

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Basudev Adhiahri to construct additions to the existing Tidy Store Gas Station/Liquor Store located at 810 N. 14th Street. UC Zone

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

REPORT DATE: August 24, 2018

MEETING DATE: August 28, 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:

Basudev Adhiahri is proposing to construct additions to the existing Tidy Store Gas Station/Liquor Store located at 810 N. 14th Street. The applicant states the following about the project:

- The applicant is proposing to add approximately 2,200sf of storage room space, walk-in cooler space and fast food counter/kitchen to the 3,797sf building. Building will now be 6,030sf.
- The addition at the southwest corner is 1,428sf. Approximately 400sf will be used for a small kitchen and service area. The kitchen will serve primarily pizza and sandwiches. Hours will be the same as the convenience store. The remaining 1,000sf will be used for (applicant never addressed this question)?
- The addition at the northwest corner is 804sf and is for additional storage.
- In June of 2016, the Plan Commission approved a conditional use permit to remodel the existing convenience store and to add a new liquor store at Tidy Store Gas Station located at 810 N. 14th Street. Thus, the applicant currently operates a service station, convenience store and liquor store from this property.

STAFF COMMENTS:

Staff has a number of concerns and questions that the Plan Commission should have the applicant address:

- Staff has several concerns with this proposal because it appears the applicant is jamming as much as he can on this property with not a lot of consideration for building and/or site design. The applicant purchased property and made the decision to add a liquor store in an area of the building that was previously used for auto detailing (Tidy Car). It appears that this part of the building would have been an ideal place to remodel for additional convenience store, kitchen and storage space.
- This is a very cluttered property. Pipe bollards, garbage cans, vending machines, ice-cooler, product displays, newspaper dispenser, log rack, propane tanks, air-dispenser, etc. None of these items are being shown in the new drawings. What is happening to them, and will there be more of them with the new addition? The Plan Commission should have the applicant to provide a detailed site plan showing how these items are going to be addressed to clean up the look of this property.
- The implications with the previous project had been that a lot of the clutter was going to be cleaned-up, but that doesn't seem to have been the case. It seems like this new project should take the opportunity to make sure the site is being improved, rather than creating more space for additional clutter. Areas should be designated for those items so that they don't just sprawl along the face of the building, and so that we know the extents/limits?
- The existing south-façade of building has vents, multiple-conduits, gas-meter, and wall-pack light. The submittal package implies that those are all being eliminated and the façade being re-sided to tidy everything up. Is that the case? If not, that façade is becoming much more prominent and those existing features are too "messy" for that new elevation.
- Photos are showing a raised area on the ground toward the west end of the existing south façade – former shed foundation. Is this former raised concrete foundation getting removed? If not, how is parking/side-walk working around that especially since they are removing existing parking for the proposed addition.
- Why is the applicant constructing two (2) new additions to the rear of the building instead of one addition that would eliminate the gap? From a design and appearance perspective this would look better as one (1) addition instead of two (2) building additions especially with the new Water Edge Townhomes that are to be built to the west along N. 15th Street.
- The applicant has a total of four (4) soda machines located outside the building at this site – two (2) on the south side and two (2) on the north side of the building. With the additional interior cooler space it would be nice to reduce the number of soda machines. The last application permitted the applicant one (1) soda machine.

Any time a commercial property/development abuts a residential zone there are bufferyard requirements. A bufferyard is a combination of distance and a visual buffer or barrier. It includes an area, together with the combination of plantings, berms and fencing that are required to eliminate or reduce existing or potential nuisances (nuisances are dirt, litter, noise, glare of lights, signs, and incompatible land uses, buildings or parking areas). These bufferyard are required in order to minimize the negative impact of any future use on neighboring uses. Applicant has not provided any information regarding this bufferyard requirement.

The applicant is requesting the following variances:

- Requesting a **XX** foot rear yard setback – Minimum residential rear yard setback is 25 feet.

The applicant owns the convenience, liquor store and gas station as well as the residence to the west at 1418 Wisconsin Avenue. The applicant has not provided the required setback distance from this property line so staff will not recommend acting on such a proposal until such time as the applicant provides this rear setback variance distance. Minimum rear yard setback adjacent to residences is 25 feet, thus, the applicant is applying for a variance for this project.

- Requesting to have XX parking spaces – Minimum parking space required is **XX**.

The applicant has not provided any information on how many parking spaces are required and how many spaces they are proposing so staff will not recommend acting on such a proposal until such time as the applicant provides this parking information.

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

ACTION REQUESTED:

The Plan Commission could certainly deny the request because it appears that the applicant is jamming too much building on this property without much consideration for a well-designed project (requesting variances to accomplish). Deny variances.

Or

The Plan Commission could table this matter and direct the applicant to put much more thought into their project in order to provide a much better design that would function well for

the applicant yet at the same time would provide a much more appealing facility along this highly visible and redeveloping N. 14th Street corridor.

Staff is recommending that this proposal be held until such time as the applicant provides information (in writing and plans) that specifically address the following concerns:

- Applicant shall provide a better building design and appearance of this property.
- Applicant will provide a detailed plan on how exactly they will be cleaning this cluttered site up (in writing and plans).
- Applicant will provide detailed plans showing/addressing exactly how this elevation will look - The existing south-façade of building has vents, multiple-conduits, gas-meter, and wall-pack light. That façade is becoming a prominent exposure of the building (where previously it could be considered a "side") and those existing features are too "messy" for that new elevation.
- What are the exact variances being requested?
- Applicant shall provide information detailing what is happening with the old raised shed foundation that is now to be used for parking.
- All existing and new mechanicals will be shown on all plans and will be properly screened and/or concealed).

Only at such time as the applicant provides this information shall the request be brought back to the Plan Commission for their consideration.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 500611
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 8/28/18

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

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

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

1. APPLICANT INFORMATION

APPLICANT: Basudev Adhiahri
ADDRESS: 1710 Indiana Ave E-MAIL: missionbda@gmail.com
PHONE: () 920-226-1786 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Tidy Store Gas Station
ADDRESS OF PROPERTY AFFECTED: 810 N.14th St
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____

Gas station and Convenient Store

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

WE WILL BE ADDING APPROXIMATELY 2,220 SF OF STORAGE ROOM SPACE. PART OF THIS SPACE WILL BE CREATING A NEW WALK IN COOLER WITHIN THE CONVENIENT STORE SPACE.

There will also be approximately a 400 square foot fast food counter and small kitchen.

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

None



Tuesday, February 28, 2017
Revised 8.13.18

Sheboygan Plan Commission
City of Sheboygan

Subject: Tidy Store 810 N. 14th St

We are expanding about 1,500 sf of storage space to this building. It will be used for retail product and expanded coolers in the convenient area.

An explanation of the proposed use and all business activities to take place onsite.

It will be a gas station and a convenience store, gasoline sales, beer sales, cigarette sales, tobacco sales and various types of groceries and household needs like soda, milk, bread, chips, candies, gums, frozen foods, juices and such other items. It will also be a full service liquor store/sales. The interior will be partitioned and separated between the liquor store and retail area as required with the liquor license. There will be a separate door for the liquor store also.

Is this a 1 tenant or multi-tenant facility? Who are the tenants? Description of proposed uses.

Currently It will be owner occupied.

Is there a name for the convenience store/gas station?

The name of the store is Tidy Car

What types of groceries or services will the convenience store provide?

The basic services that we find in a gas station: gasoline, cigarettes, tobacco, beer, sodas, milk, bread, eggs, frozen foods, cheese, juice, water, candies, gums, coffee/cappachino, canned foods, fruits, lottery, license plate renewal, phone cards, ice, firewood, propane and such others. I will focus more on the grocery items because of the neighborhood demand.

Is this a 24 hour operation? If not, what are the hours of operation?

Hours of operation will be 5am to 11pm/12Description of proposed building and all new site improvements (sf of proposed building, storm drainage, landscaping, lighting, parking, access, signage, dumpster enclosure, etc.). The liquor store portion will be open until 9PM

An explanation of the proposed architectural style and materials and how it is an improvement to the neighborhood. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures.

See the attached drawings

How many employees will you have?

4-6

How will site be accessed and where are the proposed access points?

See Attached Drawing

Explain site lighting.

Existing lighting will be reused. New lighting will be installed on the renovated canopy sign

Explain all site improvements – parking, sidewalk, retaining walls, lighting, landscaping, screening, storm drainage, signage, etc.

The new addition will be pre finished metal siding panels. There will be no new concrete or asphalt work.

How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials, vehicles, equipment, lighting, noise, architectural style, etc.)?

It is located towards the back of the property. There will not be access back there. Impact will be minimal

Are you proposing any fencing and landscaping? It may be a good idea to explain how you are buffering the convenience store from the residential neighbor to the north.

All existing landscaping will remain

We will provide a landscaping plan as required for the city zoning requirements.

Number of parking spaces you have and the number of parking spaces required.

We are providing approximately 17 stalls

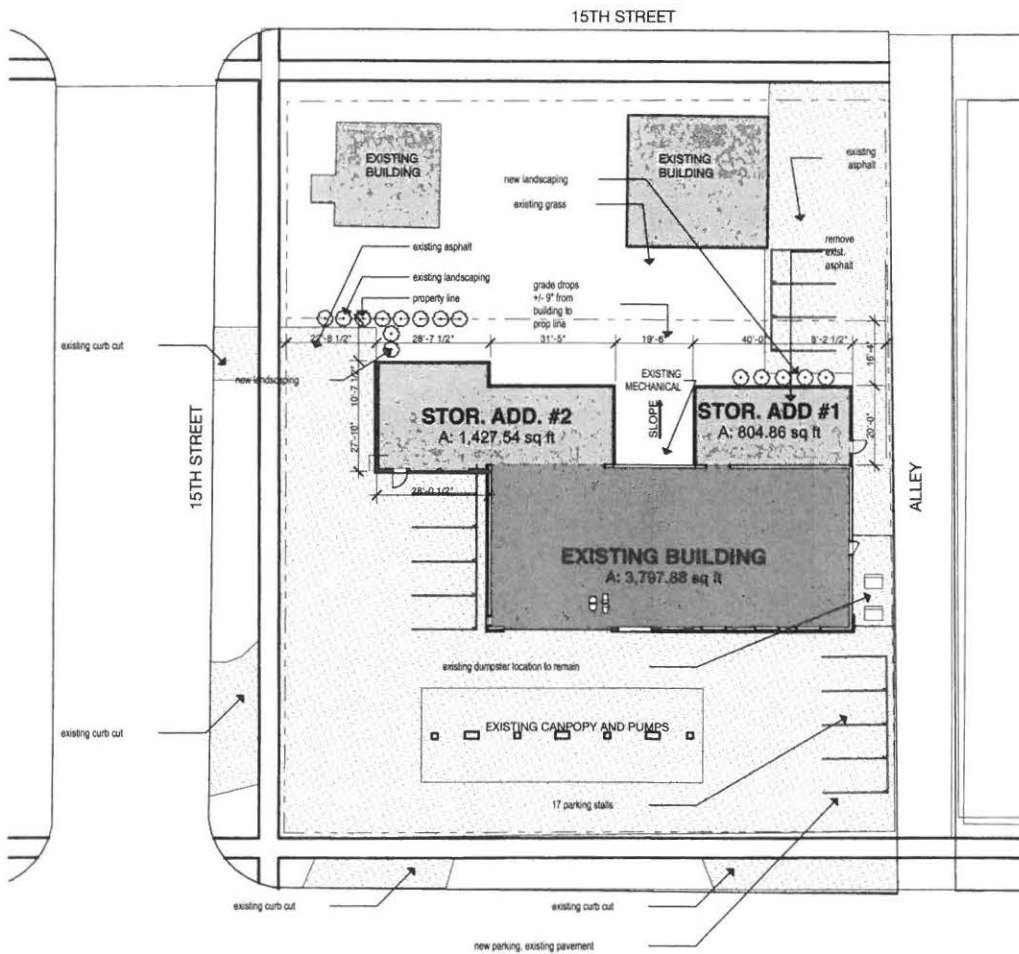
Sincerely,

Scott Matula, AIA
Aspire Architecture & Design, LLC

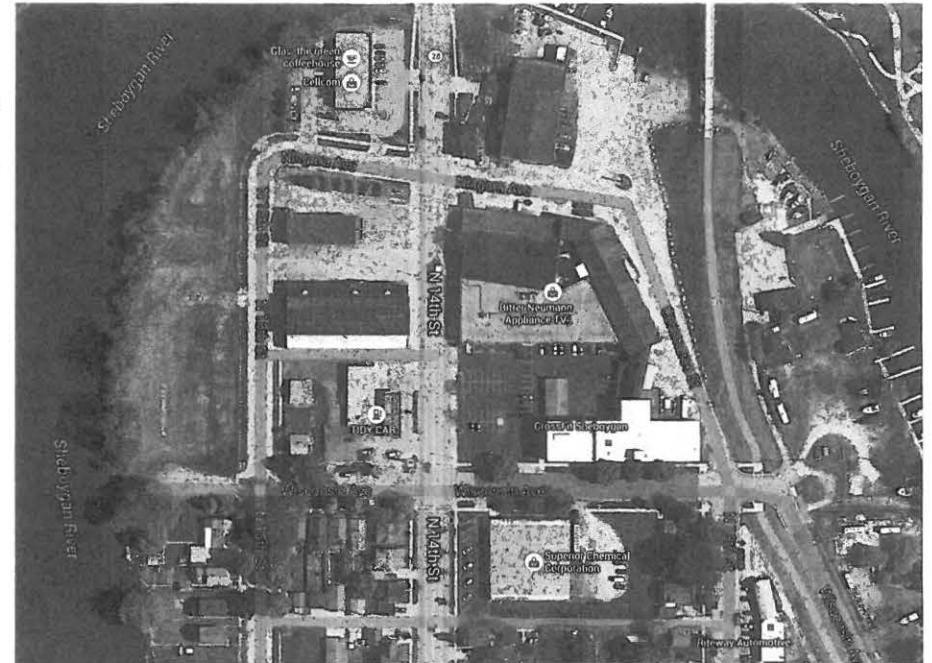
Addendum

We are adding a kitchen//restaurant addition into this renovation. The new total addition will be will be 1,427 onto the tidy store side and 804 onto the liquor store side.

The tidy store addition will now have a small kitchen and service counter (approximate 400 sf and two sit down tables. This will predominantly be pizza and sandwiches. The hours of operation will be the same as the convenient store.



1 **Site Plan**
SCALE: 1" = 30'



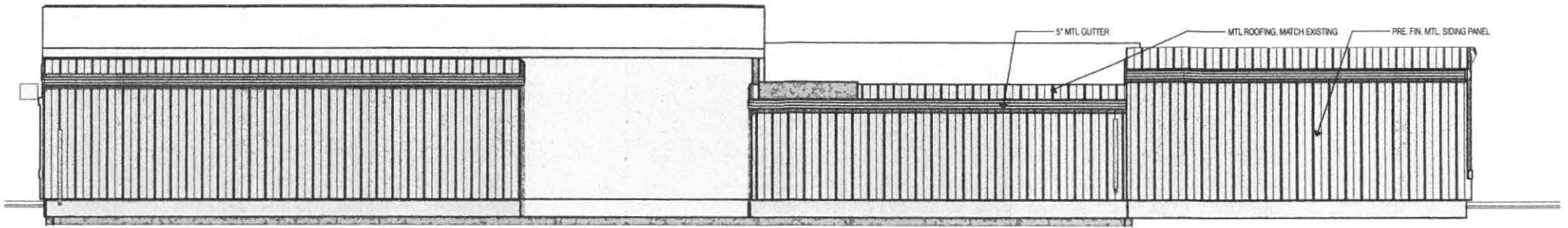
2 **AREA MAP**
NOT TO SCALE

ADDITION for:
TIDY STORE
810 N. 14TH ST SHEBOYGAN WI 53081

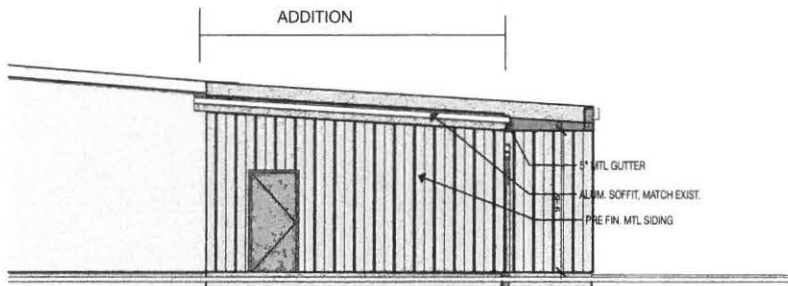
ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com



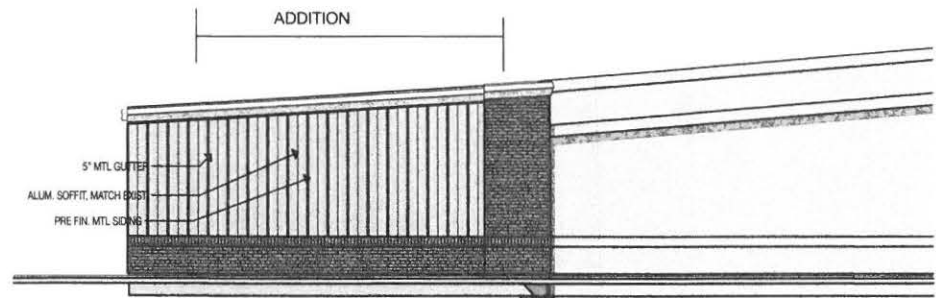
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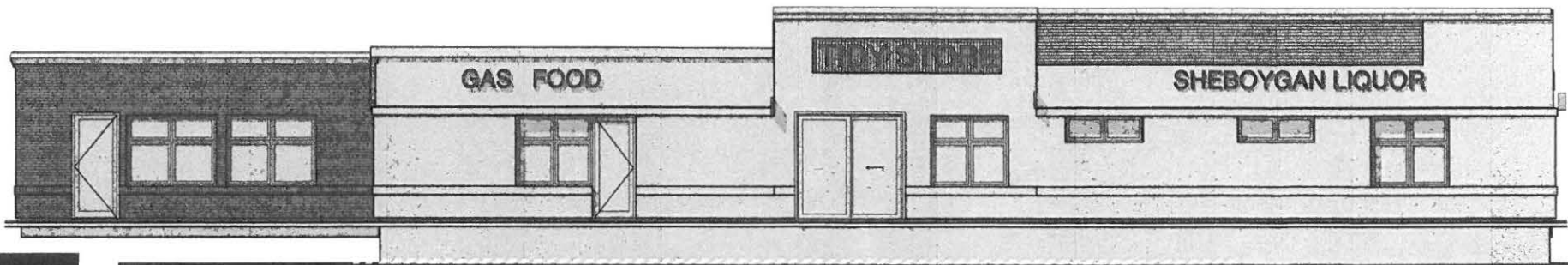
① REAR ELEVATION
SCALE: 1/8" = 1'-0"

