

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Hexion Inc. to construct a new building and parking at Hexion Specialty Chemicals located at 2522 S. 24th Street. UI Zone

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

REPORT DATE: January 25, 2019

MEETING DATE: January 29, 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:

Hexion Specialty Chemicals is proposing to construct a new building and parking at their facility located at 2522 S. 24th Street. The applicant states:

- Hexion is proposing to construct a 2,160sf building (control room and connector link). The building will be used as a plant control room. The new building location was selected because it is a safe, central location to control all plant activities; it permits Hexion to relocate all existing control rooms away from possible hazardous/unsafe areas; and it provides a location for applying Personal Protective Equipment (PPE) prior to entering the plant.
- A new 10 car parking lot will also be constructed to serve new control room building and plant employees (east of new building).
- The new control room building design will remain consistent with the existing Hexion Plant. Due to blast ratings, the main control room building will be constructed of precast concrete walls, and a precast concrete roof structure. The connector link that connects the new building to the existing break room will be a metal liner panel to match existing facades of various portions of the plant. The new control room building will have a couple windows located on the north and east elevations to allow daylight, while not having any windows on the south or west elevations due to the blast rating requirements. The connector link will have small 'clerestory' like windows along the east elevation to provide some natural lighting as well.

- Due to the existing Hexion Plant site, and its location being set back from the property lines, this new control room building will not impact the surrounding area or surrounding businesses and will not cause any nuisances. It will provide the plant with a safe central hub for controlling all the plant operations along with allowing employees to apply appropriate PPE prior to entering any hazardous or unsafe areas of the plant. It is our belief that this new control room development will safely enhance Hexion's day to day operations.

STAFF COMMENTS:

The Plan Commission may want to have the applicant explain when the applicant will start construction on these building, parking and site improvements.

The Plan Commission may want to have the applicant explain what exactly Hexion does at their Sheboygan location.

The applicant is requesting the following land use 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 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, etc.. An occupancy permit will be granted only at such time as the applicant has met all requirements.
- 2) Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire/police departments, etc.).
- 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 occupancy.
- 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 (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
- 9) Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any

concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.

- 10) All areas used for parking/maneuvering of vehicles shall be paved prior to issuance of an occupancy permit.
- 11) All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
- 12) Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
- 13) Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
- 14) Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
- 15) 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).
- 16) 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. 59281431680

MAP NO. _____

ZONING CLASSIFICATION: URBAN INDUSTRIAL

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: 11/29/19

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

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**

Requirements Per Section 15.905
Revised May 2012

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

1. APPLICANT INFORMATION

APPLICANT: COLE SLADKY

ADDRESS: 2525 N. ROEMER RD., APPLETON, WI 54911 E-MAIL: COLE.SLADKY@BOLDT.COM

PHONE: (920) 225-6163 FAX NO. (920) 225-6307

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: HEXION SPECIALTY CHEMICALS

ADDRESS OF PROPERTY AFFECTED: 2522 S. 24TH ST. SHEBOYGAN, WI 53081

LEGAL DESCRIPTION: SEC 34 T15N R23E PRT OF NW 1/4 DESC AS COM AT SW

COR OF SD 1/4, TH N-UD-DEG-29'E 1538.32', TH E 711.77' TO E LINE OF S. 24TH
ST, TH N-UD-DEG-24'E 145.96' ALONG THE E LN OF SD ST, TH E 616', TH S-UD-DEG-24'W 383.20'
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____ TO NW 1/4 R/W LN OF C+NW R12 MAIN TRACK

THE PLANT PRODUCES RESIN/ADHESIVE FOR PAPER PRODUCTS

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: NO CHANGES TO EXISTING, JUST

ADDING NEW CONTROL ROOM TO CONSOLIDATE EXISTING CONTROL ROOMS

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: LOCATIONAL VARIANCE FOR LANDSCAPING DUE

TO NEW CONTROL ROOM BUILDING BEING SURROUNDED BY ASPHALT

WRITTEN DESCRIPTION – CONDITIONAL USE APPLICATION

Hexion Specialty Chemicals – New Consolidated Control Room Building
2522 S 24th St.
Sheboygan, WI 53081

Zoning District

Urban Industrial (UI)

Proposed Building Use

Consolidated Control Room Building – 2,160 SF

Proposed Use Information

Reason for location within Hexion Plant

- This location within the Hexion plant was selected for the following reasons
 - Safe, central location to control all plant operations
 - Relocate all existing control rooms away from possible hazardous/unsafe areas
 - Safe location for applying Personal Protective Equipment (PPE) prior to entering plant

Estimated Employees

- 3-5 full-time employees on a normal shift

Access

- Vehicles will enter and exit through the existing gate located at the north property line of the site, no site modifications regarding site ingress or egress

Site Data

Total Site Area:	1,379,110 SF (31.660 Acres)
New Control Room Building Footprint:	2,160 SF (> 1% of total site)
New Parking Lot to Serve Control Room (10 new spaces, inc. 1 ADA Accessible):	4,800 SF (> 1% of total site)

Summary of Improvements

New consolidated control room building

New connector link from new control room building to existing break room for PPE storage/changing area

New 10-car parking lot to serve new control room building and plant employees

New landscaping in compliance with current city of Sheboygan Zoning Ordinance Chapter 15-6

Building Design

The new control room building design will remain consistent with the existing Hexion Plant. Due to blast ratings, the main control room building will be constructed of precast concrete walls, and a precast concrete roof structure to withstand a blast rating of 3 PSI. The connector link that connects the new building to the existing break room will be a metal liner panel to match existing facades of various portions of the plant. Per owner requirements, since the connector link is not regularly occupied, this portion of the addition does not need to resist the 3 PSI blast. The new control room building will have a couple windows located on the north and east elevations to allow daylight, while not having any windows on the south or west elevations due to the blast rating requirements. The connector link will have small 'clerestory'-like windows along the east elevation to provide some natural lighting as well.

Landscape Requirements

Landscaping plan submittal complying with all current standards per the City of Sheboygan Zoning Ordinance Chapter 15-6 to be provided at time of permitting.

Performance Standards / Potential Nuisances

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

The industrial use of the new control room building is consistent with the use of the Hexion Plant, and will not generate any additional nuisances to nearby property owners.

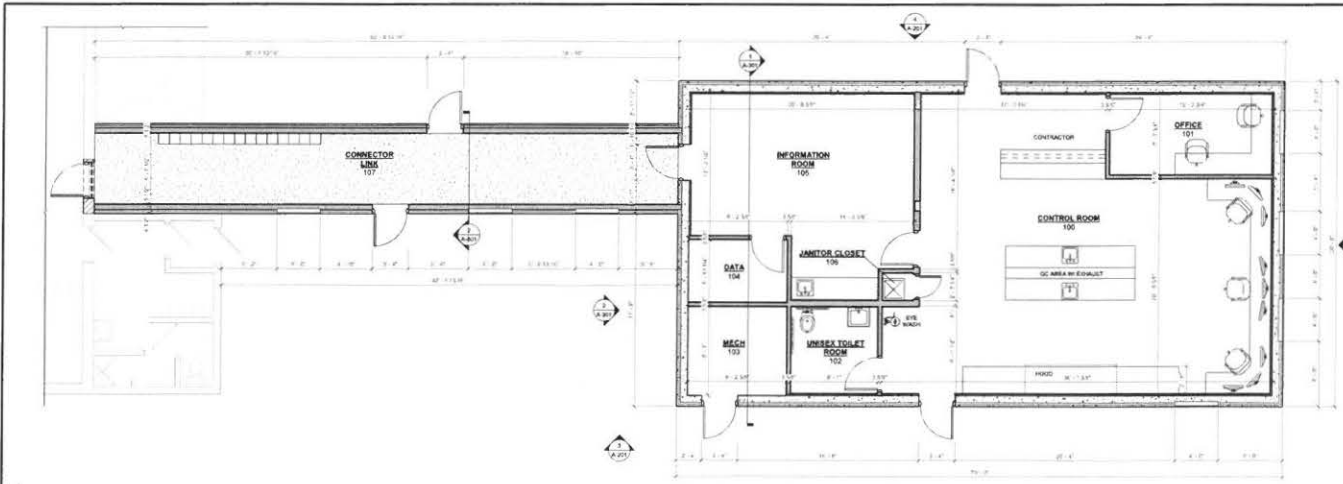
Site Lighting

Site lighting at new parking lot to be provided via two (2) new pole mounted light fixtures

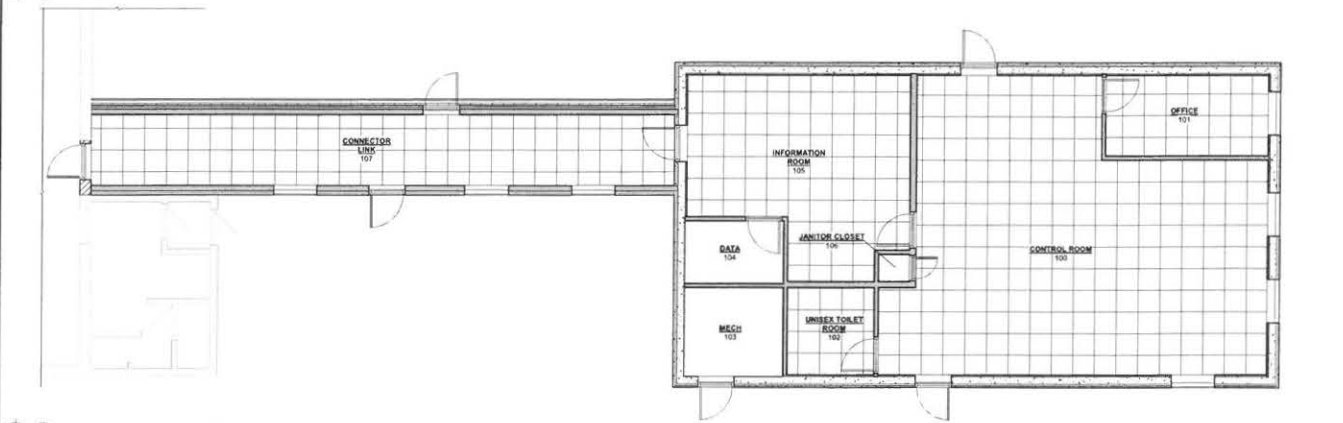
Site lighting at new control room building and connector link to be provided via building mounted wall pack light fixtures

Written Justification

Due to the existing Hexion Plant site, and its location being set back from the property lines, this new control room building will not impact the surrounding area or surrounding businesses and will not cause any nuisances. It will provide the plant with a safe central hub for controlling all the plant operations along with allowing employees to apply appropriate PPE prior to entering any hazardous or unsafe areas of the plant. It is our belief that this new control room development will follow and not go against the City of Sheboygan comprehensive master plan, and it will safely enhance Hexion's day to day operations.



