approximately 2,000sf). Such a development would be required to obtain a separate conditional use permit prior to construction.

The applicant is requesting the following land use variances:

- To maintain the existing roof sign – roof signs are not permitted.

This sign from the early 1900's when it was Pantzer Lumber, then Ebenreiter Lumber and finally Richardson Lumber. There is over a century of history in that sign that I would like to preserve and put Dulmes Décor Carpet One on it and carry out the history. If allowed, it would be done in the most tastefully way possible. Applicant shall work with staff with regards to constructing a well-designed sign that utilizes colors and materials similar to the building. If there are concerns with the roof sign design, staff may bring the proposed signage design back to the Plan Commission for review/approval.

- Requesting a variance from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary razing permits for all structures to be demolished. Once structures have been demolished, the applicant shall pave the site as proposed or will maintain the site(s) in a clean and dust free condition.
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. 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. If staff has any concerns with proposed screenwall/dumpster enclosure design, the matter may be brought back to the Plan Commission for their consideration.
6. Outdoor storage of materials or equipment shall be prohibited.
7. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
8. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
9. Applicant shall work with staff with regards to appropriate signage (wall, roof, etc.). 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. Proposed wall signage will be individual letter signs (no flat panel or interior lit cabinet signs).
11. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15 foot vision triangle.
12. Fencing 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 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.

13. All areas used for parking/maneuvering of vehicles shall be paved.
14. All areas that are not required to be paved shall be grass and/or approved landscaping.
15. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
16. Applicant shall reinstall sidewalk along Niagara Avenue and N. 15th Street to standard City specifications.
17. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, landscape boulevard, pavement, utilities, retaining walls, street trees, etc.).
18. Applicant will provide adequate public access along all streets, sidewalks and alleys 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.).
19. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
20. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
21. Absolutely no portion of the building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.). Applicant may only do this if the necessary encroachments have been obtained.
22. 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).
23. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
24. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy (converting to multi-tenant facility).
25. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.


ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 500570
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/14/19

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: Paul Weaver
ADDRESS: 7722 Hawthorne Rd, Mequon, WI
EMAIL: paulw@project4services.com
PHONE: (414) 731-0795 FAX NUMBER:

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Dulmes Decor
ADDRESS OF PROPERTY AFFECTED: 822 N 14th Street, Sheboygan, WI

LEGAL DESCRIPTION(S):

Tax Parcel: 59281500570
ORIGINAL PLAT LOTS 1,2,3,4,5 & 6 BLK 120, Original Plat of the City of Sheboygan

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: First Floor previously used for home furnishings retail/sales. Second Floor was storage.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: First Floor to be used by Dulmes Décor retail/sales and distribution. Second Floor to remain unoccupied.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: No variances requested.

Dulmes Décor has been a family owned business since 1960. Our focus and products have been to provide our customers with the highest quality of flooring at the best value.

We try to give our customers the most competitive pricing and best installation available with goal of complete satisfaction, along with free estimates and a 100% guarantee on every job we do. Our goal is to make the customer's shopping experience the best they can have.

Our existing location on South 8th Street has a 5000 ft. showroom that features carpet, ceramic tile, hardwood, laminate, luxury tile, and window treatments. We have been in our existing location for 59 years. Over the decades, we have added multiple additions to accommodate growth. There is an 1800 plus sq. ft. apartment above the store with modern amenities.

Our warehouse at 1724 Union Avenue is where we receive all our customer orders and our installers meet every morning to get the items for their day. In addition, we have a small area devoted to remnants and overstocks. This location stores all of our orders and stock merchandise as well as installation equipment.

Our desire to relocate to 1822 North 14th Street is for many reasons:

First, being in one location should make us much more efficient. It is difficult having our warehouse separate from our showroom and communication can often time lead to mistakes or problems. Furthermore, at our current 8th Street location, our administrative area is in the lower level while the showroom is on the first floor and having everything on one level would be very beneficial. Whereas, our current location on 8th Street is good, we feel visibility and ease of access on North 14th Street is a huge benefit to our customers and us.

We will maintain our existing staff we have and plan to increase it. We will continue to carry all our existing products and we will add to our product mix. In addition, we will probably be open more hours to provide our

DULMES DECOR CARPET ONE FLOOR & HOME

1901 South 8th Street • Sheboygan, Wisconsin 53081 Phone (920) 451-8200 • Fax (920) 451-8212

customers with easier shopping opportunities. Our goal is to have a state of the art showroom and facility to enhance this 14th Street area.

We will be entering our 60th year of business in this location and will continue to see this historic building thrive. It is my desire, if I am allowed and given permission, to save and reuse the existing roof top sign. I have pictures of this sign from the early 1900's when it was Pantzer Lumber, then Ebenreiter Lumber and finally Richardson Lumber. There is over a century of history in that sign that I would like to preserve and put Dulmes Décor Carpet One on it and carry out the history. If allowed, it would be done in the most tastefully way possible.

All said, we will increase our showroom and warehouse space to 16,000 plus sq. ft. and all be located under one roof for the future decades to come.

SITE NARRATIVE - CONDITIONAL USE APPLICATION

April 23, 2019

PROJECT NAME AND ADDRESS:

Richardson Lumber Building – Dulmes Decor
822 N 14th Street, Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281500570.
- It is defined as ORIGINAL PLAT LOTS 1,2,3,4,5 & 6 BLK 120, Original Plat of the City of Sheboygan.
- The entire lot area is .979 acres.

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UC-Urban Commercial

0-feet front yard setback (N 14th Street and Alley)
0-5 feet side lot setback (Niagara Avenue and 15th Street)
5 feet from side or rear; 5 feet from street 5-foot minimum paved surface setback
Parking Regulations: One space per 300 square feet of gross floor area.
(50)-foot maximum building height

EXISTING SITE CONDITIONS/LAND USE:

Formerly part the Richardson Furniture Clearance operations. The buildings are currently vacant. The sawmill building and all above grade components will be demolished and removed offsite.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of (1) repurposed building
- There will be a single paved parking area with link North 14th and 15th Streets via existing curb cut
- The entire site will be graded such that developed storm water runoff will be collected and detain onsite with the ultimate storm water discharge being located north? of building draining into the Sheboygan River (above the current defined flood)
- Both public sanitary sewer and public water main are available within North 15th and will be extended into the property.
- Building 16,570 square feet

SITE SELECTION

- The current site was selected due to the adjacency to the existing 14th street commercial retail corridor and its proximity to the shops/businesses within walking distance to the site.
- The proposed commercial development coincides with the current surrounding Urban Commercial (UC) zoned properties within the neighborhood and would address the need for new commercial and educational opportunities within the City of Sheboygan.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement)

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.

SITE LIGHTING:

- Pole lighting in the parking areas
- Wall mounted fixtures over some of the windows and signage on the building
- Front entry canopy (ceiling mounted) will be provided at each front entry

ARCHITECTURE:

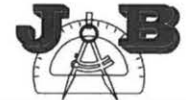
The Richardson Lumber Building will continue to keep the qualities of the existing building while modernizing both the exterior the interior spaces and materials for retail/sales environments.

The Richardson Lumber Building sits on a flat, rectangular lot covered with asphalt and bordered by N 14th Street to the east, Niagara Avenue to the north, N 15th Street to the west and an alley to the south. The original building is a two-story, five bay-by-fifteen-bay wood framed early twentieth century American barn style building.

The original building fenestration is regular on all elevations. The primary entrance is found on the north façade, facing Niagara Avenue. All windows in the original building are aluminum framed windows.

The lower 1/3 of the exterior façade will be LP siding that replaces the existing metal siding, the mid 1/3 of the exterior façade will be galvanized corrugated steel that replaces the existing metal siding and the top 1/3 will be painted existing materials. All door and window openings will be replaced with aluminum storefront systems. All gutters and downspouts will be replaced with colors to match the new doors and windows. There will be wood framed canopy over the north main entry and painted steel canopies over two of the doors. Building signage will be added to the north, east and south facades.

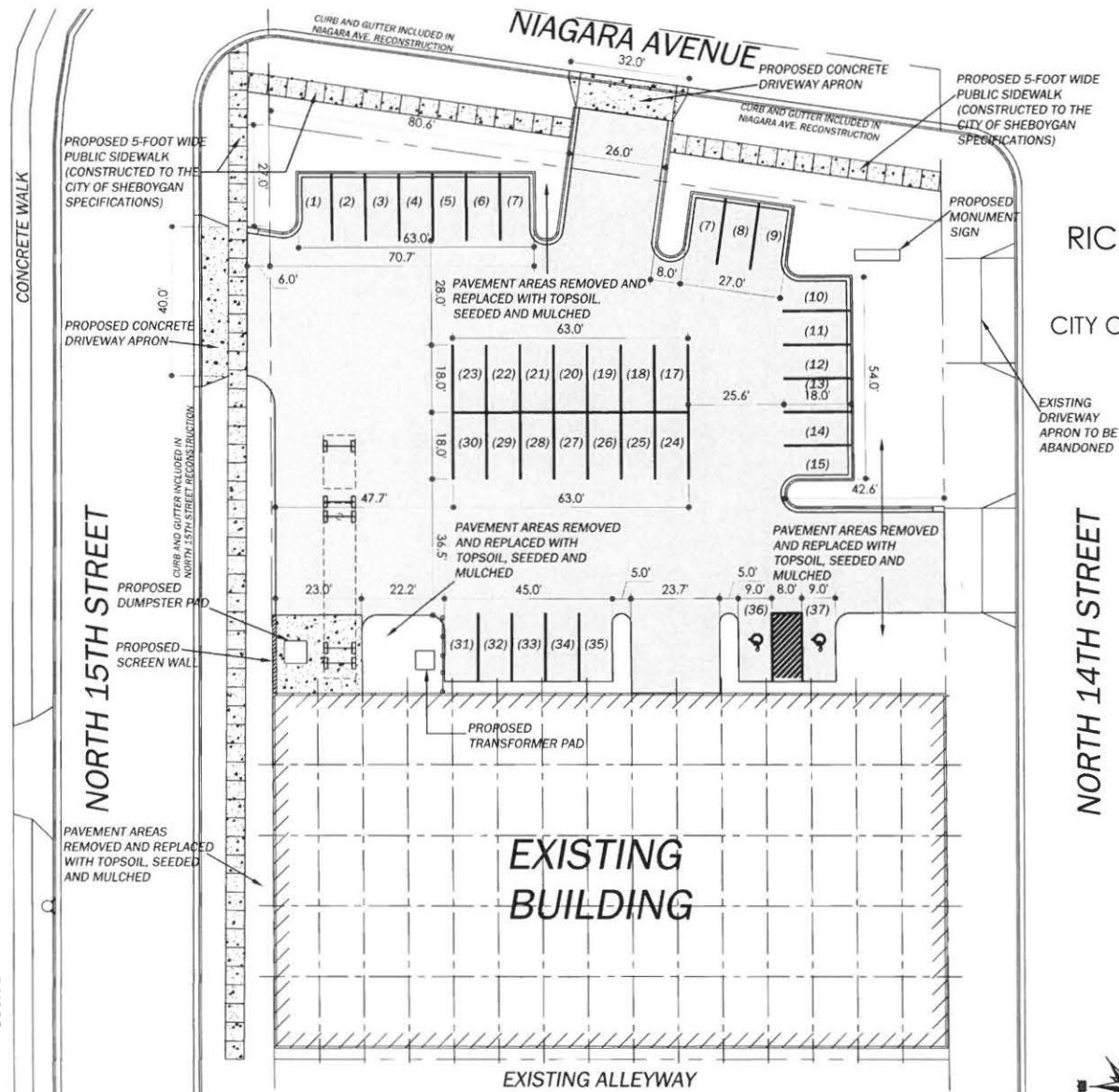
VARIANCE REQUEST/VARIANCE DESCRIPTION: No variances requested.



SITE DESIGN AND ENGINEERING, LLC
1129 KENTUCKY AVENUE
SHEBOYGAN, WISCONSIN 53081
(920) 207-8977

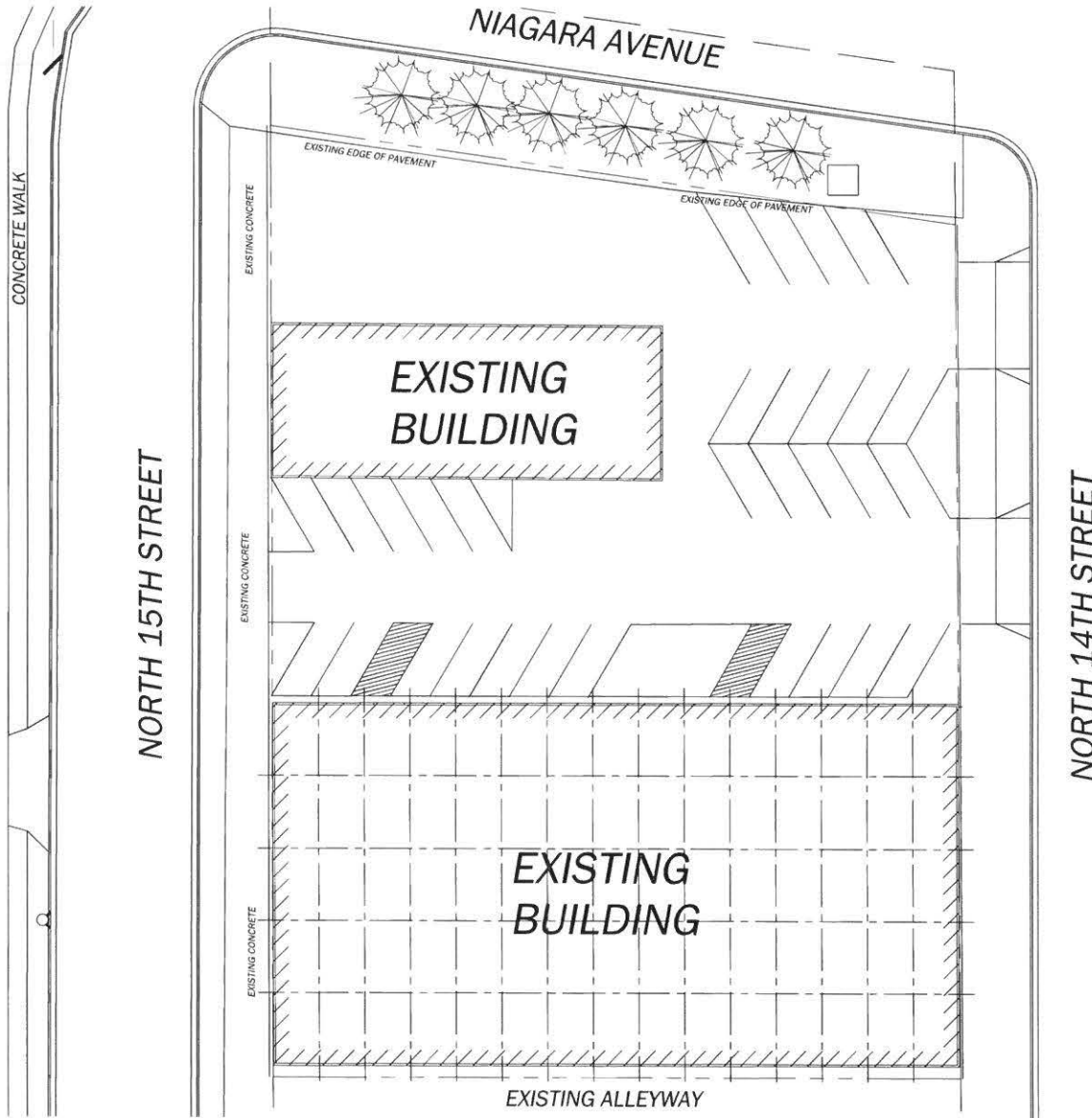
RICHARDSON PROPERTY

822 NORTH 14th STREET
CITY OF SHEBOYGAN, WISCONSIN
APRIL 22, 2019



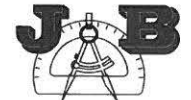
SITE PLAN/REDEVELOPED PARKING LOT

SCALE: 1" = 30'



EXISTING SITE PLAN

SCALE: 1" = 30'



SITE DESIGN AND ENGINEERING, LLC
 1129 KENTUCKY AVENUE
 SHEBOYGAN, WISCONSIN 53081
 (920) 207-8977

RICHARDSON PROPERTY

822 NORTH 14th STREET
 CITY OF SHEBOYGAN, WISCONSIN
 OCTOBER 23, 2018





900 Wfz6 Sheboygan, Wisconsin

1803 • 1803 Calumet Dr
Sheboygan, WI 53081
43.76°N, 87.72°W





926 N 14th St Sheboygan, Wisconsin



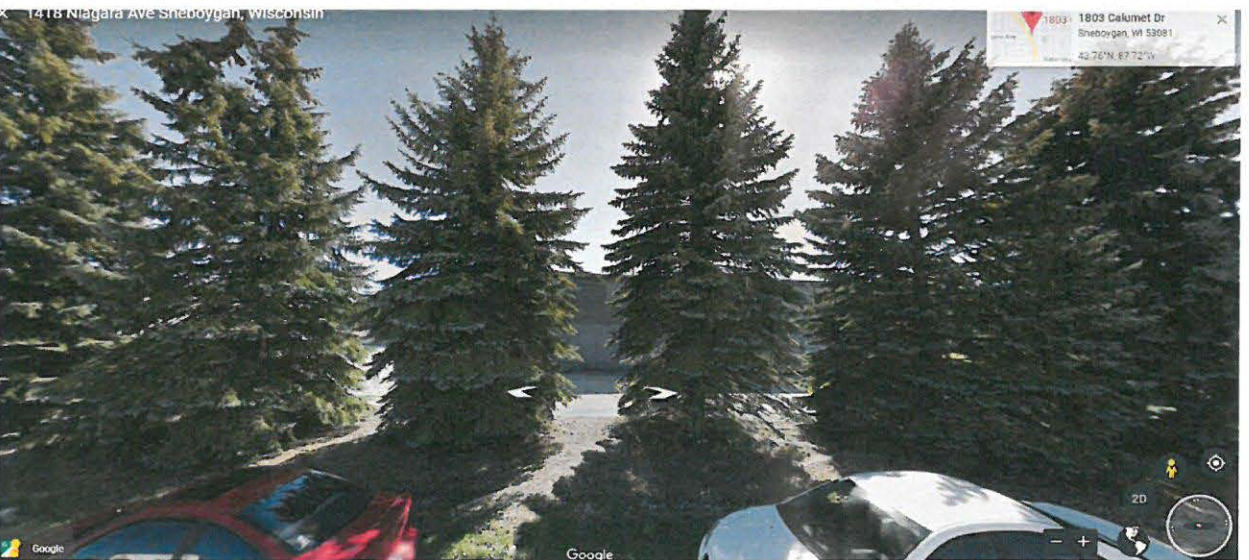
1803 1803 Calumet Dr
 Sheboygan, WI 53081
 43.76°N, 87.72°W

1418 Niagara Ave Sheboygan, Wisconsin



1803 1803 Calumet Dr
 Sheboygan, WI 53081
 43.76°N, 87.72°W

1418 Niagara Ave Sheboygan, Wisconsin



1803 1803 Calumet Dr
 Sheboygan, WI 53081
 43.76°N, 87.72°W







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Paul Weaver to operate the new Central Tool House multi-tenant facility at 1320 Niagara Avenue (former Boat Doctors facility and Harmony Bar). UC Zone

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

REPORT DATE: May 10, 2019

MEETING DATE: May 14, 2019

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

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

This is a redevelopment of a neglected property and area. The goal is to bring historical presence back to the physical real estate, and to use for business that will flourish in this high traffic corridor and revitalizing neighborhood. The property will be a vast improvement over what has been at these locations for 25 plus years.