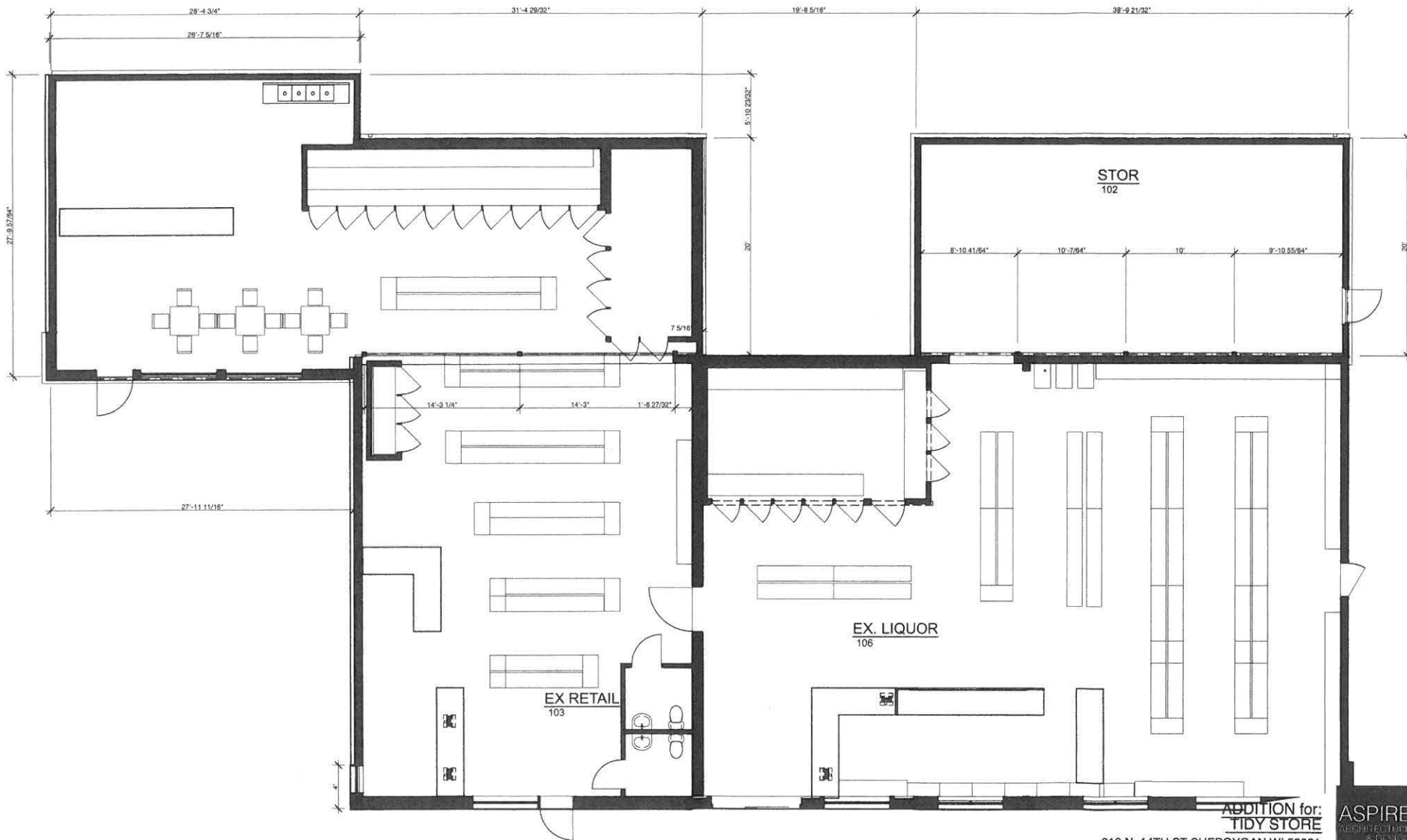


② SIDE ELEVATION
SCALE: 1/8" = 1'-0"



③ SIDE ELEVATION
SCALE: 1/8" = 1'-0"





1

1st Floor Plan

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

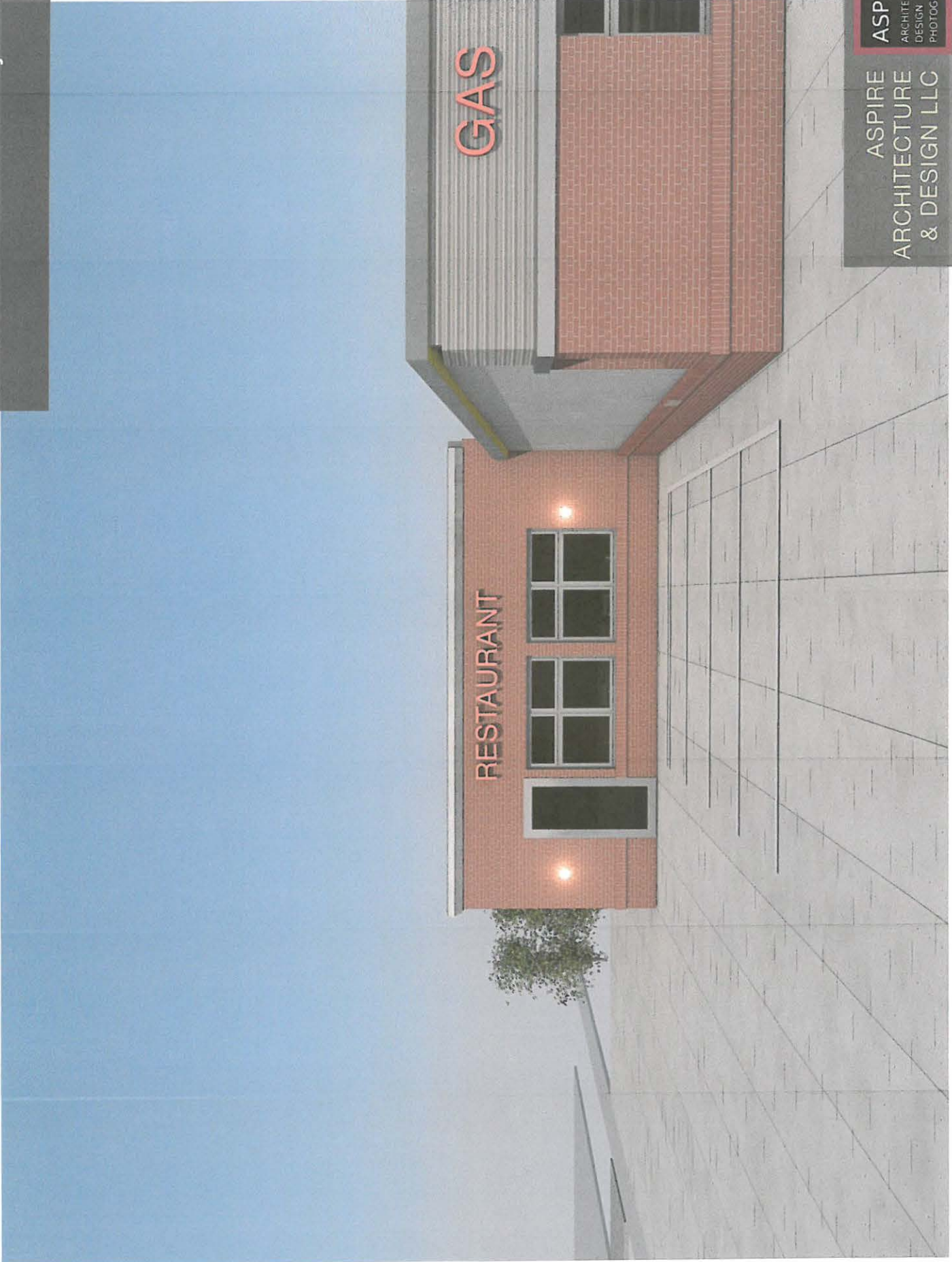
ADDITION for:
TIDY STORE
 810 N. 14TH ST SHEBOYGAN WI 53081

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6.5.17
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Tidy Store



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Tidy Store

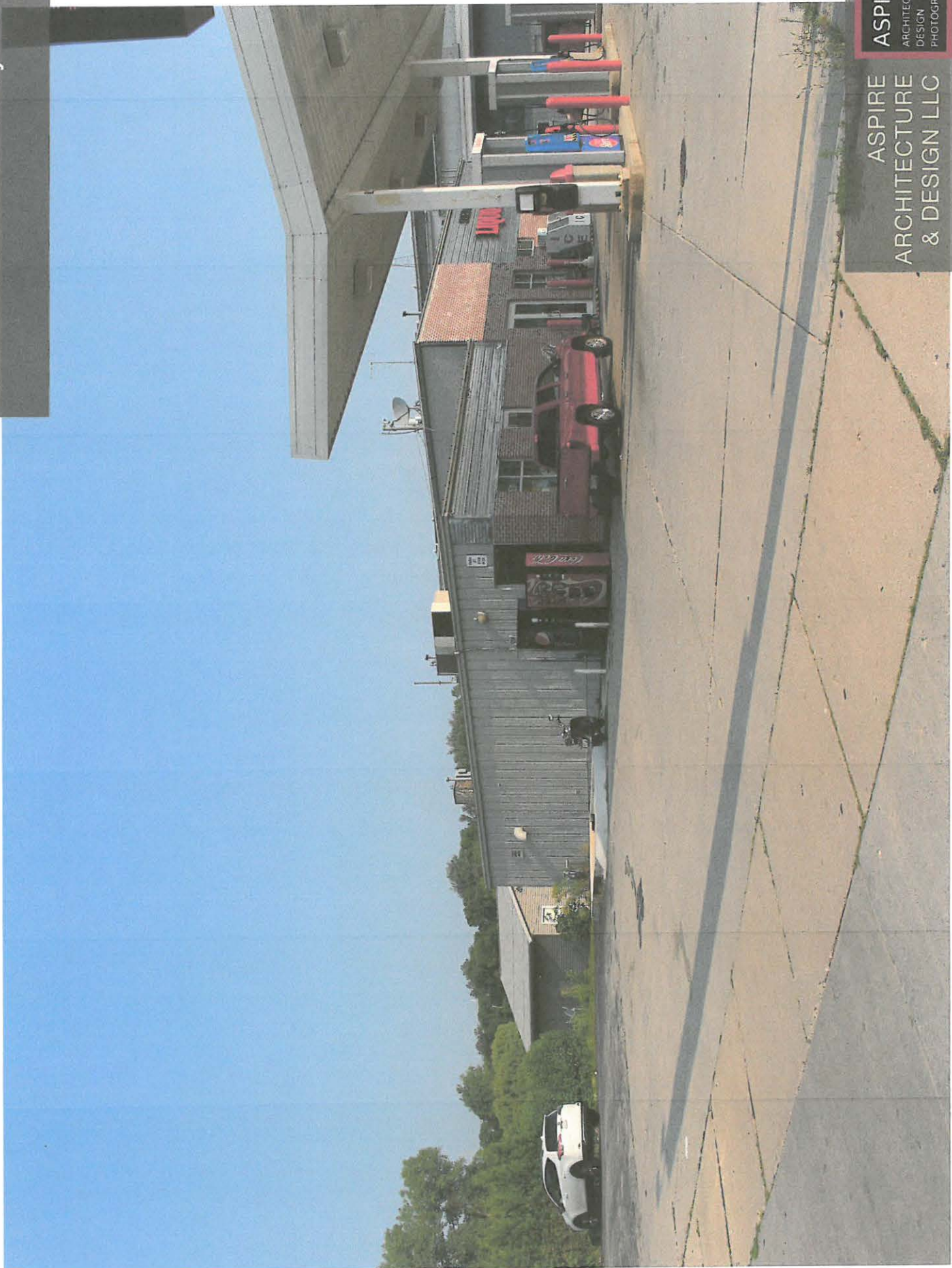


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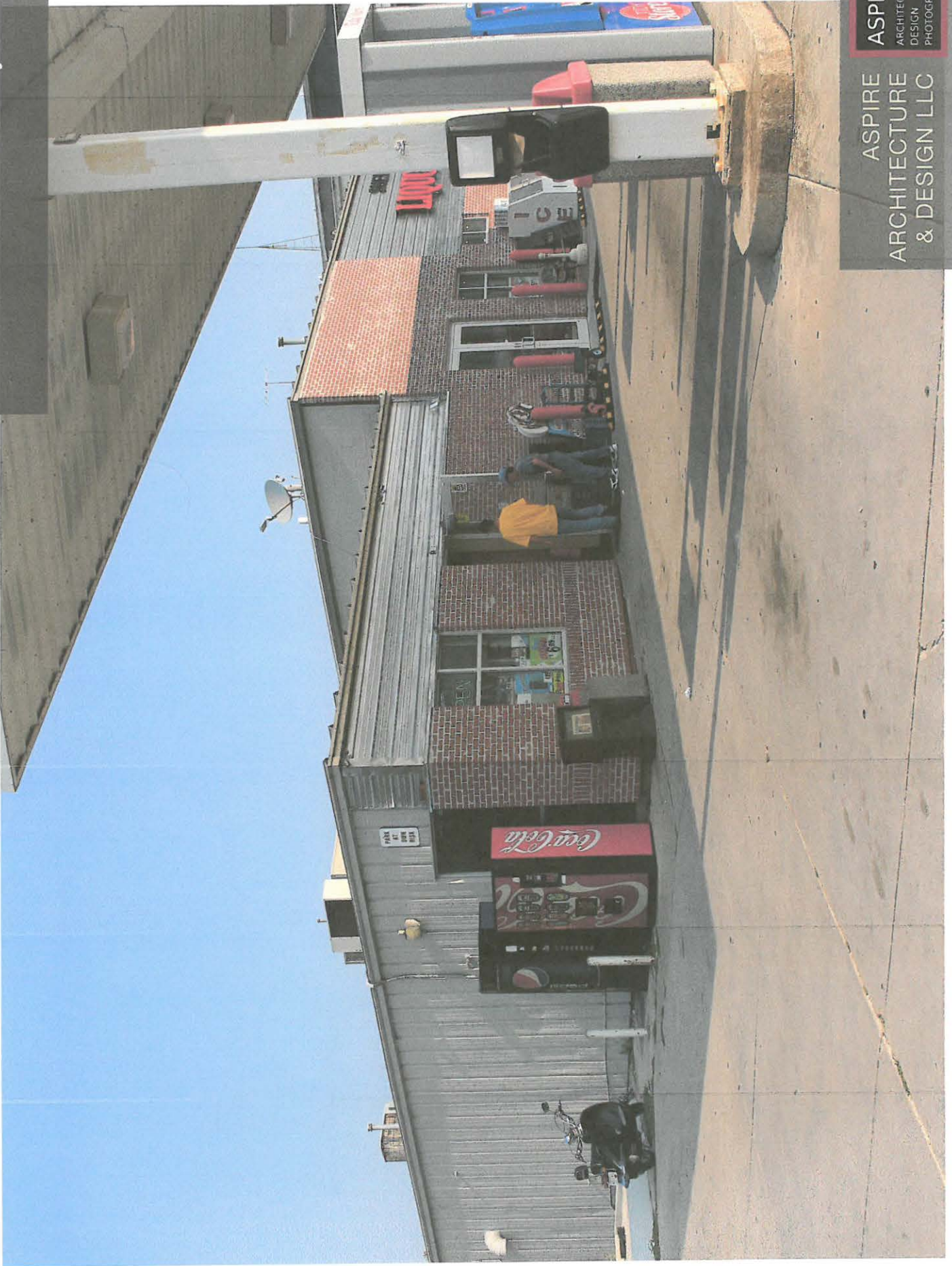


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Tidy Store



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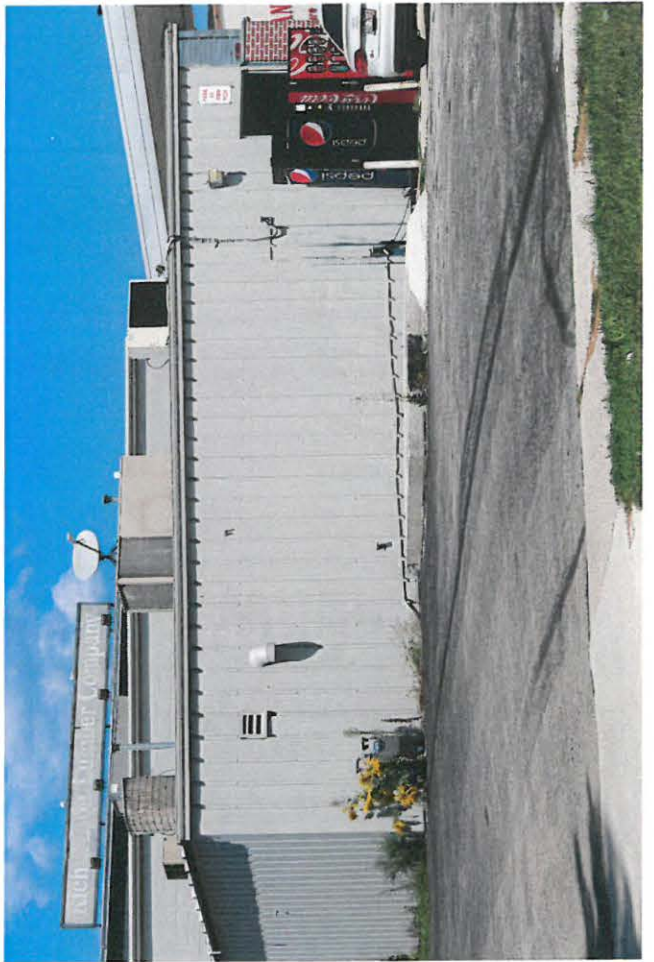
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CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use and variance application by KCG Development, LLC to construct Badger State Lofts at 1031 Maryland Avenue (Parcel #500560 - former C. Coakley storage facility). CC Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: September 7, 2018

MEETING DATE: September 11, 2018

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

The C. Coakley facility/property located at 1031 Maryland Avenue was rezoned in 2017 which laid the groundwork for a transformative mixed-use redevelopment that is poised to become the next premier housing community in Sheboygan’s Harbor Centre and which will act as a catalyst for future commercial development along the Indiana Avenue corridor.

The industrial complex which occupies the entire site was originally constructed in 1920 by the Badger State Tanning Company. KCG Development, LLC (“KCG”) proposes an adaptive-reuse redevelopment of the complex into a mixed-use property anchored by a multifamily housing community. As the complex is expected to be eligible for listing on the National Register of Historic Places, the redevelopment will restore the property’s interior and exterior aesthetic in accordance with state and federal historic guidelines, preserving the history of the 97 year old building but also the industrial character of the neighborhood.

The redevelopment will create apartment units, community and amenity spaces, and interior parking stalls in the main “L” shaped building fronting S 11th Street and Maryland Avenue. We envision the 3-story “Boiler House” at the NW corner of Illinois and 10th Streets to receive a historic retrofit and serve a commercial or retail use, such as a restaurant, marketplace, brewery, etc.

Our goal is to work with our design team and the State Historic Preservation Office/National Parks Service to demolish non-contributing appendage buildings and reintroduce green space and open lines of sight at the Coakley Building site. New historically accurate windows will replace the broken collection that has amassed over the years and the buildings’ façade and exterior envelope will receive much needed restoration.

The small 0.21 acre parcel at the SW corner of Illinois and 10th Streets will serve as parking for this establishment or as visitor parking for the multifamily component, an allowed use under zoning regulations governing that parcel.

KCG firmly believes redeveloping this underutilized asset will be a lynchpin in the City's efforts to revitalize the Indiana Avenue corridor as well as to attract new business and entrepreneurship.

Further, it is our opinion redeveloping the Coakley Building complex into a mixed-use destination will help promote the core missions and expedite the implementation of the City's Indiana Avenue Redevelopment Plan. According to the Plan, "The focus of the Indiana Avenue redevelopment is the reinforcement...through enhancement of the existing commercial district with rehabilitation of existing buildings (preservation of historic commercial building stock, redevelopment of vacant sites, and increased business development)." The proposed project directly addresses that goal and provides a unique opportunity for a mixed-use, historic redevelopment to become a focal point and catalyst for future implementation of the plan.

KCG Development, LLC is proposing to construct the Badger State Lofts at 1031 Maryland Avenue (Parcel #500560 - former C. Coakley storage facility). The applicant states the following about the project:

- KCG Development, LLC is requesting conditional use approval for redevelopment of the historical Badger State Tanning Company Building located at 1031 Maryland Avenue. The project is an adaptive re-use project to convert the subject building into a mixed use facility anchored by a multifamily housing apartment community with a commercial and retail component; the commercial retail component is proposed for the detached building located in the southeast corner of the property in what was once the Boiler Building for the historic Tannery.
- This 2.83 acre site is bound to the north by Maryland Avenue, to the east by S. 10th Street, to the south by Illinois Avenue, and to the west by S. 11th Street. The current use of the property is a vacant, historical manufacturing facility of which approximately 10% was most recently used as a warehouse/storage facility.
- Some of the existing structures will be razed as part of this redevelopment project. The project will convert the remaining 210,000 square foot historic tannery facility into 118 apartment units. In addition to the apartment units, the floor plan will consist of interior parking, a resident fitness area, a business space, and a community room. Some exterior on-site parking will also be provided as will a playground and concrete patio/courtyard area.

The applicant states the following about the proposed site and architecture of the:

- The Badger State Lofts adaptive re-use project will turn a 210,000 square foot Historic Tannery facility into 118 apartment units. In addition to the apartment units, the floor plan will consist of interior parking, fitness area, a business space, and a community room. The existing multi-colored brown brick on the exterior of the building will be cleaned, repaired, and repointed where needed. New Historic replica windows throughout a majority of the building will enhance the exterior façade.
- Several sections of the non-historic building additions are proposed for demolition. In addition, the section known as Building 9 is scheduled for demolition due to structural deficiencies. The Historic Boiler House is scheduled for commercial use. All of the remaining historic sections of the complex are of mill construction and are clad in brick with concrete sills and details. The neighboring buildings to the North, East, and West are steel framed buildings with metal paneling. The building to the south is a two story brick building.
- The proposed scope of work for Badger State Lofts will keep the Historic look which compliments the surrounding buildings.

Site improvements include:

- The apartment building is approximately 210,000sf and has 118 units.
- There will be 166 parking spaces – 83 indoor, 19 onsite, 45 street, 19 offsite.
- New ingress/egress from Illinois Avenue.
- New asphalt drives, parking, concrete walks.
- New landscaping and storm drainage throughout the site.
- Signage will consist of the primary building signage and monument signage identifying the apartments and future commercial business/tenant.