NEW CONTROL ROOM BUILDING - FLOOR PLAN
SCALE: 1/8" = 1'-0"



NEW CONTROL ROOM BUILDING - REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

SAFETY: A WAY OF LIFE

NOT FOR CONSTRUCTION

UNLESS INDICATED OTHERWISE, DIMENSIONS AND SPECIFICATIONS PREPARED BY THE BOLDT COMPANY SHALL NOT BE LOANED, REPRODUCED OR USED EXCEPT AS AUTHORIZED BY CONTRACT WITHOUT EXPRESS WRITTEN CONSENT OF THE BOLDT COMPANY.

BOLDT
Technical Services

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No.	Description	Date
1	ISSUE FOR REVIEW	05/05/10
2	ISSUE FOR REVIEW	05/05/10
3	ISSUE FOR REVIEW	05/05/10
4	ISSUE FOR REVIEW	05/05/10
5	ISSUE FOR REVIEW	05/05/10
6	ISSUE FOR REVIEW	05/05/10
7	ISSUE FOR REVIEW	05/05/10
8	ISSUE FOR REVIEW	05/05/10
9	ISSUE FOR REVIEW	05/05/10
10	ISSUE FOR REVIEW	05/05/10
11	ISSUE FOR REVIEW	05/05/10
12	ISSUE FOR REVIEW	05/05/10
13	ISSUE FOR REVIEW	05/05/10
14	ISSUE FOR REVIEW	05/05/10
15	ISSUE FOR REVIEW	05/05/10
16	ISSUE FOR REVIEW	05/05/10
17	ISSUE FOR REVIEW	05/05/10
18	ISSUE FOR REVIEW	05/05/10
19	ISSUE FOR REVIEW	05/05/10
20	ISSUE FOR REVIEW	05/05/10

CONTROL ROOM CONSOLIDATION
HEXION SPECIALTY CHEMICALS
SHEBOYGAN, WI
FLOOR PLAN / REFLECTED CEILING
PLAN

Project Number: 88829
Drawn By: CSM
Checked By: CSM

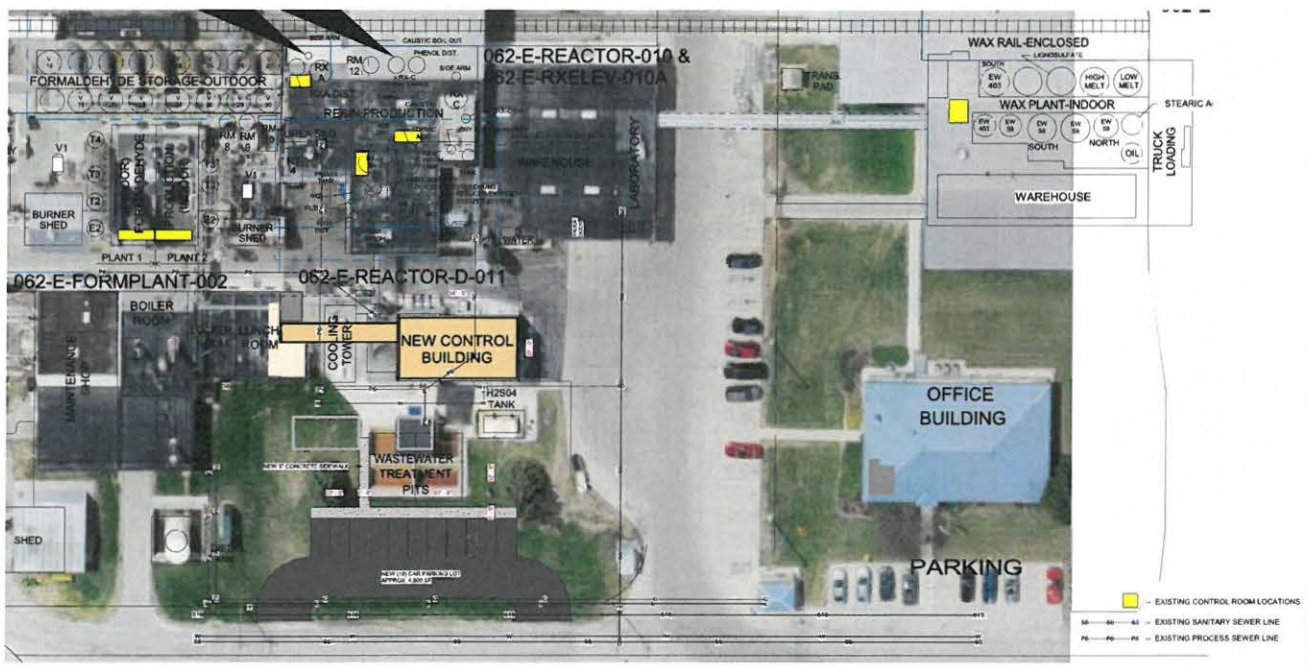
A-101

No.	Description	Date
1	LOCAL PLAN REVIEW	07/10/2014

CONTROL ROOM CONSOLIDATION
HEXION SPECIALTY CHEMICALS
SHEBOYGAN, WI
SCHEMATIC SITE PLAN

Project Number: 88329
Drawn By: DMF
Checked By: DMF

C-101



SCHEMATIC CAMPUS MAP OVERVIEW
SCALE: 1" = 50'

SAFETY: A WAY OF LIFE

NOT FOR CONSTRUCTION

DRAWINGS AND SPECIFICATIONS PREPARED BY THE BOLDT COMPANY SHALL NOT BE COPIED, REPRODUCED OR USED EXCEPT AS AUTHORIZED BY CONTRACT WITHOUT EXPRESSED WRITTEN CONSENT OF THE BOLDT COMPANY.

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CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by the Sheboygan A's to construct a new deck at Wildwood Baseball Park located at 2328 New Jersey Avenue. SR-5 Zone

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

REPORT DATE: January 25, 2019

MEETING DATE: January 29, 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 Sheboygan A's are proposing to construct a new deck at Wildwood Baseball Park located at 2328 New Jersey Avenue. The applicant states:

- The proposed development consists of the addition of an 800sf deck immediately north of the current press box, between the grandstand and the concession/restroom facility. The floor level of this deck is just above the top of the grandstand seating.
- Materials for the project are inspired by the existing structures adjacent to the new addition. The deck is made up of stained wood columns, wood floor structure, with membrane roofing to provide a drainage plane below the wood decking walking surface. Metal railings will be provided in a similar fashion to the existing railings with additional horizontal wiring for safety.

The A's are constructing the deck because:

- The A's are facing new baseball competition from Northwood League franchises in Mequon, Fond du Lac and Green Bay so enhancing the game day experience is a must.
- Current fan base is aging and the club continues to work on ways to appeal to our "new" fans that will be the club's lifeblood of the future. The deck provides an amenity to attract a new younger fan base that are looking for a greater entertainment experience. The deck provides an amenity to attract a new fan base interested in more than just the game. Construction of the deck will offer a premier seating area to groups and general fans that will enhance the fan experience.

- Our plan is to either offer it to the general public on a game by game basis at a premium ticket price which will include a food/beverage offering, or strictly to groups at a premium price. This benefits the A's by driving more numbers and revenue. It benefits fans by creating a greater excitement in attending A's games.

STAFF COMMENTS:

The Plan Commission should have the applicant explain when the A's will start construction on these improvements.

Applicant recently constructed a new shed on the property. Applicant shall take out the required building permits for the shed that has been constructed.

Staff understands that the Public Works Committee and the Common Council must approve the proposed project because Wildwood Baseball Park is City of Sheboygan property. Staff will include a condition of approval that the conditional use permit is approved subject to the Common Council approving the A's request to construct the project as proposed on this City property.

ACTION REQUESTED:

Staff recommends approval of the conditional use 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, etc.. An occupancy permit will be granted only at such time as the applicant has met all requirements.
- 2) Applicant shall take out all required building and mechanical permits for the recently constructed shed.
- 3) Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
- 4) Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
- 5) 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.).
- 6) All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
- 7) 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.
- 8) Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
- 9) 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).

- 10) Prior to building permit issuance, the applicant shall receive City of Sheboygan Common Council approval/authorization to proceed with the project as proposed on this City of Sheboygan Wildwood Baseball Park property.
- 11) Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures.
- 12) 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. 59281208790
MAP NO. _____
ZONING CLASSIFICATION: SR-5

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 1/29/19

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

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

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

1. APPLICANT INFORMATION

APPLICANT: SHEBOYGAN A'S BASEBALL
MAILING
ADDRESS: P.O. BOX 32 SHEBOYGAN E-MAIL: SCOTT.STANGL@QUALITYSTATE.CO
PHONE: (920) 946-6764 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: SHEBOYGAN A'S BASEBALL
ADDRESS OF PROPERTY AFFECTED: 2328 NEW JERSEY AVE SHEBOYGAN
LEGAL DESCRIPTION: SEE ATTACHED

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: SHEBOYGAN
BASEBALL STADIUM

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: A GROUP DECK FOR USE DURING
GAMES IS PROPOSED TO BE ADDED

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

SITE NARRATIVE - CONDITIONAL USE APPLICATION

January 14, 2019

PROJECT NAME AND ADDRESS:

2328 New Jersey Ave.,
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281208790.
- It is defined as LYMAN ADDN BLKS 4 & 5 AND LOTS 12 THRU 21.

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

SR-5 - Suburban Residential 5
25-foot front yard setback
25-foot rear yard setback
(35)-foot maximum building height

EXISTING SITE CONDITIONS/LAND USE:

Currently in use as a baseball field and bleachers, with moderate amenities, including restrooms.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of the addition of 800 SF deck immediately north of the current press box and between the north grand stand and the toilet building.
- The floor level of this deck is just above the top of the grand stand seating.

- Proposed pavement area: No Additional Pavement
- Proposed green space: No change to green space.

LANDSCAPE REQUIREMENTS

- Landscape requirements are handled by existing landscape.
- Drainage will be handled by existing infrastructure.

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 property owners.

SITE LIGHTING:

- Site lighting will be limited to wall mounted fixtures and down-lights mounted to underside of deck structure.
- No pole lighting will be provided.

ARCHITECTURE:

- This deck is a necessary expansion to the existing grandstand, and provides a new type of seating, notably on a flat surface, for a group of spectators. This deck will be built within the current footprint of the pavement and between other existing structures.