The Central Tool House development will continue to keep the industrial qualities of the existing building while modernizing both the exterior the interior spaces for educational and entertainment environments.

The Central Tool House sits on a relatively flat, rectangular lot covered with a mix of gravel and asphalt and bordered along the northern boundary by the Sheboygan River. The original building is a two-story, four bay-by-six-bay heavy timber structure, c. 1922 twentieth century commercial style brick building. A single-story high crane bay brick steel addition with chimney was added later.

The original building fenestration is regular on all elevations. The primary entrance is found on the south facade, facing Niagara Avenue. It features a centered door, which is flanked by two garage doors. All windows in the original building are wooden double

hung windows. The second story features similar windows with two each directly above the first-floor windows and primary entrance.

The high bay crane addition fenestration is regular on all elevations. The primary entrance is found on the north facade, facing the Sheboygan River. It features large steel framed windows commonly used for these types of building.

All masonry materials will be restored in place. All door and window openings will be replaced with aluminum storefront systems. All gutters and downspouts will be replaced with colors to match the new doors and windows. There will be new painted steel canopies over three of the doors. Building signage will be added to the north, west and south facades.

The current site plan includes (62) standard parking spaces and (4) handicap accessible spaces. Based upon the final square footage of the floor plan, each floor will consist of approximately 12,000 square feet of floor area. Based upon a discussion with Paul Weaver, Lakeshore Technical College will occupy approximately 8,000 to 12,000 square feet (+/-) of the current building space. Using the (1) space for each 300 square foot, we need between (27) and (40) parking spaces to satisfy LTC. At this point and time, Paul does not have any additional leasers of the remaining space. Parking for the remainder of the building will need to be addressed once an occupant is determined. If a parking variance is required due to future occupant load required, a parking variance would be applied for as part of that occupants CUP application.

Site improvements include:

- The existing facility to be repurposed into a 12,330sf multi-tenant facility. There will be significant interior and exterior remodeling of the existing structure.
- The 1-story addition at the southeast corner of the facility will be razed.
- New asphalt drives, parking, concrete walks.
- There will be 66 parking spaces.
- There will be a right in and right out access drive on N. 14th Street.
- Will construct three (3) new driveway cuts onto Niagara Avenue.
- A new loading dock will be constructed at the northwest corner of the building adjacent to N. 15th Street.
- New landscaping and storm drainage throughout the site.
- Signage will consist of the primary building signage and monument signage.
- The existing boat slips along with the existing concrete sidewalk directly adjacent to the river and existing boat ramp will remain unchanged as part of the proposed development. As noted within the current site work drawings, there is no work to take place beyond the current edge of pavement scheduled to be removed (approximately 10-foot upland of existing concrete walk along the river).

The Plan Commission may want to have the applicant address the following:

- The proposed greenspace and hardscape improvements throughout the site and along the river (outdoor patio, fire pit, sidewalks, etc.).

- Have applicant explain the style and design of the four (4) foot tall fence along the river. Would the Plan Commission like to see a decorative fence in this area.
- Explain need for sign permit and canopy encroachment in Niagara Ave R-O-W.
- How they believe there is enough parking for the proposed uses.
- Why is there the need for three (3) curb cuts to Niagara Avenue from the east parking lot.
- Appears there is no curb on the parking lots. Would seem like curb would be helpful to make sure the stormwater is treated and collected before entering the river.
- There is no real lighting plan submitted for this project. What types of lighting fixtures are they proposing in the parking lot and where?

The applicant states the following about the Lakeshore Technical College (LTC) tenant:

- LTC is a not-for-profit, public, two-year post-secondary educational institution focused on technical education. LTC is locally-governed by a nine-member District Board whose representation is determined by State Statute. LTC serves a district covering Manitowoc and Sheboygan counties and small portions of Calumet and Ozaukee counties. The main LTC campus is in the Village of Cleveland. The College also operates two learning sites in the cities of Sheboygan and Manitowoc, as well as the Lakeshore Culinary Institute in downtown Sheboygan, and the School of Agriculture located adjacent to the Farm Wisconsin Discovery Center in Newton. LTC also offers community education courses throughout the district, including library sites, as well as Oostburg and Plymouth high schools. Plymouth High School is also home to the Science and Technology Center. LTC demonstrates a commitment to excellence through its focus on workforce preparation, access and affordability, institutional effectiveness and responsiveness to community needs. Partnerships in the community, with businesses and within education, both K-12 and post-secondary, are key to building career pathways and that help keep the economy strong.
- LTC has operated a satellite campus in the Sheboygan County Job Center since 1998. In 2017-18, we served over 750 students at this location. These students are committed adult learners returning to earn their General Education Development (GED) diplomas and first-generation immigrants seeking English skills to communicate with neighbors and in the workplace. LTC's lease in the current facility was up for renewal and a Request for Proposal (RFP) was issued to the current landlord, and others who wished to propose locations, amenities, and lease terms which met college requirements. The proposal from Paul Weaver at the former Boat Doctors location best met the college's criteria for a Sheboygan-based facility.
- LTC realizes numerous benefits from the relocation to this site. First and foremost is an easily-accessed, central location for students. The traffic and high-visibility of this area is attractive to the college as it continues to attract more students to improve their lives through job skill training and education. Further, the newly-renovated interior is being designed to meet requirements for high-tech and interactive learning environments.

- In addition to the services mentioned above, the college will offer high-demand, for-credit courses and non-credit, personal & professional enrichment courses through our Community Education division.

Applicant has not provided any additional information on other potential tenants at this time.

STAFF COMMENTS:

Per FEMA maps it appears that a portion of the properties are located within the floodplain. The applicant is not proposing any structures within the flood plain and may not construct any structures within the "Floodway." Only structure to remain in the Floodway is the existing boat ramp.

The Central Tool House is presently located on three (3) parcels (former Boat Doctors, former Harmony Bar and City boat ramp). The applicant will be required to combine these three (3) parcels into one (1) parcel as a condition of approval so that the structure and all site improvements are located on one property.

In order to combine the three (3) parcels into one (1) parcel, a rezoning of the City boat ramp parcel must occur. The Plan Commission will be reviewing the proposed rezone from Urban Industrial (UI) to Urban Commercial (UC) as the next item on the agenda.

No formal sign package has been presented. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

The applicant is proposing a main entrance door canopy and sign on the south side of the site along Niagara Avenue. It appears this canopy and sign may be located within the City of Sheboygan public right-of-way. The only way the canopy/sign can be constructed within city right-of-way is if the applicant obtains the necessary encroachment. Staff does not object to this proposal but an encroachment will need to be requested by the applicant and approved by the common council before building and/or sign permit can be issued for such a proposal.

The applicant indicates only LTC is the only tenant at this time. The applicant will need to obtain occupancy permits for future tenants and depending on the type of future use(s), the applicant may need to submit conditional use permits for others users conditionally permitted in the UC zone.

The parking lot on the west side of the facility will be designed with a right-in and right out turn lane. Thus, you will be only able to enter this parking lot when heading south on 14th Street and will only be able to turn right/north to exit this parking lot onto 14th Street. This ingress/egress point is approximately located in the same place as the right-in and right-out driveway access across the street at Glas and Cellcom (directly across from one another).

Niagara Avenue is to be constructed in 2020. Thus, staff is recommending that applicant's private property improvements along Niagara Avenue and the east parking lot be permitted as temporary improvements initially. As of today, the City has not done the design engineering work for how Niagara Avenue is to be constructed. It would be best if the applicant knew this street design information so they can construct their improvements (sidewalk, parking lot, access, etc.) to match up well with the Niagara Avenue improvements. Staff will be recommending a condition of approval that requires the applicant to complete these improvements by Fall of These private property improvements should be completed by October 2, 2020.

The east parking lot will be constructed only on the applicant's property, will be permitted two (2) access drives and shall be curbed.

The applicant is requesting the following variance:

- Parking lot to be temporarily gravel – Any areas used for maneuvering and/or parking a vehicles shall be paved.

Niagara Avenue is to be improved in 2020. Therefore, staff is recommending this variance so that the parking lot on the east side of the site can be properly designed based on the construction of the Niagara Avenue street improvements. This parking lot would be paved in 2020 in conjunction with the Niagara Avenue street improvements.

- Paving setback variance of 0 to 5 feet along the new east property line – Minimum paving setback is five (5) feet to a property line.
- Requesting to have 66 parking spaces – Minimum parking regulations must be met.
- 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 variance subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, Sheboygan Floodplain Zoning Ordinance, 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 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/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 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.
10. Proposed wall signage will be individual letter signs (no flat panel or interior lit cabinet signs).
11. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15 foot vision triangle.
12. Applicant shall remove pylon sign that was previously used by Harmony Bar.
13. 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.
14. All areas used for parking or maneuvering of vehicles shall be paved.
15. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
16. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc. Nothing will be located on the City Sheboygan public right-of-way unless the required encroachments are obtained (entrance canopy and signage along Niagara Avenue).
17. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
18. Applicant shall be required to obtain the necessary encroachment to utilize Niagara Avenue public right-of-way for building, signage, 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 Niagara Avenue until such time as the encroachment has been obtained.
19. 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.

20. 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.
21. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
22. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
23. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
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. 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/ creating the parcel as proposed.
26. 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.
27. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
28. 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.
29. The applicant may temporarily maintain the existing gravel parking lot and/or provide a temporary parking lot on the east side of the facility. The applicant shall submit a parking lot design, stormwater plan, landscaping plan, etc. and shall construct the permanent install such parking lot by October 2, 2020.
30. The east parking lot will be constructed on the applicant's property, it shall be permitted two (2) access drives to Niagara Avenue and it shall be curbed.
31. Applicant shall work with the Engineering and Development in terms of design of the temporary parking lot, sidewalks, etc.
32. All three (3) properties will be required to be the same zone (not a split zoned parcel).
33. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures
34. Applicant will have an executed developer's agreement prior to building permit issuance.
35. 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. 500/20
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/14/19

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

pd

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$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: Paul Weaver
ADDRESS: 7722 Hawthorne Rd, Mequon, WI
EMAIL: paulw@project4services.com
PHONE: (414) 731-0795 FAX NUMBER:

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Lakeshore Technical College

ADDRESS OF PROPERTY AFFECTED: 1320 Niagara Ave, Sheboygan, WI

LEGAL DESCRIPTION(S):

Parcel 1 – Tax Parcel: 59281500131
ORIGINAL PLAT LOTS 17 & 18 BLK 111, EXC HWY CONV #1996914 (0.02 AC)
PARCEL 2 TPP 4640-06-21-4.01, Original Plat of the City of Sheboygan

Parcel 2 – Tax Parcel: 59281500120
ORIGINAL PLAT THE W 40' OF LOT 14 & ALL OF LOTS 15 & 16 BLOCK 111,
Original Plat of the City of Sheboygan

Parcel 3 – Tax Parcel: 59281500110
ORIGINAL PLAT LOTS 12 & 13 & PRT OF LOTS 11 & 14 BLK 111 DESC AS: COM
IN THE S LINE OF LOT 14, 40' SE OF THE SW CORN OF SD LOT, TH NE 216' M/L
PARALLEL TO THE W LINE OF LOT 14 TO THE SHORE OF THE SHEB RIVER,
TH DOWNSTREAM ALG THE SHORE OF RIVER 132' M/L TO THE W R/W LINE
OF C&NW RR CO MAIN TRACK, TH SLY ON SD R/W LINE 180' M/L TO THE NE
CORN OF NIAGARA AVE & N COMMERCE ST, TH WLY 151.6' M/L ALG THE NLY

SITE NARRATIVE - CONDITIONAL USE APPLICATION

April 23, 2019

PROJECT NAME AND ADDRESS:

Central Tool House Development – Lakeshore Technical College (LTC)
1320 Niagara Avenue, Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The development consists of three separate parcels that are defined as tax parcels:
 - Parcel 1 - 59281500131, ORIGINAL PLAT LOTS 17 & 18 BLK 111, EXC HWY CONV #1996914 (0.02 AC) PARCEL 2 TPP 4640-06-21-4.01, Original Plat of the City of Sheboygan
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- The entire development area is 1.62 acres.

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UC-Urban Commercial

0-feet front yard setback (Niagara Avenue)

0-5 feet side lot setback (14th Street)

10-feet rear yard setback (Sheboygan River)

5 feet from side or rear; 5 feet from street 5-foot minimum paved surface setback

One space per staff member on the largest work shift, plus one space per two students of the largest class attendance period – Indoor Institutional *

(1) space per every three patron seats or (1) space per three persons at the maximum

capacity of the establishment (whichever is greater) – Indoor Commercial Entertainment

(50)-foot maximum building height

EXISTING SITE CONDITIONS/LAND USE:

Development currently consists of three separate parcels.

- Parcel 1: Formerly Mertz's Harmony Bar all previous above grade components have been demolished and removed offsite.
- Parcel 2: Formerly part of Boat Doctors operations the site and building is currently being vacated. The single-story masonry office addition on north of the building will be demolished and removed offsite.
- Parcel 3: Currently a gravel lot with Sheboygan River access boat landing

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of (1) repurposed building
- There will be a single paved parking area with link North 14th Street via existing curb cut
- There will be a single paved parking area with link to Niagara Avenue
- The entire site will be graded such that developed storm water runoff will be collected and detain onsite with the ultimate storm water discharge being located north of building draining into the Sheboygan River (above the current defined flood)
- Both public sanitary sewer and public water main are available within 14th Street and will be extended into the property.
- Building 12,330 square feet

SITE SELECTION

- The current site was selected due to the adjacency to the Sheboygan River, its view overlooking the river and its proximity to the bike path and shops/businesses within walking distance to the site.
- The proposed commercial development coincides with the current surrounding Urban Commercial (UC) zoned properties within the neighborhood and would address the need for new commercial and educational opportunities within the City of Sheboygan.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement)

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.

SITE LIGHTING:

- Pole lighting in the parking areas

- Wall mounted fixtures over some of the windows and signage on the building
- Front entry canopy (ceiling mounted) will be provided at each front entry

ARCHITECTURE:

The Central Tool House development will continue to keep the industrial qualities of the existing building while modernizing both the exterior the interior spaces for educational and entertainment environments.

The Central Tool House sits on a relatively flat, rectangular lot covered with a mix of gravel and asphalt and bordered along the northern boundary by the Sheboygan River. The original building is a two-story, four bay-by-six-bay heavy timber structure, c. 1922 twentieth century commercial style brick building. A single-story high crane bay brick steel addition with chimney was added later.

The original building fenestration is regular on all elevations. The primary entrance is found on the south façade, facing Niagara Avenue. It features a centered door, which is flanked by two garage doors. All windows in the original building are wooden double hung windows. The second story features similar windows with two each directly above the first-floor windows and primary entrance.

The high bay crane addition fenestration is regular on all elevations. The primary entrance is found on the north façade, facing the Sheboygan River. It features large steel framed windows commonly used for these types of building.

All masonry materials will be restored in place. All door and window openings will be replaced with aluminum storefront systems. All gutters and downspouts will be replaced with colors to match the new doors and windows. There will be new painted steel canopies over three of the doors. Building signage will be added to the north, west and south facades.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

No variances requested

Sokolowski, Steve

From: Riesterer, Brenda L <Brenda.Riesterer@gotoltc.edu>
Sent: Thursday, May 2, 2019 3:10 PM
To: Sokolowski, Steve
Cc: paul@ima-design.net; jbsitedesign1@gmail.com; psmith@project4services.com
Subject: RE: Boat Doctors Building Conditional Use and Architectural Review Applications

Hi - please see the narrative below. Let me know if you have further questions.

About Lakeshore Technical College

Lakeshore Technical College (LTC) is a not-for-profit, public, two-year post-secondary educational institution focused on technical education. LTC is locally-governed by a nine-member District Board whose representation is determined by State Statute. LTC serves a district covering Manitowoc and Sheboygan counties and small portions of Calumet and Ozaukee counties. The main campus is in the Village of Cleveland. The College also operates two learning sites in the cities of Sheboygan and Manitowoc, as well as the Lakeshore Culinary Institute in downtown Sheboygan, and the School of Agriculture located adjacent to the Farm Wisconsin Discovery Center in Newton. LTC also offers community education courses throughout the district, including library sites, as well as Oostburg and Plymouth high schools. Plymouth High School is also home to the Science and Technology Center. LTC demonstrates a commitment to excellence through its focus on workforce preparation, access and affordability, institutional effectiveness and responsiveness to community needs. Partnerships in the community, with businesses and within education, both K-12 and post-secondary, are key to building career pathways and that help keep the economy strong.

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Benefits of the Boat Doctors Location

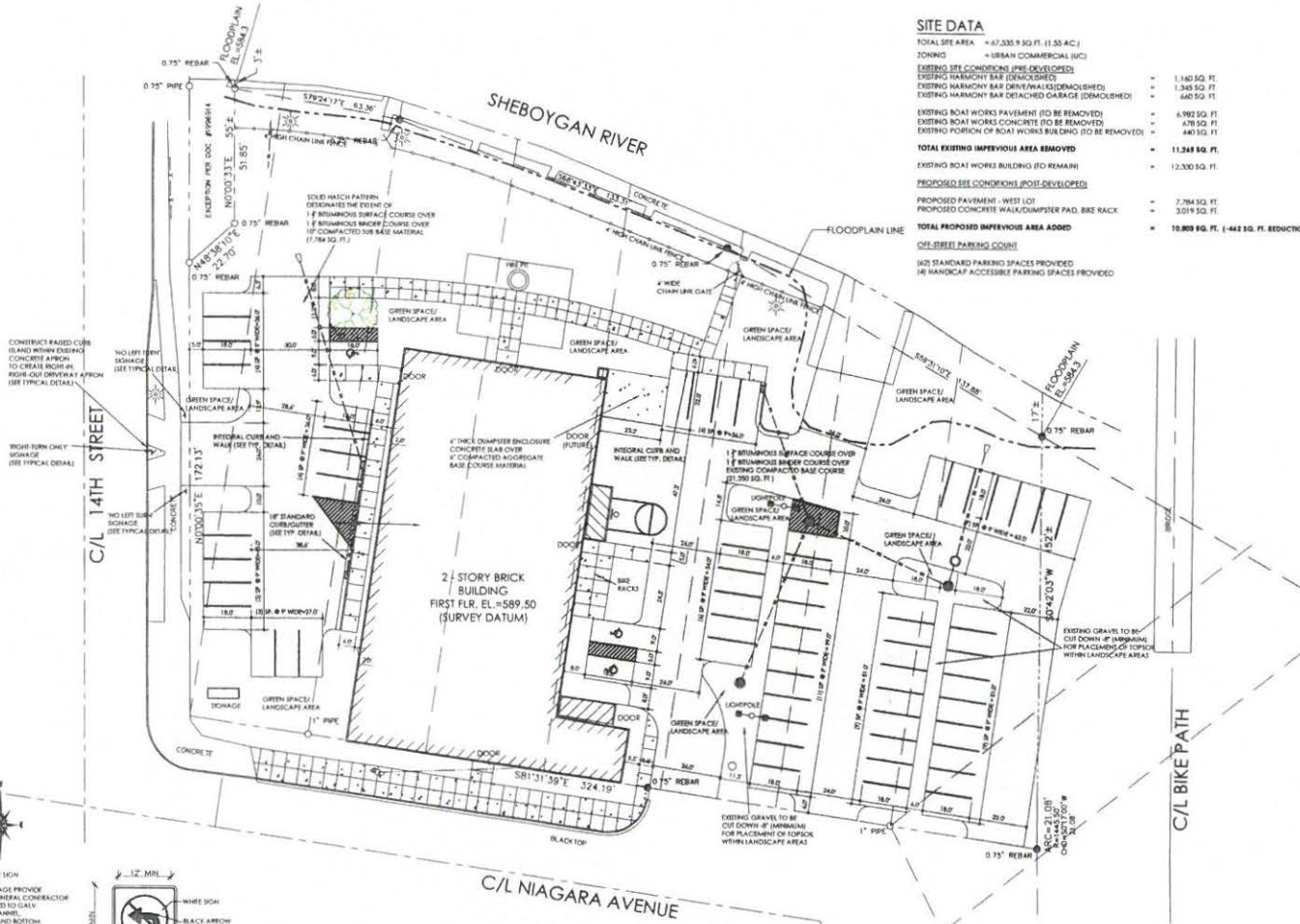
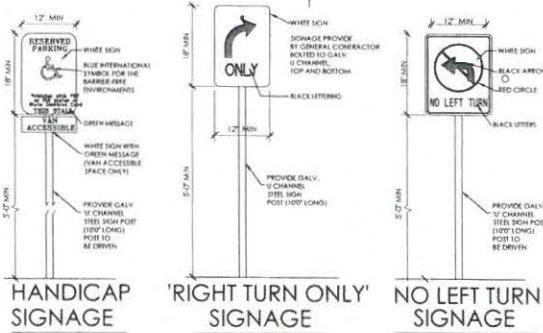
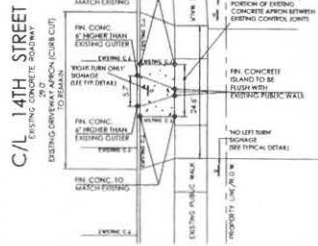
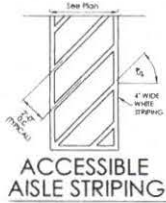
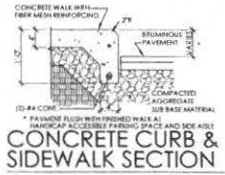
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Program & Services Offered

In addition to the services mentioned above, the college will offer high-demand, for-credit courses and non-credit, personal & professional enrichment courses through our Community Education division.