STAFF COMMENTS:

The applicant states that the existing development has several existing encroachments into City street rights-of-way; the majority of these existing encroachments are building appendages. The proposed redevelopment will result in the retention of some of the existing building encroachments, new encroachments for tenant (private) parking in the Maryland Avenue and S. 11th Street right-of-ways, a patio and landscaping encroachments in the S. 10th Street right-of-way, and landscaping encroachments in the Maryland Avenue and S. 11th Street right-of-ways.

Applicant indicates there are several building elements that are extending over the property line into City of Sheboygan public right-of-ways. Applicant will be required to obtain an **encroachment** for each building element that is proposed to extend beyond the property line and into the City of Sheboygan public right-of-ways. Only at such time as an encroachment is obtained may these building improvements be made.

Applicant is proposing approximately 45 parking spaces within the City of Sheboygan S. 11th Street (23 spaces) and Maryland Avenue (22 spaces) street rights-of ways. Applicant will be required to obtain an **encroachment** to permit Badger State Lofts private parking on these streets. Only at such time as an encroachment is obtained may this area be improved as proposed. Applicant will work with City staff with regards to the specification that these parking areas shall be improved to.

Applicant is proposing a significant amount of landscaping that will extend beyond their property line and be located in the City of Sheboygan public right-of-way. Only at such time as an encroachment is obtained may this landscaping be installed. Applicant will work with City staff with regards to the specific landscaping to be installed in these areas.

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

The applicant is requesting the following land use variances:

- To have a building coverage ratio of 79% - Maximum building coverage ratio for apartments in the CC zone is 50% (there is not a building coverage ratio for commercial buildings in the CC zone).

This will result in an 11.8% reduction over the current conditions.

- To have 42 units per acre – The maximum number of dwelling units per acre is 40 units per acre.

Per code, the 2.83 acre site is permitted to have 113 dwelling units. The proposed development will have 118 dwelling units.

- To have 118 units on 2.83 acres of land – Maximum number of apartment units is 49 for 2.83 acres (2,500sf lot area per unit). 118 units x 2,500sf = 6.8 acres.
- To have a minimum lot area of 1,034sf per unit (2.8 acres) – For apartment structures, minimum lot area is 2,500sf per unit or 6.8 acres.

$$2,500\text{sf} \times 118 \text{ units} = 295,000\text{sf} \qquad 295,000\text{sf} / 43,560 \text{ (an acre)} = 6.8 \text{ acres}$$

$$2.8 \text{ acres} \times 43,560 \text{ (an acre)} = 121,968\text{sf} \qquad 121,968\text{sf} / 118 = 1,034\text{sf per unit.}$$

- To have building heights of 33 feet to 82 feet (top of the elevator penthouse) - Maximum apartment building height of 35 feet.

The is an existing structure that is being redeveloped and heights are not changing.

- To have a zero (0) foot front/street yard setback along Illinois Avenue, Maryland Avenue, S. 10th Street and S. 11th Street – Minimum front/street yard setback is 20 feet.

This is an existing building that is already located closer than 20 feet to the property lines.

- To have a zero (0) foot paving setback at the southeast corner of the building - Minimum front/street yard paved surface area setback of three feet (3').

The proposed concrete patio on the east side of the building in the southeast corner of the property will be constructed in an existing area of encroachment occupied by a rail spur and loading dock area. This patio may be used by the future commercial tenant as well as the residents of the apartments.

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

Applicant believes the conditional use permit and variances are justified because:

- The proposed redevelopment project is an adaptive reuse of a historic tannery facility.
- The project is in harmony with, and furthers the purposes, goals, and objectives of the City of Sheboygan Comprehensive Master Plan which encourages infill development and redevelopment. The redevelopment project is in close proximity to the Riverfront and Indiana Avenue redevelopment corridors which are both areas specifically targeted by the City as areas for redevelopment and economic growth. The proposed redevelopment project also addresses a Master Plan objective of providing infill and redevelopment housing while at the same time preserving an historic structure that is part of the City's past.
- The proposed redevelopment project will refurbish an existing blighted property and act as a catalyst for additional redevelopment in the area. Existing structural encroachments into street right-of-ways will, in some instances be replaced with attractive landscaping in compliance with City landscaping standards.
- Existing structural encroachments into street right-of-ways will, in some instances be replaced with attractive landscaping in compliance with City landscaping standards.
- The proposed multi-family redevelopment/adaptive re-use project will provide a needed and attractive housing option in relation to the Riverfront and Indiana Avenue redevelopment corridors. This location is also ideally situated due to its proximity to neighborhood businesses and the downtown area which are accessible via multiple transportation options (pedestrian and bicycle options, nearby public transportation, and personal automobiles).

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. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary razing permits for all structures to be demolished. Once structures have been demolished, the applicant will maintain the site(s) in a clean and dust free condition.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
5. Landscape plan shall also include the landscaping proposed to be installed within the City of Sheboygan public right-of-way. This landscaping shall be incorporated into the encroachment required for use and improvement of these public rights-of-ways.
6. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
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 (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
10. Applicant shall work with staff with regards to appropriate signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
11. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
12. No sign shall be located on the roof of the building.
13. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15 foot vision triangle.
14. All areas used for parking/maneuvering of vehicles shall be paved.
15. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
16. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
17. Applicant shall reinstall sidewalk along Illinois Avenue, Maryland Avenue, S. 10th Street and S. 11th Street to standard City specifications.
18. 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.).
19. 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.).
 20. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
 21. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
 22. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.). Applicant may only do this if the necessary encroachments have been obtained.
 23. Applicant shall be required to obtain the necessary encroachment(s) to utilize and improve City of Sheboygan public rights-of-ways (including, but not limited to building, parking, driveway openings, curb, gutter, sidewalk, pavement, utilities, landscaping, etc.). The applicant shall work with City staff with regards to the specifications that will be required when utilizing/improving these public rights-of-ways. Use and improvements of these encroachment areas shall be permitted only at such time as the applicant has obtained the necessary encroachment(s) from the City of Sheboygan. Building permits shall be issued only at such time as all encroachment have been obtained for any of the structures, landscaping, parking, etc. that will utilize City of Sheboygan public rights of ways.
 24. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
 25. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
 26. 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.
 27. If applicant leases space to additional tenants (future commercial tenant), the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy.
 28. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
 29. Applicant will have an executed developer's agreement prior to building permit issuance.
 30. 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 and required attachments

September 6, 2018



Project Narrative

Project: Badger State Lofts
1031 Maryland Avenue
Sheboygan, WI

Parcel Information: Tax parcel 59281505650 more specifically defined as ALL OF BLOCK 230 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN AND THE VACATED ALLEY THERIN AND THE VACATED NORTH 20 FEET OF ILLINOIS AVENUE LYING ADJACENT TO LOTS 7, 8, 9, 10, 11, AND 12 OF SAID BLOCK 230, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN. The area of the subject parcel is 2.83 acres.

Zoning Classification: Central Commercial-CC

Existing Site Conditions/Land Use: The current use of the property is a vacant, historical tannery of which approximately 10% was most recently used as a warehouse/storage facility.

Proposed Land Use/Site Data: KCG Development, LLC is requesting conditional use approval for redevelopment of the historical Badger State Tanning Company Building located at 1031 Maryland Avenue. The project is an adaptive re-use project to convert the subject building into a mixed use facility anchored by a multifamily housing apartment community with a commercial and retail component; the commercial retail component is proposed for the detached building located in the southeast corner of the property in what was once the Boiler Building for the historic Tannery.

- Existing Historic Tannery gross square footage – 250,000 S.F.; ground floor area – 111,056 S.F.
- Proposed building square footage – 209,909 S.F.; ground floor area – 96,563 S.F.
- Existing paved areas – 10,313 S.F.; proposed paved areas – 14,937 S.F.
- Existing total impervious – 121,396 S.F.; proposed total impervious – 111,500 S.F.
- Existing landscape/open space – 1,768 S.F.; proposed landscape/open space – 11,637 S.F.
- Buildings to be demolished include Building 7A, 2B, 9, and 9A (see attached building “Key Plan”). Although Building 9 is an historic building, it has severe structural deficiencies and would be nearly impossible to save; the remaining buildings to be demolished are non-historic and not useful for the proposed re-use project.
- 118 apartment units
 - (43) 1 Bedroom
 - (61) 2 Bedroom
 - (13) 3 Bedroom
 - (1) 4 Bedroom

- Average unit size
 - 838 S.F. – 1 Bedroom
 - 1,136 S.F. – 2 Bedroom
 - 1,506 S.F. – 3 Bedroom
 - 2,132 S.F. – 4 Bedroom
- First Floor
 - 24 Units
 - Interior Parking
 - Fitness Area
 - Business Space
 - Community Room
 - Leasing Office
 - Laundry Room
 - Storage Units
 - Maintenance Shop
- Second Floor
 - 33 Units
 - Laundry Room
- Third Floor
 - 29 Units
 - Laundry Room
- Fourth Floor
 - 32 Units
- 166 Parking Spaces Provided
 - 83 on-site interior parking spaces
 - 19 on-site exterior parking spaces
 - 45 private, on-street parking spaces (22 on Maryland Avenue; 23 on S. 11th Street)
 - 19 off-site spaces provided in remote parking lot south of Illinois Avenue

Parking requirements are waived in the Central Commercial District. The number of proposed spaces will provide one (1) space for each of the 43, one (1) bedroom units, 19 spaces in the off-site lot for the proposed commercial use, and the remaining 104 spaces for the 75 multi-bedroom units with a space to unit ratio of 1.38 spaces per unit. The proposed development is in close proximity to two (2) bus stops providing public transportation and within walking distance to the downtown area and the Indiana Avenue commercial district. For these reasons, the parking provided should be adequate for the proposed uses.

- Project Phasing
 - Interior demolition work during the winter months (2018-2019)
 - Exterior demolition and site work during the spring and early summer (2019)
 - Interior work on residential units, and commercial building if tenant is secured during late summer and fall (2019)

Zoning Requirements/Requested Variances:

Section 15.105(3)(f)

- Maximum building coverage ratio of 50%. Proposed building coverage ratio is 78.4%; this will result in an 11.8% reduction over the current conditions.
- Maximum gross density of 40 dwelling units per acre. Per code, the 2.83 acre site is permitted to have 113 dwelling units. The proposed development will have 118 dwelling units.
- 2,500 square feet of lot area per dwelling unit or 1,000 square feet of lot area per unit authorized by Conditional Use Permit. Proposal will provide 1,043.5 square feet of lot area per dwelling unit.
- Maximum apartment building height of 35 feet. The existing buildings that will be redeveloped range in height from just over 33 feet to 82 feet (top of the elevator penthouse).
- Minimum front/street yard principal structure setback requirement of 20 feet. The existing principal structures are less than 20 feet from the public street right-of-way lines/property lines and in most areas actually encroach into the street right-of-way.
- Maximum of 24 apartments per building. The apartment building complex will have 118 apartment units.
- Minimum front/street yard paved surface area setback of three feet (3'). The proposed concrete patio on the east side of the building in the southeast corner of the property will be constructed in an existing area of encroachment occupied by a rail spur and loading dock area.
- Minimum roof pitch of 3:12, minimum roof eave width of 18 inches, and minimum dwelling core dimensions of 24 feet by 40 feet. A majority of the existing building roof is flat with no eaves. Most of the proposed dwelling units will comply with the minimum core dimensions. Those that are lesser in one of the required core dimensions will exceed the other minimum dimension. Due to the dimensions of the existing building, some units will not comply with either of the minimum core dimensions.
- Minimum 20 landscaping points per 10,000 square feet of paved area or 20 parking stalls; whichever is greater to be located within ten feet (10') of the paved area. A minimum of 30% of the points devoted to climax trees and a minimum of 40% of the points devoted to shrubs. 30 landscaping points are required for the paved area located within the limits of the subject property. 40 landscaping points are provided within ten feet (10') of the internal surface parking via tall shrubs. Due to the location of existing buildings, contaminated soils, and utilities, it is not possible to provide landscaping in the courtyard patio nor is it possible to use climax trees.

The existing development has several existing encroachments into City street rights-of-way; the majority of these existing encroachments are building appendages and parking spaces (refer to civil plan sheet C1.1). The larger building encroachments will be removed. However, the exterior walls of the main tannery building fronting along S. 11th Street and Illinois Avenue encroach into the street right-of-way; these encroachments will remain as the only options to eliminate these encroachments would be to purchase right-of-way from the City or raze the building and build new. The redevelopment will retain much of the parking encroachment along S. 11th Street, result in new encroachments for tenant (private) parking in the Maryland Avenue right-of-way, a patio and landscaping encroachments in the S. 10th Street right-of-way, landscaping encroachments in the Maryland Avenue, and S. 11th Street right-of-ways, and concrete stoops at points of building ingress/egress. The parking encroachments are needed to ensure adequate parking is provided for the building tenants. Landscaping encroachments will provide building foundation landscaping and street/sidewalk landscaping to improve visual aesthetics and increase the greenspace component of the proposed redevelopment.

Justification

The requested variances stem from the fact that this proposed redevelopment project is an adaptive reuse of a historic tannery facility and is in line with KCG Companies' goal of revitalizing and transforming downtown neighborhoods and providing quality, affordable housing for the local workforce and is the first step in the City's efforts to create and implement their FreshTech Innovation District. The project is in harmony with, and furthers the purposes, goals, and objectives of the City of Sheboygan Comprehensive Master Plan which encourages infill development and redevelopment. The redevelopment project is in close proximity to the Riverfront and Indiana Avenue redevelopment corridors which are both areas specifically targeted by the City as areas for redevelopment and economic growth. The proposed redevelopment project also addresses a Master Plan objective of providing infill and redevelopment housing while at the same time preserving an historic structure that is part of the City's past.

The units at Badger State Lofts will be income restricted to tenants/families earning no more than 50%-70% of the annual median income (AMI) which roughly translates to ~\$28k - \$60k in annual income dependent on the actual AMI and the dwelling unit type and size. The rent restriction on the program ensures that the tenants living in such units pay no more than 30% of their income towards rent and utilities. There is no direct subsidy to lower a tenants rent, and tenants are still entirely responsible to pay their rent, provide proof of income, pass background checks, etc. as they would at any other multifamily property; there is simply a cap on the maximum amount of rent that can be charged. The rents at Badger State Lofts are expected to range from \$600 for 1 bedroom units up to \$1,070 for the single 4bedroom, 60% AMI unit.

Approval of the requested Conditional Use will not adversely impact adjacent properties, the character of the neighborhood, the environment, traffic, parking, public improvements, public property, or rights-of-way. The proposed redevelopment project will refurbish an existing blighted property and act as a catalyst for additional redevelopment in the area. KCG

Companies anticipates investing approximately 32 million dollars in this adaptive re-use project. Extensive efforts are being made to preserve the existing historic character of the building by cleaning, repairing, and tuck-pointing the existing masonry exterior, refurbishing and repainting exterior doors, the installation of historic replica windows, and other treatments with the end goal being certification by the National Park Service and placement of the structure on the National Historic Registry.

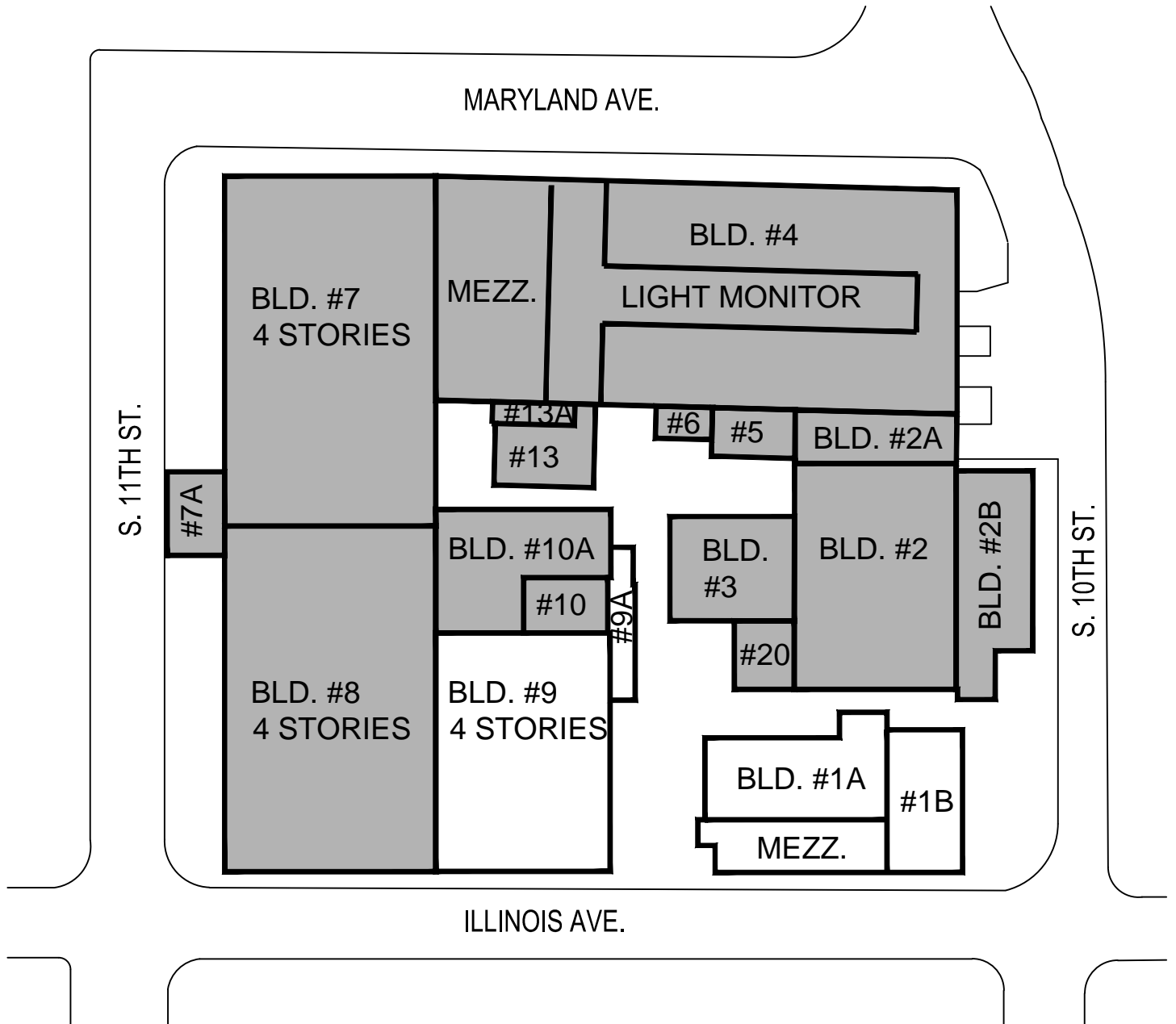
Major structural encroachments in the S. 10th Street right-of-way will be replaced with attractive landscaping in compliance with City landscaping standards and a patio component of the proposed commercial retail space to provide a relaxing outdoor space for patrons. On-street parking spaces that would have previously been occupied during the daytime hours by employee vehicles if this were a working manufacturing facility will likely be empty during the work day while residents of the facility are working and usually only occupied in the evening so as not to hamper daytime users of Maryland Avenue and S. 11th Street.

