

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Above and Beyond Children’s Museum to install a new mural on north wall of the museum located at 902 N. 8th Street. CC Zone

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

REPORT DATE: April 18, 2019 **MEETING DATE:** April 23, 2018

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:

Above and Beyond Children’s Museum is proposing to install a new mural on north wall of the museum located at 902 N. 8th Street. The applicant states:

- Above & Beyond Children’s Museum (ABCM) is requesting approval to install a 1,443sf (39 feet wide x 37 feet tall) mural on the north exterior wall of the museum.
- The mural incorporates the existing boat structure that protrudes from the building on the north and south facades. The original intent of the boat installation was always to have it be part of a larger mural.
- Madeline (Maddie) Green was selected to participate in the 2018-19 Innovation Fellowship Program, a collaboration between Sheboygan North High School and Jake’s Cafe. After several weeks of brainstorming, Maddie decided to embark on “The Happiness Project,” a project designed to address the serious stressors that affect our community’s youth. Through continued brainstorming with Tryg Jacobson, president of Jake’s Cafe, they agreed that they wanted to bring beauty and happiness to downtown Sheboygan.
- Maddie began looking for partners. She met a local artist, Jessica Rassel, and a conversation started about the project. Jessica Rassel is a Sheboygan County native, a freelance artist and graphic designer who studied at the Art Institute of California San Diego. And she found a space: the north wall of the ABCM, a blank canvas waiting for an opportunity just like this.

- Initially, Maddie and Jessica envisioned a small mural, but under Tryg's direction, agreed to think bigger, and utilize the entire east section of the north wall incorporate the existing boat protruding from the wall. The entire project will be overseen by Rassel, the artist, but other students and community members might assist with the actual painting.

There are several reasons why a project like this is beneficial to Sheboygan residents:

- **Public Art as Public Health:** Studies have concluded that positive emotions are associated with the markers of good health. A walk in nature, losing oneself in music, beholding art has a direct influence upon health and life expectancy.
- **Public Art as a Community Anchor:** The Knight Foundation's Soul of the Community initiative surveyed 43,000 people in 43 cities and found that "social offerings, openness and welcome-ness," and the "aesthetics of a place – its art, parks, and green spaces," ranked higher than education, safety, and the local economy as a "driver of attachment." In Philadelphia, a survey of residents found that viewing public art was the 2nd most popular activity in the city. A larger-than-life mural in Sheboygan has the potential to become a cornerstone of our expanding downtown overall.
- **Public Art as a Placemaker:** The "making" of places builds a sense of belonging that improves mental health, and increases our capacity to address collective challenges. Public art can serve as the backbone for place creation, and this mural will serve as one piece of major upgrades coming to the green space north of ABCM. Future upgrades will include a public playground open to all.

Why Whales - Art speaks to everyone in different ways, but some examples of how this painting was interpreted by those on our planning team include:

- ABCM is a safe space for children and their caregivers to interact. The existing boat serves as a symbol of safety floating on the water, while the adult and child whale swimming below the surface together are a powerful image that depicts the importance of early childhood attachment. The time that a child and caregiver engage in play and exploration establishes a solid foundation for a child's further development, growth, and positive sense of self.
- These whales are life-size. To stand on the ground and experience the sheer size of earth's largest mammals can evoke a sense of wonder and reminder of the importance of perspective.
- Only the whale tale is visible above the water line, but we can see much more below the surface.
- Many of Sheboygan's residents don't have the means to travel outside of the state, much less to the east or west coasts of the United States to see whales live. Having whales in Sheboygan exposes children to a world outside of their immediate surroundings.

The preparation work of sandblasting and priming will ensure that the mural lasts with minimal need for maintenance over time. The painting will be completed using professional paint suited for outdoor murals, and will be professionally sealed immediately upon completion. The \$8,000 maintenance reserve will be used to complete two (2) additional

sealing's, done every five years. It will be 15 years before additional funds will need to be secured in order to maintain the mural, and the Above & Beyond Children's Museum is committed to maintaining the integrity of the piece for decades to come.

Funds are in the process of being secured. We are hopeful that one donor will commit to fund the entire project. If not, we're confident that we can raise the funds via several major donors.

The full cost for the project is \$50,000. This includes:

- \$8,500 – Sandblasting & Priming
- \$29,000 – Artist Expense
- \$1,000 – Supplies
- \$3,500 – Sealing
- \$8,000 – Maintenance

Public Art has been a focus of the City of Sheboygan for several years, as evidenced by the JMKAC's 'Sheboygan Project' and other recent public art installations in Downtown Sheboygan. With this mural, we hope to continue the trend of beautifying Sheboygan and making a destination for tourists as well as those looking to make Sheboygan their home.

This mural fits directly with the Art, Culture and Food theme that the City is seeking for Downtown Sheboygan. This nearly-four-story tall mural will be a landmark beckoning visitors and locals alike to come downtown.

STAFF COMMENTS:

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

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

ACTION REQUESTED:

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

1. Applicant shall obtain all necessary permits prior to installation of mural.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties and/or the streets.
3. The mural shall not contain any political, advertising (business name, logos, slogans, messages, etc.), etc.

4. Mural installation must be completed within six (6) months of the start date. A one-time extension for an additional 60 days may be granted if the request is submitted in writing prior to the end of the initial 60-day period. If these dates are not met the Plan Commission, at its discretion, may cancel the mural permit.
5. Materials shall be long-lasting and graffiti-resistant to the greatest extent possible.
6. The applicant shall properly maintain mural and any issues of disrepair shall be addressed immediately. If, for whatever reason, the mural falls into disrepair, the building owner will be notified in writing and required to make necessary repairs within 60 days. If the repairs are not made within the specified time, the city reserves the right to repair or remove the mural at the owner's expense.
7. If there are any amendments to the approved plans, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 106230
MAP NO. _____
ZONING CLASSIFICATION: CC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 4/23/19

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

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



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

1. APPLICANT INFORMATION

APPLICANT: Emily Rendall-Araujo
ADDRESS: 902 N. 8th Street, Sheboygan, WI 53081 E-MAIL: emily@abkids.org
PHONE: (920) 458-4263 FAX NO. N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Above & Beyond Children's Museum
ADDRESS OF PROPERTY AFFECTED: 902 N. 8th Street, Sheboygan, WI 53081
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: 10,000 square foot facility for children and their families to explore and learn in a safe, interactive environment.

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

Project Brief: We are proposing the installation of a 1,443 square foot mural on the north exterior wall of the building, which will be 39 feet wide by 37 feet tall. The mural incorporates the existing boat structure that protrudes from the building on the north and south facades. The original intent of the boat installation was always to have it be part of a larger mural, and we are hoping to finish that process with this mural.



*"a special place
for children and their families
where play and education connect
through exploration and discovery"*

*A Non-Profit
Organization*

Board of Directors

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Michael Tietjen

Todd Wagner

Executive Director

Emily Rendall-

Araujo



Association of
Children's Museums

April 8, 2019

Mayor Vandersteen & Plan Commission Members

City of Sheboygan

828 Center Avenue, Suite 104

Sheboygan, WI 53081

Dear Mayor & Committee Members,

I am writing to request the approval of a conditional use permit to install a 1,443 square foot mural on the north exterior wall of the Above & Beyond Children's Museum, which will be 39 feet wide and 37 feet tall.

The mural incorporates the existing boat structure that protrudes from the building on the north and south facades. The original intent of the boat installation was always to have it be part of a larger mural, and we are hoping to finish that process with this mural installation.

The artist, Jessica Rassel, a Sheboygan County native, is a freelance artist and graphic designer. She studied at the Art Institute of California San Diego.

Background:

Madeline (Maddie) Green was selected to participate in the 2018-19 Innovation Fellowship Program, a collaboration between Sheboygan North High School and Jake's Cafe. After several weeks of brainstorming, Maddie decided to embark on The Happiness Project, a project designed to address the serious stressors that affect our community's youth.

Maddie spent time speaking with students in the Sheboygan Area School District as well as representatives from Mental Health America in Sheboygan County. As a certified yoga instructor herself, she understands the power of meditation, play, and beauty as therapy. Through continued brainstorming with Tryg Jacobson, president of Jake's Cafe, they agreed that they wanted to bring beauty, and happiness, to downtown Sheboygan.

Maddie began looking for partners. She met a local artist, Jessica Rassel, and a conversation started about the project. And she found a space: the north wall of the Above & Beyond Children's Museum (ABCM), a blank canvas waiting for an opportunity just like this.

Initially, Maddie and Jessica envisioned a small mural, but under Tryg's direction, agreed to think bigger, and utilize the entire east section of the wall and incorporate the existing boat protruding from the north wall. The entire project will be overseen by Russel, the artist, but other students and community members might assist with the actual painting.

What's Wrong?

- According to NAMI, the National Alliance on Mental Illness, 20% of youth ages 13-18 live with a mental health condition, including:
 - 11% of youth have a mood disorder
 - 10% of youth have a behavior or conduct disorder
 - 8% of youth have an anxiety disorder
- In the United States, suicide is the third leading cause of death in youth ages 10-24. In Wisconsin and Sheboygan County, it's the second leading cause of death.

How Can Public Art Help?

There are several reasons why a project like this is beneficial to Sheboygan and its residents:

- **Public Art as Public Health:** Positive emotions, such as the overwhelming awe felt when experiencing this mural, have been linked with lower levels of pro-inflammatory cytokines, which are proteins that signal the immune system to work harder. "Our findings demonstrate that positive emotions are associated with the markers of good health," says Jennifer Stellar, a postdoctoral researcher at the University of Toronto and lead author of a study conducted by UC Berkeley. "That awe, wonder and beauty promote healthier levels of cytokines suggests that the things we do to experience these emotions – a walk in nature, losing oneself in music, beholding art – has a direct influence upon health and life expectancy," said UC Berkeley psychologist Dacher Keltner, a co-author of the study.
- **Public Art as a Community Anchor:** The Knight Foundation's Soul of the Community initiative surveyed 43,000 people in 43 cities and found that "social offerings, openness and welcome-ness," and the "aesthetics of a place – its art, parks, and green spaces," ranked higher than education, safety, and the local economy as a "driver of attachment." In Philadelphia, a survey of residents found that viewing public art was the 2nd most popular activity in the city. A larger-than-life mural in Sheboygan has the potential to become a cornerstone of our expanding downtown overall.
- **Public Art as a Placemaker:** The "making" of places builds a sense of belonging that improves mental health, and increases our capacity to address collective challenges. Public art can serve as the backbone for place creation, and this mural will serve as one piece of major upgrades coming to the green space north of ABCM. Future upgrades will include a public playground open to all.