Brenda Riesterer | Vice President of Administrative Services
Office: 920.693.1140 | Mobile:920.980.9076
1.888.GO TO LTC
[Website](#) | [Explore Programs](#) | [Facebook](#) | [Upcoming Events](#)



SITE DATA

TOTAL SITE AREA	= 47,333.9 SQ. FT. (1.35 AC.)
ZONING	= URBAN COMMERCIAL (UC)
EXISTING SITE CONDITIONS (PRE-DEVELOPED)	
EXISTING HARMONY BAR (DEMOLISHED)	= 1,140 SQ. FT.
EXISTING HARMONY BAR DRIVEWAYS (DEMOLISHED)	= 1,345 SQ. FT.
EXISTING HARMONY BAR DETACHED GARAGE (DEMOLISHED)	= 640 SQ. FT.
EXISTING ROAT WORKS PAVEMENT (TO BE REMOVED)	= 6,792 SQ. FT.
EXISTING ROAT WORKS CONCRETE (TO BE REMOVED)	= 476 SQ. FT.
EXISTING PORTION OF ROAT WORKS BUILDING (TO BE REMOVED)	= 440 SQ. FT.
TOTAL EXISTING IMPERVIOUS AREA REMOVED	= 11,343 SQ. FT.
EXISTING ROAT WORKS BUILDING (TO REMAIN)	= 12,300 SQ. FT.
PROPOSED SEE CONDITIONS (POST-DEVELOPED)	
PROPOSED PAVEMENT - WEST LOT	= 7,794 SQ. FT.
PROPOSED CONCRETE WALK/DUMPSTER PAD, BIKE RACK	= 3,019 SQ. FT.
TOTAL PROPOSED IMPERVIOUS AREA ADDED	= 10,813 SQ. FT. (-443 SQ. FT. REDUCTION)
OFF-STREET PARKING COUNT	
(82) STANDARD PARKING SPACES PROVIDED	
(4) HANDICAP ACCESSIBLE PARKING SPACES PROVIDED	

SITE PLAN
17-20

CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE REQUIRES MIN. OF 1 WORK DAY'S NOTICE BEFORE YOU EXCAVATE.

NO. REVISIONS	
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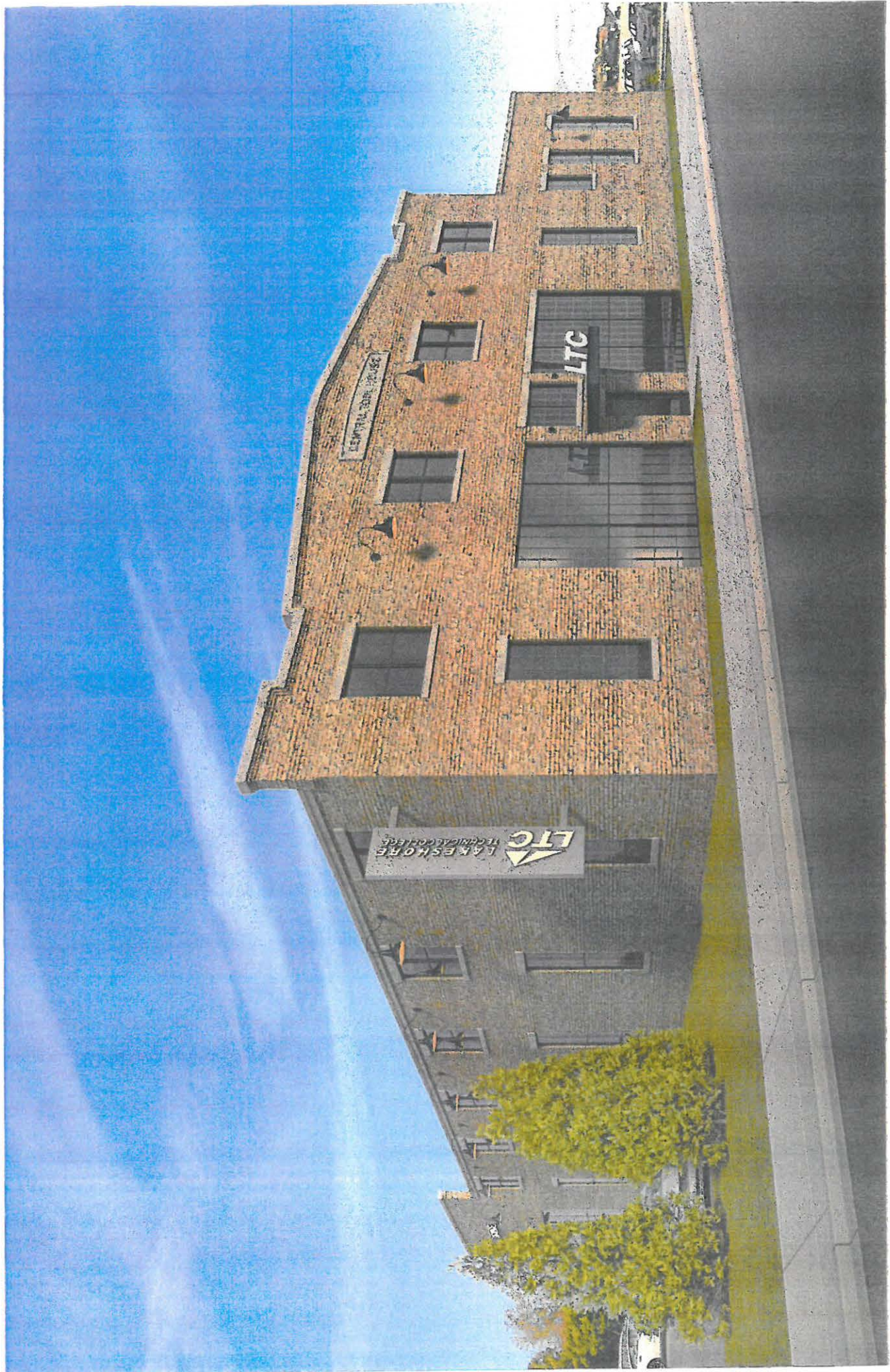
Issue Dates

Revision	Date
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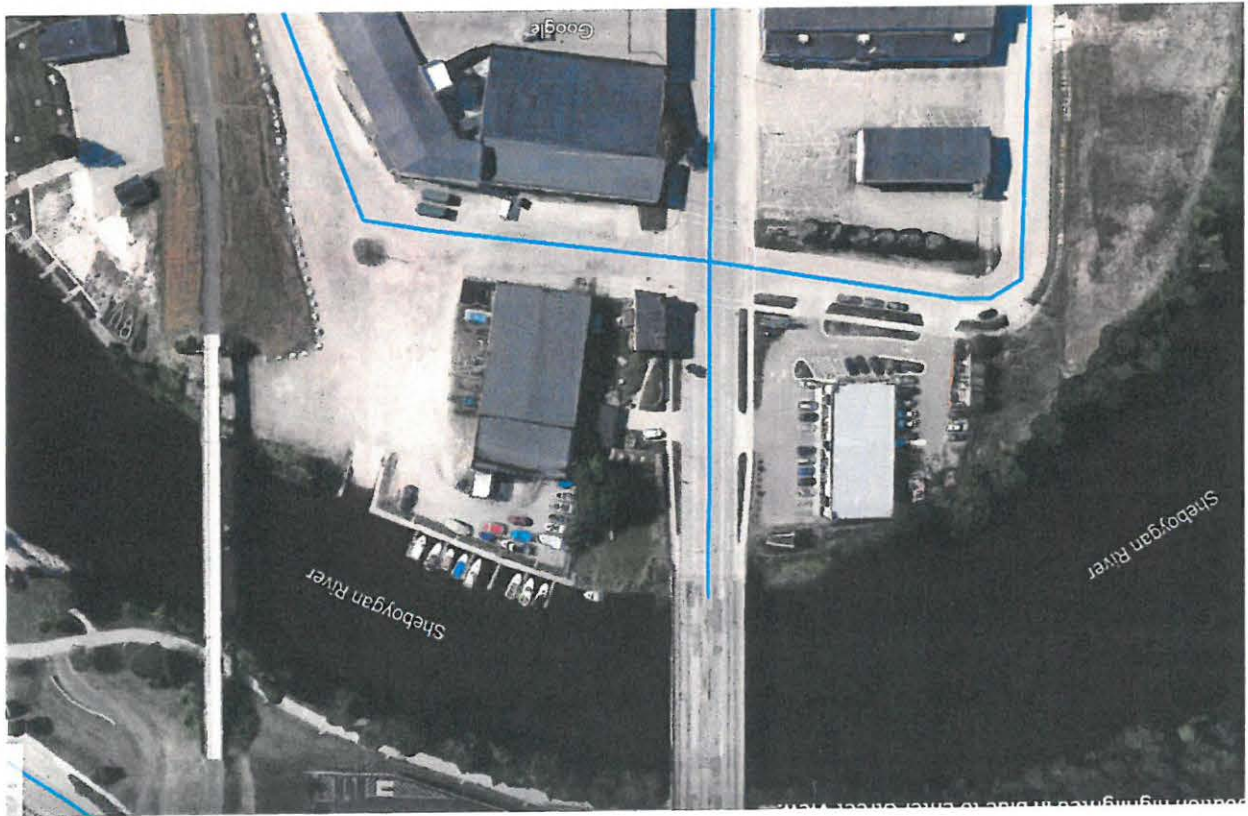
1320 NIAGARA AVENUE
SHEBOYGAN, WISCONSIN

SHEET TITLE SITE PLAN
DRAWN BY
CHECKED BY
DATE 04/07/2019
PROJECT NO. 2018-36
SHEET NO. C1.2



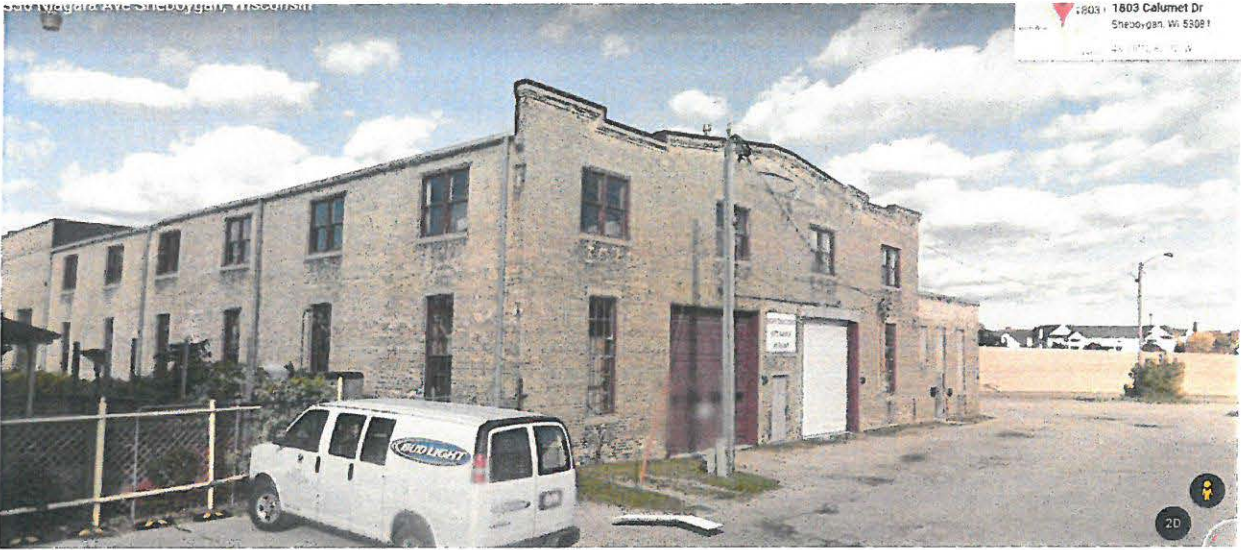






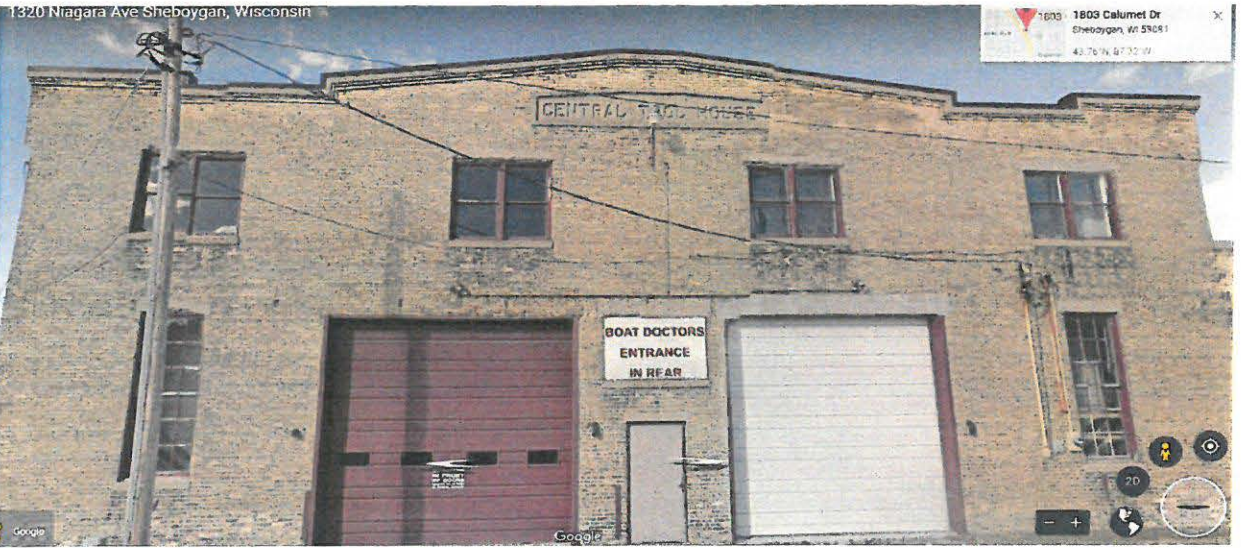


1820 Niagara Ave Sheboygan, Wisconsin



1803 1803 Calumet Dr Sheboygan, WI 53081

1820 Niagara Ave Sheboygan, Wisconsin



1803 1803 Calumet Dr Sheboygan, WI 53081 43.76°N 87.72°W



1803 1803 Calumet Dr Sheboygan, WI 53081 43.76°N 87.72°W

898 Commerce St Sheboygan, Wisconsin

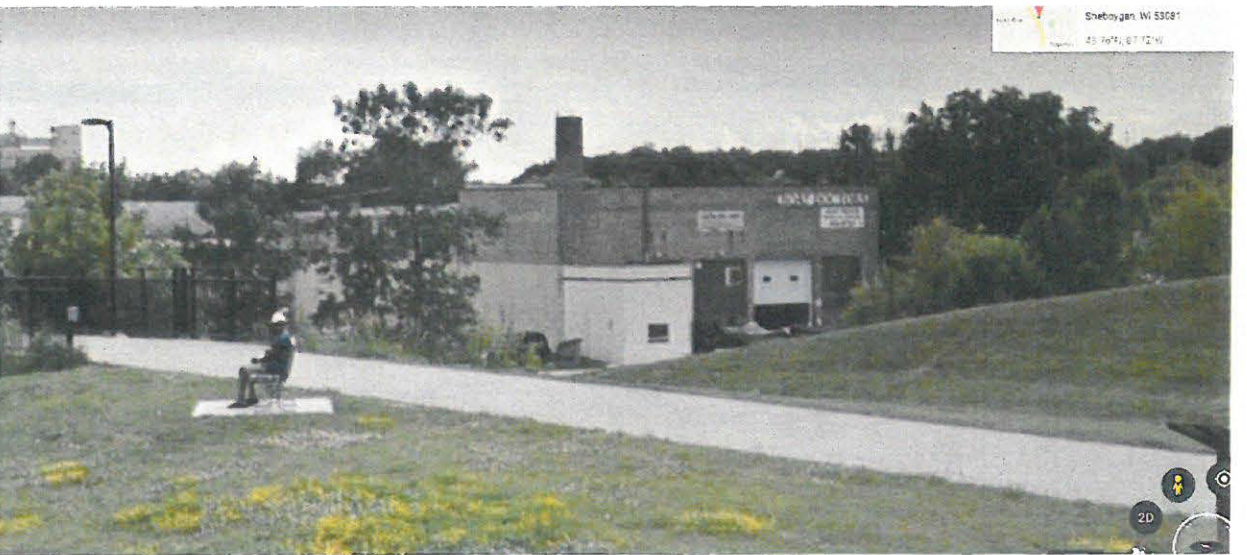
1205 - 1603 Calumet Dr
Sheboygan, WI 53081
43.74°N, 87.72°W