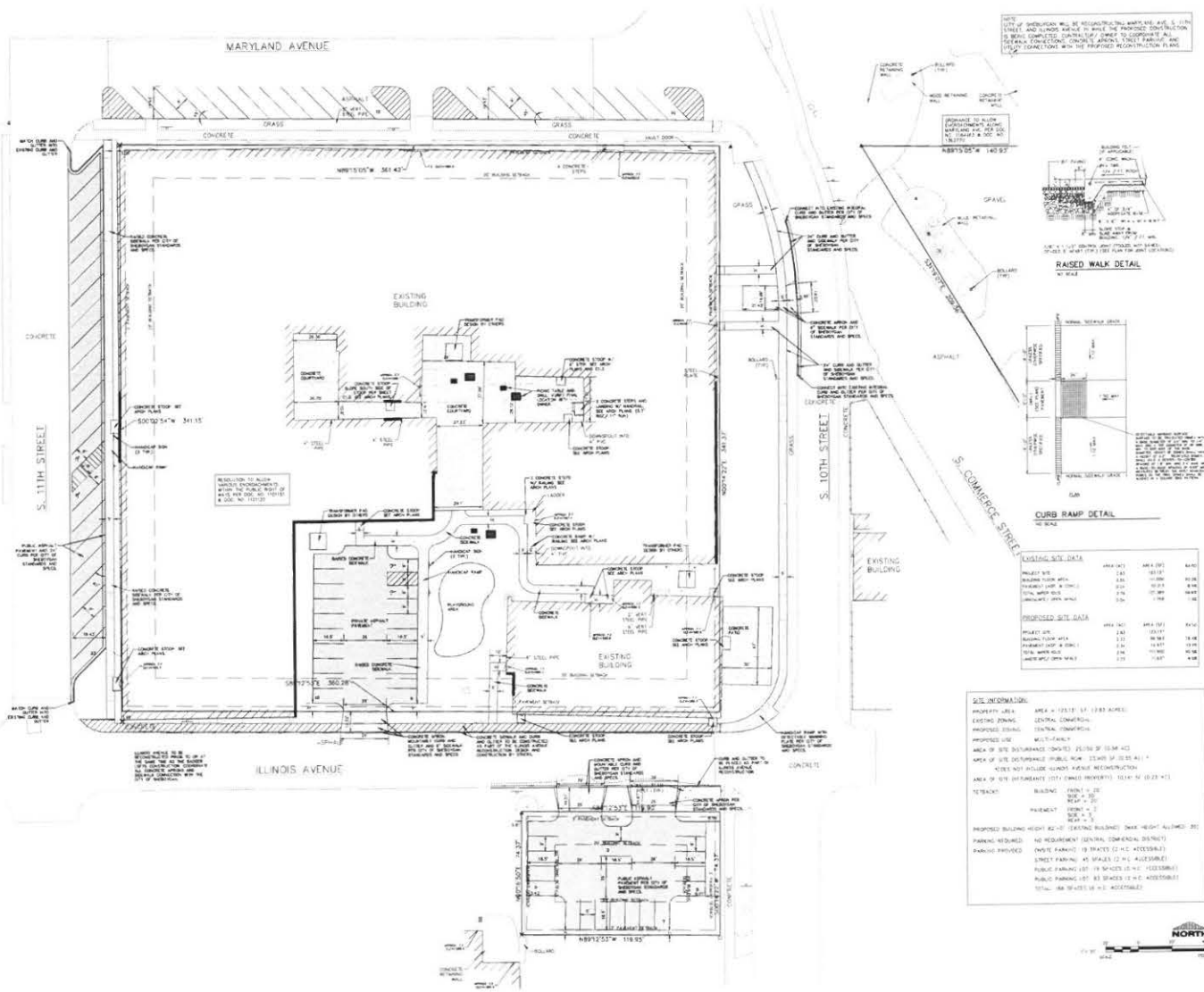
The proposed multi-family redevelopment/adaptive re-use project will provide a needed and attractive housing option in relation to the Riverfront and Indiana Avenue redevelopment corridors. This location is also ideally situated due to its proximity to neighborhood businesses and the downtown area which are accessible via multiple transportation options (pedestrian and bicycle options, nearby public transportation, and personal automobiles).

The redevelopment site is in the heart of the City and is currently served by an adequate transportation system. Adequate sanitary sewer main infrastructure currently exists; the water mains in S. Commerce and S. 10th Streets are relatively new and the Water Utility has plans to upgrade the watermain in Maryland Avenue and Indiana Avenue, as well as S. 13th Street. The City also has plans to replace/upgrade the stormsewer in Illinois Avenue and S. 10th Street and for roadway reconstruction; every effort will be made to coordinate City infrastructure improvements with the installation of the private utility service laterals and the proposed on-street private parking.

KEY PLAN

NO SCALE





NOTE: CITY OF SHEBOYGAN WILL BE RECONSTRUCTING MARYLAND AVE, S. 11TH STREET, AND ILLINOIS AVENUE TO MAINTAIN THE PROPOSED CONSTRUCTION TO BE IN CONFORMANCE WITH THE CITY OF SHEBOYGAN'S ZONING ORDINANCE. ALL UTILITIES SHALL BE RELOCATED TO ACCORD WITH THE PROPOSED RECONSTRUCTION PLAN.

RESOLUTION TO ALLOW...
 N85°10'00" W 140.93'



EXISTING SITE DATA

	AREA (SQ)	AREA (SQ)	AREA (SQ)
PROJECT SITE	2.43	10,187	10,187
IMPERVIOUS AREA	0.81	3,396	3,396
PERMEABLE (TOP 6 INCH)	1.62	6,791	6,791
TOTAL IMPERVIOUS	2.43	10,187	10,187
IMPERVIOUS PERCENT	100	100	100

PROPOSED SITE DATA

	AREA (SQ)	AREA (SQ)	AREA (SQ)
PROJECT SITE	2.43	10,187	10,187
IMPERVIOUS AREA	1.17	4,848	4,848
PERMEABLE (TOP 6 INCH)	1.26	5,339	5,339
TOTAL IMPERVIOUS	2.43	10,187	10,187
IMPERVIOUS PERCENT	100	100	100

SITE INFORMATION:
 PROPERTY AREA: AREA = 10,187 SQ. FEET (0.23 ACRES)
 EXISTING ZONING: CENTRAL COMMERCIAL
 PROPOSED ZONING: CENTRAL COMMERCIAL
 PROPOSED USE: MULTI-FAMILY
 AREA OF SITE SURVEILLANCE (CHECKED) 25,000 SQ. FEET (0.57 AC)
 AREA OF SITE DEVELOPABLE PUBLIC ROW: 25,000 SQ. FEET (0.57 AC) *
 * DOES NOT INCLUDE EXISTING PARKING RECONSTRUCTION
 AREA OF SITE DEVELOPABLE (CHECKED) (CHECKED) 10,187 SQ. FEET (0.23 AC)
 TRACTS: BUILDING: 10,187 SQ. FEET (0.23 AC)
 ROW: 25,000 SQ. FEET (0.57 AC)
 TOTAL: 35,187 SQ. FEET (0.80 AC)
 PROPOSED BUILDING HEIGHT: 42'-0" (EXISTING BUILDING) OVER HEIGHT ALLOWED: 30'
 PARKING REQUIRED: 100 REQUIRED (CENTRAL COMMERCIAL TRACTS)
 PARKING PROVIDED: 100 PROVIDED (10 TRACTS (20 C.A. ACCESSIBLE))
 STREET PARKING: 45 SPACES (20 C.A. ACCESSIBLE)
 PUBLIC PARKING LOT: 10 SPACES (20 C.A. ACCESSIBLE)
 PUBLIC PARKING LOT: 45 SPACES (20 C.A. ACCESSIBLE)
 TOTAL: 100 SPACES (40 C.A. ACCESSIBLE)

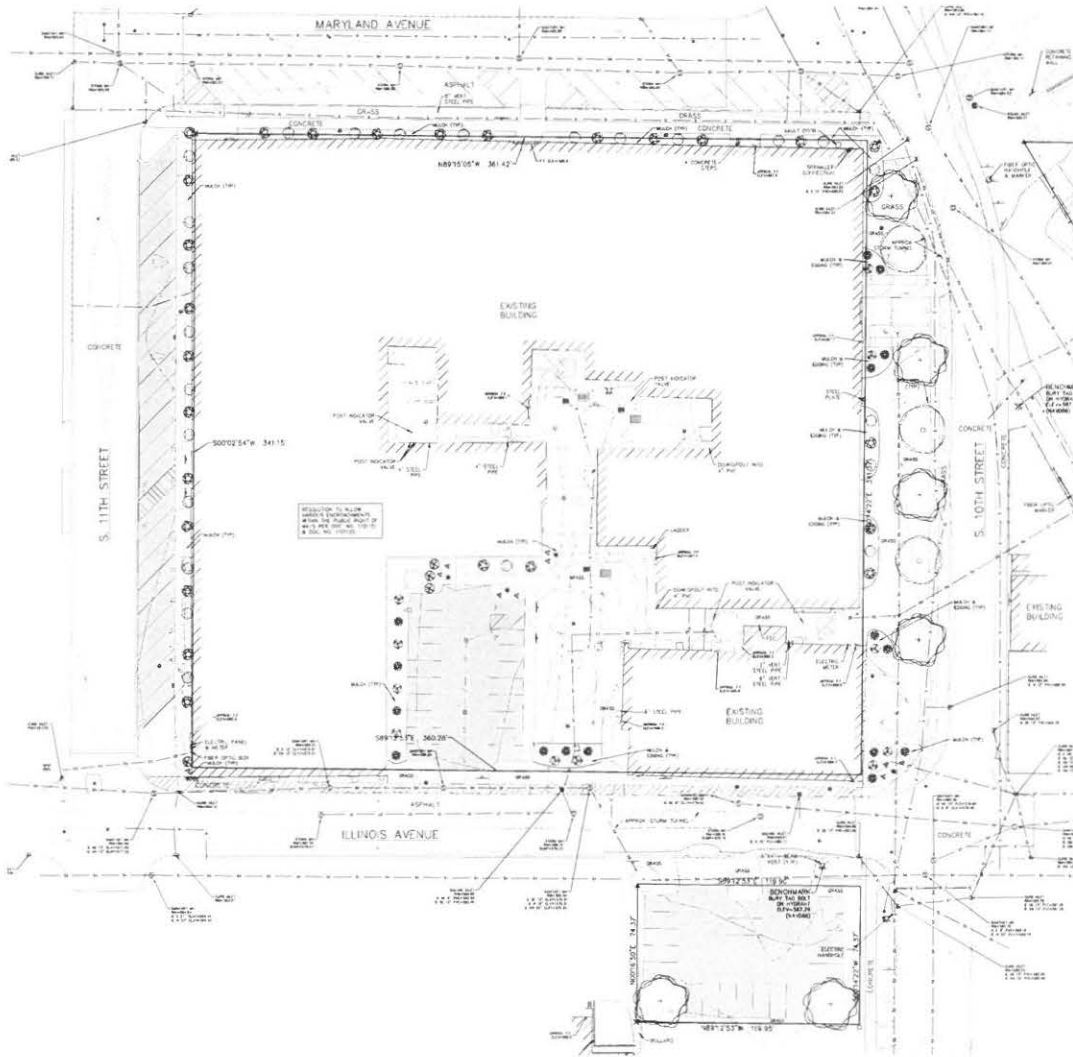


PROJECT INFORMATION
 PROJECT NUMBER: 1704188

PROPOSED BUILDING RENOVATION
BADGER STATE LOFTS
 1031 MARYLAND AVE • SHEBOYGAN, WI 53081

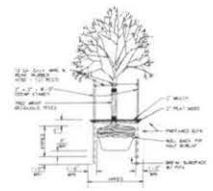
PRELIMINARY DATES
 JULY 28, 2018
 AUGUST 28, 2018

NOT FOR CONSTRUCTION
 SHEET INFORMATION
 SITE PLAN
C1.2



LANDSCAPING NOTES			
SYMBOL	DESCRIPTION	QUANTITY	PLANT SPECIES
1	Aspen	10	Aspen
2	Red Pine	10	Red Pine
3	White Pine	10	White Pine
4	Black Pine	10	Black Pine
5	Blue Spruce	10	Blue Spruce
6	Colorado Spruce	10	Colorado Spruce
7	Eastern White Pine	10	Eastern White Pine
8	Jack Pine	10	Jack Pine
9	Loblolly Shortleaf Pine	10	Loblolly Shortleaf Pine
10	Mill Pine	10	Mill Pine
11	Norway Spruce	10	Norway Spruce
12	White Pine	10	White Pine
13	Black Pine	10	Black Pine
14	Blue Spruce	10	Blue Spruce
15	Colorado Spruce	10	Colorado Spruce
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17	Jack Pine	10	Jack Pine
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99	Loblolly Shortleaf Pine	10	Loblolly Shortleaf Pine
100	Mill Pine	10	Mill Pine

LANDSCAPING CALCULATIONS		
ZONE	SQ. FT.	PLANTS REQUIRED
1	1000	10
2	2000	20
3	3000	30
4	4000	40
5	5000	50
6	6000	60
7	7000	70
8	8000	80
9	9000	90
10	10000	100



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

NOTE: ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MILWAUKEE PLANTING SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MILWAUKEE AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

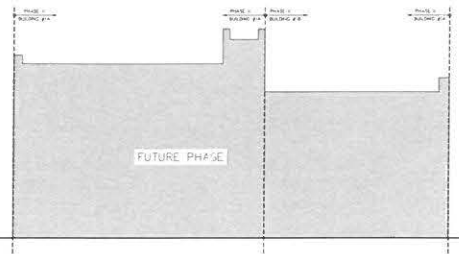
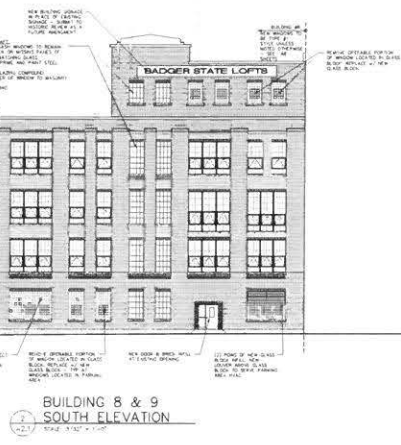
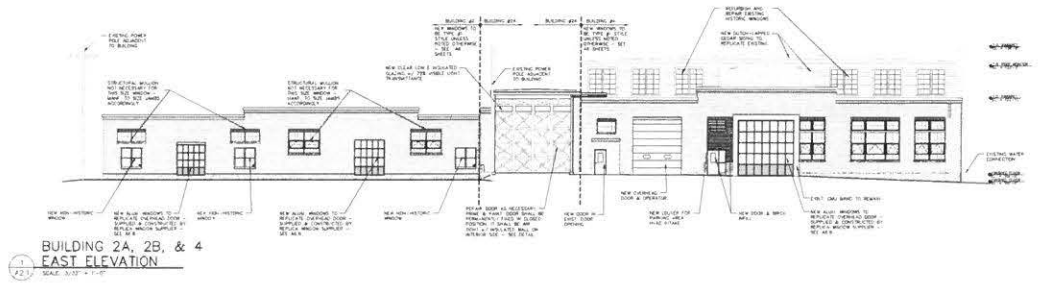


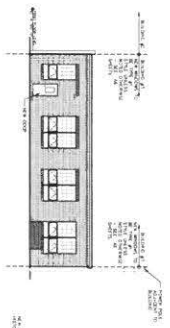
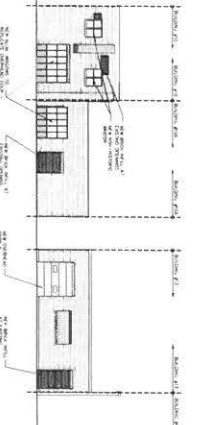
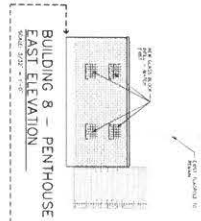
EXCEL
 PROPOSED BUILDING RENOVATION
BADGER STATE LOFTS
 1031 MARYLAND AVE • SHEBOYGAN, WI 53081

REVISION DATES
 APRIL 24, 2018

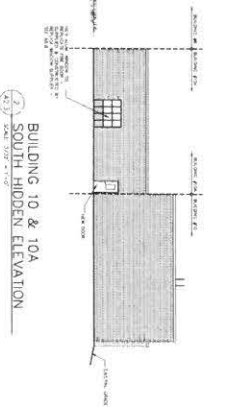
NOT FOR CONSTRUCTION

WESTERNBROOK
 LANDSCAPE PLAN
C1.5

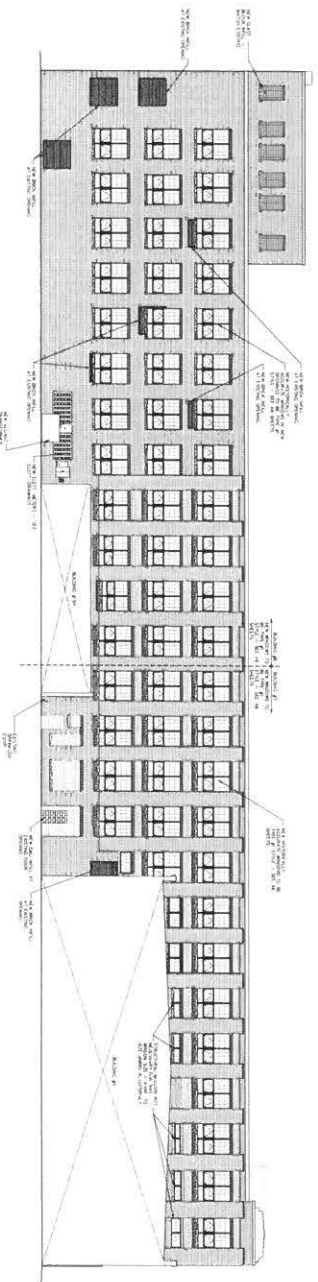




**BUILDING 3, 9, 10, & 10A
NORTH ELEVATION**
SCALE 1/8" = 1'-0"



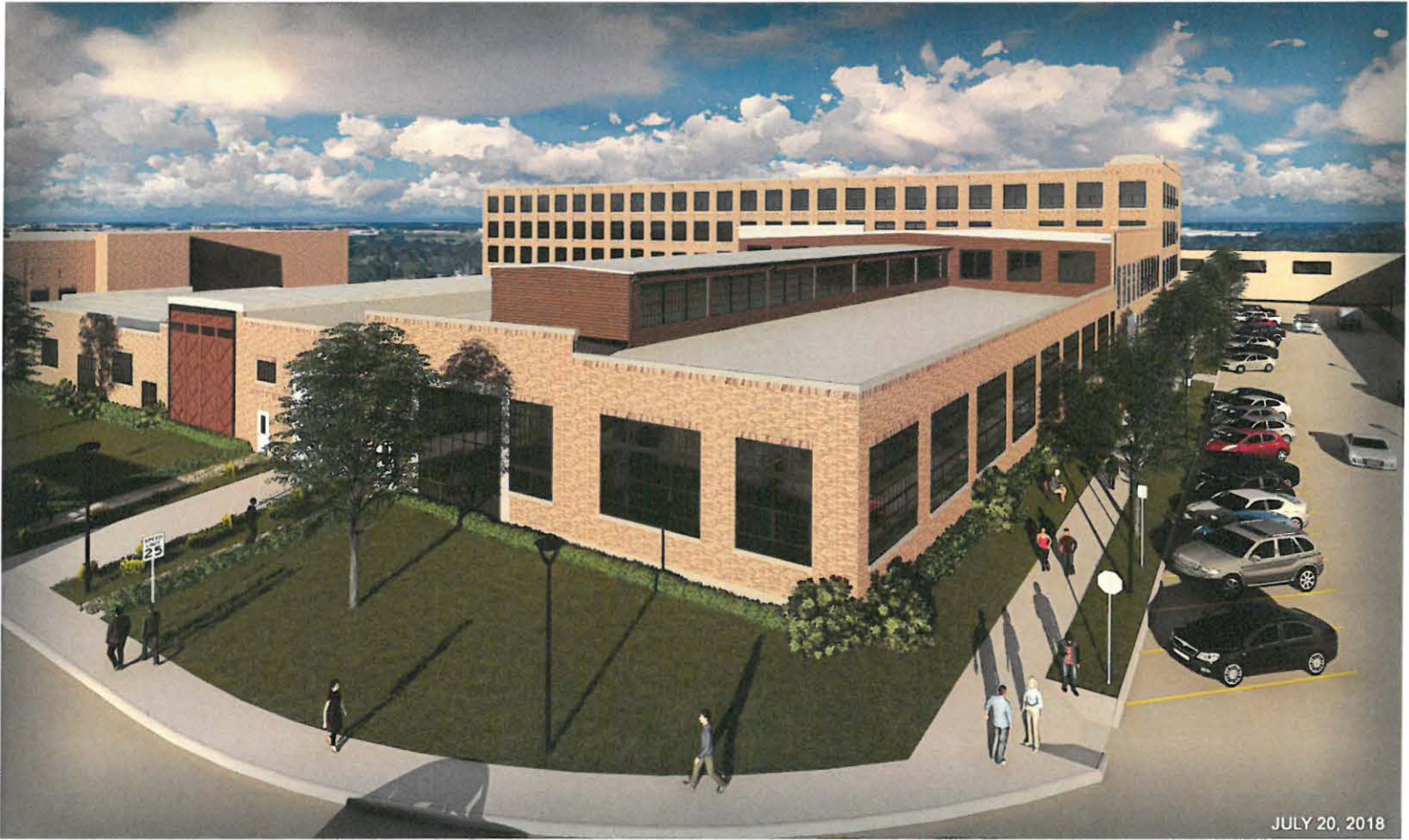
**BUILDING 10 & 10A
SOUTH HIDDEN ELEVATION**
SCALE 1/8" = 1'-0"



**BUILDING 7 & 8
EAST ELEVATION**
SCALE 1/8" = 1'-0"

	EXCEL ARCHITECTURE 1000 W. WISCONSIN ST. SHEBOYGAN, WI 53081 TEL: 920.451.1000 FAX: 920.451.1001 WWW.EXCELARCHITECTURE.COM	PROJECT INFORMATION PROJECT: PROPOSED BUILDING RENOVATION DATE: 04/13/2018 DRAWING NO.: A2.3	SCALE 1/8" = 1'-0"
	CLIENT DATE: 04/13/2018 DRAWING NO.: A2.3	DESIGNER DATE: 04/13/2018 DRAWING NO.: A2.3	DATE 04/13/2018