Why Whales?

Art speaks to everyone in different ways, but some examples of how this painting was interpreted by those on our planning team include:

- ABCM is a safe space for children and their caregivers to interact. The existing boat serves as a symbol of safety floating on the water, while the adult and child whale

swimming below the surface together are a powerful image that depicts the importance of early childhood attachment. The time that a child and caregiver engage in play and exploration establishes a solid foundation for a child's further development, growth, and positive sense of self.

- These whales are life-size. To stand on the ground and experience the sheer size of earth's largest mammals can evoke a sense of wonder and reminder of the importance of perspective.
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The full cost for the project is \$50,000. This includes:

\$8,500 – Sandblasting & Priming
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Funds are in the process of being secured. We are hopeful that one donor will commit to fund the entire project. If not, we're confident that we can raise the funds via several major donors.

Additional Information:

Public Art has been a focus of the City of Sheboygan for several years, as evidenced by the JMKAC's 'Sheboygan Project' and other recent public art installations in Downtown Sheboygan. With this mural, we hope to continue the trend of beautifying Sheboygan and making a destination for tourists as well as those looking to make Sheboygan their home.

This mural fits directly with the Art, Culture and Food theme that the City is seeking for Downtown Sheboygan. This nearly-four-story tall mural will be a landmark beckoning visitors and locals alike to come downtown.

This mural would not negatively affect the neighborhood in any way. If anything, it might encourage visitors more likely to park to take a longer view of the mural or snap a selfie. Once parked, they might be more likely to pop into a downtown shop or grab a bite to eat at

one of the nearby restaurants.

There are several other large murals in Downtown Sheboygan already. Adding another four-story painting will continue to enhance the art scene of Sheboygan and downtown specifically.

Thank you for your consideration. I look forward to answering any questions you might have at the next committee meeting.

Sincerely,



Emily Rendall-Araujo, CFRE
Executive Director
Above & Beyond Children's Museum



The Happiness Project: #ThinkBigger

Background



Madeline (Maddie) Green was selected to participate in the 2018-19 Innovation Fellowship Program, a collaboration between Sheboygan North High School and Jake's Cafe. After several weeks of brainstorming, Maddie decided to embark on The Happiness Project, a project designed to address the serious stressors that affect our community's youth.

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What's Wrong?

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 - 11% of youth have a mood disorder
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 - 8% of youth have an anxiety disorder
- In the United States, suicide is the third leading cause of death in youth ages 10-24. In Wisconsin and Sheboygan County, it's the second leading cause of death.

"Happiness is a lifestyle. It is a community. It is the inner foundation of all human kind. The contagious effect of a simple smile is the drive of The Happiness Project. I want people to experience this blissful state and uncover their inner light which can sometimes be hidden by clouds. Together as a community, we can make this happen and help individuals find the beauty and light within themselves and our city." – Maddie Green.

continued



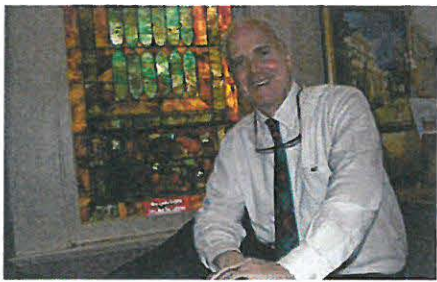
JAKE'S CAFÉ
A CREATIVE COMMUNITY
520 ONTARIO AVENUE, SHEBOYGAN, WI 53081

"This mural could not be a more timely project! Certainly it will arouse and capture the attention of Sheboygan County residents and thousands of visitors. More importantly, it will challenge them to think bigger, deeper, and wider in their pursuit of making the world a better, happier place.

"This mural promotes the joy of love and companionship such as that found in the world's largest and most beloved mammals. Could there be love bigger than that? And what could be a more appropriate venue than the Sheboygan Children's Museum to make manifest this larger than life presentation on the scape of our most popular downtown children's venue?"

"Maddie's project may even inspire and ignite a downtown renaissance equal to all of wonderful things already happening around the downtown's perimeter. Kudos to Maddie for her grand vision for happiness. She's not only helping us revitalize the landscape of our downtown entrance, she's also inspiring a renaissance of happier hearts."

*-Tryg Jacobson, The
Jake's Cafe Creative Community*



How Can Public Art Help?

There are several reasons why a project like this is beneficial to Sheboygan and its residents:

- **Public Art as Public Health:** Positive emotions, such as the **overwhelming awe** felt when experiencing this mural, have been linked with lower levels of pro-inflammatory cytokines, which are proteins that signal the immune system to work harder. "Our findings demonstrate that **positive emotions** are associated with the markers of **good health**," says Jennifer Stellar, a postdoctoral researcher at the University of Toronto and lead author of a study conducted by UC Berkeley. "That awe, wonder and beauty promote healthier levels of cytokines suggests that the things we do to experience these emotions – a walk in nature, losing oneself in music, beholding art – has a direct influence upon health and life expectancy," said UC Berkeley psychologist Dacher Keltner, a co-author of the study.
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JAKE'S CAFE
A CREATIVE COMMUNITY
1200 GARD AVENUE SHEBOYGAN, WI 53081

Why Whales?



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ABCM is a safe space for children and their caregivers to interact. The existing boat serves as a symbol of safety floating on the water, while the adult and child whale swimming below the surface together are a powerful image that depicts the importance of early childhood attachment. The time that a child and caregiver engage in play and exploration establishes a solid foundation for a child's further development, growth, and positive sense of self. **#ThinkBigger begins with safety, attachment, and play.**

These whales are life-size. To stand on the ground and experience the sheer size of earth's largest mammals can evoke a sense of wonder and reminder of the importance of perspective.

#ThinkBigger than the limitations of human form.

Only the whale tale is visible above the water line, but we can see much more below the surface. **#ThinkBigger than initial impressions and appearances.**

Many of Sheboygan's residents don't have the means to travel outside of the state, much less to the east or west coasts of the United States to see whales live. Having whales in Sheboygan exposes children to a world outside of their immediate surroundings.

#ThinkBigger than Sheboygan.

Project Budget - \$50,000

\$8,500 - Sandblasting & Priming

\$29,000 - Artist Expense

\$1,000 - Supplies

\$3,500 - Sealing

\$8,000 - Maintenance for 10 years



Current View:



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Craft30 to operate a tavern with outdoor patio at 908 Michigan Avenue (former Club Michigan). CC Zone

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

REPORT DATE: April 18, 2019 **MEETING DATE:** April 23, 2018

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:

Craft30 is proposing to operate a tavern with outdoor patio at 908 Michigan Avenue (former Club Michigan). The applicant states the following:

- Club Michigan, an adult entertainment use, formerly operated at 908 Michigan Avenue.
- The City recently acquired this building with the hope of working with a new owner that would be willing to change the use and remodel the exterior of this building.
- The City approached the owners of Craft30 to see if they had any interest in 908 Michigan Avenue because the current Craft30 property located at 1015 S. 10th Street is located in an area the City is trying to redevelop into The FreshTech Innovation District:

An Innovation District is an area where universities and companies cluster to connect with start-ups and each other to drive new technologies and innovation. Such places become magnets for the worlds best and brightest.

“The urban core of Sheboygan is the cultural center of our community. We have art centers, urban parks, a beautiful waterfront, shopping, dining, entertainment and now we need higher education and corporation headquarters,” stated Sheboygan Mayor Michael Vandersteen. “FreshTech will complement those uses and provide value to the firms that want to surround their employees with quality of life amenities that will aid in talent attracting and retention.”

The long-term vision of the innovation community would see the construction of multiple buildings that would be utilized to encourage collaboration between research-oriented institutions, existing companies, tech firms and creative start-ups.

- Sarah and Rueben Torres, the owners of Craft30, did have interest and so discussions began about relocating Craft30 from 1015 S 10th Street to 908 Michigan Avenue.

The applicant states the following about the proposed Craft30 project:

- Craft30 has been owned by Ruben and Sarah Torres since 2016 and is located at 1015 S. 10th Street. The City of Sheboygan has allowed us to have this opportunity to sell our current location and move to the old Club Michigan building located at 908 Michigan Ave. The new location will provide Craft30 with a larger space to accommodate more people, and the addition of a steady rental income from the four (4) bedroom apartment located on the second floor.
- Craft30 is and will still be a full-service bar with 30 draught lines of craft beer, local craft wines & mead, and liquor. We will also offer craft pizzas, live music, and an outdoor beer garden/patio. We will still be an ideal venue for private parties, corporate events, and meet-and-greets.
- Craft30 is and will still be located near scenic Lake Michigan shoreline and in the heart of one of Sheboygan's most exciting business and nightlife districts. It was chosen as a finalist for "Best of Sheboygan County 2017 & 2018" - best selection of Micro Brewed Beer.
- Craft30 owners will be Ruben and Sarah Torres. The business legal structure will be Brew Hub, LLC. DBA Craft30 and will be located at 908 Michigan Ave. We will now be the only owners of Brew Hub, LLC. DBA Craft30.
- Ruben and Sarah became investors in Ale Asylum, and Ruben established the Craft30 brand in 2008. Craft30 was not always a beer bar, and with the help of seven (7) investors in 2016 opened its doors at 1015 South 10th Street in Sheboygan. Showing its first profits in 2018, Craft30 is a prime example of hard work and proper planning. Since 2016 Craft30 has been known as a small, quaint, comfortable craft beer bar. The attention to detail and service has created a large following with a solid reputation in customer retention. In 2019 Ruben and Sarah Torres have the opportunity to convert a former Adult Men's Club and turn it into a Craft Beer Bar. We are excited and cannot express enough how grateful they are for this opportunity to grow their business!

Through historical research and during demolition, we have uncovered some interesting conditions of the proposed new home for Craft30. Ruben and Sarah plan to retain and repurpose much of the historical character which includes:

- After removing the carpet and glue, the original Terrazzo flooring was exposed. This will be buffed and polished, returning it to its original beauty.
- Existing tongue and groove wall panels were removed, exposing original tin panels behind the back bar. Walnut shells will be used to blast the black paint off of the tin

ceiling, attempting to restore the original color and finish. If it doesn't work we will be painting the ceiling as close to the original color as possible.