- Materials on the project are inspired by the existing structures adjacent to the new addition. The new structure of the deck is made up of stained wood columns, wood floor structure, with membrane roofing to provide a drainage plane below the wood deck walking surface. Metal railings at the perimeter of the deck will be provided in a similar fashion to the existing railings with additional horizontal wires to meet railing gap requirements.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

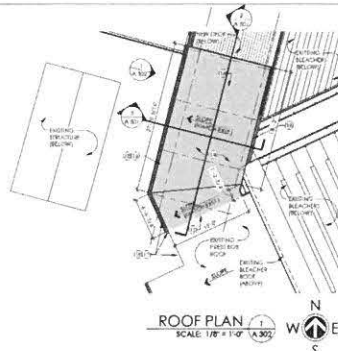
- No variance is requested.

GENERAL PLAN NOTES

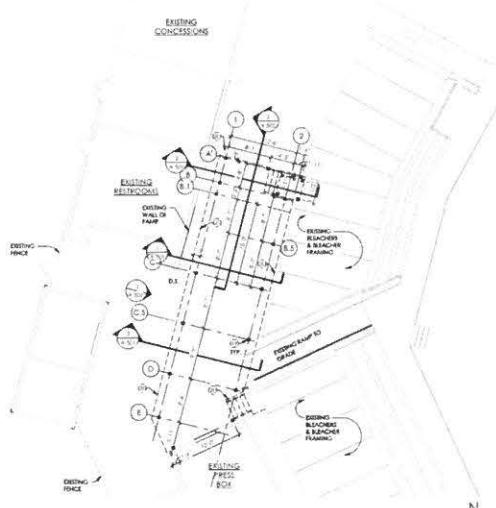
- 1. CONSTRUCTION TO BE IN COMPLIANCE WITH ALL GOVERNMENT CODES, ORDINANCES AND REGULATIONS.
- 2. THE INSTALLATION AND ERECTION OF ALL PRODUCTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S DIMENSIONS, INSTRUCTIONS AND SPECIFICATIONS.
- 3. ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON PLANS ARE TO BE FIELD VERIFIED PRIOR TO DEMOLITION AND CONSTRUCTION.
- 4. EACH TRADE IS RESPONSIBLE FOR THE DEMOLITION IN THEIR AREA OF RESPONSIBILITY.

ROOF SYMBOLS

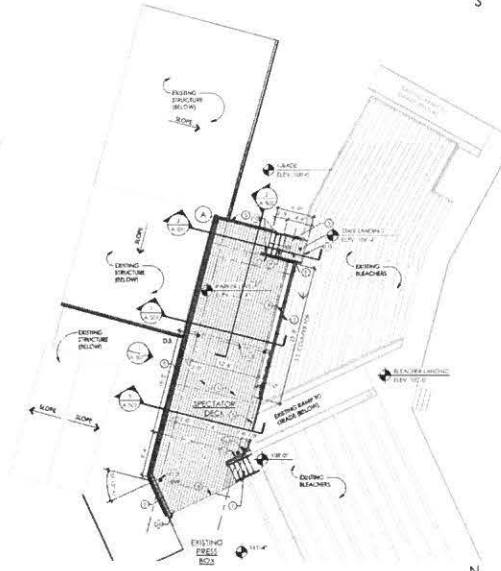
- EXISTING STRUCTURE ROOF OR EXISTING ROOF CONSTRUCTION (HATCH)
- ▭ FUTURE ROOF OR ROOF CONSTRUCTION (HATCH)



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



GROUND LEVEL PLAN
SCALE: 1/8" = 1'-0"



DECK FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN KEYNOTES

- | NO. | DESCRIPTION |
|-----|---|
| 1 | COMPOSITE DECKING ON PRESERVATIVE TREATED WOOD JOISTS. SEE STRUCTURAL DRAWINGS. |
| 2 | EXISTING GUARD AT TOP OF BLEACHERS TO REMAIN. |
| 3 | ALIGN NEW DECK WITH BACK SIDE OF EXISTING GUARD - NOTCH DECK CONSTRUCTION AROUND EXISTING GUARD SUPPORTS AS NECESSARY. |
| 4 | SECURE DECK CONSTRUCTION TO EXISTING PRESS BOX STRUCTURE. SEE STRUCTURAL DRAWINGS. |
| 5 | NEW 1 1/2" O.D. PAINTED STEEL GUARD RAIL 42" HIGH WITH 17" HORIZONTAL INTERMEDIATE STEEL RAILS. GUARD SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A 4" SPHERE FROM THE WALKING SURFACE TO THE SECOND GUARD HEIGHT PER BC 1015.4. THE TRIANGULAR OPENINGS AT THE OPEN SIDES OF A STAIR FORMED BY THE RAIL, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER PER BC 1014.4. SECTION 2. GUARD MUST BE SECURED TO PERMITS A LEAD OF 20 POUNDS PER LINEAR FOOT PER BC 1001.1 AND LOCATED TO PERMITS A SINGLE (CONCENTRIC) LEAD OF 200 POUNDS APPLIED IN ANY DIRECTION PER BC 1001.1.1. SEE SECTIONS FOR ADDITIONAL INFORMATION. |
| 6 | NOTCH DECK & GUARD CONSTRUCTION AROUND EXISTING STRUCTURAL COLUMNS AS NECESSARY. |
| 7 | REINSTATE SALVAGED STAIR AND ALL ASSOCIATED EQUIPMENT IN EXISTING LOCATION. |
| 8 | STAIR LANDING ELEVATION TO MATCH HEIGHT OF TOP BLEACHER TREAD. CONSTRUCTION TO BE COMPOSITE DECKING ON PRESERVATIVE TREATED WOOD FRAMING. SEE STRUCTURAL DRAWINGS. |
| 9 | PREFABRICATED METAL STAIR WITH 4 EQUAL RISES INCLUDING: (1) TYP. 20" O.D. PAINTED STEEL HANDRAILS ON 18" RISE ATTACHED TO ADJACENT GUARD WITH HANGER 1/2" HANGERS PER BC 1014.6. HANDRAIL MUST BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT PER BC 1001.1 AND DESIGNED TO PERMITS A SINGLE (CONCENTRIC) LEAD OF 200 POUNDS APPLIED IN ANY DIRECTION PER BC 1001.1.1. SEE SECTIONS FOR ADDITIONAL INFORMATION. |
| 10 | TOP 20" O.D. PAINTED STEEL HANDRAILS ON 18" RISE ATTACHED TO ADJACENT GUARD WITH HANGER 1/2" HANGERS PER BC 1014.6. HANDRAIL MUST BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT PER BC 1001.1 AND DESIGNED TO PERMITS A SINGLE (CONCENTRIC) LEAD OF 200 POUNDS APPLIED IN ANY DIRECTION PER BC 1001.1.1. SEE SECTIONS FOR ADDITIONAL INFORMATION. |
| 11 | ALIGN TOP OF STAIR LANDING WITH BACK EDGE OF TOP BLEACHER TREAD AND LOCATED TO PERMITS 10" RISES. SEE STRUCTURAL DRAWINGS. |
| 12 | COLUMNS TO SUPPORT EXISTING ROOF ABOVE. SEE STRUCTURAL DRAWINGS FOR EXACT COLUMN DESIGN AND LOCATIONS. TYPICAL. |
| 13 | DASHED LINE DENOTES PERIMETER OF ROOF EXTENSION ABOVE. SEE ROOF PLAN. |
| 14 | RAPHAEL SHINGLES COVER 8" IS RENOVATED ON TOP OF GIB DRAINAGE ON WOOD STRUCTURE. SEE STRUCTURAL DRAWINGS. |
| 15 | REMOVE EXISTING FACIA WHERE NECESSARY FOR NEW ROOF EXTENSION AND THE NEW ROOF CONSTRUCTION INCLUDING ALL NEEDED TO PROVIDE SEAMLESS TRANSITION TO THE FULLEST EXTENT POSSIBLE. |
| 16 | NEW PREFABRICATED ALUMINUM GUTTER - STYLE & FINISH TO MATCH EXISTING. |
| 17 | REMOVE EXISTING GUTTER AND DOWNSPOUT AS NECESSARY AND REPLACE WITH NEW PREFABRICATED ALUMINUM GUTTER & DOWNSPOUT AT ROOF PERIMETER AND ADJACENT LOCATIONS - STYLE & FINISH TO MATCH EXISTING. |
| 18 | NEW FACIA CONSTRUCTION TO MATCH EXISTING - PROVIDE FLASHING AT ROOF EDGES AND GUTTER. |
| 19 | COLUMNS FOR DECK AND STAIR LANDING ABOVE - LOCATIONS SHOWN AND DIMENSIONS ARE FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS AND SPECIFICATIONS. |
| 20 | DASHED LINE DENOTES PERIMETER OF DECK AND STAIR LANDING ABOVE. |
| 21 | ROUGH IN HOT/COLD WATER AND DRAIN FOR PURSE SINK. |



REVISIONS:

PROJECT NUMBER: 2276 NEW JERSEY SHEBOYGAN, WI 53081
DATE: 11/11/2015

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: JAM
CHECKED BY: CHERIE
A
302
PROJ. NO. 2015-79