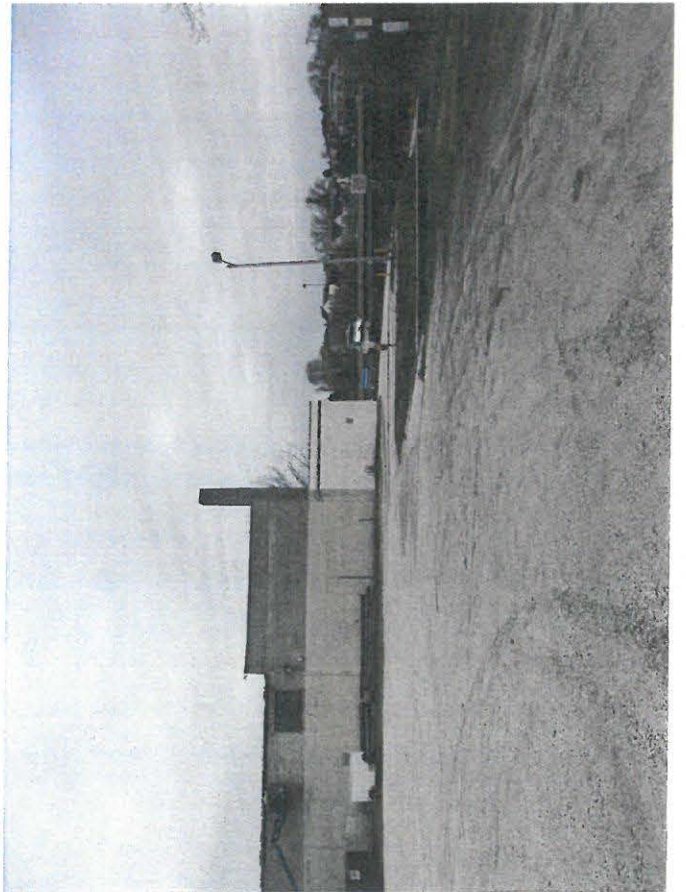
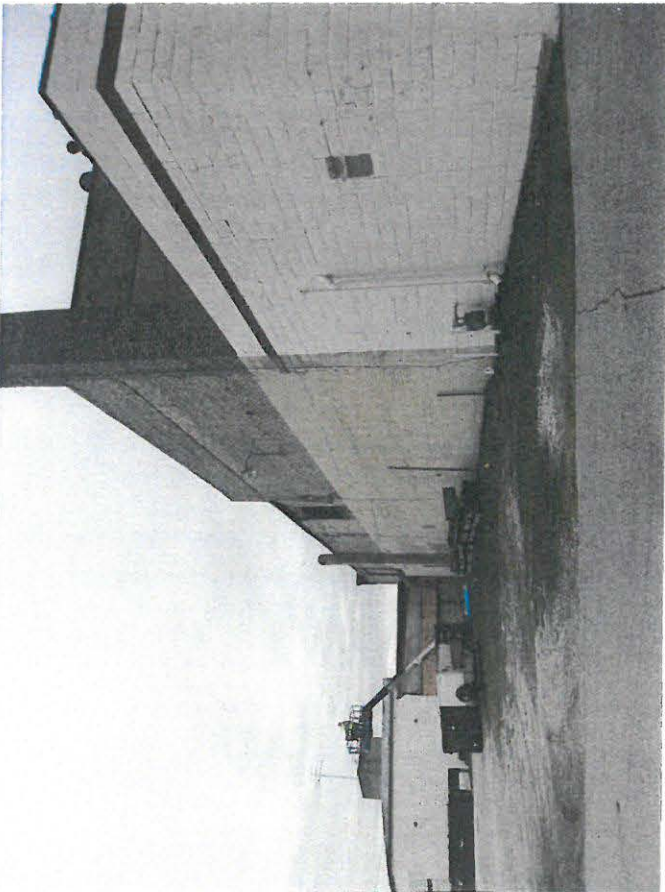
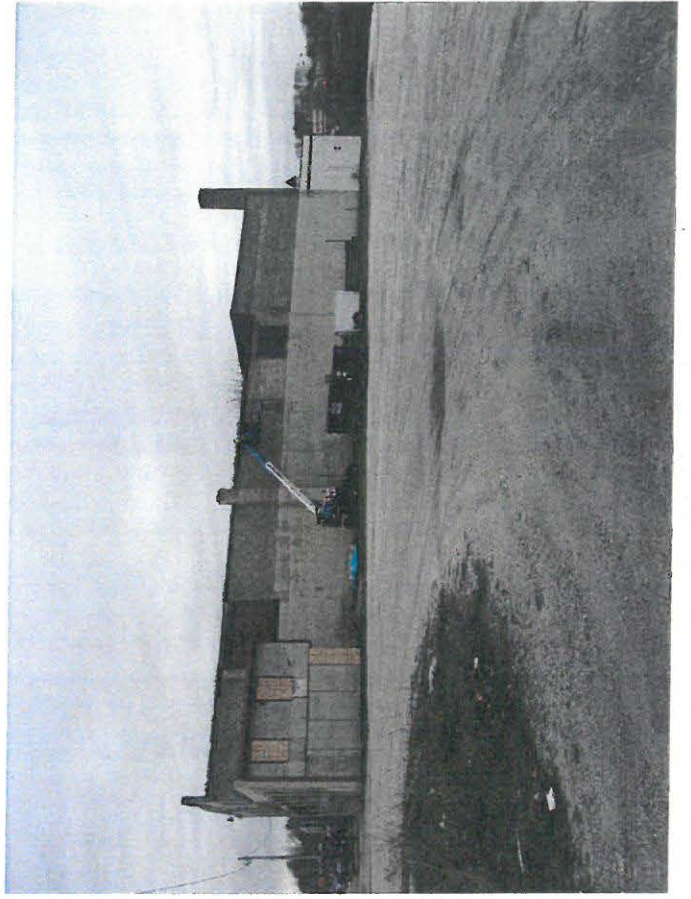
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Sheboygan, WI 53081
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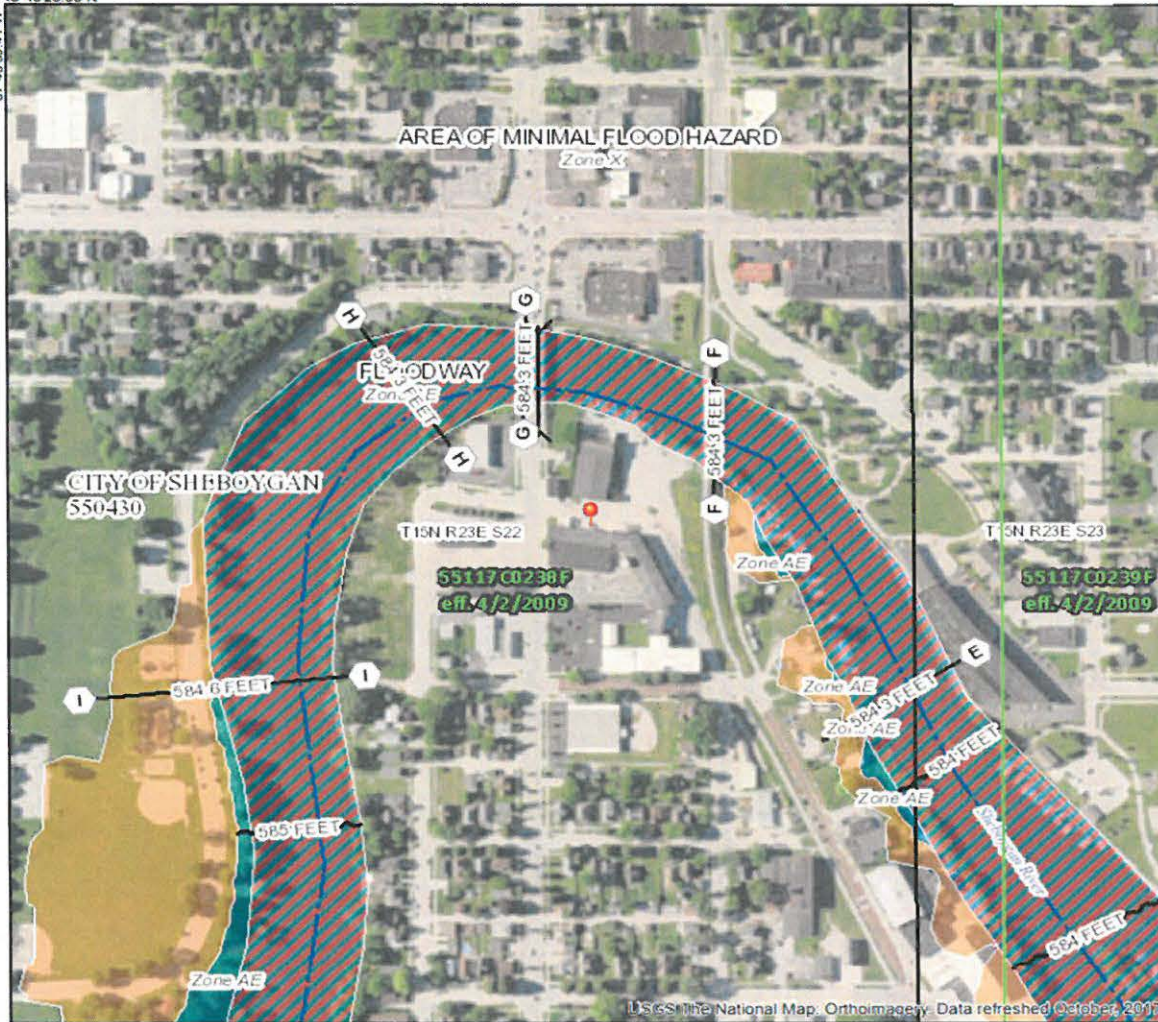


National Flood Hazard Layer FIRMette



43°45'28.58"N

87°43'39.41"W



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE)
<i>Zone A, V, AB9</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone A</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone A</i> Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone A</i> Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone A</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.6 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/2/2019 at 2:15:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map, Orthoimagery, Data refreshed October 2017

0 250 500 1,000 1,500 2,000 Feet 1:6,000

87°43'39.41"W

43°45'28.58"N

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 6-19-20 and G.O. 1-19-20 by Alderperson Phillips amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1316 Niagara Avenue from Class Urban Industrial (UI) to Class Urban Commercial (UC).

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

REPORT DATE: May 10, 2019

MEETING DATE: May 14, 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 City of Sheboygan is proposing to rezone city property located at 1316 Niagara Avenue (Parcel No. 59281500110) from Class Urban Industrial (UI) to Class Urban Commercial (UC).

The applicant states the following:

- The City of Sheboygan Comprehensive Plan designates 1316 Niagara Avenue (Parcel # 59281500110) as "Central Mixed Use." The Central Mixed Use designation is intended for a mix of retail, commercial service, office, resort, government, institutional and residential (mainly upper stories) uses arranged in a pedestrian-oriented environment with minimal building setbacks; and building designs, materials, placement and scale compatible with the character of the existing development.
- The City is working with a developer who is interested in restoring and repurposing the former Boat Doctors facility, the former Harmony Bar property and this 1316 Niagara Avenue City property. Eventually the owner will be required to combine these three (3) parcels into one (1) parcel. The City does not permit combining parcels that have different zoning classifications and creating a "split zoned" parcel (Boat Doctors and Harmony Bar parcels are zoned Urban Commercial and the City 1316 Niagara Avenue parcel is zoned Urban Industrial). This rezone will make all three (3) parcels consistent with the same Urban Commercial (UC) zone and once they parcels are all zoned the same they may be combined into one (1) parcel zoned Urban Commercial. This rezoning permits this area to be redeveloped.

Some of the goals of the Central Mixed Use comprehensive plan designation include:

- Preserving the architectural and historic character of core downtown buildings.
- Encourage commercial developments that are most appropriate for the historic downtown areas to locate or remain there, rather than in other commercial districts in the City.
- Promote the expansion, retention, and upgrading of specialty retail, restaurant, resorts financial service, offices, professional services.
- Take actions to discourage and prevent downtown blight, promote area stability and reduce building vacancy.
- Promote catalytic new mixed use developments at key infill and redevelopment sites.

The proposed rezone meets the above stated goals and sets the stage for this proposed project which continues the City's goal of redeveloping and revitalizing properties along this very visible and important N. 14th Street commercial corridor, along the Sheboygan River and adjacent to downtown Sheboygan.

STAFF COMMENTS:

The City's comprehensive plan is to be "consistent" with the zoning map. Right now the Urban Industrial (UI) zoning designation of this property is inconsistent with the Central Mixed Use comprehensive plan designation. Rezoning 1316 Niagara Avenue to Urban Commercial makes this property's zoning classification consistent with the property's comprehensive plan designation. Urban Commercial (UC) uses are compatible with the Central Mixed Use commercial land uses listed above.

The Urban Industrial (UI) zone does not permit or conditionally permit a commercial multi-tenant use, a school use, etc. The Urban Commercial (UC) zone conditionally permits a commercial multi-tenant use, a school use, etc. Thus, if the proposed rezone is approved, the applicant may submit a conditional use permit to create a multi-tenant facility that includes a professional service.

The surrounding neighborhood zoning is:

- The properties to the north, south and west are zoned Urban Commercial (UC)
- The properties to the east are zoned Urban Industrial (UI).

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Urban Commercial (UC) for property located at 1316 Niagara Avenue (Parcel No. 59281500110).

ATTACHMENTS:

Rezone Application and required attachments.

~~II~~

6.1

Gen. Ord. No. 1 - 19 - 20. By Alderperson Phillips. May 6, 2019.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1316 Niagara Avenue from Class Urban Industrial (UI) to Class Urban Commercial (UC) Classification.

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

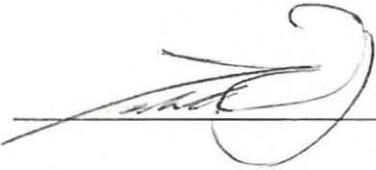
Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Urban Industrial (UI) to Class Urban Commercial (UC) Classification:

Property located at 1316 Niagara Avenue described as:

ORIGINAL PLAT LOTS 12 & 13 & PRT OF LOTS 11 & 14 BLK 111 DESC AS: COM IN THE S LINE OF LOT 14, 40' SE OF THE SW CORN OF SD LOT, TH NE 216' M/L PARALLEL TO THE W LINE OF LOT 14 TO THE SHORE OF THE SHEB RIVER, TH DOWNSTREAM ALG THE SHORE OF RIVER 132' M/L TO THE W R/W LINE OF C&NW RR CO MAIN TRACK, TH SLY ON SD R/W LINE 180' M/L TO THE NE CORN OF NIAGARA AVE & N COMMERCE ST, TH WLY 151.6' M/L ALG THE NLY LINE OF NIAGARA AVE TO BEG

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

City Plan



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

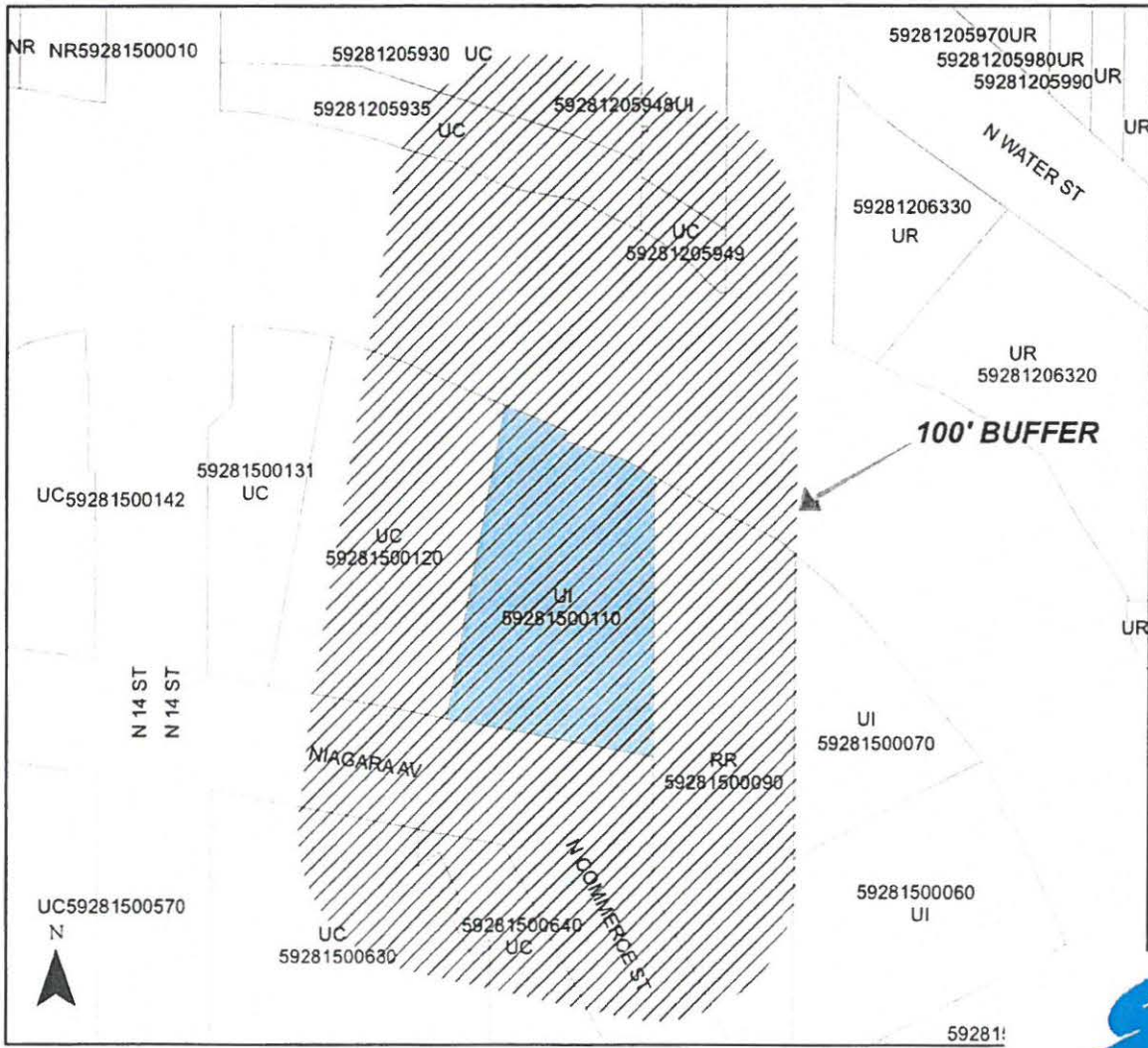
Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED REZONE OF PARCEL NO. 59281500110 FROM URBAN INDUSTRIAL (UI) TO URBAN COMMERCIAL (UC)

Town: 15N Range: 23E Section: 22

ORIGINAL PLAT LOTS 12 & 13 & PRT OF LOTS 11 & 14 BLK 111
DESC AS: COM IN THE S LINE OF LOT 14, 40' SE OF THE SW
CORN OF SD LOT, TH NE 216' M/L PARALLEL TO THE
W LINE OF LOT 14 TO THE SHORE OF THE SHEB RIVER,
TH DOWNSTREAM ALG THE SHORE OF RIVER 132' M/L TO
THE W R/W LINE OF C&NW RR CO MAIN TRACK, TH SLY ON
SD R/W LINE 180' M/L TO THE NE CORN OF NIAGARA AVE &
N COMMERCE ST, TH WLY 151.6' M/L ALG THE NLY LINE OF
NIAGARA AVE TO BEG



III

3.2

R. O. No. 6 - 19 - 20. By CITY CLERK. May 6, 2019.

Submitting an application from City of Sheboygan for a change in the zoning classification of property located at 1316 Niagara Avenue from Class Urban Industrial (UI) to Class Urban Commercial (UC).