- A photo was found with the help from the Sheboygan County Historical Research Center from 1976. It shows a line of transom windows along the entire width of the front façade. A large fixed window sat below. We are proposing to replicate the transom window and the large opening below to be a NanaWall system. Bray Architects, who are assisting in the design, have used a similar system at a couple of nearby buildings; Paradigm, located on 8th Street and St. Clair Avenue, and also Urbane, located on 8th Street and Michigan Avenue. It will be 2 bi-folds windows that will be hinged on either side, allowing warm summer breezes to flow through the bar. There is also a transom window that was once above the entry door. This will be restored to let in additional light to the bar area.
- A large fixed window on the West façade was uncovered during demolition and validated by the 1976 photo. We plan to install a new window in that location which will fit into the existing framing.
- Originally, the building was a bowling alley, something that is very unique and special about the property. The lanes have since been covered up, and we are in the process of exposing them. They are located in the back half of the building, under the DJ booth, stage, private dancing rooms and the changing room. We have uncovered four (4) bowling lanes - Amazing! The back garage structure attached to the building is being removed and a new wall will be built. This will allow us to gain two (2) parking spots, an entrance for our staff and a location for our dumpsters. 14 feet of the bowling lanes extended into this area. They will be re-purposed into four table tops, the bar top, and the back bar top. We have also found and saved many bowling balls, a solid wood bowling pin, a couple of signs, and the ball returns. All of these will become historical art piece on the walls inside the new Craft30. And don't worry, the rest of the bowling lanes in the back room are going to remain and will serve as the new floor. We are going to do our best to level everything up in that back room, so we do not have to remove any additional pieces of the bowling lanes.

The applicant states the following about the proposed outdoor patio:

- The characteristics of Craft30 which make us successful with many loyal patrons is our service, presentation, full line of 30 craft beers on tap, singer/songwriter night, our Beer Lovers Club, Beer of the Month, live music and the outdoor patio. Our current location has a Sidewalk Cafe permit for 810 square feet. It is currently pavers and metal fencing with a wooden lean-to. Craft30 would like to be given the opportunity to continue serving an outdoor space, including the lean-to.
- At the new location, the open lot to the west is owned by Robert Schmitt (916 Michigan Avenue). Craft30 will acquire written and legal permission to lease a 960sf (16 x 60) area for a new outdoor patio/deck. The new deck would be built out of treated lumber, composite and a wood/composite fencing with decorative rod iron/metal balusters. The one thing that most of our patrons ask about the move..... Is, "Are you still going to have a

patio”? Our current patio has become the perfect, quaint spot to have a beer, a pizza, sit with friends/co-workers, feel the breeze and catch some sun rays. The patio will be open all summer long. In the winter we would like it to operate similarly to what we have now. This includes a covered enclosed area for people to smoke.

- Any music event that would be on the patio would need to follow City ordinance and would be in the summer. Hours of operation are listed as 11am to Close and the patio would follow the same hours as the bar. This may be adjusted once we are operating.
- The patio will be furnished with tables and chairs, but it's not yet determined if we would re-use what we currently have, or would purchase new furniture. We will have propane heaters out when needed. We will have some decorative movable flower pots to add some color to the patio.
- Regarding how the patio will be serviced, we plan to have no waitress. Patrons will need to come inside to the bar. The bartenders will be the ones periodically checking on the patio. We would allow glass unless there was music then it would be plastic. Keep in mind that we will need to have more than one (1) bartender on at one time. Part of the RDA's request, is that we hire at least two (2) more bartenders/staff with in the first two (2) years. Due to our small staff we plan to hire this additional staff right away.

STAFF COMMENTS:

Craft30 presently has quite a bit of temporary signage, much of it on its fence. No temporary signage is permitted on the bar or in the outdoor patio area (banners, pennants, etc.).

The applicant discusses having a wood lean-to as part of the new outdoor patio. With all of the remodeling that is taking place at Craft30 it is important that the applicant design the lean-to appropriately. The present green treated lumber design of the existing lean-to at the S. 10th Street would not be compatible with the new Craft30 exterior design on Michigan Avenue. The applicant also talks about a covered area in the wintertime for patrons to smoke. As you can see by the pictures this is just a very basic plastic tarp/liner which is not very attractive.

Staff will be recommending a condition of approval that requires the applicant to obtain architectural review board approval for any structures to be installed in the outdoor patio area that will be located right on the Michigan Avenue street frontage. Such structures will need to be well-designed and looks nice along Michigan Avenue (cannot just be a basic green treated lean-to with a plastic tarp/lining or something similar).

Plan Commission should have the applicant address what they are considering for the lean-to structure and the type of cover to be used in the winter.

Applicant is proposing to install a projecting sign:

- 12sf (3 x 4) projecting sign.

- The sign has a decorative metal bracket with metal accents.
- This is carved foam in the shape of a barrel with raised letter that advertise Craft30.

Applicant will be demolishing the rear portion of the building and will be creating a small parking lot and an area to locate a proposed dumpster enclosure.

Applicant is requesting the following variances:

- To construct/install structures (outdoor patio, fence, gate, etc.) on a neighboring property – Applicant not permitted to construct/install structures on a neighboring property.

Applicant is proposing to construct/install structures (outdoor patio, fence, gate, etc.) on the neighboring multi-family apartment property to the west. In order for this variance to be approved, the owner of 908 Michigan Avenue will have to submit an officially recorded easement agreement document permitting this to occur on the adjoining owners property located at 916 Michigan Avenue.

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, alcohol, etc..
2. Applicant shall obtain the necessary liquor license in order to serve alcohol both in the bar and on the outdoor patio area (extension of premises). Applicant may serve liquor/alcohol if and only if all required liquor licenses are obtained.
3. In order to obtain building permits and/or liquor license for the outdoor patio area that will be located off-site on 916 Michigan Avenue, the applicant will need to submit an officially recorded easement agreement between the owners of 908 Michigan Avenue and 916 Michigan Avenue. Only at such time as an easement agreement that details location, use, access, structures, etc. is provided to City Development will permits, licenses, etc. be issued for Craft30 to use this portion of land located on 916 Michigan Avenue (access, construction of structures, serving of liquor, etc.).
4. Applicant shall adequately monitor/regulate and maintain the outdoor seating area.
5. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
6. Submittal and approval of a proposed landscape plan prior to building permit issuance.
7. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
8. Outdoor storage of materials or equipment shall be prohibited.
9. 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.).
10. 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.

11. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation.
12. Maximum projecting sign square footage is 12sf.
13. The maximum projection is 4.5 feet from the building.
14. Bottom of projecting sign shall be a minimum of 10 feet above grade.
15. An interior lit and/or swinging projecting sign is not permitted.
16. 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.
17. No temporary signage is permitted on the bar or in the outdoor patio area (banners, pennants, etc.).
18. 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.
19. Applicant shall insure that the 2nd floor porch, all landscaping, fencing, gates, structures, overhangs, gutters, paving, dumpster, etc. will all be located on the Craft30 property and shall not cross a property line. Nothing will be permitted on the adjacent private property except for those items permitted by an easement/agreement between the property owners. Nothing will be located on the City Michigan Avenue public right-of-way.
20. All areas used for parking/maneuvering of vehicles shall be paved.
21. All areas that are not required to be paved shall be grass and/or approved landscaping.
22. 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.
23. 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.).
24. Applicant will provide adequate public access along public streets/alley and will take all appropriate actions to minimize the time period that these streets/alley will be closed/affected.
25. Streets, alleys and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
26. 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, outdoor/patio/deck, lean-to, smoking shelter, etc.
27. 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. 102520
MAP NO. _____
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 4/23/19

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

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

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

1. APPLICANT INFORMATION

APPLICANT: CRAFT THIRTY
ADDRESS: 1015 S. 10TH STREET E-MAIL: sarah.torres30@gmail.com
PHONE: (920) 254-8624 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: CRAFT THIRTY
ADDRESS OF PROPERTY AFFECTED: 908 MICHIGAN AVENUE
LEGAL DESCRIPTION: 908 MICHIGAN AVENUE

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
ABANDONED TAVERN

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
SEE ATTACHED NARRATIVE

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: WISH TO ENTER INTO AGREEMENT WITH ADJACENT PROPERTY OWNER FOR EASEMENT TO CONSTRUCT RAISED, WOOD DECK.

CRAFT • THIRTY

OWNER'S NARRATIVE:

Craft30 has been owned by Ruben and Sarah Torres since 2016 and is located at 1015 S 10th St, Sheboygan, WI 53081. The City of Sheboygan has proposed an opportunity to sell our current location and move to the old *Club Michigan* building located at 908 Michigan Avenue in Sheboygan, Wisconsin, thus allowing us to expand our business, yet maintain our craft beer bar. The new location will provide us with a larger space to accommodate more people, and the addition of a steady rental income from the 4 bedroom apartment located on the second level will be an asset. This project will also benefit the neighboring area and community by renovating an existing empty building, bringing new life and activity to the area. The updated renovations will modernize the building and will restore some of the historical aspects. The location is near the scenic Lake Michigan shoreline and in the heart of one of Sheboygan's most exciting business & nightlife districts. Craft30 was chosen as a finalist for "Best of Sheboygan County 2017 & 2018" - best selection of Micro Brewed Beer. This opportunity will hopefully allow our business to be nominated again and for many years to come.

Here at Craft30, we target individuals in the local market between the ages of 24-65 with incomes greater than \$50,000, who desire a bar focusing on craft beer. There are approximately 22,000 people within a 20 mile radius that fit into the target market. We have established an exemplary marketing presence to attract our target market. The digital experience for Craft30 consists of a multifaceted approach: An easy-to-navigate website for all devices that has high-definition pictures highlighting Craft30's many craft beers. A diverse social media presence including Facebook, Instagram, and Twitter which allows customers to create personal connections with the bar. These third party sites are used to take advantage of marketing power and a wide customer base. A customer retention strategy will be implemented through direct mailing and web-based newsletters. Community and business outreach programs, rack card distribution, City and County guide book advertisement, and the Wisconsin Department of Tourism guide will complete a versatile marketing plan.

Craft30 owners will continue to be Ruben and Sarah Torres. The business legal structure will be Brew Hub, LLC. DBA Craft30 and will be located at 908 Michigan Ave Sheboygan, WI 53081. We will now be the only owners of Brew Hub, LLC. DBA Craft30.