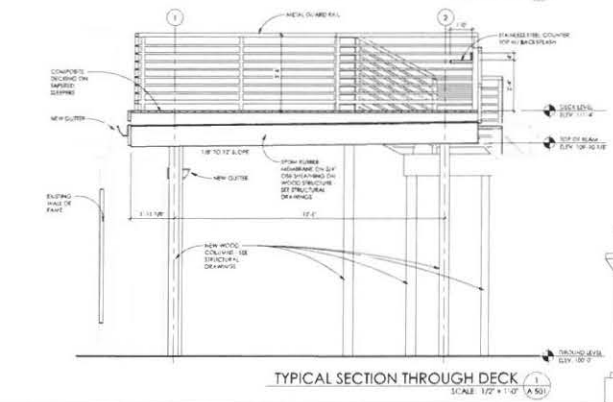
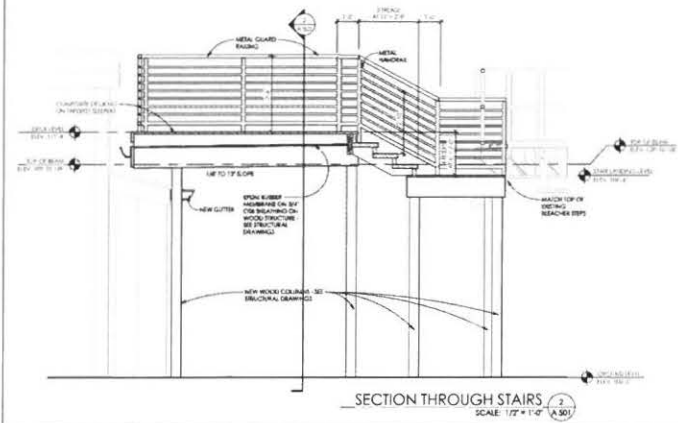
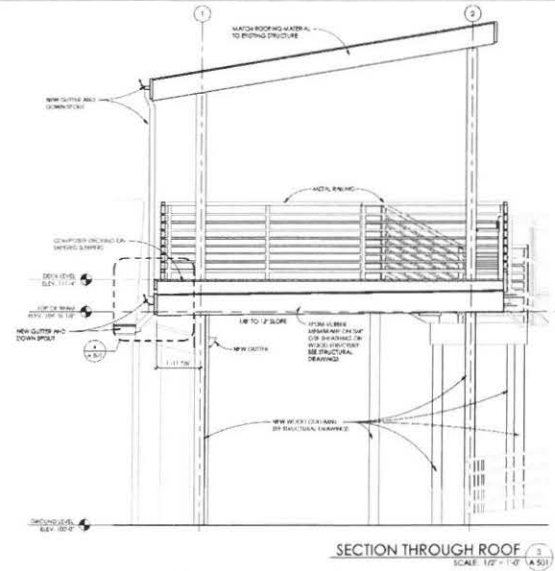
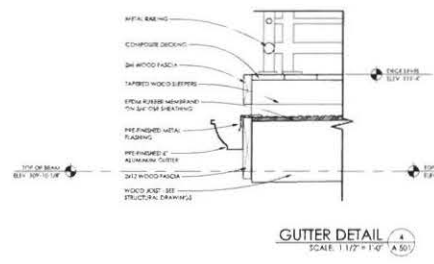
REVISIONS:

DO NOT ALTER OR REMOVE THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF ABACUS ARCHITECTS

ISSUE DATE: 02/15/2018
 NEW SPECTATOR DECK FOR:
WILDWOOD PARK
 227.6 NEW JERSEY, SHEBOYGAN, WI 53081
 1135A WASHINGTON AVE. SHEBOYGAN, WI 53081
 TEL: 920.887.4400

DRAWN BY: JAKA
 CHECKED BY: CHROME
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501
 PROJ. NO. 2015-79

PRELIMINARY - NOT FOR CONSTRUCTION





 **ABACUS**
ARCHITECTS

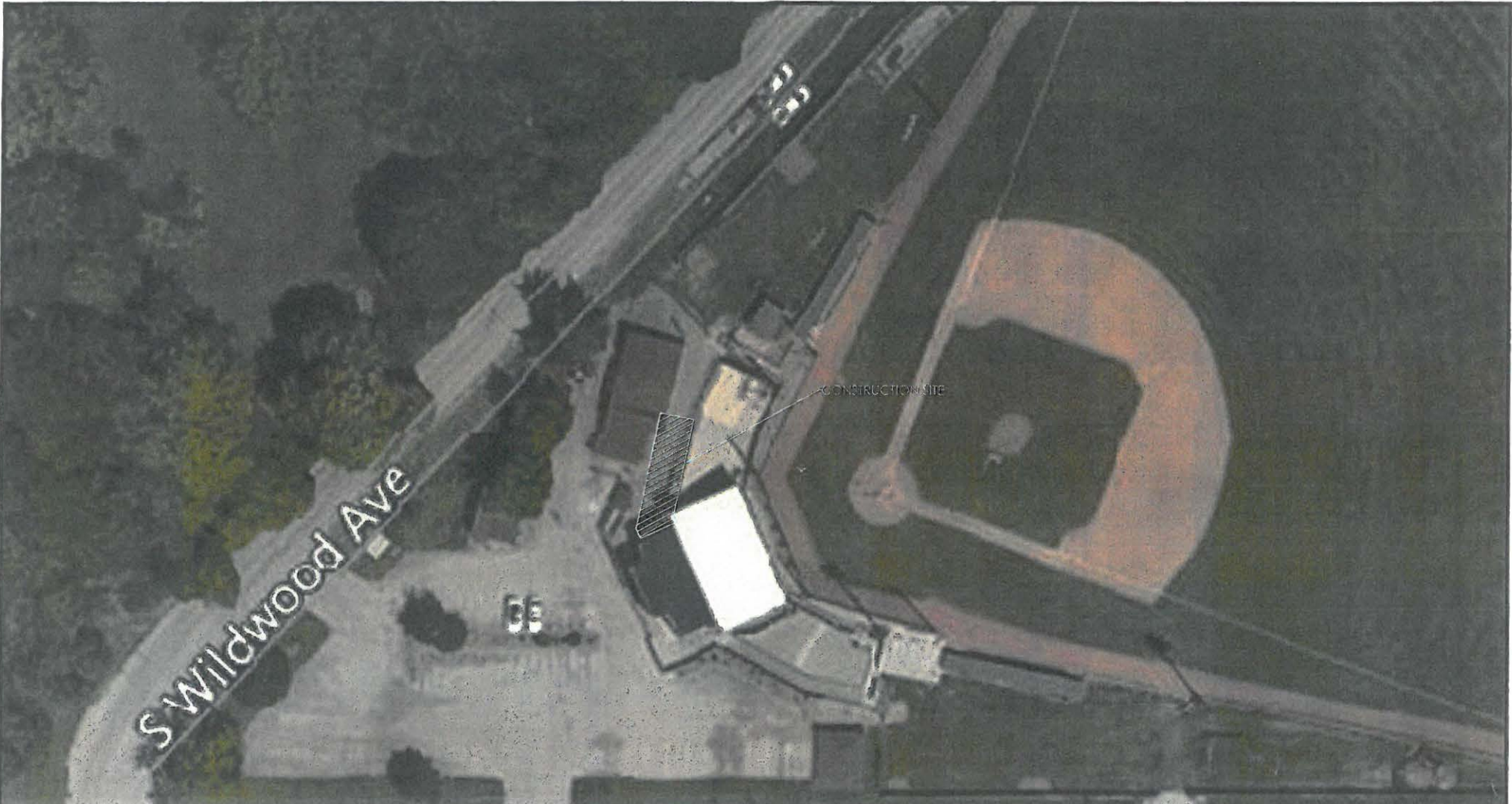


 **ABACUS**
ARCHITECTS

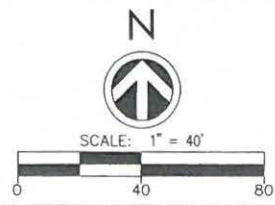


1/11/2019

1/11/2019



January 11, 2019
Wildwood Park
 Sheboygan, WI 2015-79



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CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Lakeshore Community Health Care to construct a new detached garage/storage building at 1721 Saemann Avenue. UC Zone

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

REPORT DATE: January 25, 2019

MEETING DATE: January 29, 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:

In 2014, the Plan Commission approved a conditional use permit for Lakeshore Community Health Care (LCHC) to operate from 1714 Cambridge in Avenue (the former American Orthodontics administrative building). Lakeshore Community Health Center (LCHC) provides primary & preventative medical, oral health care and behavioral health services for Sheboygan County residents and has been operating from the site since 2015.

LCHC purchased 3 total properties from American Orthodontics that included the administration building, a church property and a single-family dwelling property. LCHC has combined these 3 parcels into 1 parcel.

In May of 2016, the Plan Commission approved a conditional use permit for LCHC:

- To construct a new small vestibule addition – As part of the proposed Phase Two development, LCHC is proposing a second 364sf vestibule addition to the north face of the existing building as well as completing the interior remodeling of the buildings south half.
- To modify their existing parking lot at 1714 Cambridge Avenue - modify the existing parking lot with regards, to resurfacing, restriping, opening/closing driveway cuts, etc.

- To construct a new parking lot (demo the church) - The church has been razed and LCHC constructed a new parking lot on the former church property located at the southeast corner of the property (Northwest corner of Cambridge and N. 17th Street).

With the proposed parking lot and reconfiguration of the existing parking lot, the overall parking counts is (50) total spaces – 20 in the new parking lot and 30 in the reconfigured existing lot (which will include 3 handicap accessible spaces).

In August 2017, the Plan Commission approved a conditional use by LCHC to demolish the existing single-family dwelling located along N. 17th Street in order to construct a new garage/storage building at their property located at 1721 Saemann Avenue. LCHC never proceeded with the project and the conditional use permit expired.

LCHC is again proposing to construct a new garage/storage building at their property located at 1721 Saemann Avenue. The applicant states the following about the project:

- The garage will be 1,410sf (47 x 30) and there will be new paving - paving from garage to existing alley, reconfigured asphalt drives and concrete walks.
- The garage is necessary for the day-to-day operations of LCHC that include vehicle storage (that would otherwise be located in the parking lot) and for bulk storage of necessary medical, dental and administrative supplies.
- New garage will be served via the existing alley from 17th Street and from existing parking lot adjacent to the main building.
- The garage is proposed to be setback 12 feet from the property line and 15 feet to the existing sidewalk. The garage will align with the existing house located to the north on the corner of Saemann and N. 17th Street.
- Proposed exterior design and materials will match the most recent building addition/remodel. This will include using similar gray “Long Board” siding material, aluminum doors & windows. The gray siding is also a nice compliment to the existing house on the northeast corner of Saemann and 17th Street.
- LCHC is proposing to start this spring and complete the garage by summer of 2019.

STAFF COMMENTS:

Despite the 50 off-street parking lot spaces on the LCHC property, there still appears to be a significant amount of on-street parking on each of the streets that surrounds the LCHC facility (Cambridge Avenue, Wiemann Avenue, Saemann Avenue, N. 17th and N. 18th Streets). The Plan Commission should have the applicant address why there continues to be so much on-street parking. Staff will be including a condition that the applicant shall address these on-street parking issues prior to any future additional development on the LCHC property.

The Plan Commission should ask the applicant what they intend on doing with the shed that is presently located in the area where the new garage is to be constructed. Staff will be recommending that the shed shall be removed from the property.

The Plan Commission should also be aware that LCHC installed a new monument sign late last summer. In order to install the monument sign along Saemann Avenue, LCHC removed required street frontage landscaping (landscaping which was required per the approved landscape plan for the previous parking lot reconstruction project). LCHC informed staff that this required street frontage landscaping would be replaced shortly after the sign was installed (late August 2018). LCHC did not install the landscaping and requested that staff give them until spring of 2019 to install the landscaping (getting late in the year and the plant may die). Staff agreed LCHC could install the landscaping in the spring of 2019. Staff will be requiring a condition of approval that requires this landscaping to be installed prior to issuance of a building permit for the new garage proposed to be constructed.