PROPOSED BUILDING RENOVATION
BADGER STATE LOFTS
 1031 MARYLAND AVE • SHEBOYGAN, WI 53081



Proposed Historic Re-use of:
1031 Maryland Ave, Sheboygan





Proposed Historic Re-use of:
1031 Maryland Ave, Sheboygan

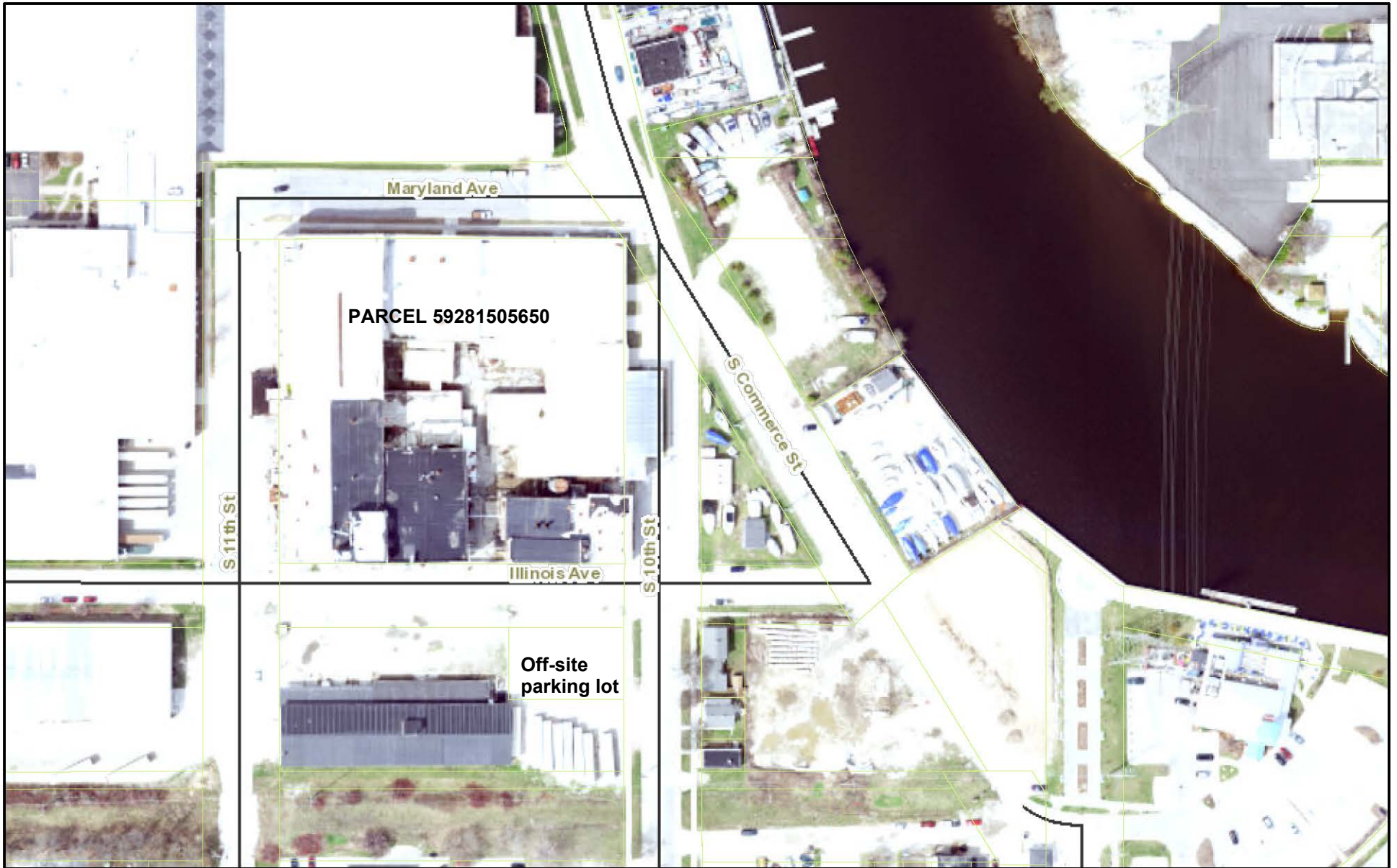




Proposed Historic Re-use of:
1031 Maryland Ave, Sheboygan



ArcGIS Web Map



9/5/2018 12:21:57 PM

TaxParcel

Interstate Highway County Road Ramp

Green: Band_2

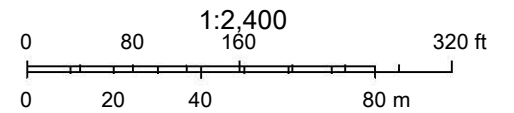
Road Centerlines

State Highway Local Roads Ortho2014

Blue: Band_3

<all other values>

Red: Band_1









CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 108-18-19 and G.O. 15-18-19 by Alderperson Sorenson amending the City of Sheboygan Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located at 1436 S. 15th Street (Parcel No. 59281513391) from Class Employment to Class Multi-Family Residential.

R.O. 108-18-19 and G.O. 16-18-19 by Alderperson Sorenson amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of 1436 S. 15th Street (Parcel No. 59281513391) from Class Urban Industrial (UI) to Class Urban Residential (UR).

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

REPORT DATE: September 7, 2018

MEETING DATE: September 11, 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:

Green Street Development Group, LLC is proposing to amend the City of Sheboygan Future Land Use Map of the Sheboygan Comprehensive Plan for the Van Der Vaart property located at 1436 S. 15th Street (Parcel #513391) from Employment to Multi-Family Residential.

Green Street Development Group, LLC is also proposing to rezone the Van Der Vaart property located at 1436 S. 15th Street (Parcel #513391) from Urban Industrial (UI) to Urban Residential (UR-12).

The applicant states the following:

- Green Street Development Group is proposing the redevelopment of 1436 S. 15th Street into a master developed tract known as The Oscar which will help serve the needs of the neighborhood and community at large. Sheboygan has prospered and continues to add new businesses and jobs however the creation of housing has not kept pace. The addition of the proposed 252 apartments and 16,500 square feet of commercial space would provide benefit to the community and an estimated \$42,000,000 investment in Sheboygan.

- Green Street is requesting a rezoning of the site and amendment of the comprehensive plan to advance this project. The site has been used for concrete related activities since 1888 and is zoned Urban Industrial and is specifically called out as non-compatible/conflicting use in the Comprehensive Plan. There are homes immediately to the west and north and on the other side of highway 28 (S. Business Dr.). There are also two small interior light manufacturers and a church adjacent to the site. Green Street has the property under contract and has attached authorization and acknowledgment of our request from the current owner and tenant.
- Our application is to rezone all of tax parcel 513391 from Urban Industrial to Urban Residential and then at a later date we will replat this parcel into three (3) separate parcels and propose rezoning a portion of the southeast corner of the site to commercial.
- Presently, the property is used by Van Der Vaart as part of their operations.

Our proposed plan and request are directly in line with at least three key initiatives in the City of Sheboygan Comprehensive Plan.

1. Land use conflicts occur when incompatible structures or land uses are near or adjacent to one another. Incompatibility can stem from a mismatch in density, height, building scale or mass, or from negative environmental effects such as traffic, noise, or pollution. Over the last twenty years, the City of Sheboygan has worked diligently to make planning, zoning, development and redevelopment decisions that both avoid and correct areas of land use conflict. Due to the age and size of the community, this is an on-going process with a long-term timeframe. Key areas of strong land use conflict are focused on the edges of older urban industrial developments located along the rail lines south of North Avenue and north of Mead Avenue. In these locations, it is common to find outdoor storage areas, deteriorated buildings and large parking lots located across the street from, or directly abutting, residential development.

Other conflict areas include the Vander Vaart site on South Business Drive; North Commerce Street, north from Pennsylvania Avenue to the Sheboygan River; scattered industrial facilities located along the Lake Michigan shore; and scattered industrial facilities adjacent to neighborhoods, mostly south of the Sheboygan River. Here, a property by property strategy is essential for correcting or mitigating land use conflicts.

2. Promoting infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.
3. Diversifying the City's housing stock by supporting market rate infill and redevelopment housing aimed at empty nesters, seniors and young professionals.

The proposed map amendment achieves these key initiatives by:

- The proposed development will accomplish these key initiatives, allowing the redevelopment of a conflicting industrial use into housing which will provide infill development and be complementary to the adjoining uses.
- Developing an old industrial site into housing. This type of redevelopment is ideal as it directly borders both residential and commercial zoning districts.
- This is accomplished by fulfilling the demand for housing with a location that balances proximity to urban spaces and amenities with easy and various transportation options.
- Additionally, the proposed development is consistent with the objectives and policies set forth in Chapter 4 Housing and Neighborhood Development of the City of Sheboygan Comprehensive Plan.
- In the City of Sheboygan Comprehensive Plan, Urban Residential is identified as the most appropriate zoning for this type of multifamily residential development.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north and west are zoned Urban Industrial (UI) and Neighborhood Residential (NR-6).
- The properties to the south are zoned Urban Commercial (UC).
- The properties to the east are zoned Neighborhood Residential (NR-6).

It is important for the Plan Commission to understand that if the property zoning designation is changed from UI to UR, an applicant could submit an application to use the property for any use that is permitted and/or conditionally permitted in the UR zone.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of a new townhouse condominium development.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed amendment to the City of Sheboygan Comprehensive Plan Future Land Use Maps from Employment to Multi-Family Residential for property located 1436 S. 15th Street (Parcel # 513391).

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Urban Residential (UR-12) for property located 1436 S. 15th Street (Parcel # 513391).

ATTACHMENTS:

Rezone Application and required attachments.



Gen. Ord. No. _____ - 18 - 19. By Alderperson Sorenson. September 4, 2018.

AN ORDINANCE amending the City of Sheboygan Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification of property located at 1436 South 15th Street (Parcel No. 59281513391) from Class Employment to Class Multi-Family Residential Classification.

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

Section 1. Chapter 2 of the Sheboygan Comprehensive Plan establishing future land use classification is hereby amended by changing the Future Land Use Maps thereof and Use Classification of the following described lands from Class Employment to Class Multi-Family Residential Classification:

Property located at 1436 South 15th Street (Parcel No. 59281513391)

SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 & THE E LINE OF S 15TH ST, TH S-88-DEG-25'- 00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'- 00"-W 299.56' ALG SD S LINE OF THE ORIGINAL PLAT AND THE S LINE OF BLK 301 OF THE ORIGINAL PLAT TO A PT 133.98' E OF E LINE OF S 16TH ST, TH S 60', TH W 131.85' PARALLEL TO THE S LINE OF BLK 301 TO THE E LINE OF S 16TH ST, TH S 135' ALG THE E LINE OF S 16TH ST, TH S-88-DEG-06'-W 328.40' PARALLEL TO THE S LINE OF BLK 302 TO A PT IN THE E LINE OF GRAMS SUBD NO 1, 195' S OF THE NE COR OF SD BLK 1, TH S 360' ALG THE E LINE OF SD GRAMS SUBD TO A PT 60' N OF N LINE OF LOT 14 SD SUBD EXT E, TH E 35', TH S 115', TH W 35' TO E LINE OF SD SUBD, TH S 240' M/L TO A PT 270' N OF THE N LINE OF BROADWAY, TH E 200' PARALLEL TO THE N LINE OF BROADWAY, TH S 60', TH E 80', TH S 210' TO THE N LINE OF BROADWAY, TH E 287.13' TO THE WLY R/W LINE OF MAIN TRACK OF C&NW RR, TH NLY AL..

City Plan

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

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

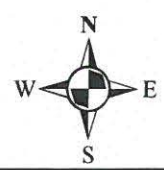
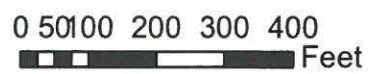
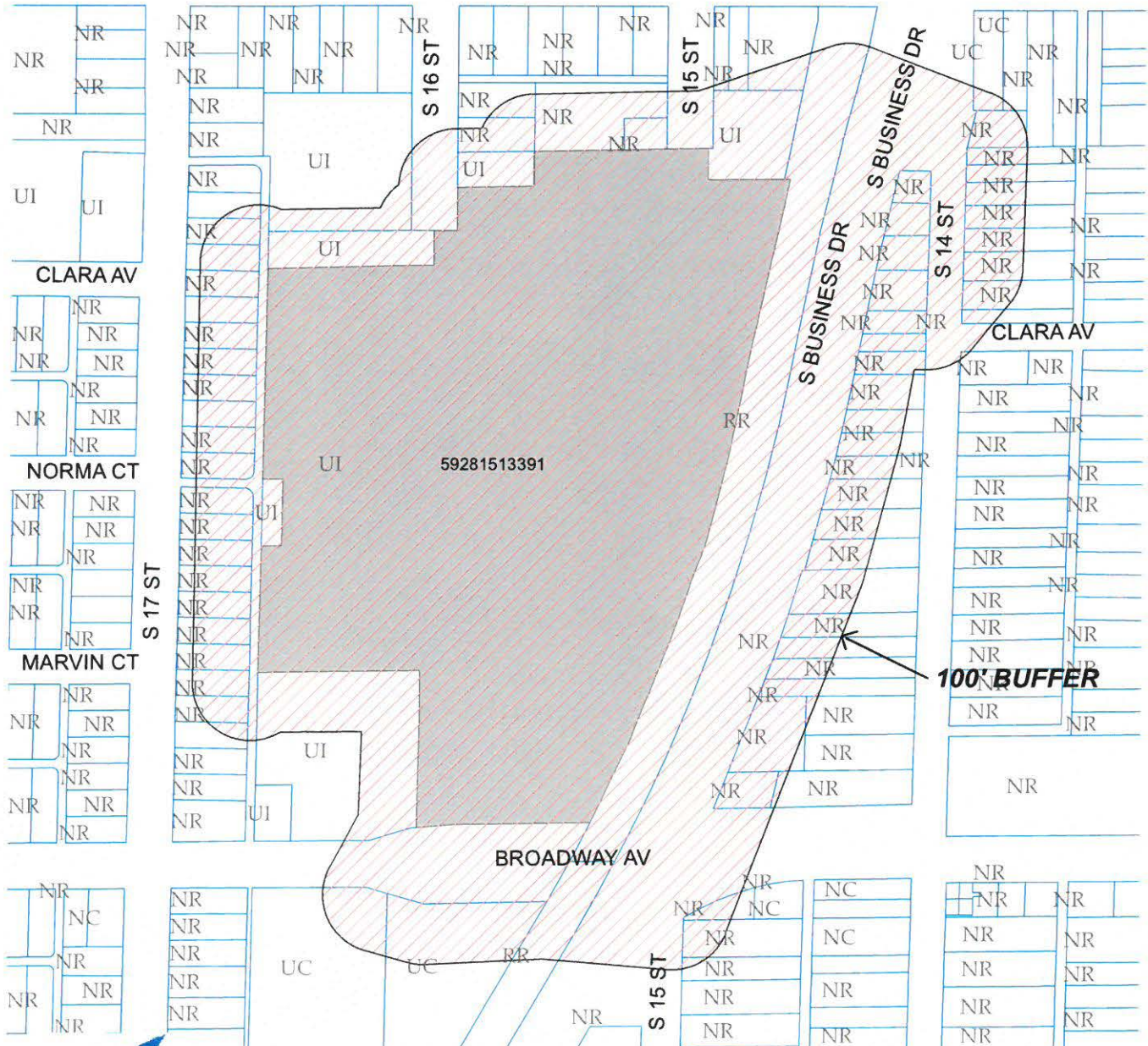
Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM EMPLOYMENT TO MULTI-FAMILY RESIDENTIAL

SECTION 27, T. 15 N, R. 23 E

SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 & THE E LINE OF S 15TH ST, TH S-88-DEG-25'-00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'-00"-W 299.56' ALG SD S LINE OF THE ORIGINAL PLAT AND THE S LINE OF BLK 301 OF THE ORIGINAL PLAT TO A PT 133.98' E OF E LINE OF S 16TH ST, TH S 60', TH W 131.85' PARALLEL TO THE S LINE OF BLK 301 TO THE E LINE OF S 16TH ST, TH S 135' ALG THE E LINE OF S 16TH ST, TH S-88-DEG-06'-W 328.40' PARALLEL TO THE S LINE OF BLK 302 TO A PT IN THE E LINE OF GRAMS SUBD NO 1, 195' S OF THE NE COR OF SD BLK 1, TH S 360' ALG THE E LINE OF SD GRAMS SUBD TO A PT 60' N OF N LINE OF LOT 14 SD SUBD EXT E, TH E 35', TH S 115', TH W 35' TO E LINE OF SD SUBD, TH S 240' M/L TO A PT 270' N OF THE N LINE OF BROADWAY, TH E 200' PARALLEL TO THE N LINE OF BROADWAY, TH S 60', TH E 80', TH S 210' TO THE N LINE OF BROADWAY, TH E 287.13' TO THE WLY RW LINE OF MAIN TRACK OF C&NW RR, TH NLY AL..



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

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

Completed application is to be filed with the Office of the City Clerk, City Hall, 606 North 6th Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Green Street Development Group, LLC PHONE NO.: (314) 495-9884

ADDRESS: 8451 Maryland Ave, Clayton, MO, 63105

E-MAIL: joel@greenstreetstl.com

OWNER OF SITE: Lohr Properties Sheboygan, LLC

PHONE NO.: (920) 946-0350

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 1436 S 15th St, Sheboygan, WI 53081

LEGAL DESCRIPTION: SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 & THE E LINE OF S 15TH ST, TH S-88-DEG-25'- 00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'- 00"-W 299.56' ALG SD S LI

PARCEL NO. 59281513391 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Industrial

PROPOSED ZONING DISTRICT CLASSIFICATION: Urban Residential

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: Van Der Vart Concrete

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: Multi-Family Rental Housing

Green Street Development Group is proposing the redevelopment of 1436 S. 15th into a master developed tract known as The Oscar which will help serve the needs of the neighborhood and community at large. Sheboygan has prospered and continues to add new businesses and jobs however the creation of housing has not kept pace. The addition of the proposed 252 apartments and 16,500 square feet of commercial space would provide benefit to the community and an estimated \$42,000,000 investment in Sheboygan.

Green Street is requesting a rezoning of the site and amendment of the comprehensive plan to advance this project. The site has been used for concrete related activities since 1888 and is zoned Urban Industrial and is specifically called out as non-compatible / conflicting use in the Comprehensive Plan. There are homes immediately to the west and north and on the other side of highway 28. There are also two small interior light manufacturers and a church adjacent to the site. Green Street has the property under contract and has attached authorization and acknowledgment of our request from the current owner and tenant.

Our application is to rezone all of tax parcel 59281513391 from Urban Industrial to Urban Residential and then at a later date we will replat this parcel into three separate parcels and rezone a portion of the south east corner of the site to commercial.

Our proposed plan and request are directly in line with at least three key initiatives in The City of Sheboygan Comprehensive Plan.

1. Land use conflicts occur when incompatible structures or land uses are near or adjacent to one another. Incompatibility can stem from a mismatch in density, height, building scale or mass, or from negative environmental effects such as traffic, noise, or pollution. Over the last twenty years, the City of Sheboygan has worked diligently to make planning, zoning, development and redevelopment decisions that both avoid and correct areas of land use conflict. Due to the age and size of the community, this is an on-going process with a long-term timeframe. Key areas of strong land use conflict are focused on the edges of older urban industrial developments located along the rail lines south of North Avenue and north of Mead Avenue. In these locations, it is common to find outdoor storage areas, deteriorated buildings and large parking lots located across the street from, or directly abutting, residential development.

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Here, a property by property strategy is essential for correcting or mitigating land use conflicts.

2. Promoting infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.
3. Diversifying the City's housing stock by supporting market rate infill and redevelopment housing aimed at empty nesters, seniors and young professionals.

The proposed mixed use development will accomplish all of these key initiatives, allowing the redevelopment of a site with key corridor visibility but incompatible use into much needed rental housing.

Key Facts:

1. Gross land area – 17.66 acres including parcels 59281513391 and 59281513500
 - Parcel 59281513391 to be rezoned to Urban Residential and parcel 59281513500 to remain as Urban Industrial.

2. Maximum amount of land covered by principal buildings
 - 2.8 acres Total

3. Maximum amount of land devoted to parking, drives and parking structures
 - 6.33 acres

4. Minimum amount of land devoted to landscaped open space
 - 8.55 acres

5. Maximum proposed dwelling unit density if residential and/or
 - 17 units per acre

- Total square footage devoted to non-residential uses
 - 16,500 square feet

6. Proposed number of buildings
 - 11

7. Maximum number of dwelling units per building
 - 36

8. Bedrooms per unit type

- 84 one bedrooms
- 126 two bedrooms
- 42 three bedrooms

9. Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or

- 432 parking spots or one per bedroom

per thousand square feet of building area if not residential

- 114 spots or 144.73 spots per thousand square feet

A **vicinity map** showing the boundaries of the tract included in the development proposal, the territory within 1,000 feet of the tract, its proposed access and significant community facilities in the surrounding area.