Craft30 will continue to be a full service bar with 30 draught lines of craft beer, local craft wines, mead, and liquor. They also offer craft pizzas, live music, and an outdoor beer garden/patio. We will still be an ideal venue for private parties, corporate events, and meet-and-greets.

Sarah Torres moved to Sheboygan, WI in 2005 from Marquette, MI, where she worked at a flower shop, waited tables, and sold CD's. Ruben Torres Jr. has spent his life in Sheboygan, WI and has been entrepreneur for the duration of his adult life. He has worked in areas ranging from making 6-pack rings to brewing beer, owning the Niche Bar and Grill and Total Property Maintenance in Sheboygan. In 2005, Sarah and Ruben met through family members and a close group of long-time mutual friends. They later married in 2011. In 2011, Sarah took a position as a leasing consultant at The Club at Oak Creek Apartment Homes and in 2013 became an assistant manager. Ruben and Sarah became investors in Ale Asylum, and Ruben established the Craft30 brand in 2008. Craft30 was not always a beer bar, and with the help of 7 investors in 2016 opened its doors at 1015 South 10th Street in Sheboygan. Showing its first profits in 2018, Craft30 is a prime example of hard work and proper planning. Since 2016 Craft30 has been known as a small, quaint, comfortable craft beer bar. The attention to detail and service has created a large following with a solid reputation in customer retention.

Through historical research and during demolition, we have uncovered some interesting conditions of the proposed new home for Craft30. Ruben and Sarah plan to retain and repurpose much of the historical character which include:

- After removing the carpet and glue, the original Terrazzo flooring was exposed. This will be buffed and polished, returning it to its original beauty.
- Existing tongue and groove wall panels were removed, exposing original tin panels behind the back bar. Walnut shells will be used to blast the black paint off of the tin ceiling, attempting to restore the original color and finish. If it doesn't work we will be painting the ceiling as close to the original color as possible.
- A photo was found with the help from the Sheboygan County Historical Research Center from 1976. It shows a line of transom windows along the entire width of the front façade. A large fixed window sat below. We are proposing to replicate the transom window and the large opening below to be a NanaWall system. Bray Architects, who are assisting in the design, have used a similar system at a couple of nearby buildings; Paradigm, located on 8th Street and St. Clair Avenue, and also Urbane, located on 8th Street and Michigan Avenue. It will be 2 bi-folds windows that will be hinged on either side, allowing warm summer breezes to flow through the bar. There is also a transom window that was once above the entry door. This will be restored to let in additional light to the bar area.
- A large fixed window on the West façade was uncovered during demolition and validated by the 1976 photo. We plan to install a new window in that location which will fit into the existing framing.
- Originally, the building was a bowling alley, something that is very unique and special about the property. The lanes have since been covered up, and we are in the process of exposing them. They are located in the back half of the building, under the DJ booth, stage, private dancing rooms and the changing room. We have uncovered 4 bowling lanes - Amazing! The back garage structure attached to the building is being removed and a new wall will be built. This will allow us to gain 2 parking spots, an entrance for our staff and a location for our dumpsters. Fourteen feet of the bowling lanes extended into this area. They will be re-purposed into four table tops, the bar top, and the back bar top. We have also found and saved many bowling balls, a solid wood bowling pin, a couple of signs, and the ball returns. All of these will become historical art piece on the walls inside the new Craft30. And don't worry, the rest of the bowling lanes in the back room and going to remain and will serve as the new floor. We are going to do our best to level everything up in that back room, so we do not have to remove any additional pieces of the bowling lanes.

The characteristics of Craft30 which make us successful with many loyal patrons is our service, presentation, full line of 30 craft beers on tap, singer/songwriter night, our Beer Lovers Club, Beer of the Month, live music and the outdoor patio. Our current location has a Sidewalk Cafe permit for 810 square feet. It is currently pavers and metal fencing with a wooden lean-to. Craft30 would like to be given the opportunity to continue serving an outdoor space, including the lean-to. At the new location, the open lot to the west is owned by Robert Schmit. Craft30 will acquire written and legal permission to lease an area for a new deck that would be 16 feet wide by 60 feet in length, equaling 960 square feet. The new deck would be built out of treated lumber, composite and a wood/composite fencing with decorative rod iron/metal balusters. The one thing that most of our patrons ask about the move..... Is, "Are you still going to have a patio"? Our current patio has become the perfect, quaint spot to have a beer, a pizza, sit with friends/co-workers, feel the breeze and catch some sun rays.

The patio will be open all summer long. In the winter we would like it to operate similarly to what we have now. This includes a covered enclosed area for people to smoke. Any music event that would be on the patio would need to follow City ordinance and would be in the summer. Hours of operation are listed as 11am to Close and the patio would follow the same hours as the bar. This may be adjusted once we are up and running.

The patio will be furnished with tables and chairs, but it's not yet determined if we would re-use what we currently have, or would purchase new furniture. We will have propane heaters out when needed. We will have some decorative movable flower pots to add some color to the patio.

Regarding how the patio will be serviced, we plan to have no waitress. Patrons will need to come inside to the bar. The bartenders will be the ones periodically checking on the patio, bussing the tables. We would allow glass unless there was music then it would be plastic. Keep in mind that we will need to have more than one bartender on at one time. Part of the RDA's request, is that we hire at least 2 more bartenders/staff with in the first 2 years. We plan to hire this additional staff right away due to the small staff we have now.

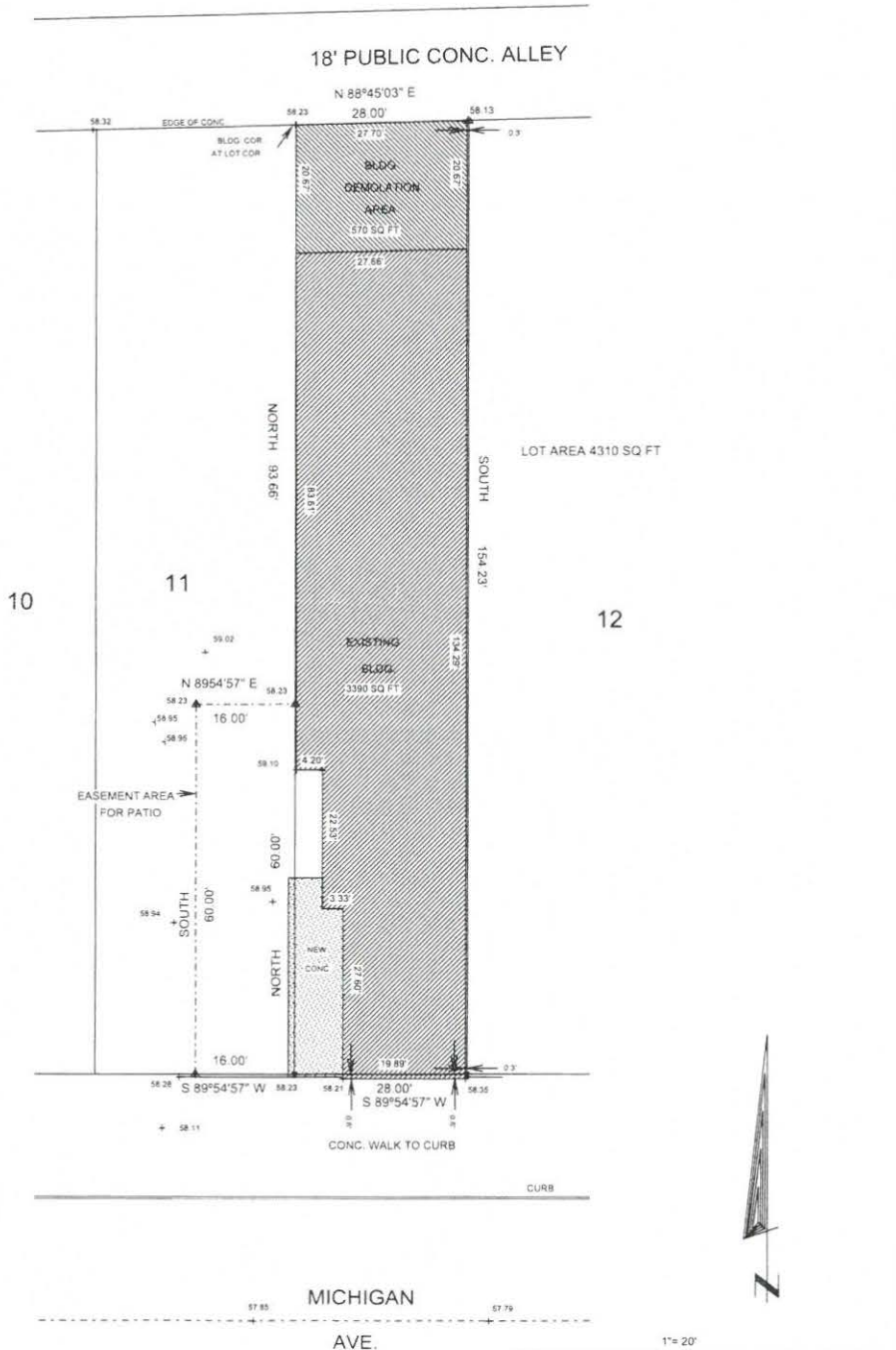
Again, we cannot thank any of you enough for giving us this opportunity to grow our business. Thank you in advance.

Sarah Torres
Co-Owner of Craft30
Co-Owner of Total Property Maintenance, LLC.
sarah.torres30@gmail.com

D & H LAND SURVEYS LLC
 1628 GEORGIA AVENUE
 SHEBOYGAN, WISCONSIN

908 MICHIGAN AVE
 PARCEL NO. 59281102520
 BEING THE EAST 28 FEET OF LOT 11 OF BLOCK 45
 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN,
 SHEBOYGAN COUNTY, WISCONSIN

EASEMENT DESCRIPTION
 THE SOUTH 60 FEET OF THE EAST 16 FEET
 OF THE WEST 32 FEET OF LOT 11 BLOCK 45
 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN,
 SHEBOYGAN COUNTY, WISCONSIN.