The present site plan shows paving between the garage and N. 17th Street. There is a five (5) foot paving setback to the property line. Staff will be including a condition that the applicant shall submit a new site plan that reflects that the five (5) foot paving setback is being met and this area will be landscaped with grass.

The applicant is requesting the following land use variances:

- Applicant is proposing a front yard building setback of 12 feet - The minimum street side yard building setback is 25 feet.

The variance request is to construct the new garage within the 25 foot setback on 17th Street. LCHC previously demolished a house and garage slab in the same vicinity that the new garage is proposed to be located. Staff members from Abacus previously field verified that the demolished homes setback and the house located on corner of 17th and Saemann are about 12 feet from the property line or roughly 15 feet from back of walk. The variance request is asking for the new garage to be constructed on a similar footprint so that it does not protrude past the existing house on 17th and Saemann.

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 and variances 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, demolition, 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 and prior to building permit issuance. Landscaping shall be installed prior to issuance of an occupancy permit (including landscaping removed for the installation of the monument sign).
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite, etc.).
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. Applicant shall remove existing storage shed from the property at such time as the new garage/storage building is completed.
7. 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. There shall be no spillover light onto adjacent properties or the streets.
8. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).
9. The proposed structure shall be setback a minimum of 12 feet to the N. 17th St. property line (closest edge of sign to property line). Applicant is responsible to insure the sign meets the required setbacks.
10. Applicant shall meet the minimum five (5) foot paving setback to N. 17th St. property line. Prior to building permit issuance, a new site plan shall be submitted showing this required paving setback.
11. All areas used for parking/maneuvering of vehicles shall be paved.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
14. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
15. Applicant will provide adequate public access along adjacent streets and the alley and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected.
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. Absolutely no portion of the new building, signs and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
18. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures.
19. Applicant will be required to address the on-street parking issues prior to any future additional development of the LCHC property.
20. If there are any amendments to the 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. 607432
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 11/29/19

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: **Lakeshore Community Health Care**

ADDRESS: **1721 Saemann Avenue** E-MAIL: **kstearns@lakeshorechc.org**

PHONE: (920) 783-6633 x 204 FAX NO. NA

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: **Lakeshore Community Health Care**

ADDRESS OF PROPERTY AFFECTED: **1721 Saemann Avenue**

LEGAL DESCRIPTION: **See Certified Survey - attached**

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: **Primary Care including Medical, Behavioral Health, Dental and Administrative spaces.**

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: **Primary Care including Medical, Behavioral Health, Dental and Administrative spaces, with the addition of a garage to store vehicle(s) and bulk storage for the day to day operation of the facility.**

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: **Lakeshore Community Health Care is requesting a variance for the front yard setback on 17th street from 25'-0" to 15'-0". The 15'-0" will align with the existing house located on the corner of 17th and Saemann Avenue.**



Project Narrative

Lakeshore community Health Care, Site Plan Addition and Remodeling-
1713 Saemann Avenue Sheboygan, WI 53081

Zoning District

Urban Commercial (UC)

Existing Land Use

Land Use:

Personal or Professional Services – Lakeshore Community Health Care - Primary Care including Medical, Behavioral Health Dental and Administrative services for Sheboygan County Residents.

Proposed Land Use

Personal Storage Facility (Requires Conditional Use)

New 1,410 S.F. garage

(Entire garage to be constructed over Former House on 17th Street)

Time Frame

Start Construction

Spring 2019

Finish Construction

Summer 2019

Setbacks (based on 1713 Saemann Avenue)

Building to Front or Street Lot Line: 0 feet

- Saemann Avenue

Building to Residential Side Lot Line: 25 feet

- Variance being requested to match existing House to North at approx.. 12'-0" or roughly 15'-0" from back of walk.

Building to Rear Lot Line: 25 feet

-)

Maximum Building Height: 50 feet

- 16' Proposed

Parking Requirements

No Additional Parking required. There will not be any additional personnel for the new garage.

Summary of Site Improvements

Reconfigured asphalt drives and concrete walks

Additional landscaping in compliance with current City of Sheboygan Zoning Ordinance

Additional site lighting in compliance with current City of Sheboygan Zoning Ordinance

Building Design

The project includes:

New Building: 1,410 S.F. (30'-0" x 47'-0") for storage of vehicles and bulk storage for the day to day operation of LCHC. The purpose of this facility is to better serve the users of LCHC and to help alleviate potential temporary storage issues on site. The storage garage will also continue the economic viability of the existing development.

Proposed exterior design and materials will match the most recent building addition/ remodel. This will include using gray LP Smart Siding/ Trim, aluminum windows and hollow metal doors. The gray siding is also a nice compliment to the existing house on the northeast corner of Saemann and 17th Street.

Architect to provide sample at Architectural Review Meeting.

At this time there is no signage proposed for the new garage.

Landscape Requirements

Landscape plan submittal complying with all standards per City of Sheboygan Zoning Ordinance Subchapter 15-6 to be provided at time of permitting.

Performance Standards / Potential Nuisances / Site Lighting

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

New garage will be served via the existing alley from 17th Street and from existing parking lot adjacent to the main building. Existing traffic patterns should not be affected by this project.

Storm Drainage will be routed via sloped roof to gutters and downspouts that eventually tie into the existing storm line in the alley.

Site lighting to be provided via three fixture types including:

- Building Mounted Wall Pack Light Fixture
- Building Mounted Decorative Pendant Light Fixture

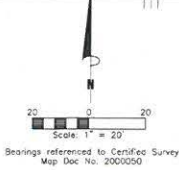
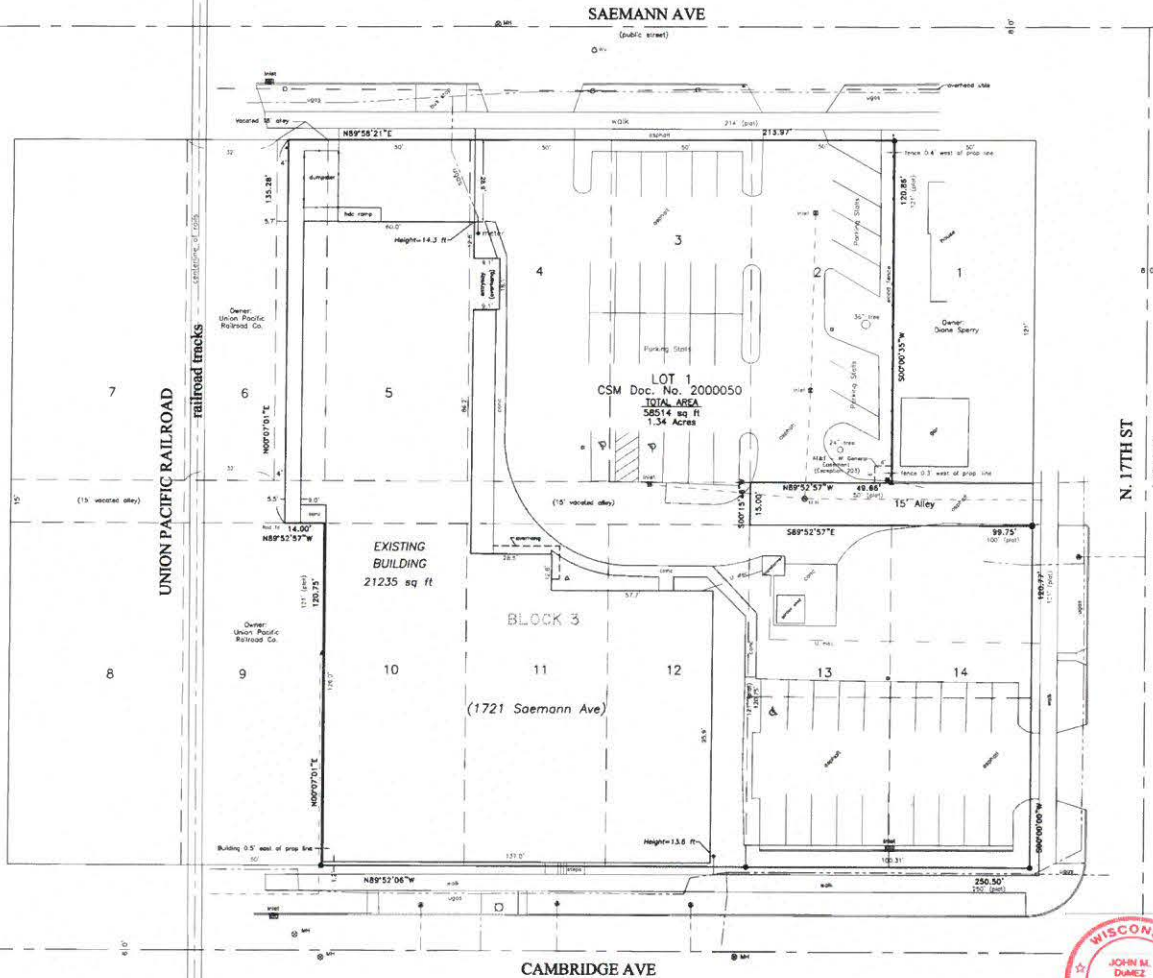
Note: Styles and heights to match adjacent properties.

Locations of light fixtures to be determined at time of submittal to City of Sheboygan Building Inspection Department.

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

Lot 1 of Certified Survey Map recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, on March 18, 2015, in Volume 26, at page 293, as Document No. 2000050, being part of the Lots 2, 3, 4, 5, 10, 11, 12, 13, 14 and part of Lot 6, together with parts of the vacated East-West and North-South alleys, all in Block 3, Driving Park Addition No. 1. Said land being in the City of Sheboygan, County of Sheboygan, State of Wisconsin.
Containing 58514 Square Feet or 1.34 Acres.



- LEGEND**
- = manhole
 - = hydrant
 - = water valve
 - ▲ = guy anchor
 - = light pole / light
 - = utility pedestal
 - = catch basin / inlet
 - = iron pipe found
 - ▲ = P.K. nail found
 - (Other symbols noted)
 - = Water main/service
 - = Buried gas
 - = Overhead electric
 - = Buried tele/com

(Note: Buried utility information per Diggers Hotline request and should be considered approximate.)