- see attached

Existing conditions, including wetlands, areas of severe topographic changes, buildings, trees and shrub groupings, with an indication of whether they are to be retained, removed or altered.

- see attached

A **site plan** showing the location of proposed structures and a description of their intended use and height, all open spaces, setback dimensions and buffers adjacent to the boundaries of the tract and from existing or proposed public rights-of-way, pedestrian and vehicular circulation systems, parking areas, loading facilities and the location, type and size of all proposed signs.

- see attached

Renderings of the proposed development.

- see attached

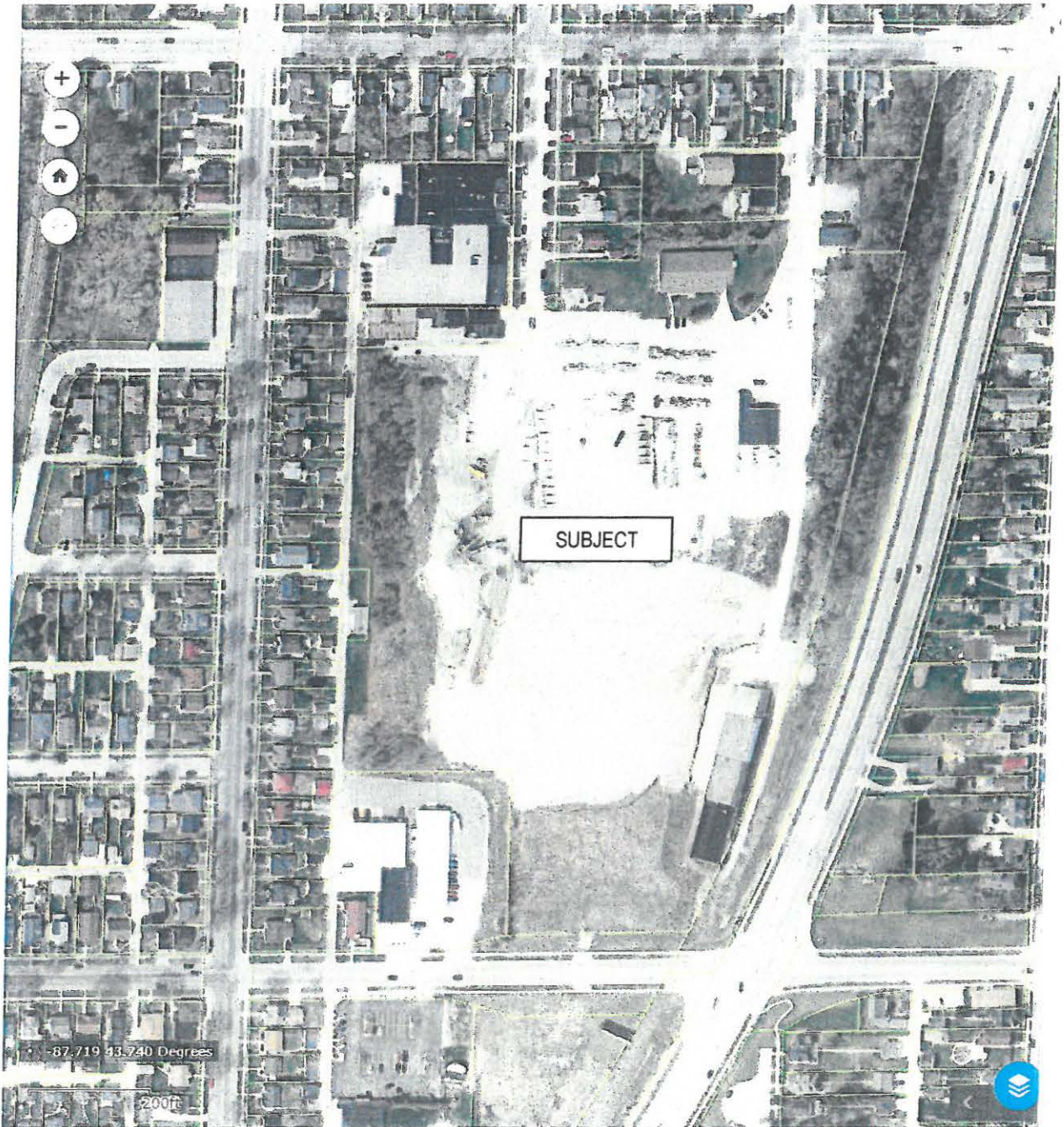
Pictures of the site and surrounding context. These pictures may be submitted as photographs, printed scanned images or in a digital format, but should not exceed 8.5 x 11.

- see attached

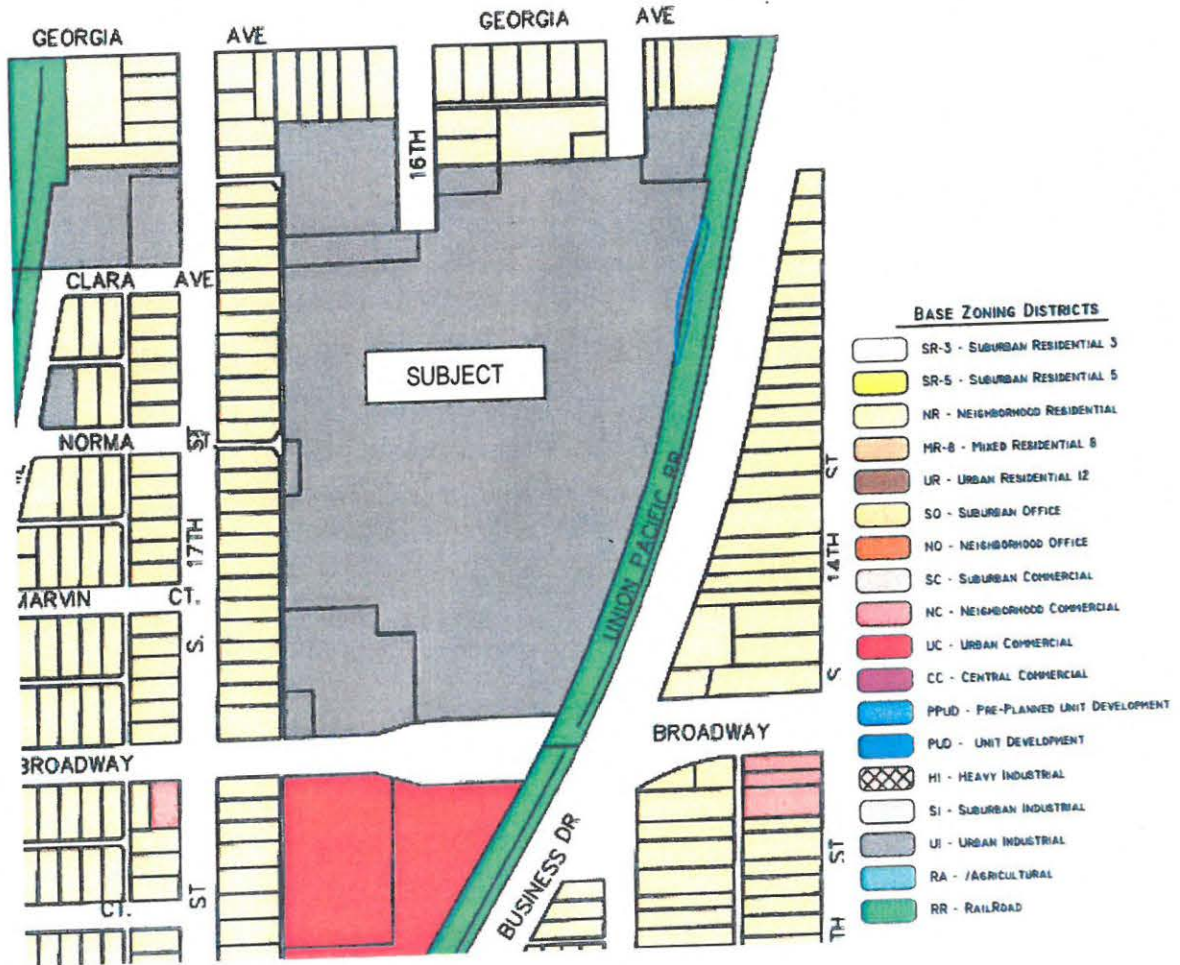
Offer to Purchase or Option to Purchase the property, if city owned. N/A

Pro-Forma and Sources/Uses for the project.

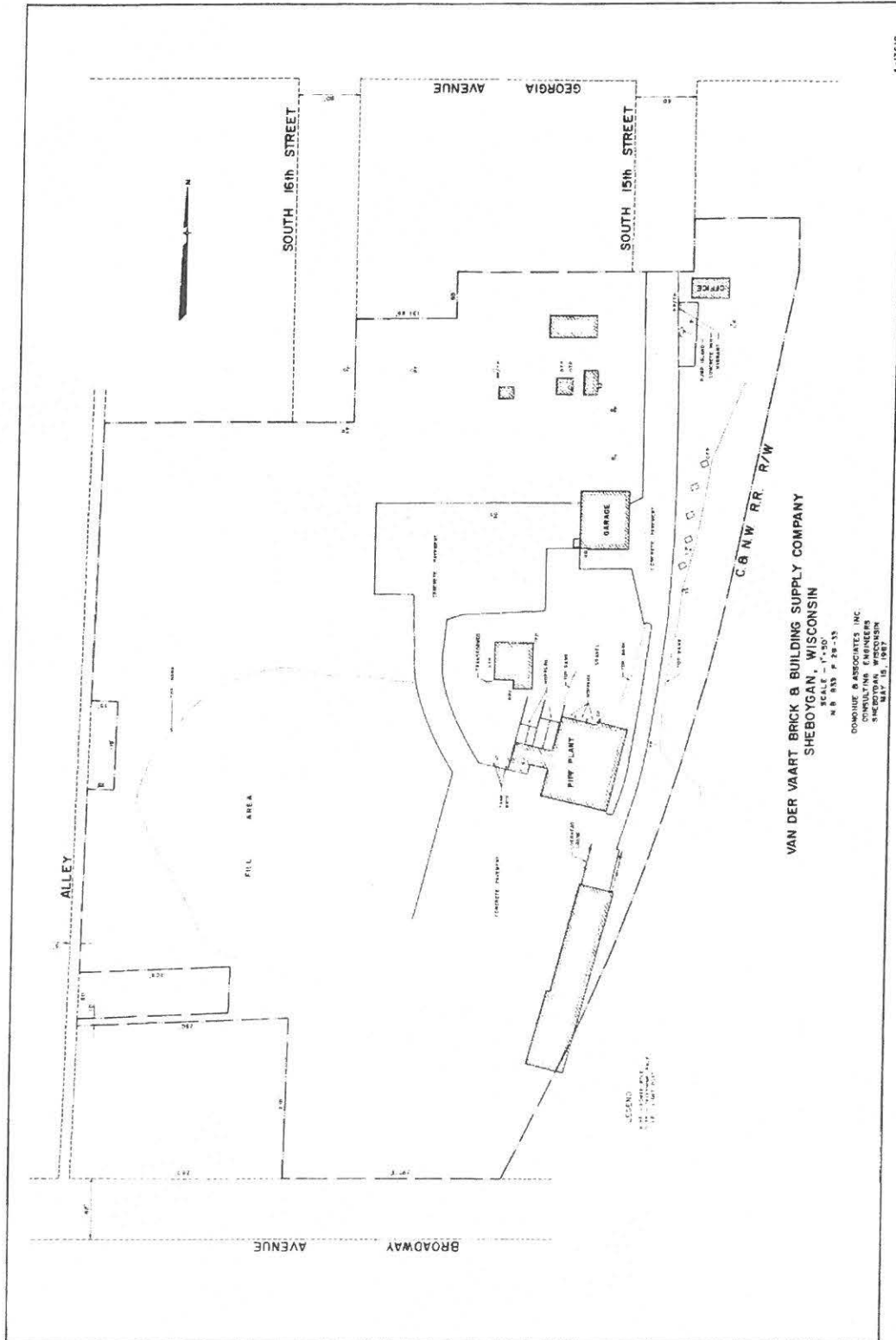
Current Parcel Map



2011 Zoning Map



Lot Dimensions

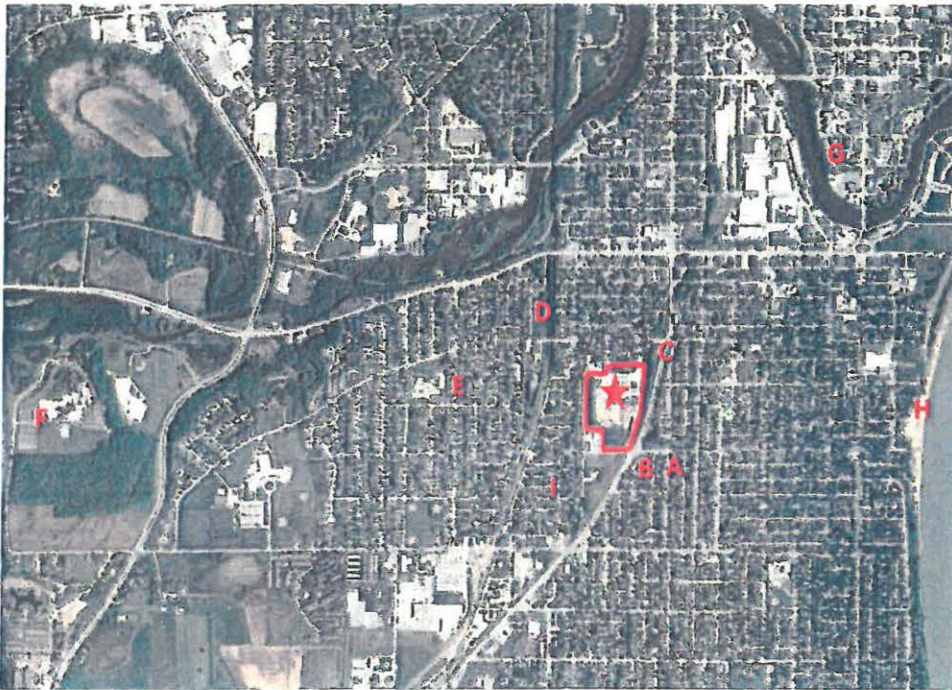


A-17610

“The Oscar”

Master Re-Development of Vandervart Concrete Site Sheboygan, Wisconsin

- ❖ 17.5 Acre Site
- ❖ Used as a concrete company since 1888
- ❖ No longer fits with surrounding uses
- ❖ Site serves as the “Front Door” along the main corridor into downtown Sheboygan
- ❖ \$42,000,000 Investment in Sheboygan



A - <u>Grocery:</u>	0.5 mile
B - <u>Bank:</u>	0.2 mile
C - <u>Bus Stop:</u>	0.1 mile
D - <u>Park:</u>	0.3 mile
E - <u>Schools:</u>	8 w/in 1 mile
F - <u>U. of WI:</u>	2.5 mile
G - <u>Downtown:</u>	1.2 mile
H - <u>Lake Front:</u>	1.0 mile
I - <u>Health Clinic:</u>	0.8 mile
★ - <u>SUBJECT SITE</u>	

PHASE	DETAILS	MIX	AFFORDABILITY
Phase 1 Residential	~ 7 acres 108 units 185 parking spots	36 (1 BD) 54 (2 BD) 18 (3 BD)	Units at 30/50/60% AMI along with market rate.
Phase 2 Residential	~ 7.62 acres 144 units 247 parking spots	48 (1 BD) 72 (2 BD) 24 (3 BD)	TBD
Commercial Phase	~ 3 acres 4,500 square foot standalone w/ drive through 12,000 square multibay retail 114 parking spots	Potential for multiple users OR one large user	

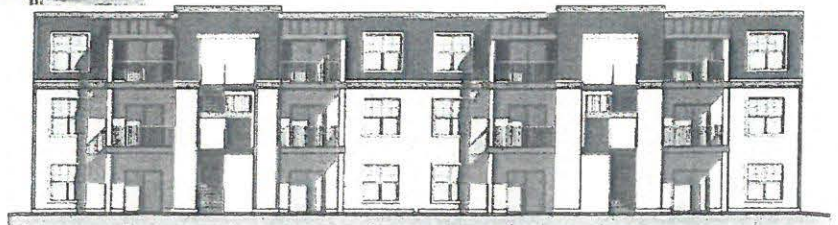
MAKE MORE POSSIBLE.



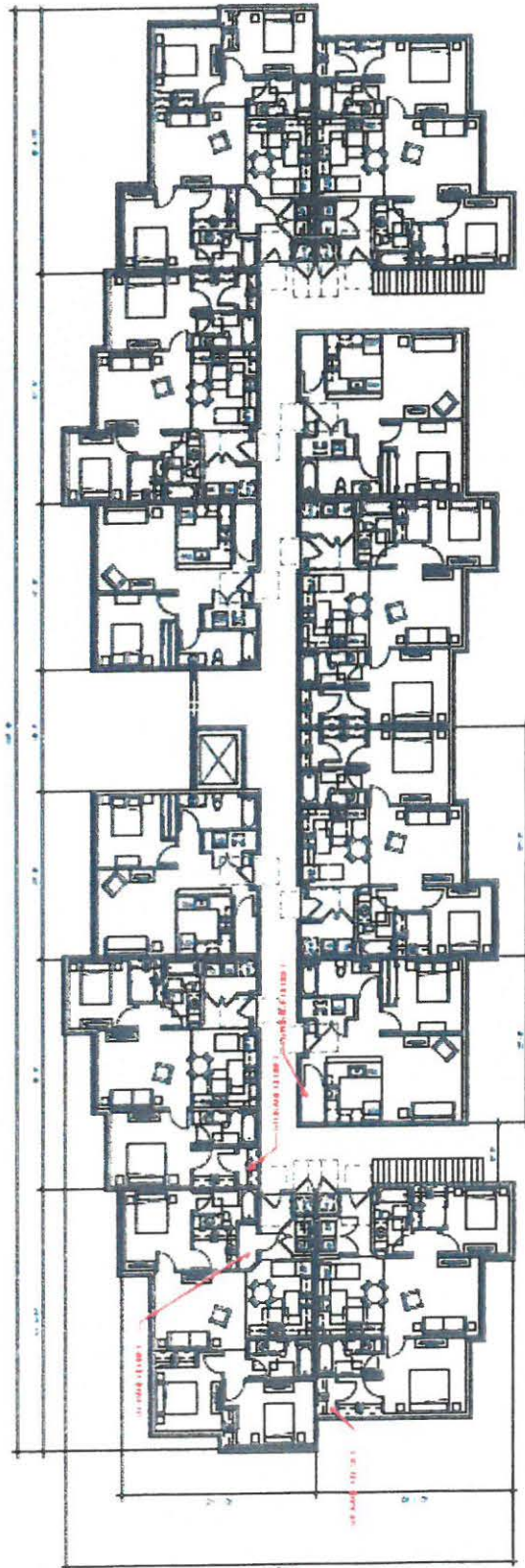
Site Plan



Sample Elevations



Typical Residential Floorplan



rosemann
& ASSOCIATES

SHEBOYGAN, WI
SHEBOYGAN, WI

PRESENTATION

10.11.11

A1

LOHR PROPERTIES – SHEBOYGAN, LLC

August 20, 2018

Joel Oliver
Vice President
Green Street Development

I Richard Lohr, as Sole Member of Lohr Properties-Sheboygan, LLC. own property that includes buildings and structures in the City of Sheboygan. The property is located with current addresses of 1436, 1436A, 1436B and 1540 South 15th street. The property also includes 1440 South 16th street in the City of Sheboygan. A property map illustrating the area is attached with this letter. This property is currently zoned U1, Urban Industrial District.

In an action to improve the property, Green Street Development proposes to purchase all of the approximately 17.5 acres including buildings. For the proposed sale of the property to proceed, the current zoning would need to be altered for Green Street Development to build on the property. As the Sole Member of Lohr Properties - Sheboygan, LLC I agree with the request for the property rezoning as requested. If for any reason, Green Street Development does not complete the purchase of the property, I request the zoning to remain in effect or transfer back to U1 if it was altered for Green Street Development.

Any required permits, fees or documents that may be needed for altering the zoning, changing the land use, conditional use permit or other documents that may be required are to be provided by Green Street Development.