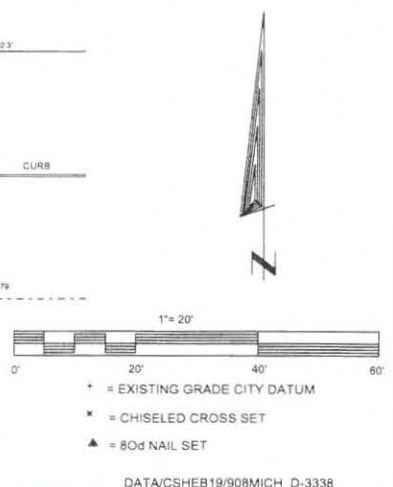


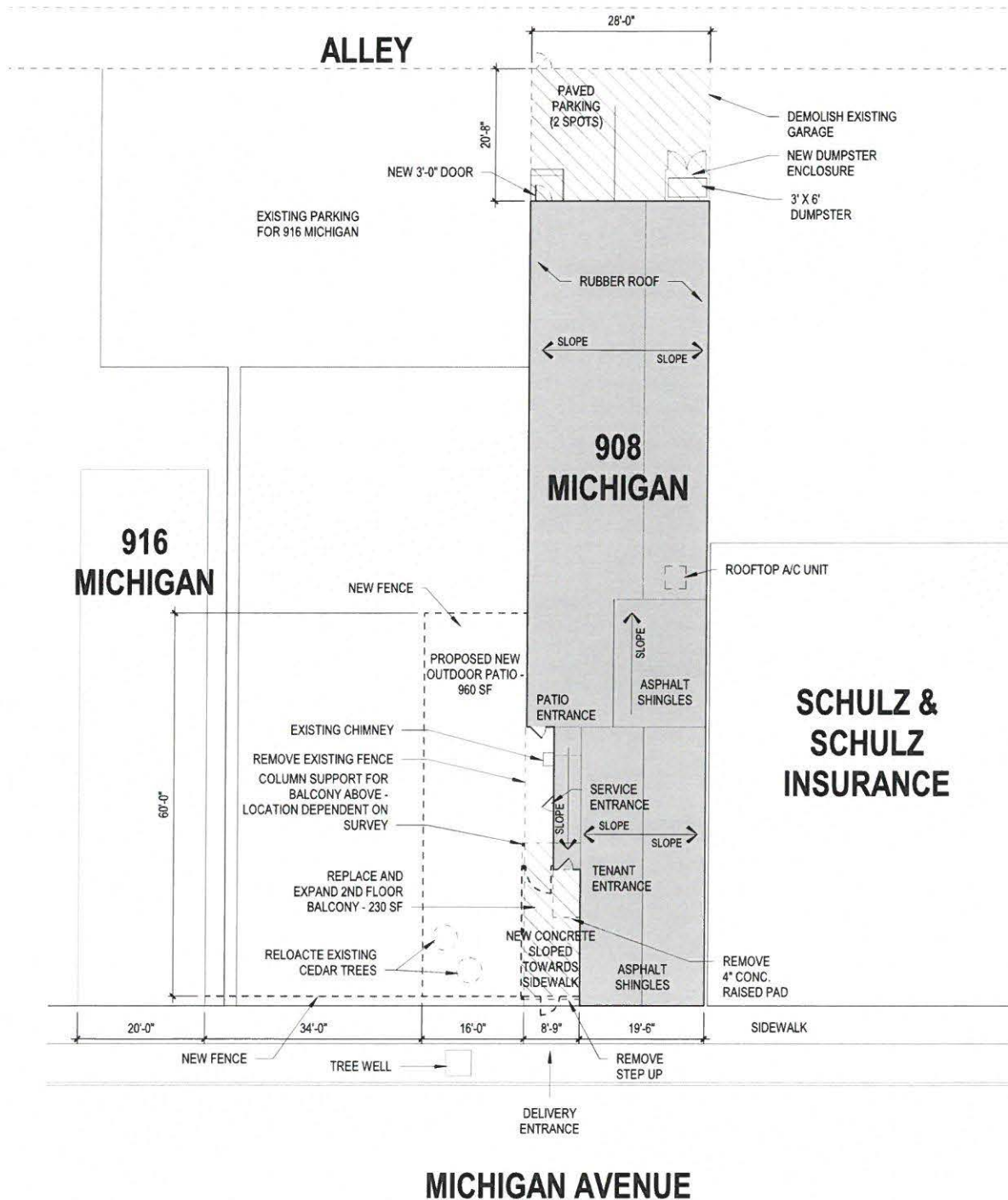
THIS IS AN ORIGINAL PRINT ONLY
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THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

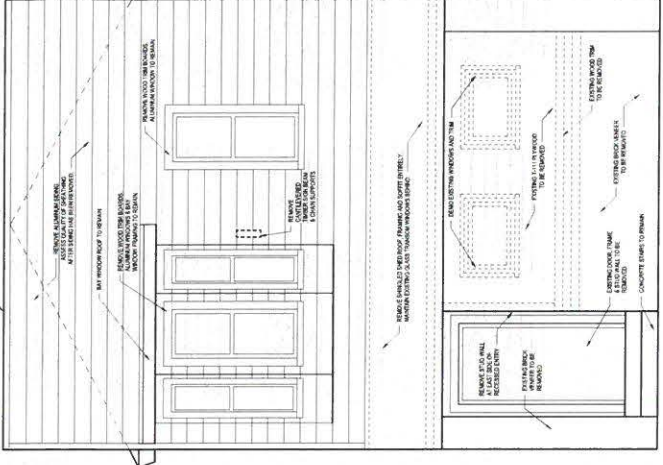
Dennis J. Van Sluys
 Dennis J. Van Sluys S-1238

Dated this 11th day of April, 2019.





1 SITE PLAN
 6 Scale: 1/16" = 1'-0"



Existing South Elevation
 Scale: 1/8" = 1'-0"



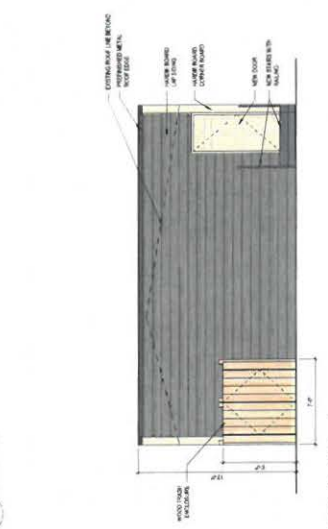
SCHULZ & SCHULZ INSURANCE



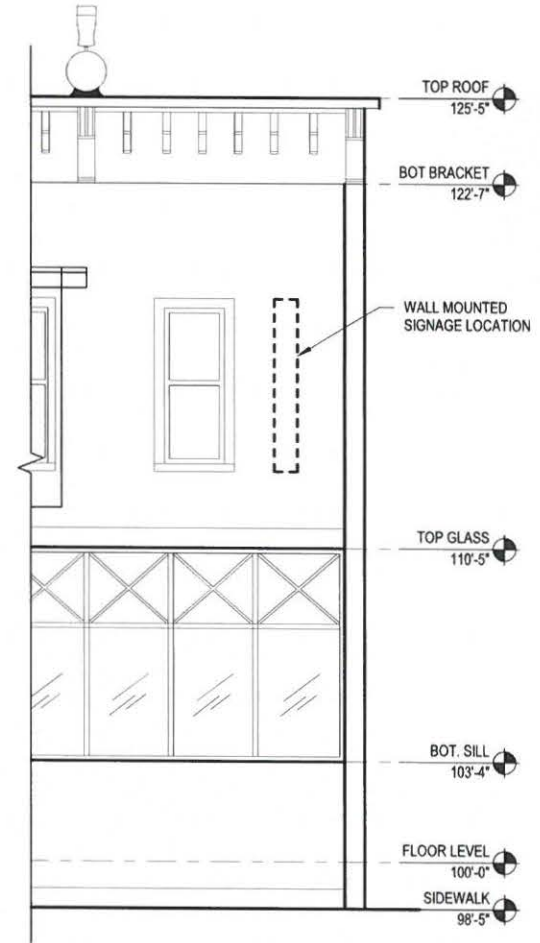
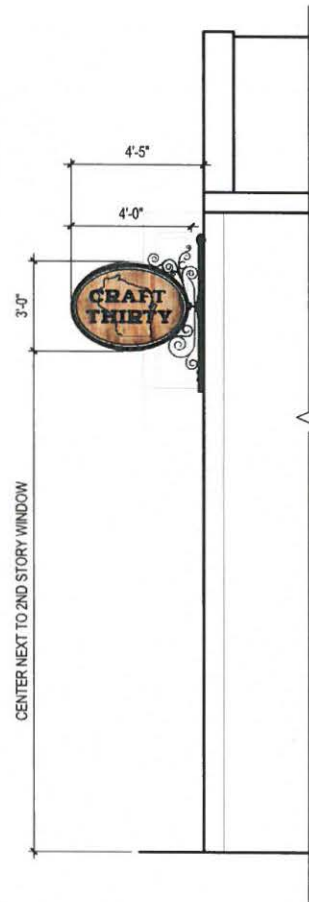
2 West Elevation - Front
 Scale: 1/4" = 1'-0"



3 East Elevation
 Scale: 1/4" = 1'-0"



4 North Elevation
 Scale: 1/4" = 1'-0"



1 Sign Proposal
5 Scale: 1" = 1'-0"

2 East Elevation - Signage
5 Scale: 1/4" = 1'-0"

3 New South Elevation - Signage
5 Scale: 1/4" = 1'-0"





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Lutheran High School to construct a new building addition and to reconstruct/reconfigure the parking lot at 3323 University Drive. SR-5 Zone

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

REPORT DATE: April 18, 2019

MEETING DATE: April 23, 2019

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Lutheran High School is proposing to construct a new building addition and to reconstruct/reconfigure the parking lot at 3323 University Drive. The applicant states:

- Lutheran is proposing to construct a Worship and Fine Arts Center and expand the school's Science wing. Both the facility and improved classrooms can better meet the needs of our students and increase the ways we serve the Sheboygan community.
- The project consists of a 600 seat Auditorium with associated lobby, stage, dressing room and scene shop areas. The Performing Arts Center Addition will allow for the Sheboygan Lutheran High School to locate their performances in a setting other than the gymnasium or off-site at the Stefanie H. Weill Center for the Performing Arts where performances are currently held.
- The Science Wing of Sheboygan Lutheran High is the cornerstone of the building. The lecture spaces, lab areas and classroom technology have been in use for almost 40 years with minimal updates. To be on the cusp of science and technology, Lutheran needs to build to and around the technology frontier and the Science Wing renovation will allow us to broaden the Science curriculum.
- The addition also includes spaces to accommodate a Gallery/conference room, a robotics/advanced technology lab and a music room to accommodate, both instrumental and vocal music.
- Work within the existing building includes alterations to the existing science labs.