Compsite
Surveying & Mapping
N2472 Hertrink Road
Oostburg, Wisconsin
(920) 564-6812
Email: john@compsitesurveying.com

TAX KEY No. 58281607432
ADDRESS: 1721 Saemann Ave
PATH: c:\projects\lakecommercial\alta_nsp\ltdwg\
DRAWN BY: jdm
PROJECT: 3557

ZONING
Urban Commercial (UC)

SETBACKS, ETC
Nonresidential Bulk Requirements (minimums required by code):
Building to Front or Street Side Lot Line: 0 feet
Building to Residential Side Lot Line: 25 feet
Building to Residential Rear Lot Line: 25 feet
Building to Nonresidential Side Lot Line: 5 feet or 0 feet on zero lot line side
Building to Nonresidential Rear Lot Line: 10 feet
(Per zoning code, no zoning report or letter was provided to surveyor)

FLOOD ZONE DESIGNATION
This property is within Zone "X" as shown on Flood Insurance Rate Map Number 5511200238F, effective date April 2, 2009

PARKING STALLS
49 Regular stalls
3 Handicap stalls

EARTH WORK, BUILDING CONSTRUCTION/ADDITIONS
(Residential house at 1712 N 17th St was recently removed)

PROPOSED CHANGES IN STREETS, ETC
(None)

SOLID WASTE DUMP, LANDFILL, ETC
(None observed)

WETLANDS
No observed wetlands on this site.

CEMETERIES
No cemeteries were observed within 100 ft of the property

TITLE REPORT EXCEPTIONS (Knight Barry File No. 954469)
Exception Numbers 001-005, 007-101, 202, 300-500 are not plottable.
Exception Number 200 - Visible utilities as shown
Exception 201 (City Resolution vacating alley) as shown on survey.
Exception 203 (AT&T WI General easement) as shown on survey.

Nearest Map: No scale

Title documents provided to surveyor are based on "Commitment for Title Insurance, issued by Chicago Title Insurance Company, Commitment File #954469, Completed 4/10/18 at 9:04 AM (Knight Barry Title Inc.)"

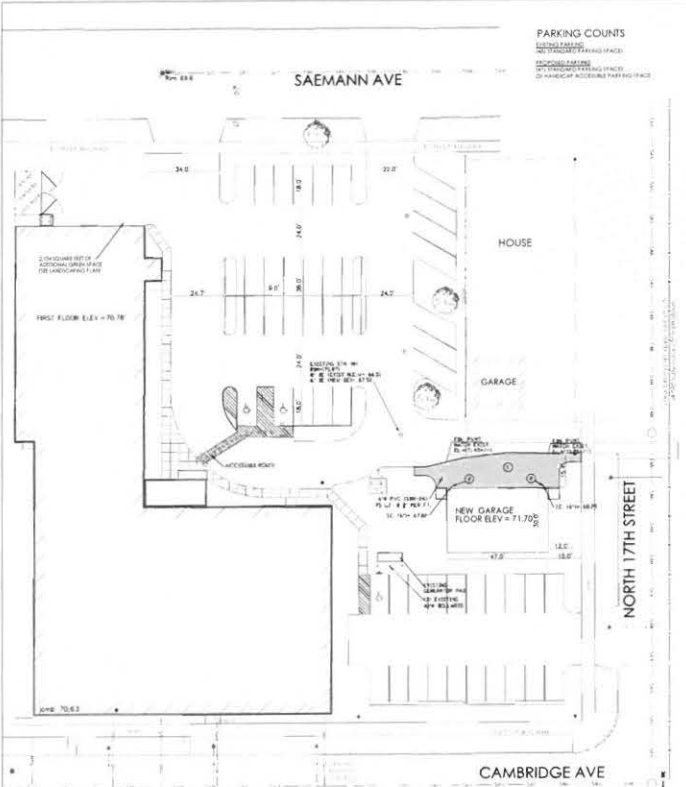
To: JPMorgan Chase Bank, N.A.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, and 19 of Table A thereto.

The field work was completed on May 22, 2015
(Revised on Jan. 17, 2017) (Revised on May 1, 2018)

Date of Plat or Map: May 22, 2015, Revised June 8, 2015, Revised June 12, 2015, Revised January 31, 2017, Revised February 27, 2017, Revised May 2, 2018

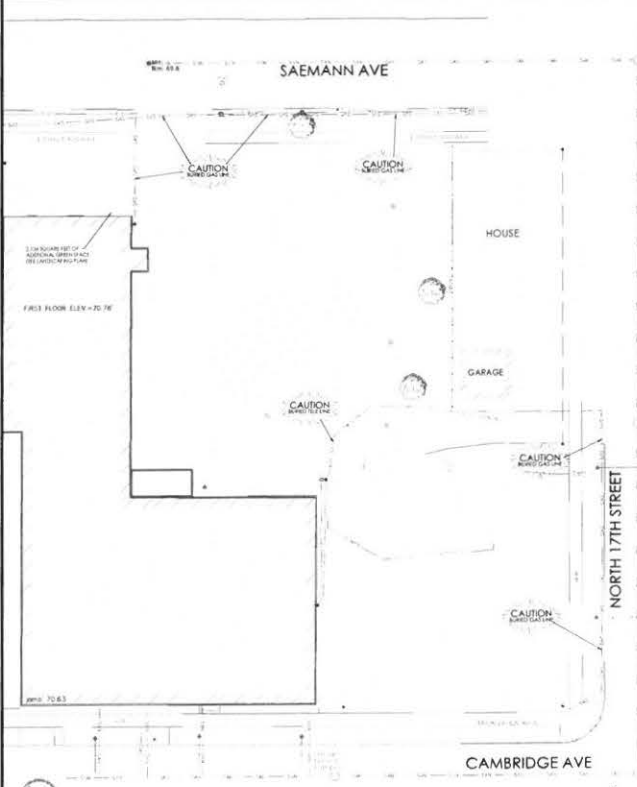
Date: **May 2, 2018** Signed: *John M. Dulmez*

John M. Dulmez
WI Professional Land Surveyor S-2267
This instrument drafted by: John M Dulmez



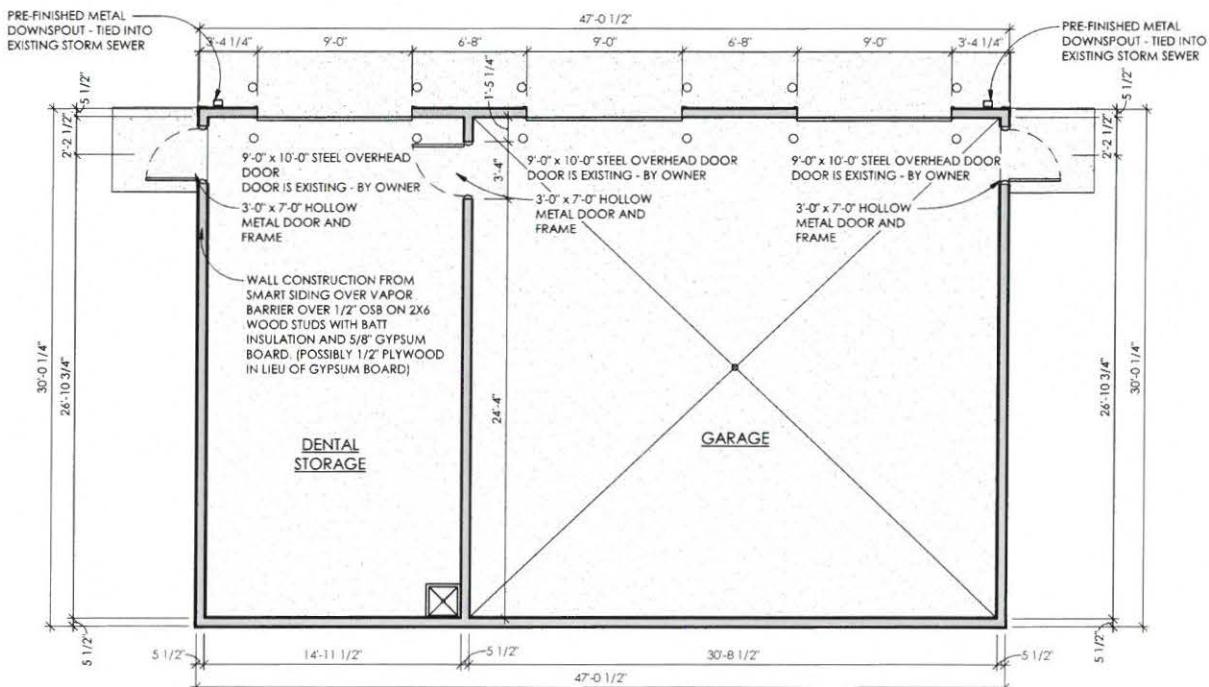
SITE PLAN
17-20

- PLAN NOTES**
- 1. CONCRETE SHALL BE 4000 PSI AND REINFORCING SHALL BE #4 BARS.
 - 2. ALL CONCRETE SHALL BE FINISHED TO FACE.
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- PROPOSED IMPERVIOUS AREAS (WITHIN THE CERTIFIED SURVEY MAP)**
- 1. 207 SQUARE FOOT BUILDING ROOF AREA (1714 CAMBRIDGE AVENUE)
 - 2. 207 SQUARE FOOT BUILDING ROOF AREA (1714 CAMBRIDGE AVENUE)
 - 3. 207 SQUARE FOOT BUILDING ROOF AREA (1714 CAMBRIDGE AVENUE)
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 - 20. 207 SQUARE FOOT BUILDING ROOF AREA (1714 CAMBRIDGE AVENUE)



SITE DEMOLITION PLAN
17-20

- EXISTING IMPERVIOUS AREAS (WITHIN THE CERTIFIED SURVEY MAP)**
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- SITE DATA**
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 - 15. 207 SQUARE FOOT BUILDING ROOF AREA (1714 CAMBRIDGE AVENUE)
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 - 17. 207 SQUARE FOOT BUILDING ROOF AREA (1714 CAMBRIDGE AVENUE)
 - 18. 207 SQUARE FOOT BUILDING ROOF AREA (1714 CAMBRIDGE AVENUE)
 - 19. 207 SQUARE FOOT BUILDING ROOF AREA (1714 CAMBRIDGE AVENUE)
 - 20. 207 SQUARE FOOT BUILDING ROOF AREA (1714 CAMBRIDGE AVENUE)