City Plan

City Clerk

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: \$200.00 (Payable to City of Sheboygan)

MAY 1 '19 PM 3:00

CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP
(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (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: City of Sheboygan PHONE NO.: (920) 459-3382
ADDRESS: 828 Center Ave E-MAIL: Steve.Sikolowski@sheboyganwi.gov
OWNER OF SITE: City of Sheboygan PHONE NO.: (920) 459-3382

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 1316 Niagara Ave
LEGAL DESCRIPTION: _____

PARCEL NO. 59281500110 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Industrial (UI)

PROPOSED ZONING DISTRICT CLASSIFICATION: Urban Commercial (UC)

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: _____
Gravel parking lot (vacant, undeveloped)

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: _____
Maybe used for parking and land for an adjoining multi-tenant commercial redevelopment

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? see attached

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
 - A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
 - Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 - Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
 - Explain: _____
-
-

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? see attached

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

See attached

4. CERTIFICATE

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

[Handwritten Signature]

APPLICANT'S SIGNATURE

5/1/19

DATE

[Handwritten Name]

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

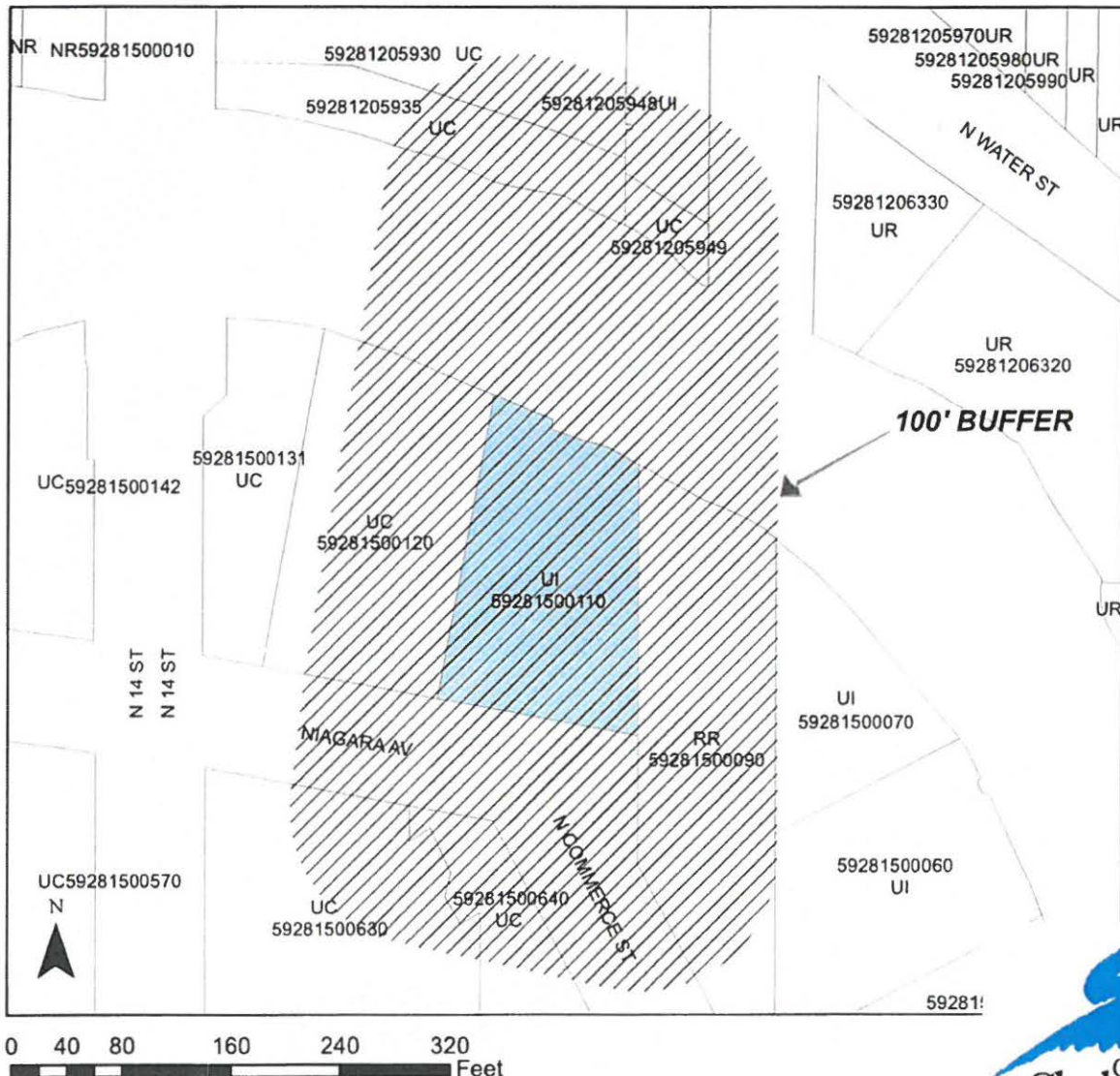
A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 200 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

PROPOSED REZONE OF PARCEL NO. 59281500110 FROM URBAN INDUSTRIAL (UI) TO URBAN COMMERCIAL (UC)

Town: 15N Range: 23E Section: 22

ORIGINAL PLAT LOTS 12 & 13 & PRT OF LOTS 11 & 14 BLK 111
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SD R/W LINE 180' M/L TO THE NE CORN OF NIAGARA AVE &
N COMMERCE ST, TH WLY 151.6' M/L ALG THE NLY LINE OF
NIAGARA AVE TO BEG





May 1, 2019

Dear Mayor Vandersteen and City Council:

The Sheboygan Department of City Development is proposing to rezone City owned property located at 1316 Niagara Avenue (Parcel # 59281500110) from Urban Industrial (UI) to Urban Commercial (UC) for the following reasons:

- The City of Sheboygan Comprehensive Plan designates 1316 Niagara Avenue (Parcel # 59281500110) as "Central Mixed Use." The Central Mixed Use designation is intended for a mix of retail, commercial service, office, resort, government, institutional and residential (mainly upper stories) uses arranged in a pedestrian-oriented environment with minimal building setbacks; and building designs, materials, placement and scale compatible with the character of the existing development.
- The City's comprehensive plan is to be "consistent" with the zoning map. Right now the Urban Industrial (UI) zoning designation of this property is inconsistent with the Central Mixed Use comprehensive plan designation. Rezoning 1316 Niagara Avenue to Urban Commercial makes this property's zoning classification consistent with the property's comprehensive plan designation. Urban Commercial (UC) uses are compatible with the Central Mixed Use commercial land uses listed above.
- The City is working with a developer who is interested in restoring and repurposing the former Boat Doctors facility, the former Harmony Bar property and this 1316 Niagara Avenue City property. Eventually the owner will be required to combine these three (3) parcels into one (1) parcel. The City does not permit combining parcels that have different zoning classifications and creating a "split zoned" parcel (Boat Doctors and Harmony Bar parcels are zoned Urban Commercial and the City 1316 Niagara Avenue parcel is zoned Urban Industrial). This rezone will make all three (3) parcels consistent with the same Urban Commercial (UC) zone and once they parcels are all zoned the same they may be combined into one (1) parcel zoned Urban Commercial. This rezoning permits this area to be redeveloped.

Some of the goals of the Central Mixed Use comprehensive plan designation include:

- Preserving the architectural and historic character of core downtown buildings.

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

828 Center Avenue,
Suite 104
Sheboygan, WI 53081

920-459-3377 (Phone)
920-459-7302 (Fax)

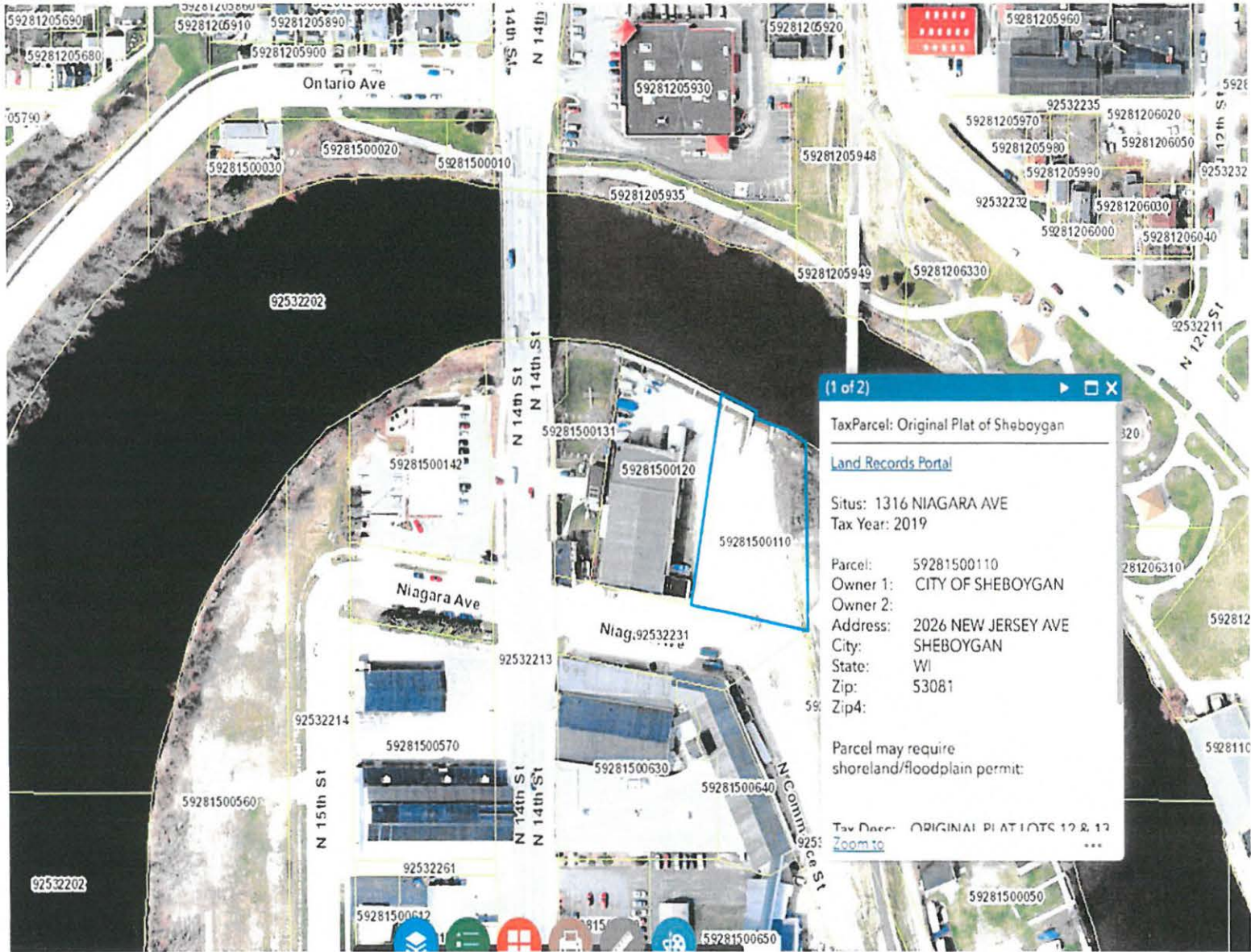
- Encourage commercial developments that are most appropriate for the historic downtown areas to locate or remain there, rather than in other commercial districts in the City.
- Promote the expansion, retention, and upgrading of specialty retail, restaurant, resorts financial service, offices, professional services.
- Take actions to discourage and prevent downtown blight, promote area stability and reduce building vacancy.
- Promote catalytic new mixed use developments at key infill and redevelopment sites.

The proposed rezone meets the above stated goals and sets the stage for this proposed project which continues the City's goal of redeveloping and revitalizing properties along this very visible and important N. 14th Street commercial corridor, along the Sheboygan River and adjacent to downtown Sheboygan.

Sincerely,



Steve Sokolowski
Manager of Planning and Zoning
City of Sheboygan Department of City Development



(1 of 2)

TaxParcel: Original Plat of Sheboygan

[Land Records Portal](#)

Situs: 1316 NIAGARA AVE
Tax Year: 2019

Parcel: 59281500110
Owner 1: CITY OF SHEBOYGAN
Owner 2:
Address: 2026 NEW JERSEY AVE
City: SHEBOYGAN
State: WI
Zip: 53081
Zip4:

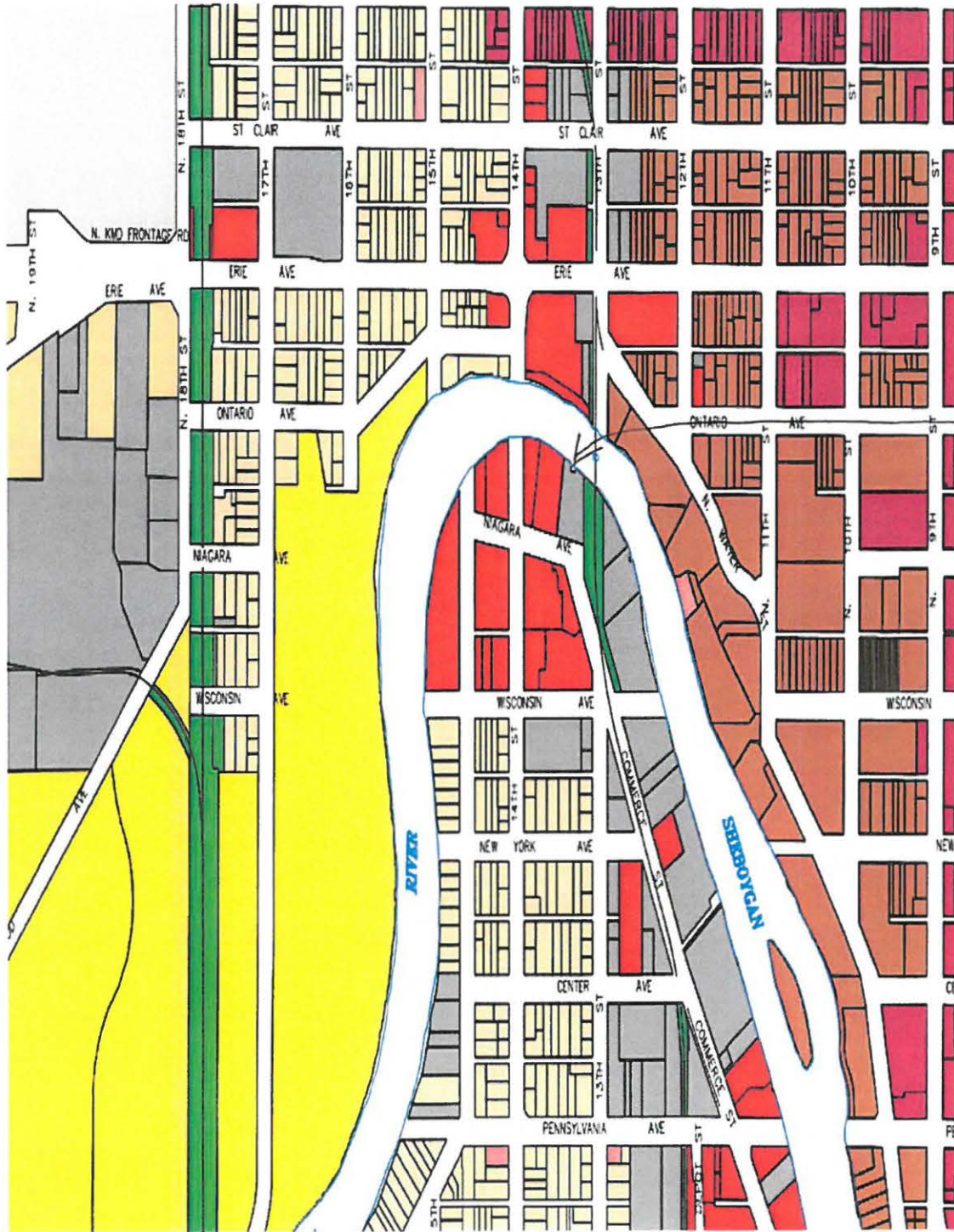
Parcel may require
shoreland/floodplain permit:

Tax Desc: ORIGINAL PLAT LOTS 12 & 13
[Zoom to](#) ...





Zoning Map

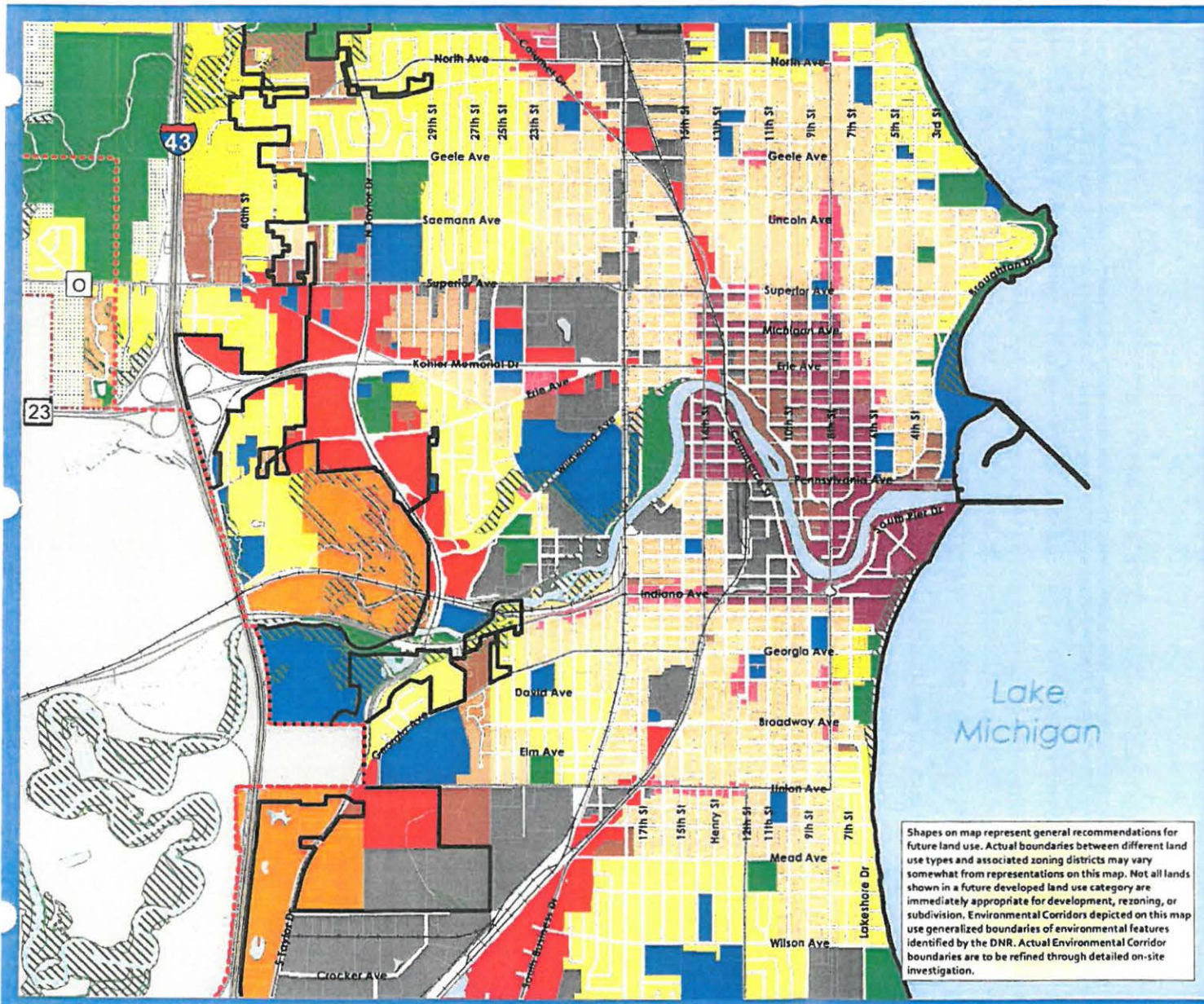


Subject parcel

BASE ZONING DISTRICTS

	SR-3 - SUBURBAN RESIDENTIAL 3
	SR-5 - SUBURBAN RESIDENTIAL 5
	NR - NEIGHBORHOOD RESIDENTIAL
	MR-8 - MIXED RESIDENTIAL 8
	UR - URBAN RESIDENTIAL 12
	SO - SUBURBAN OFFICE
	NO - NEIGHBORHOOD OFFICE
	SC - SUBURBAN COMMERCIAL
	NC - NEIGHBORHOOD COMMERCIAL
	UC - URBAN COMMERCIAL
	CC - CENTRAL COMMERCIAL
	PPUD - PRE-PLANNED UNIT DEVELOPMEN
	PUD - UNIT DEVELOPMENT
	HI - HEAVY INDUSTRIAL
	SI - SUBURBAN INDUSTRIAL
	UI - URBAN INDUSTRIAL
	RA - /AGRICULTURAL
	RR - RAILROAD

Map 2-3 Future Land Use - Central
City of Sheboygan Comprehensive Plan



- City of Sheboygan Municipal Boundary
- Other City or Village Municipal Boundaries
- Town Boundaries
- City of Sheboygan Extraterritorial Jurisdiction
- Major Road
- Interstate
- Railroad
- Water
- Agricultural/Rural
- Single Family Residential
- Neighborhood Preservation
- Two Family Residential
- Multi Family Residential
- Mobile Home Park
- Planned Neighborhood
- Neighborhood Mixed Use
- Office Park
- Community Mixed Use
- Central Mixed Use
- Institutional and Community Facilities
- Employment
- Public Parks and Open Space
- Town Development Area
- Environmental Corridor

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

0 0.2 0.4 Miles

Adopted:
12/5/2011

Data Sources:
City of Sheboygan, DNR, Bay Lake RPC, V&A, Sheboygan County



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Tim Frey to construct and operate Vista Care Community Based Residential Facilities from the vacant and undeveloped Parcel # 59281624220 located west of N. 17th Street between Superior Avenue and Cambridge Avenue. UR Zone

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

REPORT DATE: May 10, 2019

MEETING DATE: May 14, 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:

Tim Frey is proposing to construct and operate three (3) new Vista Care Community Based Residential Facilities (CBRF's) from the vacant and undeveloped Parcel # 59281624220 located west of N. 17th Street between Superior Avenue and Cambridge Avenue. The applicant states:

- The three (3) buildings are proposed to be located on a vacant site along N. 17th street north of Superior Avenue. For future reference, building 1 will be tucked in back in the southwest corner facing north/Superior Avenue. Building 1 will be a CBRF serving 8 residents focusing on behavioral health. Buildings 2 and 3 will be up front facing east on 17th street. These buildings will also be licensed as CBRF's serving 8 residents each focusing on substance abuse treatment. Both facilities will be staffed 24 hours a day.
- Proposed building 1 will be approximately 5,300sf. It will be single story slab on grade wood construction. The exterior will be a tan colored vinyl lap siding. The windows will be a white, vinyl double hung window. We are proposing a white Smartside trim around the windows and doors and also at the corners. The soffit and fascia will be prefinished metal in a dark bronze color. The roof is a 4:12 pitch with brown colored dimensional shingles.
- Proposed buildings 2 and 3 will be approximately 3,850sf. They will also be single story slab on grade wood construction. The exterior color and materials will be the same as building 1. Buildings 2 and 3 will also have a front porch that fronts the street. The porch will have white wood columns and a vinyl railing system. We feel the front porch gives these buildings a more residential and welcoming feel.