Site improvements include:

- The proposed development would create a single story performing arts center attached to the existing high school (northwest corner). The proposed building will have a footprint of approximately 30,000 square feet and 34 feet high.
- The proposed PAC Addition will be clad with face brick, colored split-face concrete masonry units and precast concrete wall panels. The balance of the masonry material varies depending upon the location around the building perimeter, as the addition will have a distinctively "public face", with the other elevations being considerably less exposed to view.
- The precast concrete wall panels, being used only on the enclosure to the Auditorium space itself, will have a smooth textured, buff color and becomes somewhat of a neutral, background surface, as it is for the most part surrounded by other building elements.
- The exterior materials being used on the addition are considered to be a significant upgrade from those used on the existing school building, consisting of painted metal wall panels accented with areas of painted architectural concrete masonry units. Therefore, the addition will contrast with the existing building, in both material and form, to the point of being viewed as a separate building. This is consistent with the addition's minimal connection to the existing building. Lutheran does have plans to upgrade the existing building's exterior in the future.
- A separate addition adds a greenhouse to the science area.
- The proposed site will have 327 parking spaces, with 8 of them being accessible stalls. Existing site has 273 parking spaces.
- There will be one access drive from University Drive on the north side of the property.
- The entire site will be graded such that developed storm water runoff will be directed away from the building and into a new stormwater management pond.

STAFF COMMENTS:

Per FEMA maps it appears that a portion of Lutheran is located within the floodplain. However, Lutheran has done some survey and grading work over the years that shows that the area proposed for addition is at an elevation that is actually outside and above the grade of the floodplain. Lutheran is in the process of submitting a Letter of Map Revision (LOMAR) in order to have FEMA recognize that this area is indeed outside of the floodplain. No building permits will be issued until such time as the LOMAR has been accepted by FEMA and the area (in addition to some others on the property) is officially documented as being outside of the floodplain.

There is a section of property at owned by Sheboygan County (UW-Sheboygan) that Lutheran has been attempting to acquire. This property is located along the west property line. In principle it appears there is an agreement between the parties, however, as of today this property has not been obtained.

The reason why this is important is because the applicant is proposing their addition and parking/access along this common property line - the applicant has submitted site plans based on Lutheran acquiring this property from the County.

Lutheran needs to understand:

- That the site plan must exactly match the property they obtain for the proposed addition. Building permits shall be issued only at such time as Lutheran can provide official documentation from the County that they have acquired this property as drawn.

OR

- If this property is not acquired or the amount of property acquired is different than the approved site plan, Lutheran will have to resubmit their conditional use application that accurately depicts exactly where the improvements are to be constructed (there are variances that would be required if utilizing the existing property line).

The Plan Commission may want to have the applicant address the use and look of the greenhouse they are proposing as part of the conditional use permit.

It appears the applicant is now showing a turnaround at the southeast corner of the building where previously they had a paved access drive that was to go all the way around the building. The applicant shall work with the Fire Department to meet all Fire Department requirements.

There will likely be new signage that will be installed but no formal sign package has been submitted at this time.

The Plan Commission should understand that portions of the school/property are located within the City of Sheboygan and portions are located in the Town of Sheboygan. The City is reviewing only those sections located within the City. It is up to the applicant to work with the Town regarding any improvements that are proposed to be located within the town.

The applicant is requesting the following variance:

- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.
- Requesting a variance to exceed the .5 footcandles at the east property line – Maximum permitted .5 footcandles at the property line.

Appears there are sections of the parking lot that exceed .5 footcandles on the west side of the facility and parking lot. The west property has a significant grade/hill and it appears this extra parking lot lighting should not impact adjacent properties.

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, flood plain, FEMA, etc. (Applicant shall be in contact with building inspection, fire, police, etc.).
2. An occupancy permit will be granted only at such time as the applicant has met all requirements.
3. Applicant is responsible to insure that the proposed building is meeting all Federal, State and local codes pertaining to the Sheboygan River Floodplain.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. 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.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. 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.).
9. 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.
10. 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.
11. Fencing/retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
12. All areas used for parking or maneuvering of vehicles shall be paved.
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
14. 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.

15. 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.).
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. 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.
18. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
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. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
21. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
22. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed.
23. 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.
24. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
25. 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.
26. 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.
27. 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.: 59281513680
MAP NO. _____
ZONING CLASSIFICATION SR-5

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 4/23/19

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

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



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

1. APPLICANT INFORMATION

APPLICANT: Kyle Karstaedt, Abacus Architects, Inc.
ADDRESS: 1135A Michigan Avenue, Sheboygan, WI 53081
E-MAIL: kkarstaedt@abacusarchitects.net
PHONE: (920) 452-4444 FAX NO. () _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Lutheran High School
ADDRESS OF PROPERTY AFFECTED: 3323 University Drive, Sheboygan, WI
LEGAL DESCRIPTION: Parcel #'s 59281513680 and 59024352991

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: The building is used as a high school.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The building will continue to be used as a high school, with increased opportunities for auditorium-based events.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: A Locational Landscape Variance is being requested to allow for flexibility in meeting the foundation landscaping requirement in selected areas in lieu of uniformly around the building.

April 9, 2019

Conditional Use – Project Narrative

Sheboygan Lutheran High School Performing Arts Center Addition
Sheboygan, WI

Project No. 2016-40

The following is a detailed summary of the proposed project.

PROJECT NAME AND ADDRESS:

Sheboygan Lutheran High School Performing Arts Center Addition
3323 University Drive
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- Project includes parcel numbers 59281513680 & 59024352991
- The legal description of both parcels is as follows:

Parcel Number 59281513680

SEC 28 T15N R23E PRT OF THE SE NW & THE NE SW DESC AS: COM AT THE E 1/4 CORNER OF SD SEC 28, TH N- 87-DEG-04'-33"W 1540.44', TH N-87-DEG-20'-00"W 614.72', TH WLY 284.79' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 819', THE CHORD OF WHICH BEARS S-82- DEG-46'-00"W 283.36' TO A POINT OF REVERSE CURVATURE, TH WLY 544.38' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 819', THE CHORD OF WHICH BEARS N-88- DEG-08'-29"W 534.41' TO POINT OF BEG., TH S-01-DEG- 25'-52"E 716.90', TH EAST 192.81', TH S-03-DEG -33'- 30"E 305.77', TH S-10-DEG- 40'-00"W 300', TH N-69-DEG- 16'-54"W 169.53', TH N-74- DEG-37'-24"W 77.34', TH N- 74-DEG-58'-56"W 815.32', TH S-87- DEG-01'-27"W 102.00', TH N-17-DEG-09'-19"W 531.84' TO THE S LINE OF UNIVERSITY DRIVE, TH N-84-DEG- 17'-40"E 265.44' ALONG SD S LINE, TH ELY 171.95' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 285.50', THE CHORD OF WHICH BEARS S-78- DEG-27'-05"E 169.37' TO A POINT OF REVERSE CURVATURE, TH SELY 111.53' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 819', THE CHORD OF WHICH BEARS S-65- DEG-11'-56" E 111.44' TO POINT OF BEG. (LUTHERAN HIGH SCHOOL)

Parcel Number 59024352991

PRT GOV'T LOTS 6 & 7, SEC 28, COM N87 DEG 4'33"W 1331.22' FROM E1/4 COR, SD SEC, TH N87 DEG 20'W 614.72', WLY ALG A CURVE 150' TO THE PNT OF BEG, TH S0 DEG 24'45"E 531.80', S50 DEG 40'W 357.50', S30 DEG 40'W 320', N3 DEG 33'30"W 305.77', W 192.81', N1 DEG 25' 52"E 716.90', TH ELY ALG CURVE & S LN OF C OF SHEB CORP LIMITS 679.17' TO BEG, SUBJ TO HWY CONV REC V 1014 P 679/80 & P 681, & ALSO INCL COM AT SE COR LOT 1 CSM V 5 P 235, TH S69 DEG 11'05"E 189.05' TO W LN S TAYLOR DR, NLY ALG W LN SD DRIVE N4 DEG 55'28"W 235.27', NELY 344.24' ALG CURVE, N35 DEG 24'14"E 227.61', NELY 337.44' ALG CURVE, N57 DEG 37'22"E 42.48' TO SLY LN RELOC UNIV DR, N28 DEG 51'56"W 286.42', N33 DEG 26'19"W 52.69' TO E LN LOT 2 CSM V 5 P 235, S0 DEG 18'56"E 321.27', S50 DEG 45'49"W 357.50', S30 DEG 45'49"W 320' TH S10 DEG 45'49"W 300' TO BEG.

ZONING CLASSIFICATION/ZONING:

- SR-5 – Suburban Residential-5

EXISTING SITE CONDITIONS/LAND USE:

- The existing site involves the existing school with associated parking on both the City and the Town property.
- Runoff flows to an existing pond located to the northeast of the site.
- Swales and pipes throughout the site direct the runoff to the ultimate discharge locations. The runoff is discharged to the Sheboygan River located to the north of the site.
- The existing site has 273 parking spaces.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development would create a single story performing arts center attached to the existing high school. The proposed building will have a footprint of approximately 30,000 square feet.
- The proposed site will have 327 parking spaces, with 8 of them being accessible stalls.
- The height of the proposed addition will be a maximum of 34'.
- There will be one access drive from University Drive on the north side of the property.
- The entire site will be graded such that developed storm water runoff will be directed away from the building and into a new stormwater management pond. Roof drainage will be collected and directed to the proposed pond.
- The existing 6" water service will be utilized, which connects to the public water main in University Drive.
- The building sanitary will connect into the existing private sanitary sewer, which flows north to University Drive.

SITE INFORMATION

City Property Information

Pavement Area	3.44 acres (13% of total site)
Building Area	2.03 acres (8% of total site)
Pond Area	0.26 acres (1% of total site)
Greenspace Area	7.46 acres (28% of total site)

Town Property Information

Pavement Area	1.17 acres (5% of total site)
Pond Area	0.30 acres (1% of total site)
Greenspace Area	11.60 acres (44% of total site)

SITE SELECTION

- The Performing Arts Center Addition will allow for the Sheboygan Lutheran High School to locate their performances in a setting other than the gymnasium or off-site at the Stefanie H. Weill Center for the Performing Arts, where performances are currently held.
- The proposed development fits in aesthetically with Sheboygan and the continued growth in the City and County.