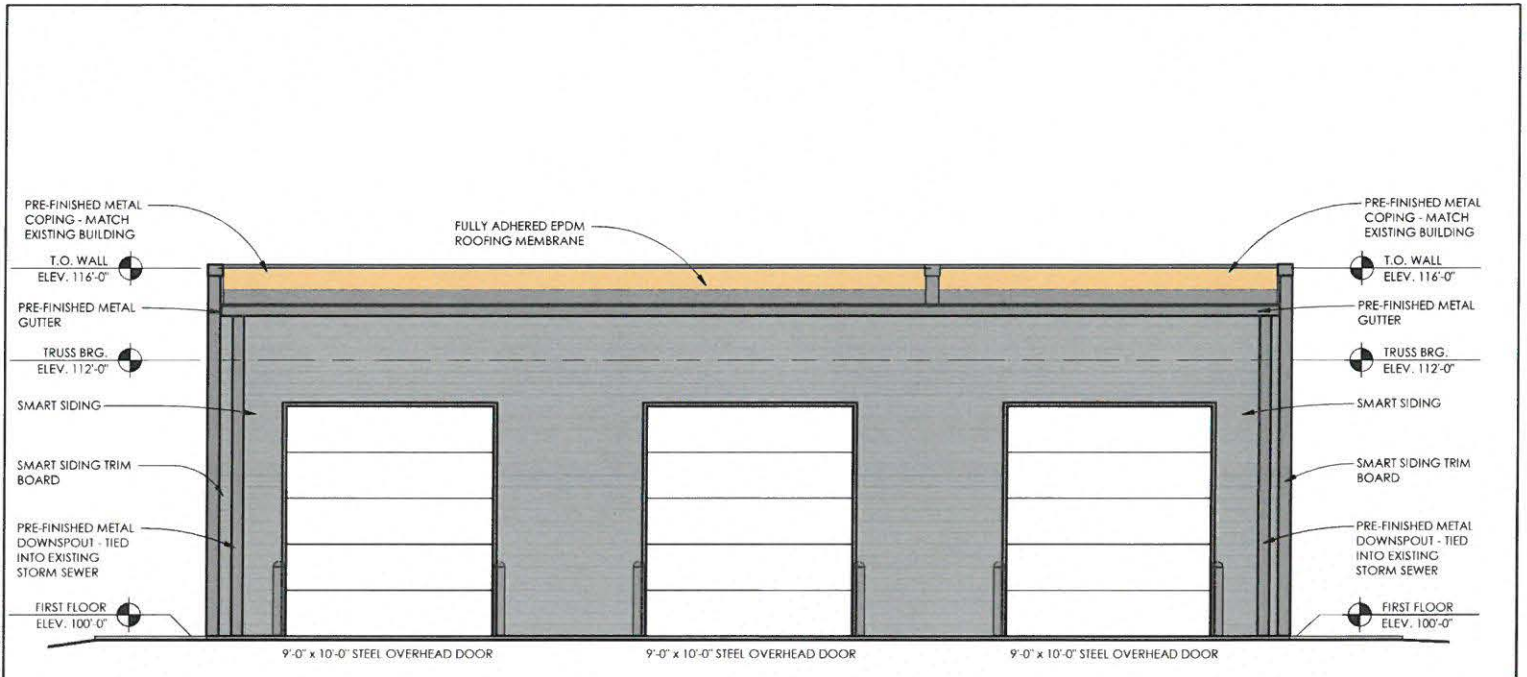
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



JANUARY 11, 2019
 NEW STORAGE GARAGE
LAKESHORE COMMUNITY HEALTH CARE
 1721 SAEMANN AVENUE, SHEBOYGAN, WI 53081
 PROJ. NO. 2017-78

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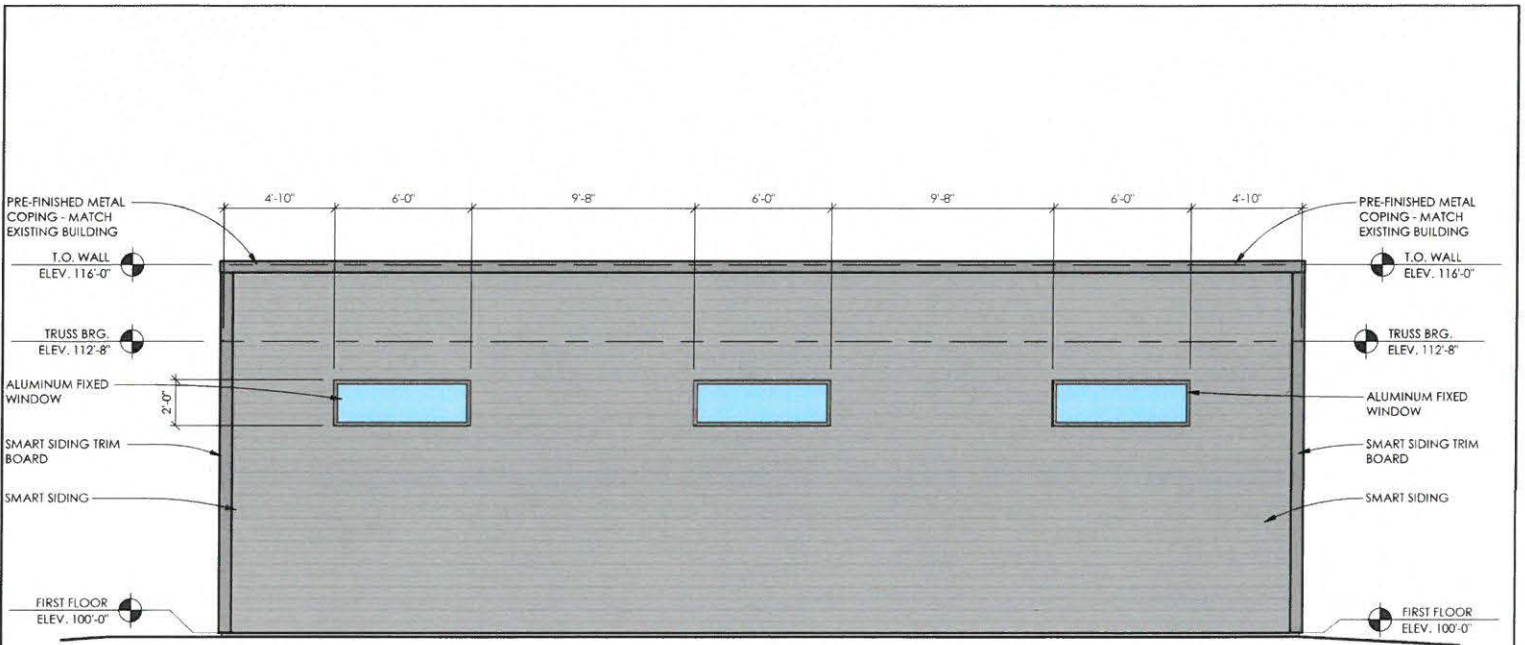


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

JANUARY 11, 2019
 NEW STORAGE GARAGE
LAKESHORE COMMUNITY HEALTH CARE
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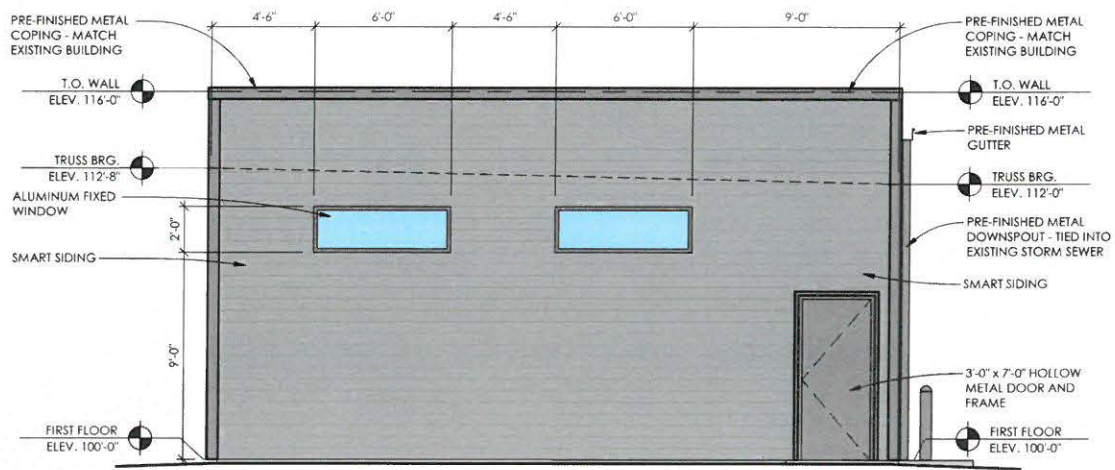


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

JANUARY 11, 2019
NEW STORAGE GARAGE
LAKESHORE COMMUNITY HEALTH CARE
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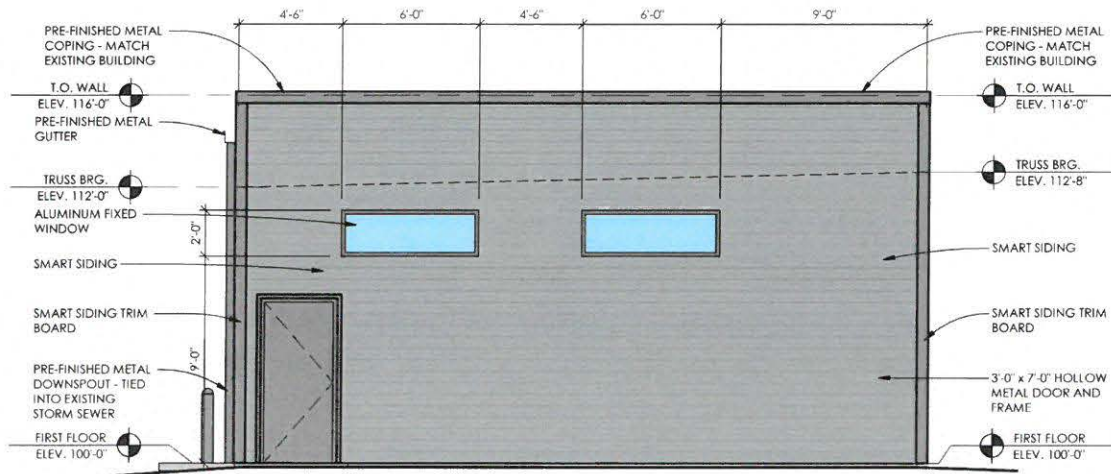
EAST ELEVATION

SCALE: 1/4" = 1'-0"