Respectfully,

Richard Lohr

Sole Member

Attachments: Property Map
Legal Description of property



August 20, 2018

Joel Oliver
Vice President
Green Street Development

I Richard Lohr, as owner of VanDerVart Concrete Products, LLC. currently rent approximately 17.50 acres of property that includes buildings and structures from Lohr Properties - Sheboygan, LLC. The property is located with addresses including 1436, 1436A, 1436B and 1540 South 15th street. Also included is 1440 South 16th street in the City of Sheboygan. This property in its entirety consists of approximately 17.50 acres and is currently zoned U1, Urban Industrial District.

VanDerVart Concrete Products, LLC is aware of the possible sale of the entire property to Green Street Development. In the process of the proposed sale of the property, the current zoning would need to be altered for Green Street Development to obtain and build on the property. As president of VanDerVart Concrete Products, LLC. I agree with the request for the property zoning to be changed if the sale of the property is completed. If for any reason, Green Street Development does not complete the purchase of the property, VanDerVart Concrete Products needs the UI, Urban Industrial District zoning to remain in effect or transfer the zoning back to U1 if it was altered by the request of Green Street Development.

Any required permits, fees or documents that may be needed for altering the zoning, changing the land use, conditional use permit or other documents that may be required are to be provided by Green Street Development.

VanDerVart Concrete Products, LLC requests to be copied on all permits, zoning changes and correspondence in this matter.

Sincerely,

Richard Lohr

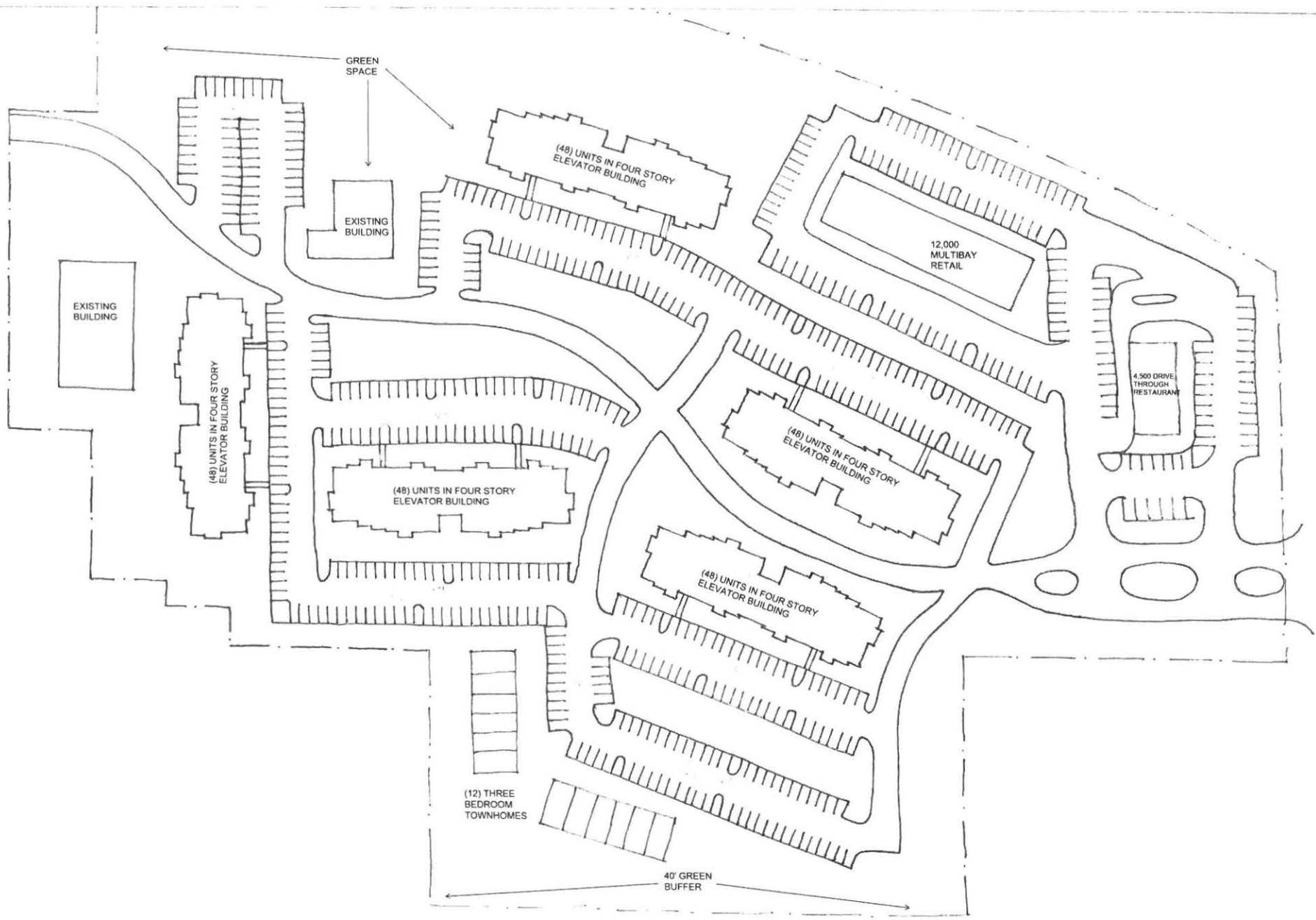
President
VanDerVart Concrete Products, LLC
PO Box 490
Sheboygan, WI 53082-0490











GREEN SPACE

EXISTING BUILDING

EXISTING BUILDING

(48) UNITS IN FOUR STORY ELEVATOR BUILDING

(48) UNITS IN FOUR STORY ELEVATOR BUILDING

(48) UNITS IN FOUR STORY ELEVATOR BUILDING

12,000 MULTIBAY RETAIL

4,500 DRIVE THROUGH RESTAURANT

(48) UNITS IN FOUR STORY ELEVATOR BUILDING

(48) UNITS IN FOUR STORY ELEVATOR BUILDING

(12) THREE BEDROOM TOWNHOMES

40' GREEN BUFFER

Sokolowski, Steve

From: Joel Oliver <Joel@greenstreetstl.com>
Sent: Friday, August 24, 2018 3:45 PM
To: Pelishek, Chad; Sokolowski, Steve
Cc: Dane Checolinski; Brian Pratt
Subject: FW: 18-0824 Sheboygan site with 12 townhomes
Attachments: 18-0824 - Sheboygan site with 12 townhomes.pdf

Steve – The revised site plan is attached based on our meeting. This would be the reference drawing for the application.

There are (80) 1-bedroom, (120) 2-bedroom, and (40) 3-bedroom garden units.
240 garden units. Plus (12) 3-bedroom townhomes.

The parking shown is 410 spaces for the garden units, plus 24 spaces for the townhomes, 434 parking spaces total for residential. The parking is based on 1.5 parking spaces for every 1 bedroom, 1.75 spaces for every 2 bedroom, and 2 spaces for every 3 bedroom.

The Urban-Residential-12 (US-12) district requirement is 2 spaces for every unit with 2 or more bedrooms and 1.5 spaces for every unit with 1 bedroom. That would total 464 parking spaces. So we are looking to reduce parking by 30 spaces.

Thank you

JOEL OLIVER
VICE PRESIDENT
HOUSING DEVELOPMENT
O: 314-726-2500
C: 314-495-9884
F: 314-726-2725

From: Erin Wright [<mailto:EWright@rosemann.com>]
Sent: Friday, August 24, 2018 3:06 PM
To: Joel Oliver <Joel@greenstreetstl.com>
Cc: Jarrett Cooper <jcooper@rosemann.com>
Subject: 18-0824 Sheboygan site with 12 townhomes

Hi Joel –

Please see attached Sheboygan site plan – this has the (five) four story buildings along with 12 townhomes. What are your thoughts for the green space in the northeast corner? Also I wasn't sure where the trail is – does it go all along S Business Drive? Please take a look and let me know if you have questions/comments.

Thank you,

Erin Wright, RA, LEED ® AP

168 North Meramec Ave St. Louis 314.678.1448
Suite 200 Direct 314.690.7024
Clayton, MO 63105 Mobile 314.409.1846
www.rosemann.com

rosemann
& ASSOCIATES



CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 108-18-19 and G.O. 15-18-19 by Alderperson Sorenson amending the City of Sheboygan Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located at 1436 S. 15th Street (Parcel No. 59281513391) from Class Employment to Class Multi-Family Residential.

R.O. 108-18-19 and G.O. 16-18-19 by Alderperson Sorenson amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of 1436 S. 15th Street (Parcel No. 59281513391) from Class Urban Industrial (UI) to Class Urban Residential (UR).

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

REPORT DATE: September 7, 2018

MEETING DATE: September 11, 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:

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Our proposed plan and request are directly in line with at least three key initiatives in the City of Sheboygan Comprehensive Plan.

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The proposed map amendment achieves these key initiatives by:

- The proposed development will accomplish these key initiatives, allowing the redevelopment of a conflicting industrial use into housing which will provide infill development and be complementary to the adjoining uses.
- Developing an old industrial site into housing. This type of redevelopment is ideal as it directly borders both residential and commercial zoning districts.
- This is accomplished by fulfilling the demand for housing with a location that balances proximity to urban spaces and amenities with easy and various transportation options.
- Additionally, the proposed development is consistent with the objectives and policies set forth in Chapter 4 Housing and Neighborhood Development of the City of Sheboygan Comprehensive Plan.
- In the City of Sheboygan Comprehensive Plan, Urban Residential is identified as the most appropriate zoning for this type of multifamily residential development.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north and west are zoned Urban Industrial (UI) and Neighborhood Residential (NR-6).
- The properties to the south are zoned Urban Commercial (UC).
- The properties to the east are zoned Neighborhood Residential (NR-6).

It is important for the Plan Commission to understand that if the property zoning designation is changed from UI to UR, an applicant could submit an application to use the property for any use that is permitted and/or conditionally permitted in the UR zone.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of a new townhouse condominium development.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed amendment to the City of Sheboygan Comprehensive Plan Future Land Use Maps from Employment to Multi-Family Residential for property located 1436 S. 15th Street (Parcel # 513391).

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Urban Residential (UR-12) for property located 1436 S. 15th Street (Parcel # 513391).

ATTACHMENTS:

Rezone Application and required attachments.

Handwritten red mark resembling a stylized 'H' or 'X'.

Gen. Ord. No. _____ - 18 - 19. By Alderperson Sorenson. September 4, 2018.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1436 South 15th Street (Parcel No. 59281513391) from Class Urban Industrial (UI) to Class Urban Residential (UR-12) Classification.

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

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Urban Industrial (UI) to Class Urban Residential (UR-12) Classification:

Property located at 1436 South 15th Street (Parcel No. 59281513391).

SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 & THE E LINE OF S 15TH ST, TH S-88-DEG-25'- 00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'- 00"-W 299.56' ALG SD S LINE OF THE ORIGINAL PLAT AND THE S LINE OF BLK 301 OF THE ORIGINAL PLAT TO A PT 133.98' E OF E LINE OF S 16TH ST, TH S 60', TH W 131.85' PARALLEL TO THE S LINE OF BLK 301 TO THE E LINE OF S 16TH ST, TH S 135' ALG THE E LINE OF S 16TH ST, TH S-88-DEG-06'-W 328.40' PARALLEL TO THE S LINE OF BLK 302 TO A PT IN THE E LINE OF GRAMS SUBD NO 1, 195' S OF THE NE COR OF SD BLK 1, TH S 360' ALG THE E LINE OF SD GRAMS SUBD TO A PT 60' N OF N LINE OF LOT 14 SD SUBD EXT E, TH E 35', TH S 115', TH W 35' TO E LINE OF SD SUBD, TH S 240' M/L TO A PT 270' N OF THE N LINE OF BROADWAY, TH E 200' PARALLEL TO THE N LINE OF BROADWAY, TH S 60', TH E 80', TH S 210' TO THE N LINE OF BROADWAY, TH E 287.13' TO THE WLY R/W LINE OF MAIN TRACK OF C&NW RR, TH NLY AL..

Handwritten signature: City Plan

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

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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

II

R. O. No. _____ - 18 - 19. By CITY CLERK. September 4, 2018.

Submitting an application from Green Street Development Group, LLC for a change in the zoning classification of property located at 1436 South 15th Street from Class Urban Industrial (UI) to Class Urban Residential (UR-12) Classification.

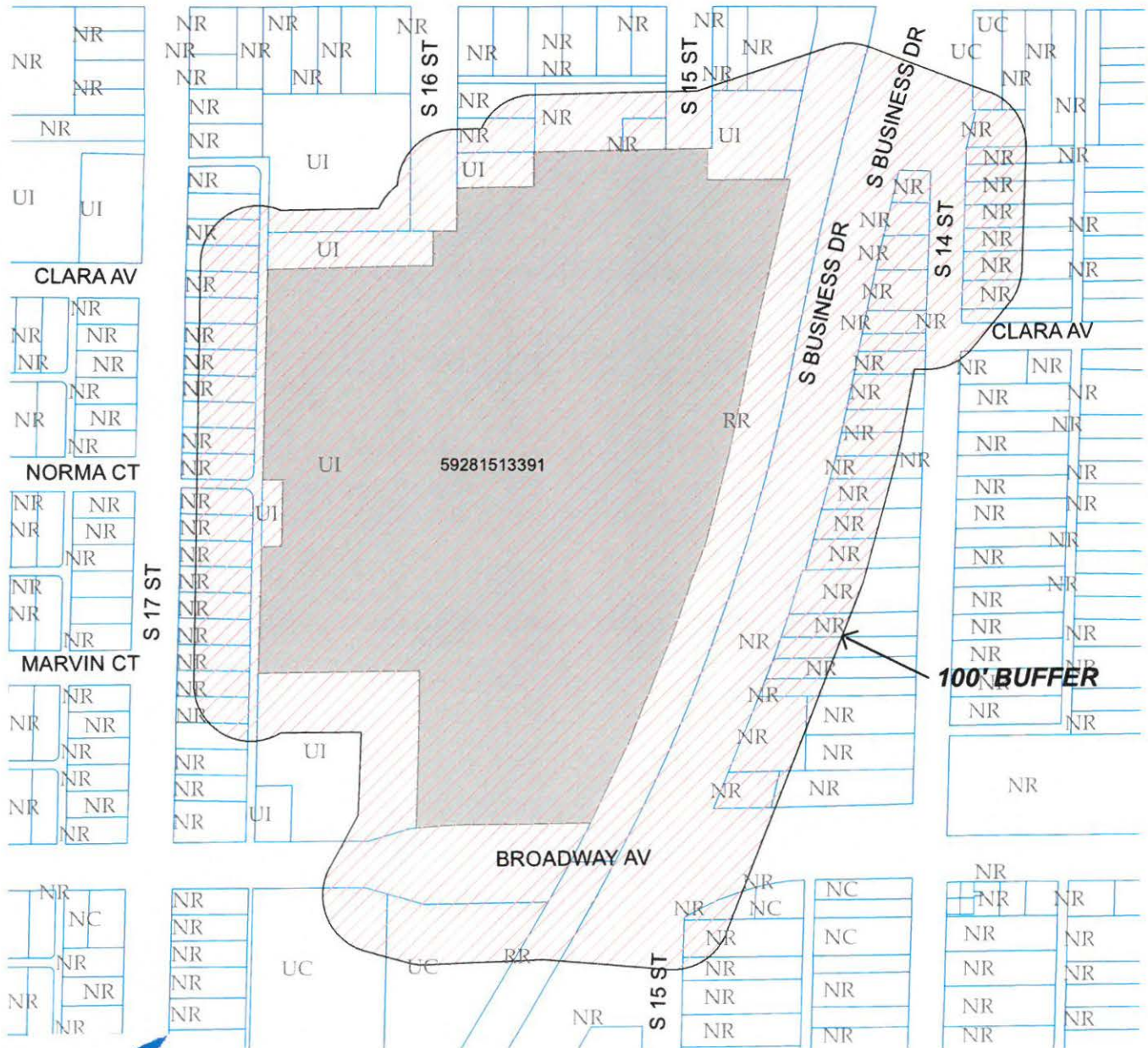
City Plan

City Clerk

PROPOSED ZONING CHANGE FROM URBAN INDUSTRIAL (UI) TO URBAN RESIDENTIAL (UR-12)

SECTION 27, T. 15 N, R. 23 E

SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 & THE E LINE OF S 15TH ST, TH S-88-DEG-25'- 00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'- 00"-W 299.56' ALG SD S LINE OF THE ORIGINAL PLAT AND THE S LINE OF BLK 301 OF THE ORIGINAL PLAT TO A PT 133.98' E OF E LINE OF S 16TH ST, TH S 60', TH W 131.85' PARALLEL TO THE S LINE OF BLK 301 TO THE E LINE OF S 16TH ST, TH S 135' ALG THE E LINE OF S 16TH ST, TH S-88-DEG-06'-W 328.40' PARALLEL TO THE S LINE OF BLK 302 TO A PT IN THE E LINE OF GRAMS SUBD NO 1, 195' S OF THE NE COR OF SD BLK 1, TH S 360' ALG THE E LINE OF SD GRAMS SUBD TO A PT 60' N OF N LINE OF LOT 14 SD SUBD EXT E, TH E 35', TH S 115', TH W 35' TO E LINE OF SD SUBD, TH S 240' M/L TO A PT 270' N OF THE N LINE OF BROADWAY, TH E 200' PARALLEL TO THE N LINE OF BROADWAY, TH S 60', TH E 80', TH S 210' TO THE N LINE OF BROADWAY, TH E 287.13' TO THE WLY RW LINE OF MAIN TRACK OF C&NW RR, TH NLY AL..



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

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

Completed application is to be filed with the Office of the City Clerk, City Hall, 606 North 6th Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Green Street Development Group, LLC PHONE NO.: (314) 495-9884

ADDRESS: 8451 Maryland Ave, Clayton, MO, 63105

E-MAIL: joel@greestreetstl.com

OWNER OF SITE: Lohr Properties Sheboygan, LLC

PHONE NO.: (920) 946-0350

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 1436 S 15th St, Sheboygan, WI 53081

LEGAL DESCRIPTION: SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 & THE E LINE OF S 15TH ST, TH S-88-DEG-25'- 00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'- 00"-W 299.56' ALG SD S LI

PARCEL NO. 59281513391 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Industrial

PROPOSED ZONING DISTRICT CLASSIFICATION: Urban Residential

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: Van Der Vart Concrete

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: Multi-Family Rental Housing

Green Street Development Group is proposing the redevelopment of 1436 S. 15th into a master developed tract known as The Oscar which will help serve the needs of the neighborhood and community at large. Sheboygan has prospered and continues to add new businesses and jobs however the creation of housing has not kept pace. The addition of the proposed 252 apartments and 16,500 square feet of commercial space would provide benefit to the community and an estimated \$42,000,000 investment in Sheboygan.

Green Street is requesting a rezoning of the site and amendment of the comprehensive plan to advance this project. The site has been used for concrete related activities since 1888 and is zoned Urban Industrial and is specifically called out as non-compatible / conflicting use in the Comprehensive Plan. There are homes immediately to the west and north and on the other side of highway 28. There are also two small interior light manufacturers and a church adjacent to the site. Green Street has the property under contract and has attached authorization and acknowledgment of our request from the current owner and tenant.

Our application is to rezone all of tax parcel 59281513391 from Urban Industrial to Urban Residential and then at a later date we will replat this parcel into three separate parcels and rezone a portion of the south east corner of the site to commercial.

Our proposed plan and request are directly in line with at least three key initiatives in The City of Sheboygan Comprehensive Plan.

1. Land use conflicts occur when incompatible structures or land uses are near or adjacent to one another. Incompatibility can stem from a mismatch in density, height, building scale or mass, or from negative environmental effects such as traffic, noise, or pollution. Over the last twenty years, the City of Sheboygan has worked diligently to make planning, zoning, development and redevelopment decisions that both avoid and correct areas of land use conflict. Due to the age and size of the community, this is an on-going process with a long-term timeframe. Key areas of strong land use conflict are focused on the edges of older urban industrial developments located along the rail lines south of North Avenue and north of Mead Avenue. In these locations, it is common to find outdoor storage areas, deteriorated buildings and large parking lots located across the street from, or directly abutting, residential development.

Other conflict areas include the Vander Vaart site on South Business Drive; North Commerce Street, north from Pennsylvania Avenue to the Sheboygan River; scattered industrial facilities located along the Lake Michigan shore; and scattered industrial facilities adjacent to neighborhoods, mostly south of the Sheboygan River.

Here, a property by property strategy is essential for correcting or mitigating land use conflicts.

2. Promoting infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.
3. Diversifying the City's housing stock by supporting market rate infill and redevelopment housing aimed at empty nesters, seniors and young professionals.

The proposed mixed use development will accomplish all of these key initiatives, allowing the redevelopment of a site with key corridor visibility but incompatible use into much needed rental housing.