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). See attached Landscape Plan. An updated Landscape Plan will be provided to the City at a later date prior to receipt of the building permit.

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:

- Site lighting has been designed by Kornacki & Associates, Inc. Please refer to the attached Photometric Plan, which illustrates the compliance with the requirements of the City. Light from the proposed lighting units will not spill over onto neighboring properties.

ARCHITECTURE:

- The proposed exterior design is comprised of face brick, decorative concrete masonry, and precast concrete wall panels.
- The buildings materials are consistent with other developments in the Sheboygan area

VARIANCE REQUEST/VARIANCE DESCRIPTION:

Locational Landscaping:

The requested variance is to allow for flexibility in meeting the required landscape criteria planting locations. It is our intention to provide the total required landscape points associated with each of the landscape criteria. However, given the limited greenspace along the east face of the proposed building, as well as the lack of necessity for aesthetics improvements along the west face of the proposed building as a result of limited visibility, we request the flexibility to provide the required landscape outside of the defined 10-foot setback from the foundation wall, as well as the requirement for the landscaping to be around the entire perimeter. Please refer to the attached landscape plan for further clarification. We request the ability to meet the foundation landscape requirements with landscaping on the north face of the building.

FUTURE PROPERTY LINE EXPLANATION:

The existing property line is shown on the site plan along with the future property line. Coordination is being made with Sheboygan County to move the property line into the location shown on the site plan. This is being done to eliminate the need for a variance or easement for the building setbacks and proposed drive, respectively. It is expected that the property line will be altered within the next month, but if it is not, Sheboygan Lutheran High School representatives understand that the project will need to go through plan commission again to achieve the variance and easements approval for the project with the existing property boundary.

Design Narrative

Sheboygan Lutheran High School

PAC Addition

Sheboygan, Wisconsin

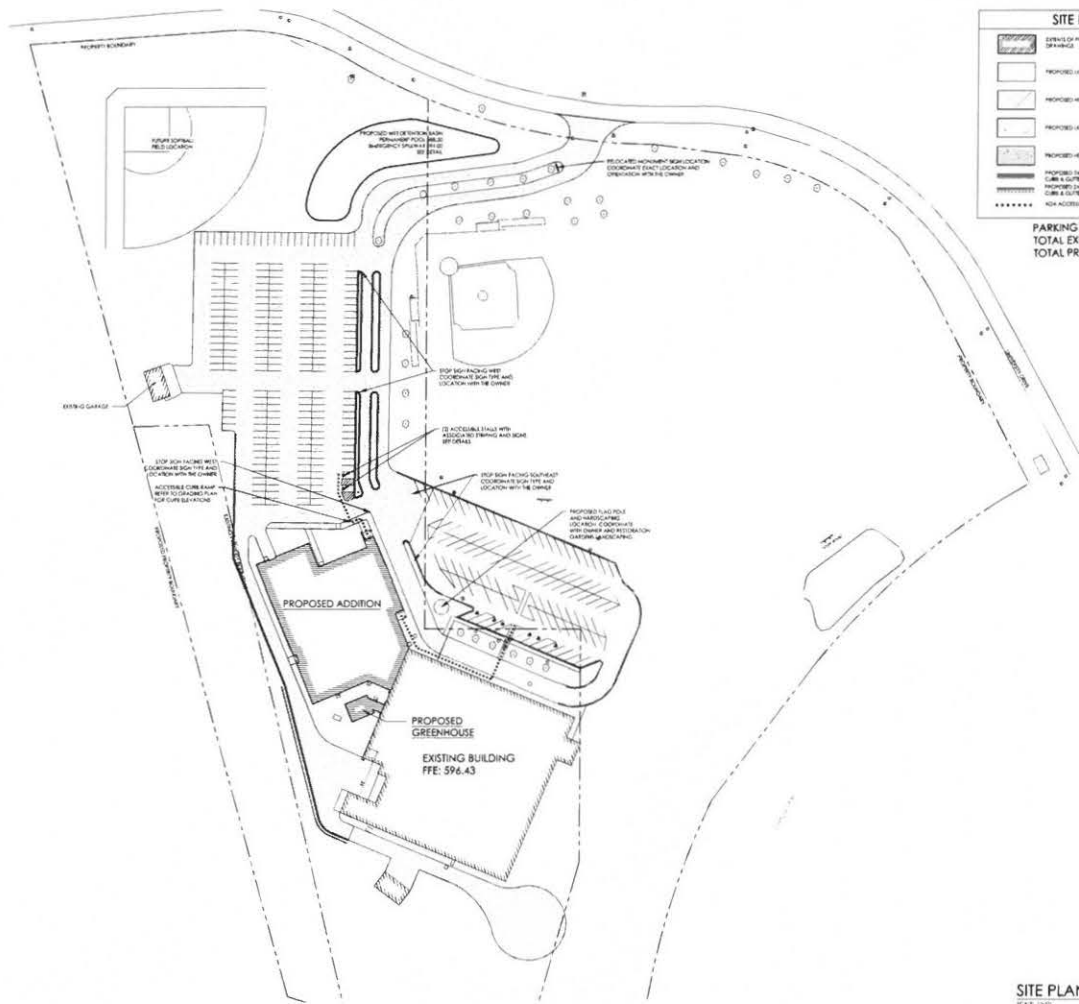
Abacus Architects, Inc. Proj. No. 2016-40
April 9, 2019

The proposed PAC Addition will be clad with face brick, colored split-face concrete masonry units and precast concrete wall panels. The balance of the masonry material varies depending upon the location around the building perimeter, as the addition will have a distinctively “public face”, with the other elevations being considerably less exposed to view.

The precast concrete wall panels, being used only on the enclosure to the Auditorium space itself, will have a smooth textured, buff color and becomes somewhat of a neutral, background surface, as it is for the most part surrounded by other building elements.

The exterior materials being used on the Addition are considered to be a significant upgrade from those used on the existing school building, consisting of painted metal wall panels accented with areas of painted architectural concrete masonry units. Therefore, the Addition will contrast with the existing building, in both material and form, to the point of being viewed as a separate building. This is consistent with the addition's minimal connection to the existing building. The Owner does have plans to upgrade the existing building's exterior in the future.

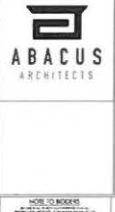
There are no other buildings on adjacent sites that are visible from the subject property.



SITE LEGEND

[Hatched Box]	EXISTING OR PROPOSED BUILDING REFER TO ARCHITECTURAL DRAWINGS
[Dotted Box]	PROPOSED LIGHT DUTY PAVEMENT MATCH SEE DETAIL
[Horizontal Lines Box]	PROPOSED HEAVY DUTY PAVEMENT MATCH SEE DETAIL
[Vertical Lines Box]	PROPOSED LIGHT DUTY CONCRETE MATCH SEE DETAIL
[Diagonal Lines Box]	PROPOSED HEAVY DUTY CONCRETE MATCH SEE DETAIL
[Stippled Box]	PROPOSED BY GRASS/STONE/ADORNABLE CURB/GRASS/SEE DETAIL
[Dotted Box]	PROPOSED BY RUBBER/ADORNABLE CURB/GRASS/SEE DETAIL
[Dotted Box]	NON-ACCESSIBLE CURB

PARKING STALL COUNTS
 TOTAL EXISTING: 273
 TOTAL PROPOSED: 327



DATE: APRIL 9, 2018
 SHEBOYGAN LUTHERAN HIGH SCHOOL
 3322 UNIVERSITY DRIVE, SHEBOYGAN, WI 53081
 DRAWN BY: MDW
 CHECKED BY: JKV
 A
 202
 PROJ. NO. 2016-40

SITE PLAN
 SCALE: 1/8" = 1'-0"





HATCH LEGEND

[Grey Hatch]	BOUTHS OF EXISTING BUILDING AND PROPOSED BUILDINGS REFER TO ARCHITECTURAL DRAWINGS
[Dark Grey Hatch]	ASPHALT HATCH
[Light Grey Hatch]	CONCRETE HATCH
[Dark Green Hatch]	GRAVEL HATCH
[Medium Green Hatch]	LANDSCAPE HATCH
[Blue Hatch]	WATER HATCH

SITE INFORMATION

ZONED: SUBURBAN RESIDENTIAL S	
EXISTING SITE:	4.81 ACRES
IMPERVIOUS	21.80 ACRES
PERVIOUS	
TOTAL	26.31 ACRES
PROPOSED SITE:	7.14 ACRES
IMPERVIOUS	18.17 ACRES
PERVIOUS	
TOTAL	24.31 ACRES
PROPOSED (CITY PROPERTY ONLY)	
IMPERVIOUS	5.17 ACRES
PERVIOUS	8.03 ACRES
LSF	0.44
REQUIRED LSF	0.55