JANUARY 11, 2019
 NEW STORAGE GARAGE
LAKESHORE COMMUNITY HEALTH CARE
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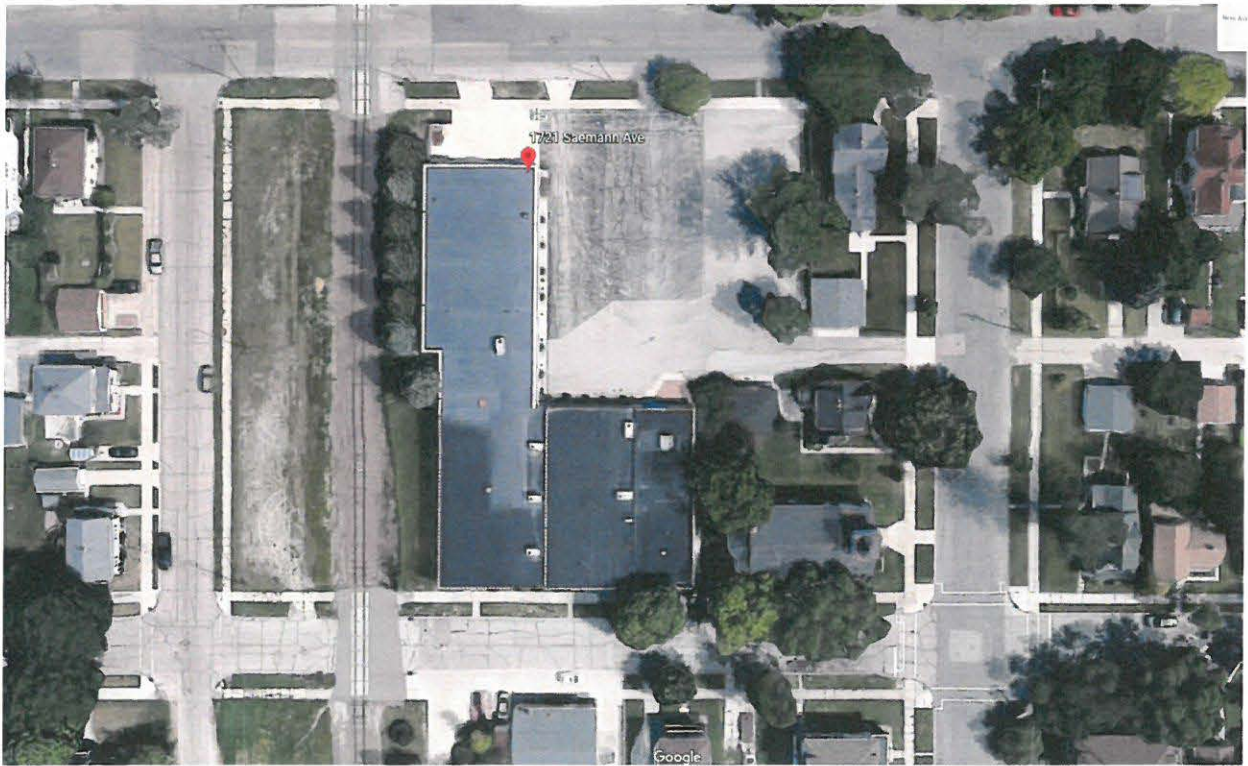


WEST ELEVATION
SCALE: 1/4" = 1'-0"

JANUARY 11, 2019
NEW STORAGE GARAGE
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sign

24' from curb to side of sign

Sokolowski, Steve

From: Sokolowski, Steve
Sent: Friday, October 12, 2018 1:49 PM
To: 'Kelly Knocke'
Cc: Pelishek, Chad; Kristin Stearns
Subject: RE: Lakeshore Community Health Care Landscape
Attachments: Lakeshore Community Health Care Landscape Plan Approval 052918.pdf

Kelly:

That certainly makes sense – do not want to plant something only to have it die. Late spring early summer date will work.

Please provide the following:

- Please update the approved landscape plan accordingly - Feel free to use the landscaping plan that was reviewed and approved by the City to show the existing planting, the proposed relocation of the plant and the new plantings that will be installed.
- Please provide in writing a date certain that these plants will be installed in 2019 such as June 1, 2019.
- Once installed please let me know that the plants have been installed so we can inspect and verify.

Sincerely,

Steve Sokolowski

From: Kelly Knocke [<mailto:kknocke@lakeshorechc.org>]
Sent: Friday, October 12, 2018 9:48 AM
To: Sokolowski, Steve
Cc: Pelishek, Chad; Kristin Stearns
Subject: Lakeshore Community Health Care Landscape

This message was sent securely using Zix®

Hi Steve,

Lakeshore Community Health Care received an email from Mari Sheedlo of Priority Signs regarding the removal of the bush for the sign. We moved the bush adjacent to the parking lot on the east side in order for placement of the sign. Our understanding is that this would not change our points for our landscape plan based on the city zoning ordinance. We have every intention of planting new bushes around the sign and even some additional ones around the property next spring. After having conversations with our landscaping company it is our understanding that by planting a bush this late in the fall we run the risk of them dying and in turn wasting dollars that are better utilized serving our community. We are asking that you forego any citations and let us plant the bush in spring.

Sincerely,

Kelly Knocke

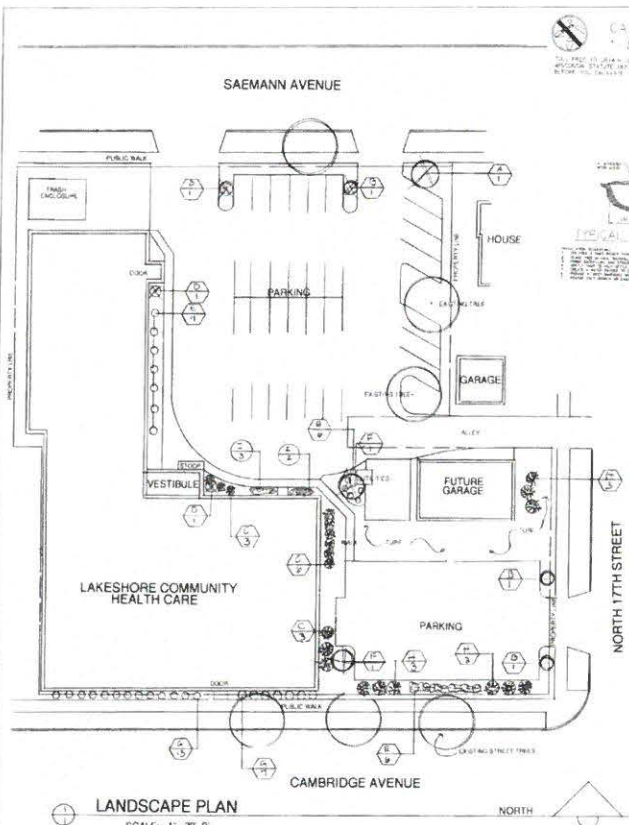
Kelly Knocke
Facilities Manager

920-395-2965 (Direct Line)

920-783-6633 x206 (Office)

920-207-0834 (Cell)

CALL UGGERST HOTLINE
800-242-8811



LANDSCAPE PLAN
SCALE: 1" = 20' - 0"

- Plan Key**
- Landscape Plant Schedule
 - Proposed Plant Schedule
 - Tree
 - Shrub
 - Climber
 - Perennial

LANDSCAPE PLANT SCHEDULE

REF	SYMBOL	COMMON NAME	EST. SIZE	QUANTITY	POINTS	DATE
A		Acer saccharum	3" DBH	15	15	
B		Acer glabrum	4" DBH	10	10	
C		Acer rubrum	2" DBH	15	15	
D		Cornus rugosa	2" DBH	15	15	
E		Thuja occidentalis	12" DBH	1	1	
F		Thuja occidentalis	12" DBH	1	1	
G		Thuja occidentalis	12" DBH	1	1	
H		Thuja occidentalis	12" DBH	1	1	
I		Thuja occidentalis	12" DBH	1	1	
J		Thuja occidentalis	12" DBH	1	1	
K		Thuja occidentalis	12" DBH	1	1	
L		Thuja occidentalis	12" DBH	1	1	
M		Thuja occidentalis	12" DBH	1	1	
N		Thuja occidentalis	12" DBH	1	1	
O		Thuja occidentalis	12" DBH	1	1	
P		Thuja occidentalis	12" DBH	1	1	
Q		Thuja occidentalis	12" DBH	1	1	
R		Thuja occidentalis	12" DBH	1	1	
S		Thuja occidentalis	12" DBH	1	1	
T		Thuja occidentalis	12" DBH	1	1	
U		Thuja occidentalis	12" DBH	1	1	
V		Thuja occidentalis	12" DBH	1	1	
W		Thuja occidentalis	12" DBH	1	1	
X		Thuja occidentalis	12" DBH	1	1	
Y		Thuja occidentalis	12" DBH	1	1	
Z		Thuja occidentalis	12" DBH	1	1	
TOTALS ON EACH CATEGORY					93	
TOTAL POINTS ON PLAN					333	
TOTAL POINTS NEEDED					334	

POINTS REQUIRED FOR:
Lakeshore Community Health Care
1714 Cambridge Avenue
Sheboygan, Wisconsin
201604, LC Urban Commercial

1. Landscape Requirements for Building Foundations
22 points per 100 linear feet of building foundation
155 Linear Feet (155 Points) (includes all exterior building walls)

2. Landscape Requirements for Decked Areas
3 points per 1,000 square feet of deck area
1,760 Square Feet
5 Points

3. Landscape Requirements for Street Frontages
15 points per 100 linear feet of street frontage
185 Linear Feet (Cambridge Avenue, North 17th Street and Saemann Avenue)
277 Points

4. Landscape Requirements for Paved Areas
10 points per 10,000 square feet of paved area in 20 parking stalls
12,500 Square Feet
125 Points

TOTAL POINTS REQUIRED: 334

Plan Notes

1. Field verify all dimensions, elevations and grades in this plan.
2. Calligrapher's notes apply.
3. Landmarks of the project are shown and according to the plan.
4. All items to be installed are shown in this plan. Items of this type are shown in this plan.
5. All items to be installed are shown in this plan. Items of this type are shown in this plan.
6. See Landscape and Planting Schedule for all items and quantities.

Approved: 5-29-2018 JMB
7-20-18 5-24-18 JMB

PROJECT # 2977-18
DATE: 5/24/18
REV 22 MAY 2018
SCALE: 1" = 20' - 0"
PAGE: 1 OF 1
DRAWN BY: K. BAURS ESB 14

ABACUS ARCHITECTS

LANDSCAPE PLAN FOR:
LAKESHORE COMMUNITY HEALTH CARE
1714 CAMBRIDGE AVENUE
SHEBOYGAN, WISCONSIN

LANDSCAPE ARCHITECT:
KENNY LANDSCAPE DESIGN
1000 W. WISCONSIN ST.
SHEBOYGAN, WI 53081
PH: 920.851.1111
WWW.KENNYLANDSCAPEDESIGN.COM