- The property is zoned as Urban Residential-12 (UR-12)
- The entire site is designed to be well landscaped and will meet all of the City requirements. There will be a 6'-0" vinyl fence along the south and west sides of the property to separate these facilities from the neighboring homes as required for the landscape bufferyard between the properties. A chain link fence will surround the proposed pond to discourage access to the water.
- The site lighting has not been designed at this time, but the site will meet the minimum requirements of the City. No light will spill over to the neighboring properties. There will be wall packs at each entrance and some parking lot lighting. Final approval of the site lighting plan will be achieved prior to receiving the building permit.
- City water, sanitary sewer, and storm sewer will be utilized by this property. Water and sanitary services will connect into the public utilities within 17th Street. The storm sewer system leaving the proposed wet detention pond will discharge into the curb inlet located to the northeast of the site in 17th Street. This is the nearest storm sewer location.
- Per The City of Sheboygan Zoning Ordinance 15.206(g)4, parking requirements for the site are as follows: 3 spaces. With three buildings, this means the requirement for the site is 9 parking spaces. There will also be 7 employees working at each shift, so additional spaces have been added to the design to accommodate these needs. There is a total of 19 standard stalls and 1 accessible stall.
- The existing property will be split and the north property will be sold separately. The exact location of the dividing property boundary has not yet been determined, but it is understood that the proposed site will need to meet the setback requirements for this future side yard. The wet detention pond was designed for only the portion of the property disturbed during construction, which is the approximate future property boundary. A CSM will be submitted to the City at a later date.

The applicant states the following about the proposed uses

- The project is being developed in collaboration with Sheboygan County Health & Human Services to return citizens of Sheboygan County back to Sheboygan County. The project will support individuals needing care and treatment close to their families and other community resources. It will reduce costly out-of-county placements far from their homes. The programs will provide a home-like atmosphere in which the individuals can be proud to participate. The location is conducive to providing residents access to numerous resources, churches, public transportation and community activities appropriate to individual need. The central location in the city makes this location ideal for the services being provided. The services are residential or residential treatment and are not outpatient services.

- The development is designed to have minimal impact on the neighbors and blend in as much as possible within a mixed use neighborhood. There will be 20 off-street parking spots which should be more than adequate for all Vista Care staff and visitors. It isn't expected but there may be times that street parking is utilized if the off street parking is full. The traffic patterns should mirror that of normal residential traffic with peaks in the morning and afternoon. The highest staffing level (9) occurs weekdays in the late afternoon. There will be minimal to no traffic after 10pm and before 7am.
- There is no plan to add signage at this time and none of Vista Care's residential facilities have signage.
- The plan is for privacy fencing to start at the southeast point of the lot on N. 17th Street run west and then south to the eastern edge of the southern lot line. From there chain link fence will run across the southern lot line, then north and enclosing the retention pond. The chain link fence will be minimally visible if at all from the Superior Avenue & North 17th Street.
- The homes are designed as ranch-style homes and will have a home-like residential atmosphere. The feedback received from neighbors on Thursday May 2nd is that they were happy with the ranch style. The cost of the physical plant including all landscaping determines the Room & Board rate that will be charged to individuals living at the home. Any cost that the individuals are unable to cover is paid for by Sheboygan County. Any money paid by Sheboygan County for Room & Board is 100% county tax levy funded. Vista Care is almost 100% funded by tax payer money and is always a good steward of these funds. The planned development is our best effort to balance between minimizing county tax levy funds and the aesthetics of our buildings and site. The estimated cost for the land and three buildings is \$1,750,000. This doesn't include the cost of the retention pond and potentially environmental cost of removing contaminated soil.
- Vista Care (TLC Homes) has provided residential services, day services and in-home services to a variety of populations since 1994. While there have been minimal concerns over the years we have always been responsive to any concerns from our neighbors and the municipalities. We fully understand that it is essential that we do our best to be a good neighbor. Being a good neighbor benefits the individuals we serve and the community as a whole. 25 years ago Vista Care (Frey Adult Family Care) started as a private adult family home provider on the corner of 7th & St. Clair in Sheboygan. Vista Care has grown to be the leading provider of services to adults with developmental disabilities and behavioral health needs in the lakeshore area and the premiere provider in the state to adults with high acuity behavioral health needs. The core values of the owner have remained unchanged to provide the highest quality of care possible in a cost effective manner. However, as Vista Care has evolved the owner's role in maintaining the core values are focused on providing the best systems, then recruiting and retaining the most talented staff.
- This development is Vista Care's first time providing services to adults with substance abuse issues. In preparation Vista Care has hired the first of four professionals with

extensive experience serving AODA (Alcohol and Other Drug Abuse) population to start the development of policies & procedures. When fully staffed, the homes will have two (2) Masters Level Counselors or Masters Level Social Worker, Independent Clinical Supervisor and a Mental Health Professional.

- As mentioned previously this location is ideal for the services being provided. In addition to the reasons already mentioned having all three (3) homes on one property will allow for the professional and care staff to work between all three (3) programs. The close proximity of these homes to each other help contain cost, improve the quality of the services and outcomes to the individuals being served. Better outcomes will have a direct positive impact on Sheboygan County, City of Sheboygan and the neighborhood. Substance use/addiction has had a significant and devastating impact in our community. The county medical examiner's office reports that 87 deaths in the county between 2015 and 2018 involved drugs and/or alcohol. This would indicate that twice, perhaps three times as many individuals, families and children have had their lives dramatically changed by the disease of addiction. Vista Care looks forward to providing Behavioral Health and Community Substance Abuse Services, which will help prevent such devastation and be part of the solution to heal individuals and families here at home.
- Vista Care has 25 years of experience providing 24/7/365 residential care. Vista Care has developed on call systems to assure proper staffing levels are met at all times and for management staff to be able to react in the case of emergencies. The close proximity to each other and to Vista Care's other Sheboygan locations will enhance the supervision and management of the 26 staff that are expected to be employed at this location. The goal of these programs is to serve the citizens of Sheboygan County in Sheboygan, close to family, friends and community resources with which they can build a strong network. Sheboygan County Health & Human Services will work with Vista Care to determine when the individuals receiving services are prepared to move into a more independent setting in the community.
- For the remainder of this document the buildings will be identified as CBRF 1, CBRF 2 and CBRF 3. All 3 building will be licensed as a Community Based Residential Facility (CBRF) under DHS 83 with a maximum capacity of 8. All 3 CBRF's will be class CNA to be capable of serving nonambulatory individuals. This class requires full compliance with Americans with Disabilities Act and installation of a sprinkler system.
- CBRF 1 will be licensed to serve Emotionally disturbed/Mental illness and Alcohol/Drug dependent with a focus on serving Emotionally disturbed/Mental Illness.
- CBRF 2 & 3 will be licensed to serve Alcohol/Drug dependent and Emotionally disturbed/Mental illness with a focus on serving Alcohol/Drug dependent. The terms "Emotionally disturbed/Mental illness" and "Alcohol/Drug dependent" are taken from DHS Form "F-60287" which is the CBRF application.
- Within the rest of the document and during discussions Behavioral Health will be used for "Emotionally disturbed/Mental illness" and AODA or Substance Abuse will be used for

“Alcohol/Drug dependent”. CBRF 2 & 3 will be also be licensed under DHS 75 which is the Community Substance Abuse Service Standards.

- CBRF 1 will have at least at one (1) awake staff present 24/7/365 and the current staffing plan is for three (3) staff to be on duty at all times. Staffing levels will fluctuate to meet the increased or decreased needs of the individuals living at the CBRF. All individuals receiving services will be living at the CBRF. The length of stay for individuals at this CBRF will vary anywhere from 1-2 weeks up to this being their permanent home. The individuals living at the CBRF will be referred by Sheboygan County Health & Human Services. The focus of this CBRF will be relocation of individuals to their home community from out of county placement in residential homes or institutions. The services provided may include personal cares, assistance with daily living skills, meal preparation, laundry, general supervision, learning of independent living skills, effective coping strategies, healthy social skills, and responsible decision making skills. The home is designed to serve individuals with varying levels of needs from low to extreme needs. The home is also designed to permit for individuals to live independently or in group settings. All staff will receive 100+ hours of training in Vista Care’s training program to serve adults with behavioral health issues. The primary purpose of this CBRF is to transition individuals back into their home community. Currently there is no home specifically designed to serve this purpose and individuals are placed into other CBRF’s or directly into the community. The facility and training are designed to eliminate unplanned contact with the community. The placement of the CBRF on the land will act as an additional natural buffer.
- CBRF 2 & 3 will have at least at one (1) awake staff present 24/7/365 and the current staffing plan is for up to three (3) staff on duty weekdays from 8am – 5pm. Staffing levels will be reduced during nights and weekends. The staffing levels will fluctuate to meet the increased or decreased needs of the individuals living at the CBRF. All individuals receiving services will be living at the CBRF. The length of stay for individuals at this CBRF will vary anywhere from 1-2 weeks up to about six months. The individuals living at the CBRF will be referred by Sheboygan County Health & Human Services. The focus of this CBRF will be relocation of individuals to their home community from out of county placement in residential homes. The services provided may include personal cares, assistance with daily living skills, meal preparation, laundry, general supervision, learning of independent living skills, effective coping strategies, healthy social skills, and responsible decision making skills. Each CBRF will have a Master’s level counselor to lead group sessions. In addition each home will be staffed with licensed substance abuse counselors. The individuals living in these homes are here voluntarily and want to be in recovery. Each individual will receive 12 hours of counseling/treatment per week.
- If approved the plan is to start construction as soon as possible on CBRF 1 and then CBRF 2 & 3 in late summer. When construction starts for each CBRF the licensing applications will be submitted to Department of Health Services. CBRF 1 is expected to be operational by November 2019, CBRF 2 by February 2020 and CBRF 3 by March 2020.

Site improvements include:

- Construction of three (3) CBRF facilities - one (1) Behavioral Health (5,300sf) and two (2) AODA (3,850sf).
- New asphalt drives, parking, concrete walks.
- There will be 20 off-street parking spots which should be more than adequate for all Vista Care staff and visitors.
- There will be one (1) ingress/egress access drive on N. 17th Street.
- New landscaping and storm drainage throughout the site.
- No signage is proposed.
- Proposing to install a six (6) foot high solid vinyl fence along the shared property lines with the house and business to the south.
- Proposing to install a six (6) foot high chain link fence around the storm drainage pond at the northwest corner of the site and along the west property line along the railroad tracks.
- A new screened/enclosed dumpster is proposed.
- No signage is proposed.

STAFF COMMENTS:

This is a property that used to have a large industrial facility on it. American Orthodontics purchased it for potential future parking when they still had their factory on N. 18th Street to the west. Since that time this parcel has been vacant.

The property was rezoned a couple of years ago from Urban Industrial (UI) to Urban Residential (UR-12) with the idea such a residential zone would be more compatible with the surrounding neighborhood. The UR zone conditionally permits such a proposed Community Based Residential Facility. Thus, there is an ability to apply for a conditional use permit in the UR zone to construct and operate such a facility.

The applicant is requesting the following variance:

- 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 variance subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.

3. Submittal/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.
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent streets and/or properties.
8. 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.
9. 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.
10. All areas used for parking or 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. If the future development site for buildings 2 and 3 to the north of building 1 are not under construction within one (1) year of approval, the applicant will be required to landscape (grass) this area prior to issuance of an occupancy permit for building 1.
13. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
14. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
15. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
16. Applicant will provide adequate public access along public streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
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. 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.

21. If the applicant elects to divide the property in the future, the lots shall be designed so the three (3) CBRF facilities are meeting all Urban Residential bulk requirements.
22. 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, greenhouse, etc.
23. 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. 59281624220
MAP NO. _____
ZONING CLASSIFICATION: UR-12

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: _____

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

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT
Requirements Per Section 15.905
Revised May 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: Tim Frey
ADDRESS: 633 St. Clair Ave. E-MAIL: timfrey@vistacare.org
PHONE: (920) 694-1102 FAX NO. (920) 694-4685

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Vista Care CBRF Buildings 1,2&3
ADDRESS OF PROPERTY AFFECTED: 1500 N. 17th Street.
LEGAL DESCRIPTION: OC NEUMEISTERS SUBD NO 2 ALL OF BLKS
4, 5 & 6 EXC LOT 8 OF BLK 5, ALSO VAC WILL AVE BETW SD BLKS,
ALSO ALL OF LOTS 3 & 4 BLK 18 OF THE ORIGINAL PLAT.
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Vacant lot
with some existing asphalt pavement.

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: A CBRF serving no more than
8 individuals focusing on behavioral health treatment. The homes will be
staffed 24 hrs a day. Single story, slab on grade, wood construction,
pitched shingle roof.

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

Design Narrative

Vista Care Site Master Plan

Sheboygan, Wisconsin

Abacus Architects, Inc. Project No. 2018-91.4
April 30, 2019

The proposed three buildings are on a vacant site along N. 17th street and north of Superior Avenue. For future reference, building 1 will be tucked in back in the south west corner facing north. Building one will be a CBRF serving 8 residents focusing on behavioral health. Buildings 2 and 3 will be up front facing east on 17th street. These buildings will also be licensed as a CBRF serving 8 residents each focusing on substance abuse treatment. Both facilities will be staffed 24 hours a day.

Proposed building 1 will be around 5,300 s.f. It will be single story slab on grade wood construction. The exterior will be a tan colored vinyl lap siding. The windows will be a white, vinyl double hung window. We are proposing a white Smartside trim around the windows and doors and also at the corners. The soffit and fascia will be prefinished metal in a dark bronze color. The roof is a 4:12 pitch with brown colored dimensional shingles.

Proposed buildings 2 and 3 will be around 3,850 s.f. They will also be single story slab on grade wood construction. The exterior color and materials will be the same as building 1. Buildings 2 and 3 will also have a front porch that fronts the street. The porch will have white wood columns and a vinyl railing system. We feel the front porch gives these buildings a more residential and welcoming feel.

We did have a meeting with the planning and engineering departments to discuss our plans for the development. It was brought to our attention at that meeting that we should do what we can to try and blend in with the surrounding neighborhood. Below are a few pictures.



We looked at this at length. There is no overwhelming style of home in this area and all the residences are all two story. There are steep roof pitches and shallow, dormers, gables and shed roofs. We played around with a number of ideas but in the end we have a one story building. We tried increasing the roof pitch and adding dormers and clerestory windows but all we were doing is adding money. These facilities rely on federal, state and county funding to survive. Federal and state agencies provide a limited amount of money for these projects. Any shortfall is picked up by the local county taxpayers. We understand the desire to fit in with the surrounding neighborhood but it is Vista Care's desire to use all available money for programming and resident use. Any extra money used on the building comes right out of the tax payer's pocket. Even though the style of these facilities may not match the two story residences surrounding the property we feel they are residential in scale and will fit in well with the neighborhood.

The property is zoned as Urban Residential-12 (UR-12)

The entire site is designed to be well landscaped and will meet all of the City requirements. There will be a 6'-0" vinyl fence along the south and west sides of the property to separate these facilities from the neighboring homes as required for the landscape bufferyard between the properties. A chain link fence will surround the proposed pond to discourage access to the water.

The site lighting has not been designed at this time, but the site will meet the minimum requirements of the City. No light will spill over to the neighboring properties. There will be wall packs at each entrance and some parking lot lighting. Final approval of the site lighting plan will be achieved prior to receiving the building permit.

City water, sanitary sewer, and storm sewer will be utilized by this property. Water and sanitary services will connect into the public utilities within 17th Street. The storm sewer system leaving the proposed wet detention pond will discharge into the curb inlet located to the northeast of the site in 17th Street. This is the nearest storm sewer location.

Per The City of Sheboygan Zoning Ordinance 15.206(g)4, parking requirements for the site are as follows: 3 spaces.

With three buildings, this means the requirement for the site is 9 parking spaces.

There will also be 7 employees working at each shift, so additional spaces have been added to the design to accommodate these needs. There is a total of 19 standard stalls and 1 accessible stall.

The existing property will be split and the north property will be sold separately. The exact location of the dividing property boundary has not yet been determined, but it is understood that the proposed site will need to meet the setback requirements for this future side yard. The wet detention pond was designed for only the portion of the property disturbed during construction, which is the approximate future property boundary. A CSM will be submitted to the City at a later date.

Addendum to Vista Care (Tim Frey) Architectural & CUP for North 17th Vacant Land

The project is being developed in collaboration with Sheboygan County Health & Human Services to return citizens of Sheboygan County back to Sheboygan County. The project will support individuals needing care and treatment close to their families and other community resources. It will reduce costly out-of-county placements far from their homes. The programs will provide a home-like atmosphere in which the individuals can be proud to participate. The location is conducive to providing residents access to numerous resources, churches, public transportation and community activities appropriate to individual need. The central location in the city makes this location ideal for the services being provided. The services are residential or residential treatment and are not outpatient services.