Key Facts:

1. Gross land area – 17.66 acres including parcels 59281513391 and 59281513500
 - Parcel 59281513391 to be rezoned to Urban Residential and parcel 59281513500 to remain as Urban Industrial.

2. Maximum amount of land covered by principal buildings
 - 2.8 acres Total

3. Maximum amount of land devoted to parking, drives and parking structures
 - 6.33 acres

4. Minimum amount of land devoted to landscaped open space
 - 8.55 acres

5. Maximum proposed dwelling unit density if residential and/or
 - 17 units per acre

- Total square footage devoted to non-residential uses
 - 16,500 square feet

6. Proposed number of buildings
 - 11

7. Maximum number of dwelling units per building
 - 36

8. Bedrooms per unit type

- 84 one bedrooms
- 126 two bedrooms
- 42 three bedrooms

9. Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or

- 432 parking spots or one per bedroom

per thousand square feet of building area if not residential

- 114 spots or 144.73 spots per thousand square feet

A vicinity map showing the boundaries of the tract included in the development proposal, the territory within 1,000 feet of the tract, its proposed access and significant community facilities in the surrounding area.

- see attached

Existing conditions, including wetlands, areas of severe topographic changes, buildings, trees and shrub groupings, with an indication of whether they are to be retained, removed or altered.

- see attached

A site plan showing the location of proposed structures and a description of their intended use and height, all open spaces, setback dimensions and buffers adjacent to the boundaries of the tract and from existing or proposed public rights-of-way, pedestrian and vehicular circulation systems, parking areas, loading facilities and the location, type and size of all proposed signs.

- see attached

Renderings of the proposed development.

- see attached

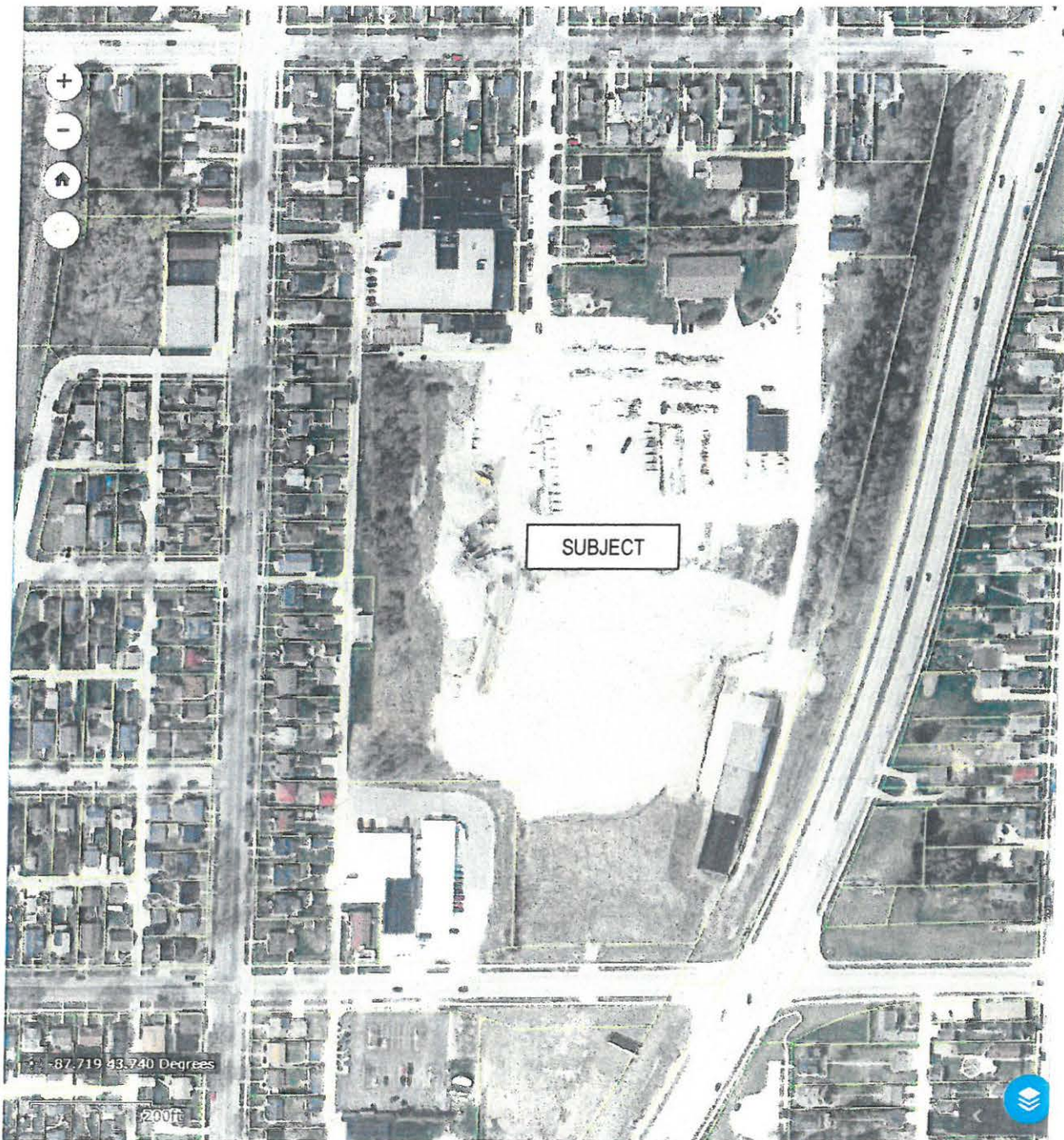
Pictures of the site and surrounding context. These pictures may be submitted as photographs, printed scanned images or in a digital format, but should not exceed 8.5 x 11.

- see attached

Offer to Purchase or Option to Purchase the property, if city owned. N/A

Pro-Forma and Sources/Uses for the project.

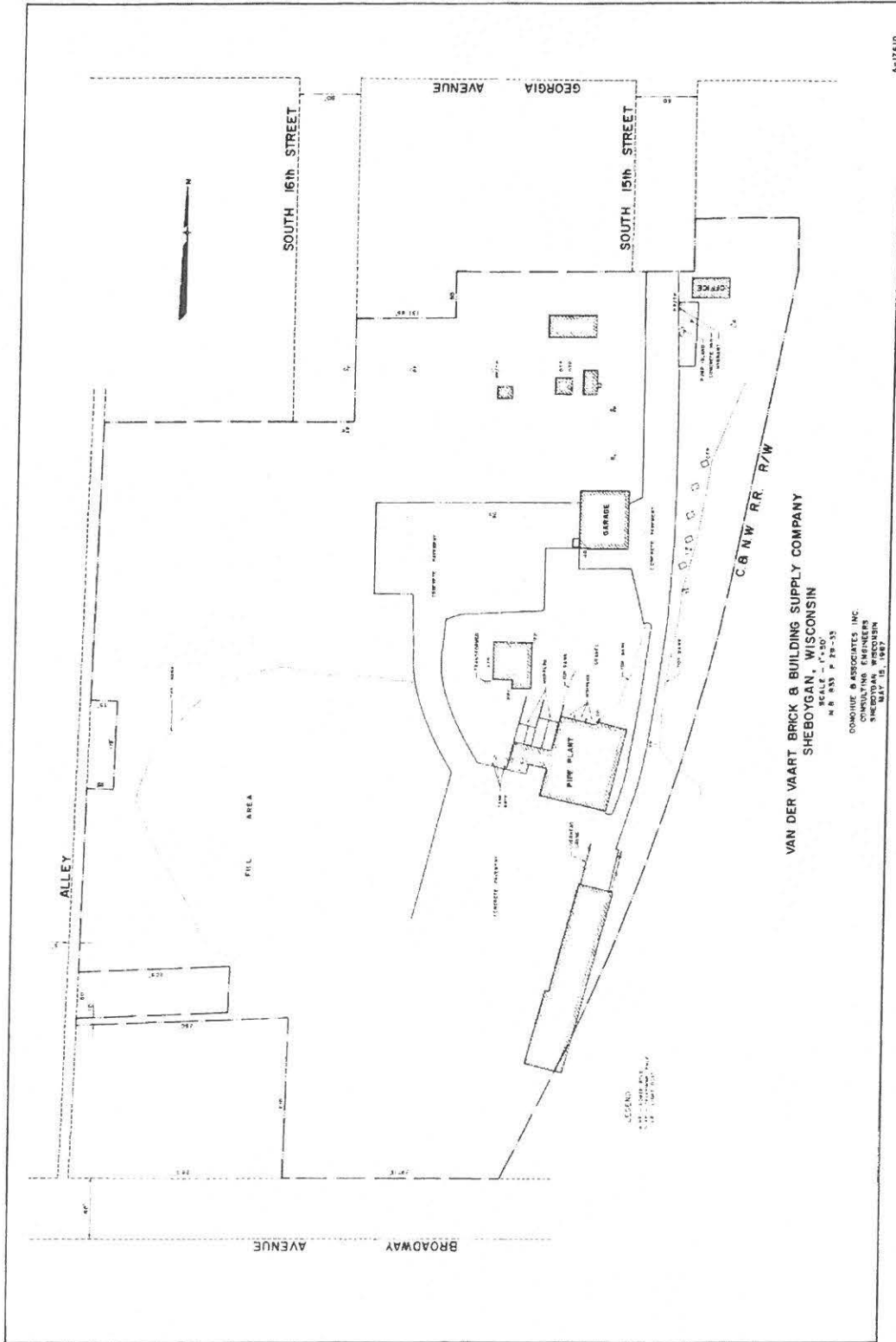
Current Parcel Map



2011 Zoning Map



Lot Dimensions



8-17610



GREEN STREET
DEVELOPMENT

“The Oscar”

Master Re-Development of Vandervart Concrete Site Sheboygan, Wisconsin

- ❖ 17.5 Acre Site
- ❖ Used as a concrete company since 1888
- ❖ No longer fits with surrounding uses
- ❖ Site serves as the “Front Door” along the main corridor into downtown Sheboygan
- ❖ \$42,000,000 Investment in Sheboygan



A - <u>Grocery:</u>	0.5 mile
B - <u>Bank:</u>	0.2 mile
C - <u>Bus Stop:</u>	0.1 mile
D - <u>Park:</u>	0.3 mile
E - <u>Schools:</u>	8 w/in 1 mile
F - <u>U. of WI:</u>	2.5 mile
G - <u>Downtown:</u>	1.2 mile
H - <u>Lake Front:</u>	1.0 mile
I - <u>Health Clinic:</u>	0.8 mile
★ - <u>SUBJECT SITE</u>	

PHASE	DETAILS	MIX	AFFORDABILITY
Phase 1 Residential	~ 7 acres 108 units 185 parking spots	36 (1 BD) 54 (2 BD) 18 (3 BD)	Units at 30/50/60% AMI along with market rate.
Phase 2 Residential	~ 7.62 acres 144 units 247 parking spots	48 (1 BD) 72 (2 BD) 24 (3 BD)	TBD
Commercial Phase	~ 3 acres 4,500 square foot standalone w/ drive through 12,000 square multibay retail 114 parking spots	Potential for multiple users OR one large user	

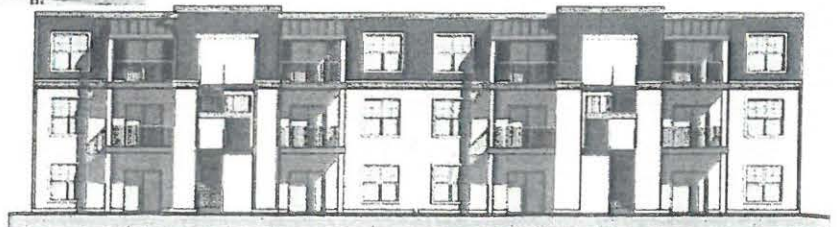
MAKE MORE POSSIBLE.



Site Plan



Sample Elevations



LOHR PROPERTIES – SHEBOYGAN, LLC

August 20, 2018

Joel Oliver
Vice President
Green Street Development

I Richard Lohr, as Sole Member of Lohr Properties-Sheboygan, LLC. own property that includes buildings and structures in the City of Sheboygan. The property is located with current addresses of 1436, 1436A, 1436B and 1540 South 15th street. The property also includes 1440 South 16th street in the City of Sheboygan. A property map illustrating the area is attached with this letter. This property is currently zoned U1, Urban Industrial District.

In an action to improve the property, Green Street Development proposes to purchase all of the approximately 17.5 acres including buildings. For the proposed sale of the property to proceed, the current zoning would need to be altered for Green Street Development to build on the property. As the Sole Member of Lohr Properties - Sheboygan, LLC I agree with the request for the property rezoning as requested. If for any reason, Green Street Development does not complete the purchase of the property, I request the zoning to remain in effect or transfer back to U1 if it was altered for Green Street Development.

Any required permits, fees or documents that may be needed for altering the zoning, changing the land use, conditional use permit or other documents that may be required are to be provided by Green Street Development.

Respectfully,

Richard Lohr

Sole Member

Attachments: Property Map
Legal Description of property



August 20, 2018

Joel Oliver
Vice President
Green Street Development

I Richard Lohr, as owner of VanDerVart Concrete Products, LLC. currently rent approximately 17.50 acres of property that includes buildings and structures from Lohr Properties - Sheboygan, LLC. The property is located with addresses including 1436, 1436A, 1436B and 1540 South 15th street. Also included is 1440 South 16th street in the City of Sheboygan. This property in its entirety consists of approximately 17.50 acres and is currently zoned U1, Urban Industrial District.

VanDerVart Concrete Products, LLC is aware of the possible sale of the entire property to Green Street Development. In the process of the proposed sale of the property, the current zoning would need to be altered for Green Street Development to obtain and build on the property. As president of VanDerVart Concrete Products, LLC. I agree with the request for the property zoning to be changed if the sale of the property is completed. If for any reason, Green Street Development does not complete the purchase of the property, VanDerVart Concrete Products needs the UI, Urban Industrial District zoning to remain in effect or transfer the zoning back to U1 if it was altered by the request of Green Street Development.

Any required permits, fees or documents that may be needed for altering the zoning, changing the land use, conditional use permit or other documents that may be required are to be provided by Green Street Development.

VanDerVart Concrete Products, LLC requests to be copied on all permits, zoning changes and correspondence in this matter.

Sincerely,

Richard Lohr

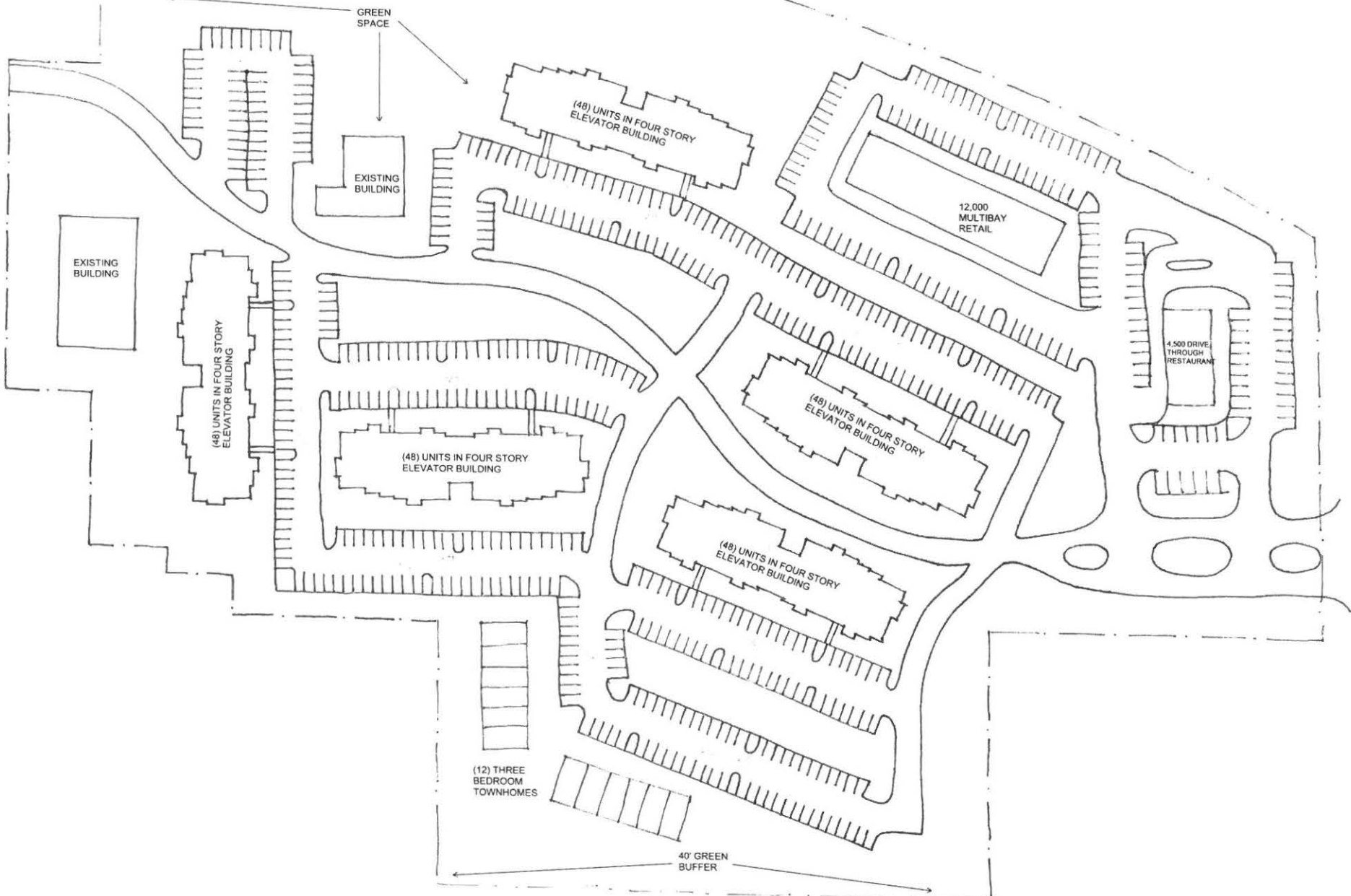
President
VanDerVart Concrete Products, LLC
PO Box 490
Sheboygan, WI 53082-0490











GREEN SPACE

(48) UNITS IN FOUR STORY ELEVATOR BUILDING

EXISTING BUILDING

12,000 MULTIBAY RETAIL

EXISTING BUILDING

(48) UNITS IN FOUR STORY ELEVATOR BUILDING

(48) UNITS IN FOUR STORY ELEVATOR BUILDING

(48) UNITS IN FOUR STORY ELEVATOR BUILDING

4,500 DRIVE THROUGH RESTAURANT

(48) UNITS IN FOUR STORY ELEVATOR BUILDING

(12) THREE BEDROOM TOWNHOMES

40' GREEN BUFFER

Sokolowski, Steve

From: Joel Oliver <Joel@greenstreetstl.com>
Sent: Friday, August 24, 2018 3:45 PM
To: Pelishek, Chad; Sokolowski, Steve
Cc: Dane Checolinski; Brian Pratt
Subject: FW: 18-0824 Sheboygan site with 12 townhomes
Attachments: 18-0824 - Sheboygan site with 12 townhomes.pdf

Steve – The revised site plan is attached based on our meeting. This would be the reference drawing for the application.

There are (80) 1-bedroom, (120) 2-bedroom, and (40) 3-bedroom garden units.
240 garden units. Plus (12) 3-bedroom townhomes.

The parking shown is 410 spaces for the garden units, plus 24 spaces for the townhomes, 434 parking spaces total for residential. The parking is based on 1.5 parking spaces for every 1 bedroom, 1.75 spaces for every 2 bedroom, and 2 spaces for every 3 bedroom.

The Urban-Residential-12 (US-12) district requirement is 2 spaces for every unit with 2 or more bedrooms and 1.5 spaces for every unit with 1 bedroom. That would total 464 parking spaces. So we are looking to reduce parking by 30 spaces.

Thank you

JOEL OLIVER
VICE PRESIDENT
HOUSING DEVELOPMENT
O: 314-726-2500
C: 314-495-9884
F: 314-726-2725

From: Erin Wright [<mailto:EWright@rosemann.com>]
Sent: Friday, August 24, 2018 3:06 PM
To: Joel Oliver <Joel@greenstreetstl.com>
Cc: Jarrett Cooper <jcooper@rosemann.com>
Subject: 18-0824 Sheboygan site with 12 townhomes

Hi Joel –

Please see attached Sheboygan site plan – this has the (five) four story buildings along with 12 townhomes. What are your thoughts for the green space in the northeast corner? Also I wasn't sure where the trail is – does it go all along S Business Drive? Please take a look and let me know if you have questions/comments.

Thank you,

Erin Wright, RA, LEED @ AP

168 North Meramec Ave St. Louis 314.678.1448
Suite 200 Direct 314.690.7024
Clayton, MO 63105 Mobile 314.409.1846
www.rosemann.com

rosemann
& ASSOCIATES