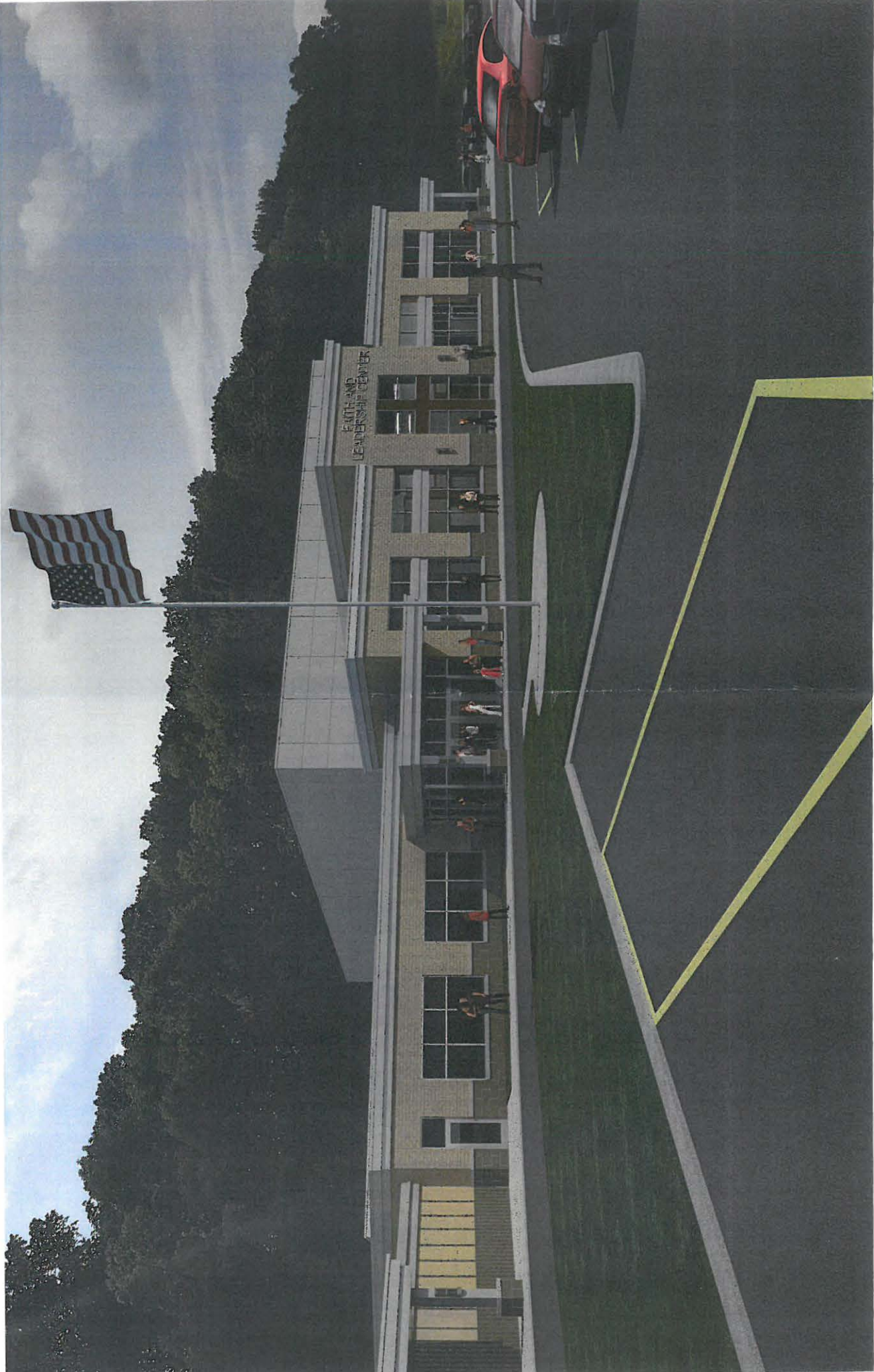
PARKING COUNTS

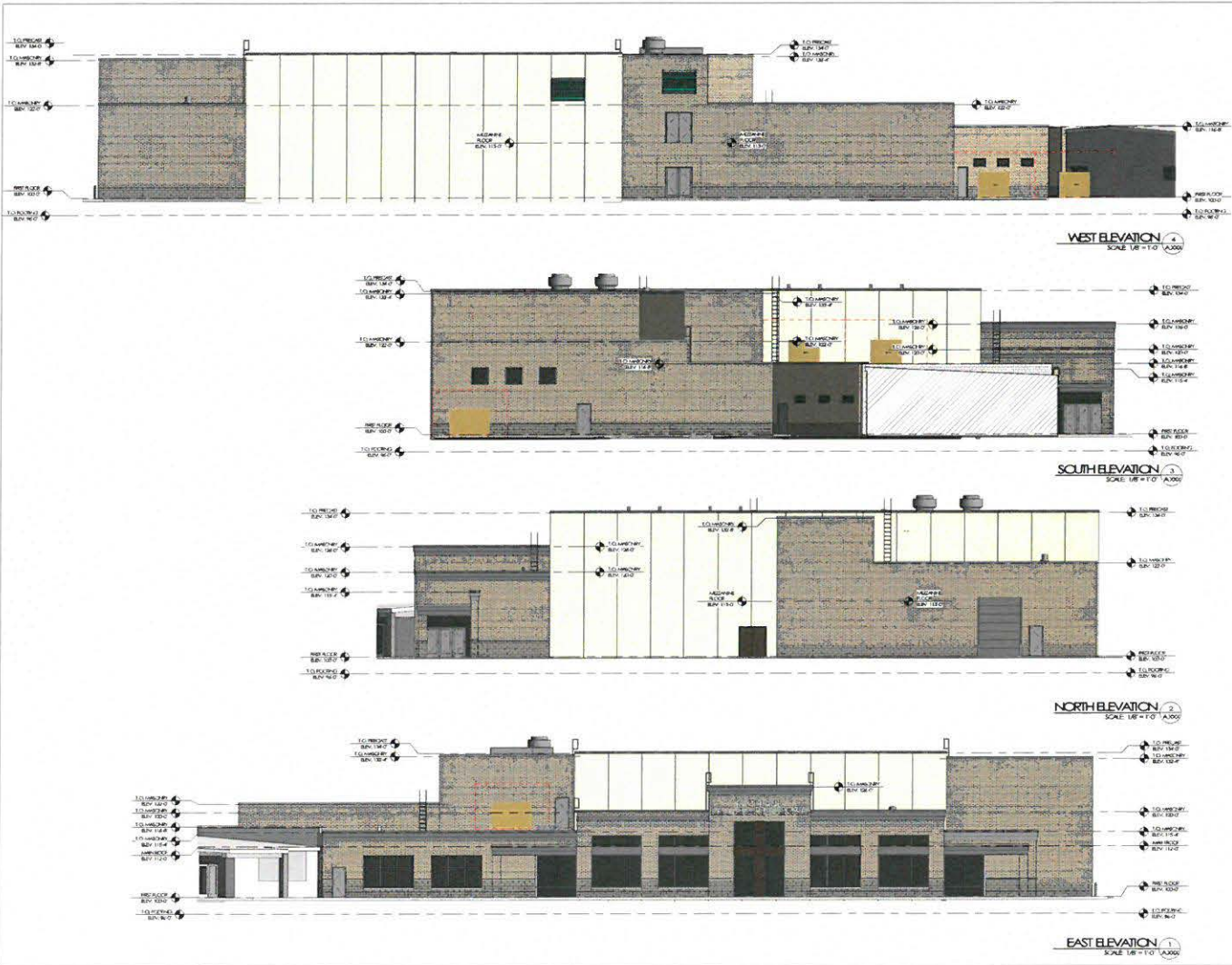
EXISTING PARKING STALLS	275 SPACES
PROPOSED PARKING STALLS	327 SPACES

LAND USE
SCALE: 1"=40'



ISSUE DATE: APRIL 9, 2019
 SHEBOYGAN LUTHERAN HIGH SCHOOL
 PERFORMING ARTS CENTER ADDITION
 3323 UNIVERSITY DRIVE, SHEBOYGAN, WI 53081
 1025A UNIVERSITY DRIVE, SHEBOYGAN, WI 53081, PH: 920.456.4441 | 1251 EAST 177TH AVENUE, WAUWATOSA, WI 53095 (OFFICE)
 DRAWN BY: MDW
 CHECKED BY: JRV
A
208
 PROJ. NO. 2016-40





REVISED:

ABACUS ARCHITECTS
 1000 N. UNIVERSITY DRIVE, SHEBOYGAN, WISCONSIN 53081
 TEL: 920.451.1234 FAX: 920.451.1235
 WWW.ABACUSARCHITECTS.COM

DESIGN CENTER ACTION
SHEBOYGAN LUTHERAN HIGH SCHOOL
 100 UNIVERSITY DRIVE, SHEBOYGAN, WISCONSIN 53081
 TEL: 920.451.1234 FAX: 920.451.1235

DRAWN BY: ALPKI
 CHECKED BY: ONYAW



PROJ. NO. 2016-40



REVISIONS:

PROJECT NAME:
SHEBOYGAN LUTHERAN HIGH SCHOOL
3302 UNIVERSITY DRIVE, SHEBOYGAN, WISCONSIN 53081
1118 N. UNIVERSITY DR., SHEBOYGAN, WI 53081 | 262.461.1741 | 262.461.1742 | 262.461.1743 | 262.461.1744 | 262.461.1745

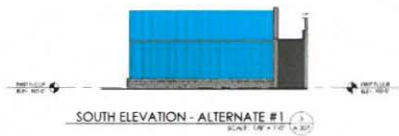
REWORKING AND CENTER ADDITION
SHEBOYGAN LUTHERAN HIGH SCHOOL
3302 UNIVERSITY DRIVE, SHEBOYGAN, WISCONSIN 53081
1118 N. UNIVERSITY DR., SHEBOYGAN, WI 53081 | 262.461.1741 | 262.461.1742 | 262.461.1743 | 262.461.1744 | 262.461.1745

DRAWN BY: ALPUS

CHECKED BY: CHOEHR

A
307

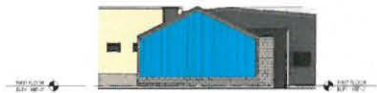
PROJ. NO. 2016-40



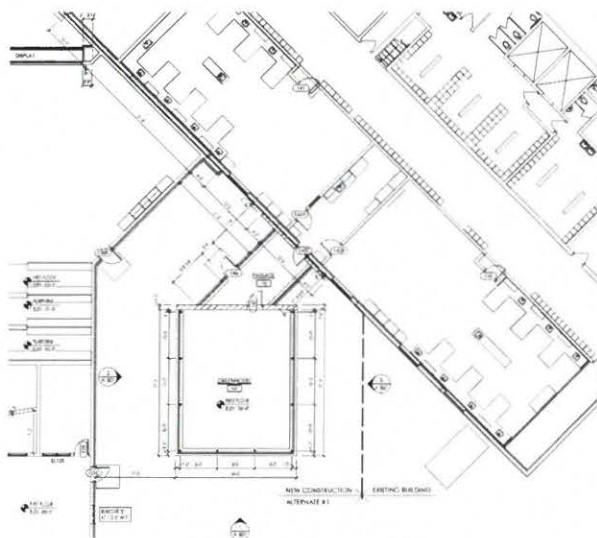
SOUTH ELEVATION - ALTERNATE #1
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - ALTERNATE #1
SCALE: 1/8" = 1'-0"



WEST ELEVATION - ALTERNATE #1
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN - NEW CONSTRUCTION - ALTERNATE #1
SCALE: 1/8" = 1'-0"



National Flood Hazard Layer FIRMMette



43°44'36.43"N



Legend

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

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone I |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes, Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone C |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| MAP PANELS | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | 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 12/19/2018 at 10:45:19 AM 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.