The development is designed to have minimal impact on the neighbors and blend in as much as possible within a mixed use neighborhood. There will be 20 off street parking spots which should be more than adequate for all Vista Care staff and visitors. It isn't expected but there may be times that street parking is utilized if the off street parking is full. The traffic patterns should mirror that of normal residential traffic with peaks in the morning and afternoon. The highest staffing level (9) occurs weekdays in the late afternoon. There will be minimal to no traffic after 10pm and before 7am. There is no plan to add signage at this time and none of Vista Care's residential facilities have signage. The plan is for privacy fencing to start at the southeast point of the lot on North 17th Street run west and then south to the eastern edge of the southern lot line. From there chain link fence will run across the southern lot line, then north and enclosing the retention pond. The chain link fence will be minimally visible if at all from the Superior Avenue & North 17th Street. The homes are designed as ranch-style homes and will have a home-like residential atmosphere. The feedback received from neighbors on Thursday May 2nd is that they were happy with the ranch style. The cost of the physical plant including all landscaping determines the Room & Board rate that will be charged to individuals living at the home. Any cost that the individuals are unable to cover is paid for by Sheboygan County. Any money paid by Sheboygan County for Room & Board is 100% county tax levy funded. Vista Care is almost 100% funded by tax payer money and is always a good steward of these funds. The planned development is our best effort to balance between minimizing county tax levy funds and the aesthetics of our buildings and site. The estimated cost for the land and three buildings is \$1,750,000. This doesn't include the cost of the retention pond and potentially environmental cost of removing contaminated soil.

Vista Care (TLC Homes) has provided residential services, day services and in-home services to a variety of populations since 1994. While there have been minimal concerns over the years we have always been responsive to any concerns from our neighbors and the municipalities. We fully understand that it is essential that we do our best to be a good neighbor. Being a good

ambulatory individuals. This class requires full compliance with Americans with Disabilities Act and installation of a sprinkler system. CBRF 1 will be licensed to serve Emotionally disturbed/Mental illness and Alcohol/Drug dependent with a focus on serving Emotionally disturbed/Mental Illness. CBRF 2 & 3 will be licensed to serve Alcohol/Drug dependent and Emotionally disturbed/Mental illness with a focus on serving Alcohol/Drug dependent. The terms "Emotionally disturbed/Mental illness" and "Alcohol/Drug dependent" are taken from DHS Form "F-60287" which is the CBRF application. Within the rest of the document and during discussions Behavioral Health will be used for "Emotionally disturbed/Mental illness" and AODA or Substance Abuse will be used for "Alcohol/Drug dependent". CBRF 2 & 3 will be also be licensed under DHS 75 which is the Community Substance Abuse Service Standards.

CBRF 1 will have at least at one awake staff present 24/7/365 and the current staffing plan is for three staff to be on duty at all times. Staffing levels will fluctuate to meet the increased or decreased needs of the individuals living at the CBRF. All individuals receiving services will be living at the CBRF. The length of stay for individuals at this CBRF will vary anywhere from 1-2 weeks up to this being their permanent home. The individuals living at the CBRF will be referred by Sheboygan County Health & Human Services. The focus of this CBRF will be relocation of individuals to their home community from out of county placement in residential homes or institutions. The services provided may include personal cares, assistance with daily living skills, meal preparation, laundry, general supervision, learning of independent living skills, effective coping strategies, healthy social skills, and responsible decision making skills. The home is designed to serve individuals with varying levels of needs from low to extreme needs. The home is also designed to permit for individuals to live independently or in group settings. All staff will receive 100+ hours of training in Vista Care's training program to serve adults with behavioral health issues. The primary purpose of this CBRF is to transition individuals back into their home community. Currently there is no home specifically designed to serve this purpose and individuals are placed into other CBRF's or directly into the community. The facility and training are designed to eliminate unplanned contact with the community. The placement of the CBRF on the land will act as an additional natural buffer.

CBRF 2 & 3 will have at least at one awake staff present 24/7/365 and the current staffing plan is for up to three staff on duty weekdays from 8am – 5pm. Staffing levels will be reduced during nights and weekends. The staffing levels will fluctuate to meet the increased or decreased needs of the individuals living at the CBRF. All individuals receiving services will be living at the CBRF. The length of stay for individuals at this CBRF will vary anywhere from 1-2 weeks up to about six months. The individuals living at the CBRF will be referred by Sheboygan County Health & Human Services. The focus of this CBRF will be relocation of individuals to their home community from out of county placement in residential homes. The services provided may include personal cares, assistance with daily living skills, meal preparation, laundry, general supervision, learning of independent living skills, effective coping strategies, healthy social skills, and responsible decision making skills. Each CBRF will have a Master's level counselor to lead group sessions. In addition each home will be staffed with licensed



REVISIONS:

10/24/17 8:00PM
R0005: FINAL REVIEW AND APPROVAL AND SPECIFICATION
REVISIONS TO DETERMINE THE SURFACE OF OTHER SECTIONS
IN ACCORDANCE WITH THE CONTRACT.

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ISSUE DATE: APRIL 26, 2019
NEW FACILITY

VISTA CARE - BUILDING 1
SHEBOYGAN, WISCONSIN

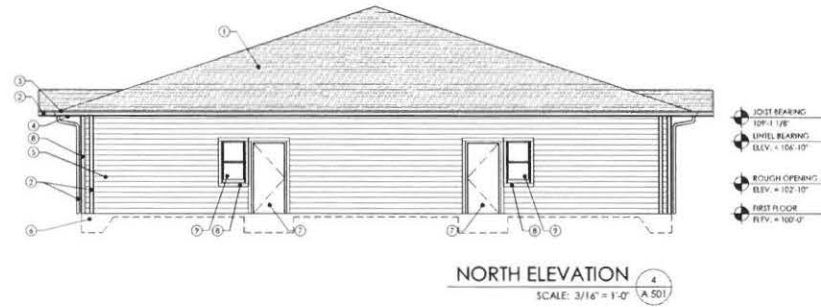
1135A WASHINGTON AVE. SHEBOYGAN, WI 53081 | (262) 452-4444 | 313 N. FLORISSANTON AVE. MILWAUKEE, WI 53203

DRAWN BY: Author

CHECKED BY: Checker

A
501

PROJ. NO. 2018-91.1



NO.	DESCRIPTION
1	ASPHALT SHINGLES
2	SEAMLESS ALUM. GUTTERS & DOWNSPOUTS
3	PRE-FINISHED METAL FASCIA
4	PRE-FINISHED VENTED ALUMINUM SOFFIT
5	VINYL LAP SIDING
6	POURED GRADE BEAM
7	INSULATED HOLLOW METAL DOOR
8	SMARTSIDE TRIM
9	VINYL DOUBLE HUNG WINDOW



FLOOR PLAN KEYNOTES	
NO.	DESCRIPTION
1	TV MOUNTED FROM BACK SIDE BEHIND SAFETY GLASS. SEE INTERIOR ELEVATION FOR ROUGH OPENING SIZE AND LOCATION.



REVISIONS:

HOUSE TO BE DEMOLISHED
REVISIONS TO BE MADE TO THE EXISTING PLAN TO REFLECT THE IMPACT OF OTHER REVISIONS
OR WORK ON THIS DRAWING

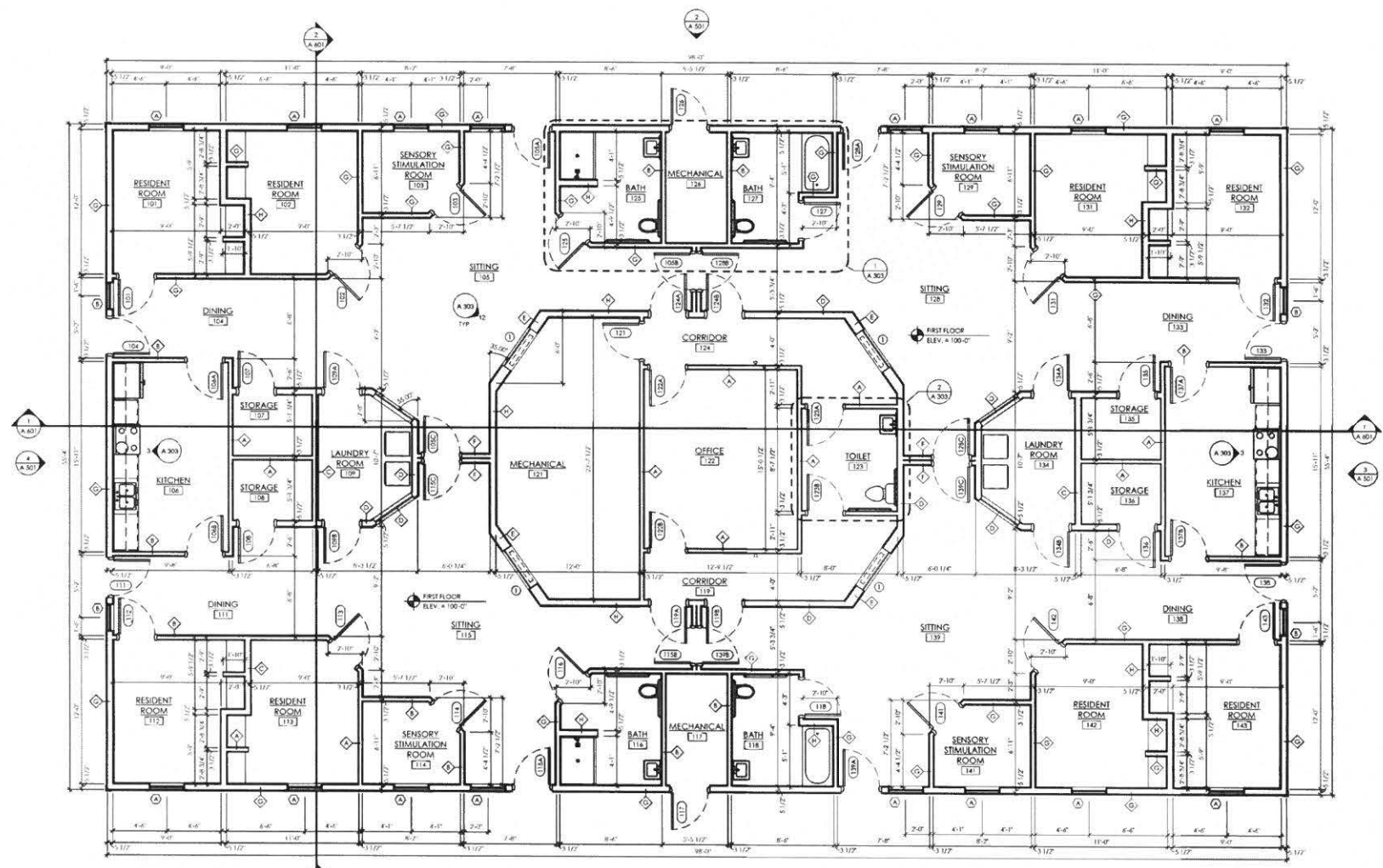
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ISSUE DATE: APRIL 24, 2019
 NEW FACILITY
 VISTA CARE - BUILDING 1
 SHEBOYGAN, WISCONSIN
 1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 462-4444 | 313 N. PLANKINGTON AVE. MILWAUKEE, WI 53203

DRAWN BY: PGM
 CHECKED BY: PGM

A
302

PROJ. NO. 2018-91.1



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 A 302







REVISIONS:

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	ASPHALT SIDING
2	WOOD SHAKES
3	WOOD SHAKES
4	WOOD SHAKES
5	WOOD SHAKES
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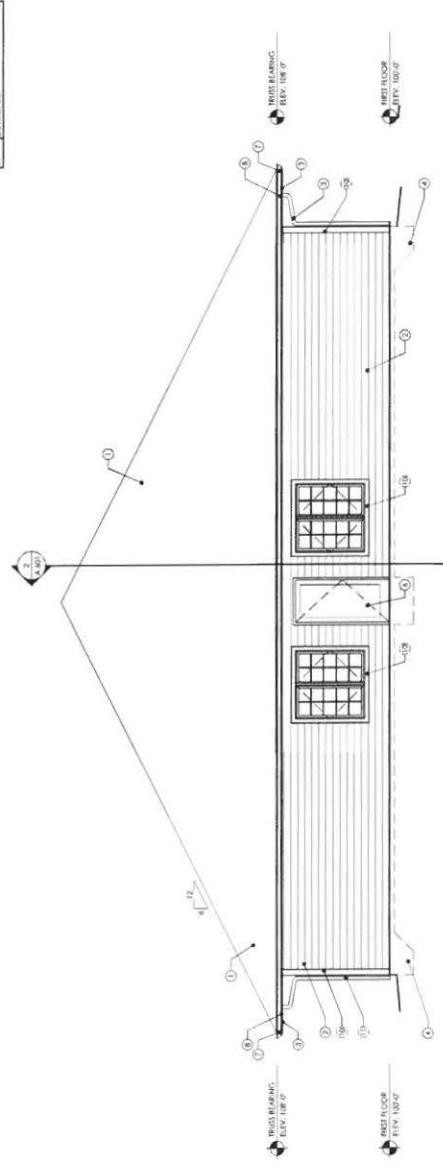
6301 MARCUS ARCHITECTS, INC.
 1135A MICHIGAN AVE. SHERBOGN, WI 53081
 (202) 457-4444 | 313 N. PUNKINON AVE. MILWAUKEE WI 53203

ISSUE DATE: APRIL 26, 2019
 NEW FACILITY FOR:
VISTA CARE BUILDING 2
 N17TH ST, SHERBOGN, WI 53081
 1135A MICHIGAN AVE. SHERBOGN, WI 53081
 (202) 457-4444 | 313 N. PUNKINON AVE. MILWAUKEE WI 53203

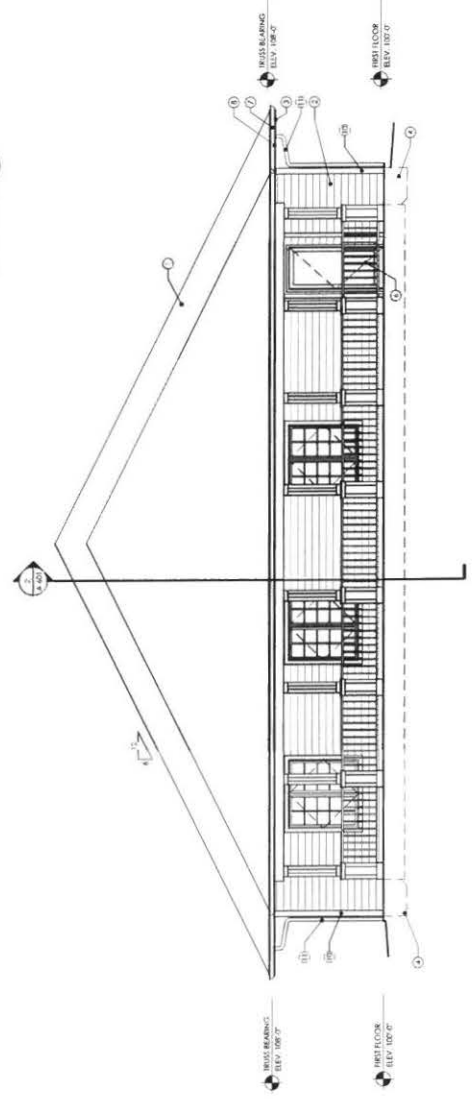
DRAWN BY: AEB, CDR
 CHECKED BY: FGM

A
501

PROJ. NO. 2018-91.2



WEST ELEVATION (2)
 SCALE: 1/4" = 1'-0" (A50)



EAST ELEVATION (1)
 SCALE: 1/4" = 1'-0" (A50)



REVISIONS:

NO.	DESCRIPTION
1	ISSUE FOR PERMIT
2	REVISED PERMIT
3	REVISED PERMIT
4	REVISED PERMIT
5	REVISED PERMIT
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10	REVISED PERMIT
11	REVISED PERMIT

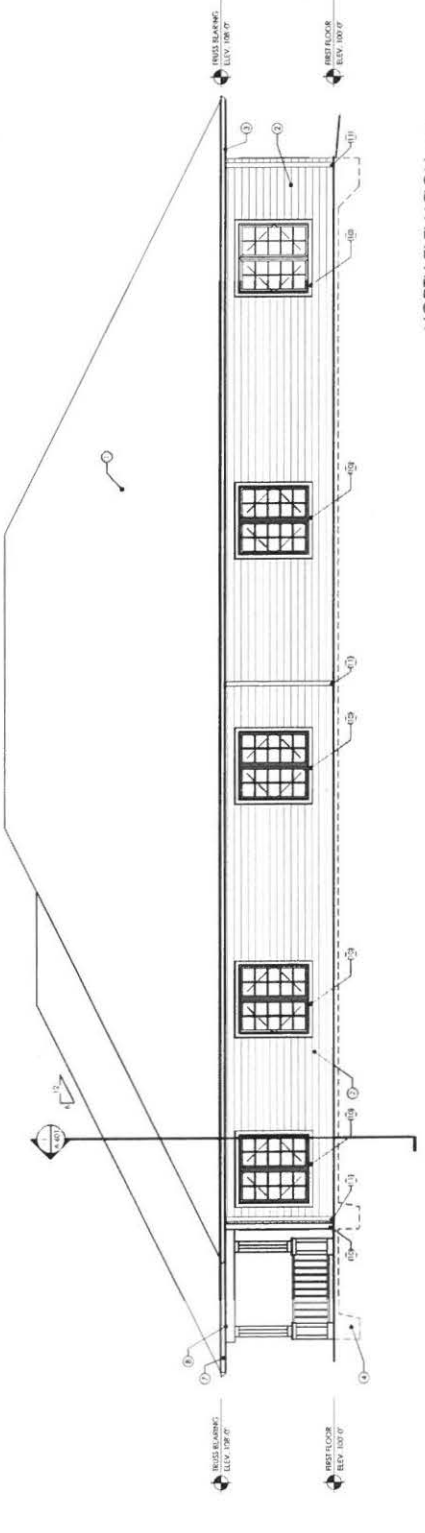
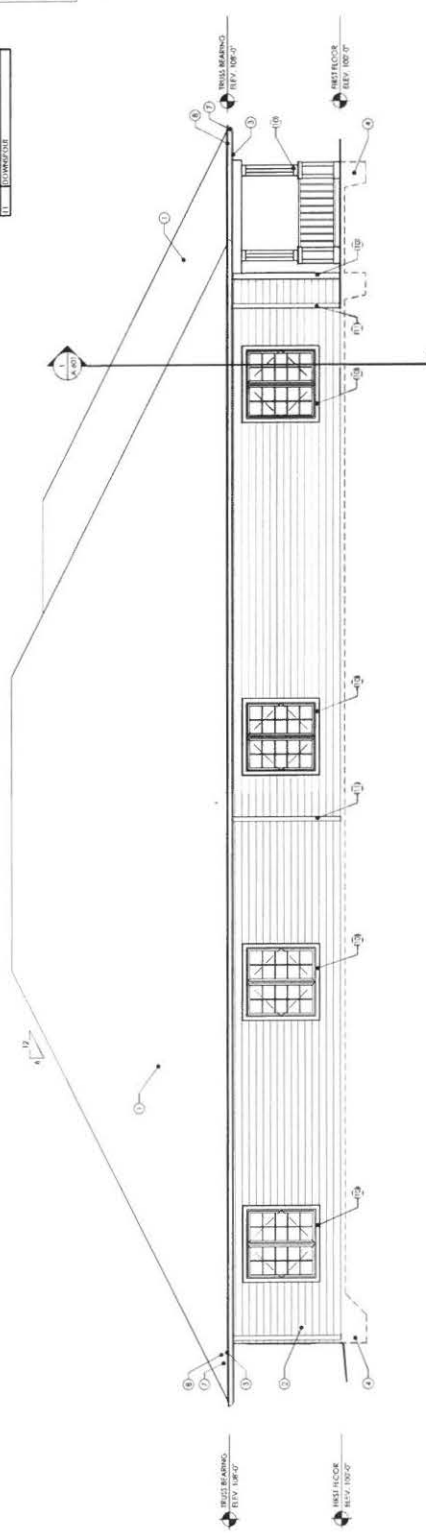
© 2017 ABACUS ARCHITECTS, INC.
 11534 MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444
 313 N. FLANKTON AVE. MILWAUKEE, WI 53203

ISSUE DATE: APRIL 26, 2019
 NEW FACILITY FOR:
VISTA CARE BUILDING 2
 117TH ST, SHEBOYGAN, WI 53081
 11534 MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444
 313 N. FLANKTON AVE. MILWAUKEE, WI 53203

DRAWN BY: AEB, GKR
 CHECKED BY: PGM

A
502

PROJ. NO. 2018-91.2





REVISIONS:

NO. DESCRIPTION

NO.	DESCRIPTION
1	ADDITIONAL SHINGLES
2	REMOVE EXISTING SLOTTED
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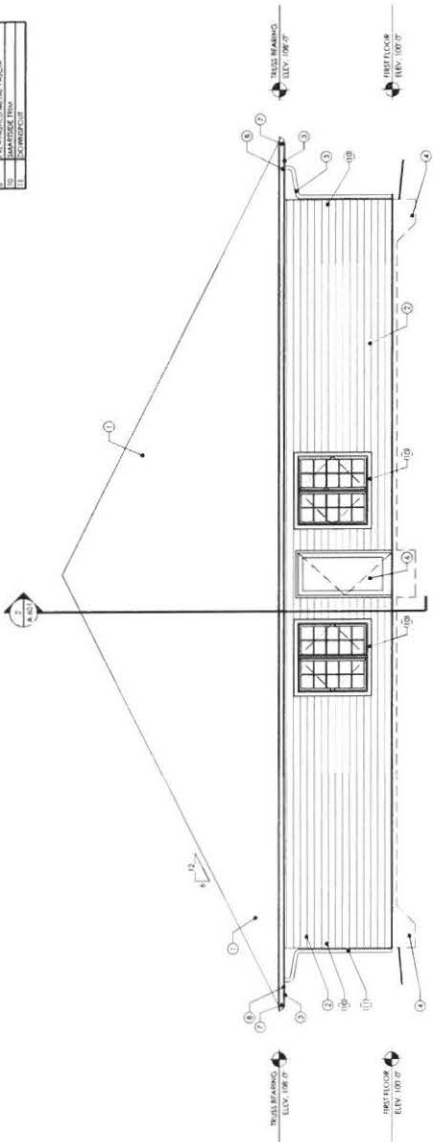
© 2018 ABACUS ARCHITECTS, INC.
 1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (202) 452-4444 | 313 N. PLANKINTON AVE. MILWAUKEE, WI 53203
 NEW FACILITY FOR:
VISTA CARE BUILDING 3
 117TH ST. SHEBOYGAN, WI 53081
 ISSUE DATE: APRIL 26, 2019

DRAWN BY: GKR
 CHECKED BY: PGM

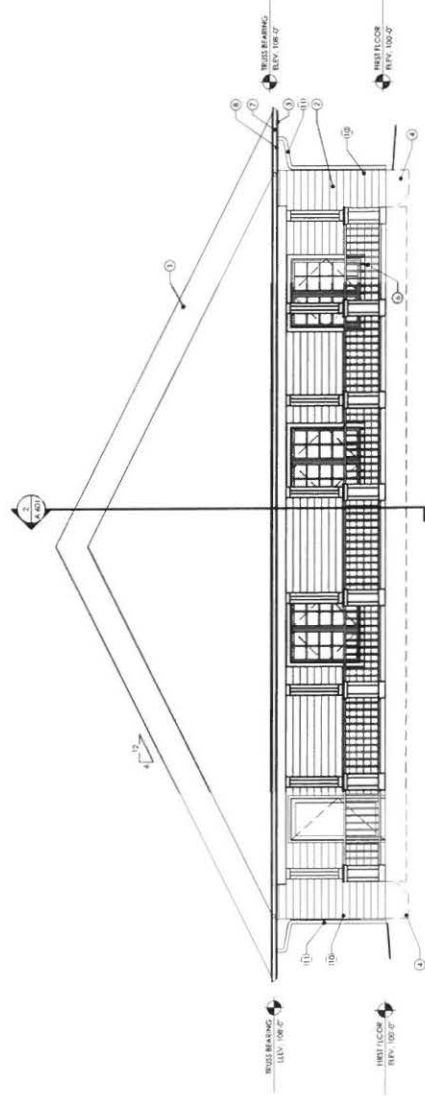
A
501

PROJ. NO. 2018-91.2

NO.	DESCRIPTION
1	ADDITIONAL SHINGLES
2	REMOVE EXISTING SLOTTED
3	REMOVE EXISTING SLOTTED
4	REMOVE EXISTING SLOTTED
5	REMOVE EXISTING SLOTTED
6	REMOVE EXISTING SLOTTED
7	REMOVE EXISTING SLOTTED
8	REMOVE EXISTING SLOTTED
9	REMOVE EXISTING SLOTTED
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43	REMOVE EXISTING SLOTTED
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45	REMOVE EXISTING SLOTTED
46	REMOVE EXISTING SLOTTED
47	REMOVE EXISTING SLOTTED
48	REMOVE EXISTING SLOTTED
49	REMOVE EXISTING SLOTTED
50	REMOVE EXISTING SLOTTED



WEST ELEVATION 2
 SCALE: 1/8" = 1'-0" (A 50)



EAST ELEVATION 1
 SCALE: 1/8" = 1'-0" (A 50)



REVISIONS:

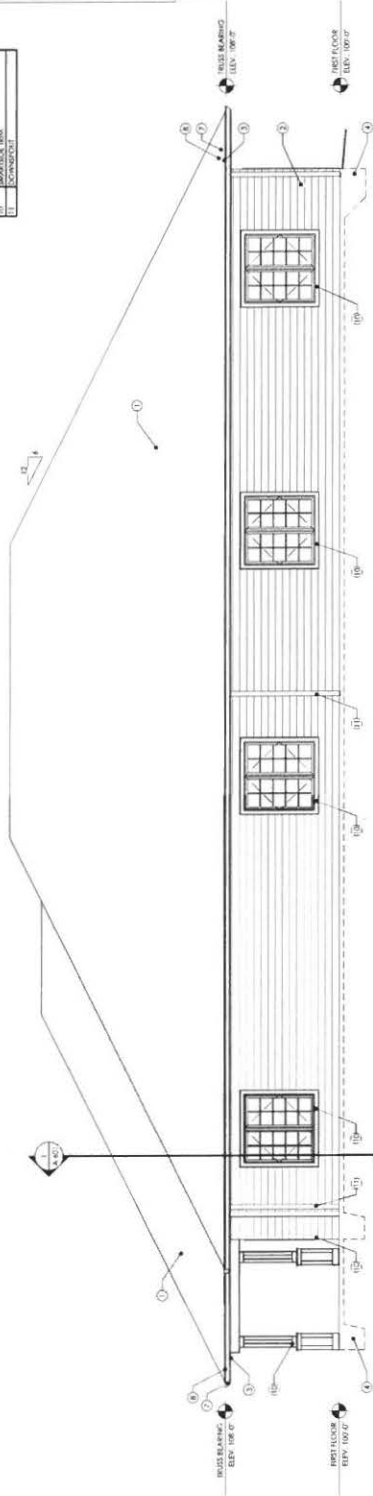
NO.	DESCRIPTION
1	ADDITIONAL NOTES
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS
6	REVISIONS
7	REVISIONS
8	REVISIONS
9	REVISIONS
10	REVISIONS
11	REVISIONS

REGISTERED PROFESSIONAL ARCHITECT
 1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE. MILWAUKEE, WI 53203
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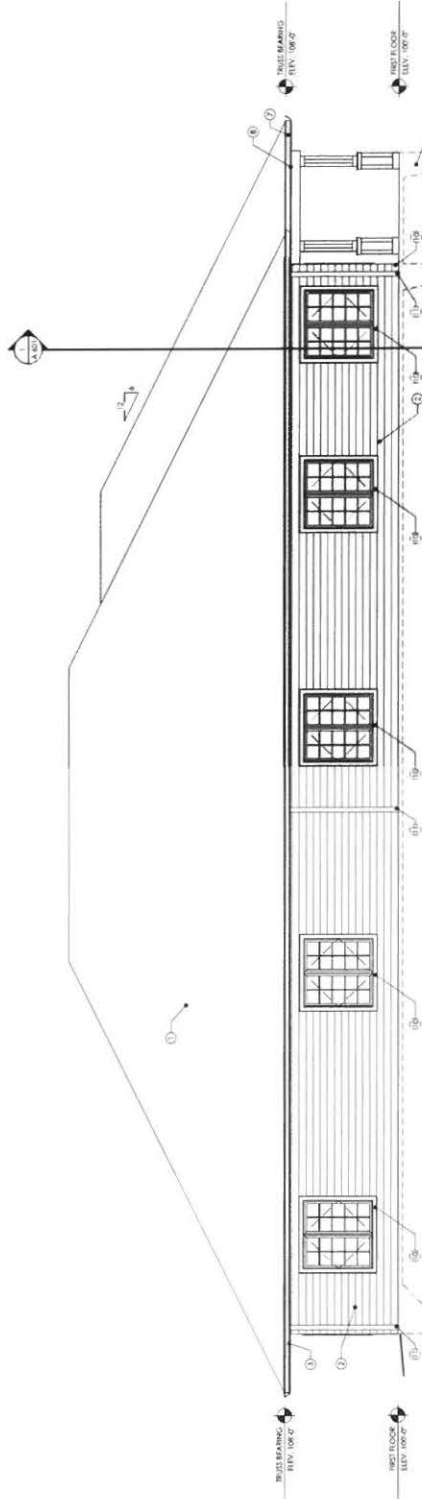
ISSUE DATE: APRIL 26, 2019
 NEW FACILITY FOR:
VISTA CARE BUILDING 3
 N17TH ST, SHEBOYGAN, WI 53081
 DRAWN BY: GKR
 CHECKED BY: PGM

A
502

PROJ. NO. 2018-91.2



NORTH ELEVATION
 SCALE: 1/8" = 1'-0" A.502



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0" A.502

REVISIONS:

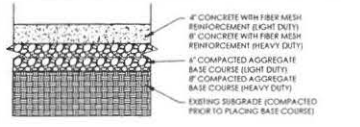
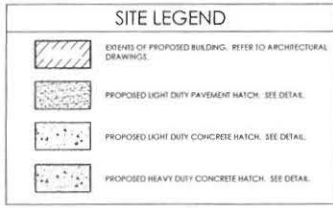
PLEASE SEE SPECIFICATIONS TO DETERMINE THE IMPACT OF OTHER SCHEDULES OF WORK ON THIS LINE WORK.

ISSUE DATE: APRIL 30, 2019
NEW FACILITY FOR:
VISTA CARE SITE MASTERPLAN
N177H ST., SHEBOYGAN, WI 53081
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

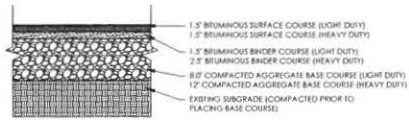
DRAWN BY: MDW
CHECKED BY: JRV

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202

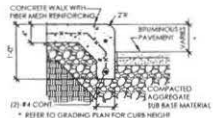
PROJ. NO. 2018-91.4



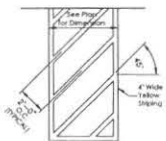
CONCRETE PAVEMENT CROSS SECTION



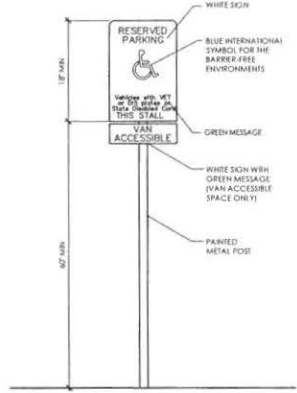
ASPHALT PAVEMENT CROSS SECTION



CONCRETE CURB & SIDEWALK SECTION

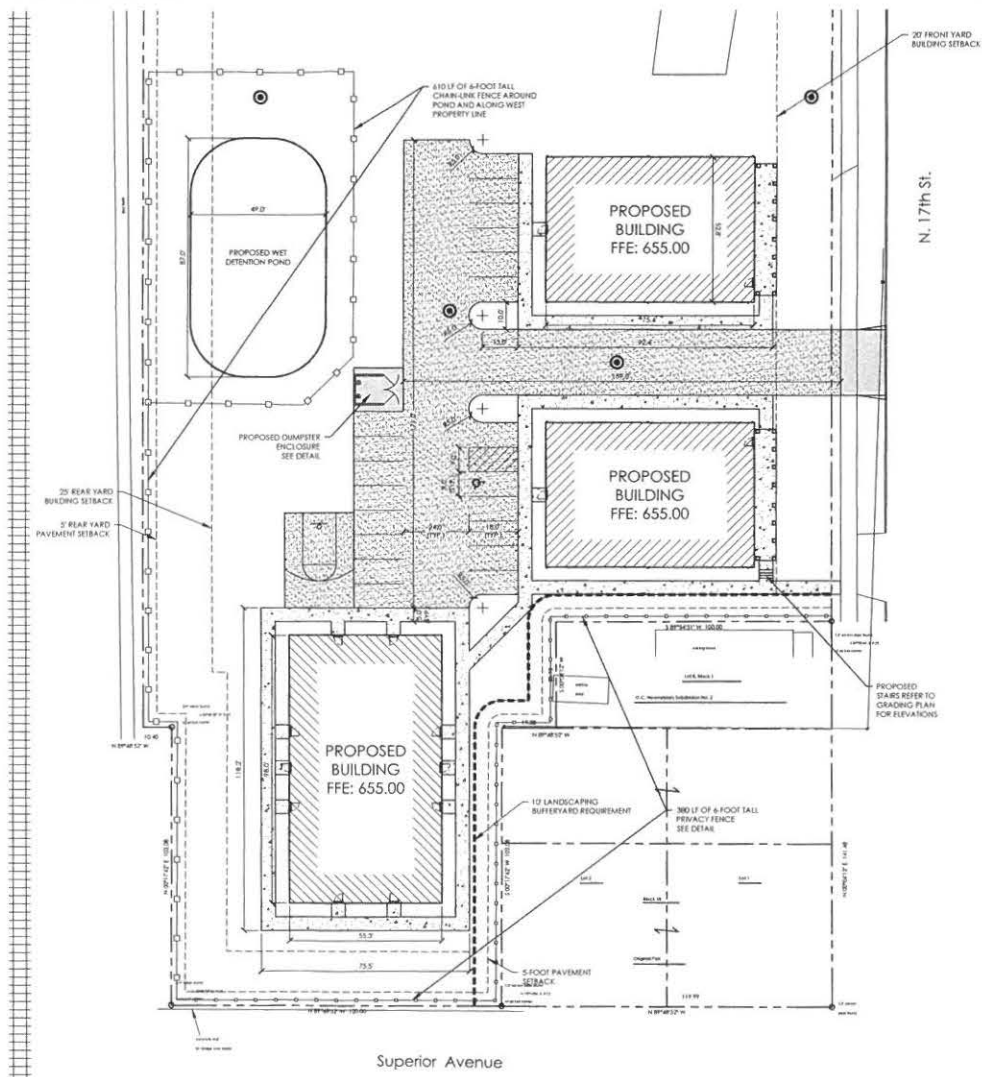


ACCESS AISLE STRIPING



HANDICAPPED PARKING SIGNAGE DETAIL

Union Pacific Railroad








SITE PLAN
SCALE: 1"=20'



PL 2018-CONTRACT/2018-91.4-ETC Issued: Sheboygan, WI Master Plan Phase 2 Construction Documents V.3.3 Date: 04/30/2019 11:41:09am

P:\2018-CONTRACTS\2018-91.4-ELC Homebased Subdivisions\08871 Master Plan\Phase 2\Construction Documents\1.3 Schematic\2018-91.dwg

HATCH LEGEND	
	EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
	ASPHALT HATCH
	CONCRETE HATCH
	GREENSPACE HATCH
	WATER HATCH

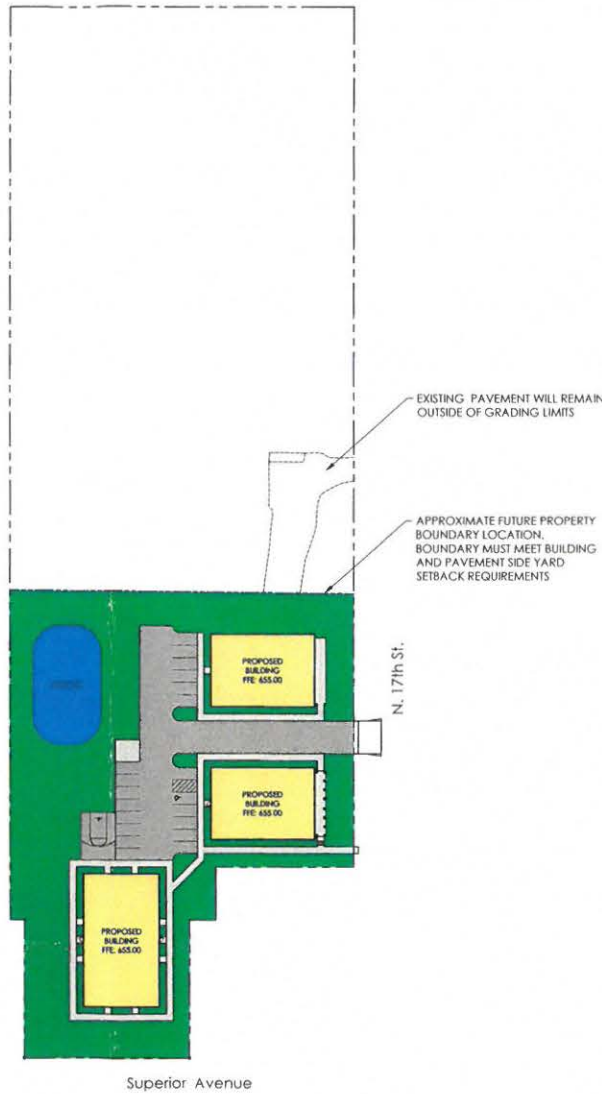
SITE INFORMATION

ZONED: URBAN RESIDENTIAL-12

CONDITIONAL USE: CBRF (COMMUNITY BASED RESIDENTIAL FACILITY)

EXISTING SITE:
 IMPERVIOUS 0.13 ACRES
 PERVIOUS 1.44 ACRES
 TOTAL 1.57 ACRES

PROPOSED SITE:
 PROPOSED BUILDING FOOTPRINT 0.31 ACRES
 IMPERVIOUS 0.79 ACRES
 PERVIOUS 0.78 ACRES
 TOTAL 1.57 ACRES



LAND USE
SCALE: 1" = 40'



REVISIONS:

DESIGN TO BE DONE
OWNER SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS CAREFULLY TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THIS ONE WORK.

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ISSUE DATE: APRIL 30, 2019
NEW FACILITY FOR:

VISTA CARE SITE MASTERPLAN

117TH ST., SHEBOYGAN, WI 53081

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH: 720-452-4444 FX: 720-452-9178

DRAWN BY: MDW

CHECKED BY: JRJ

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208

PROJ. NO. 2018-91.4



