

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Viand Hospitality, LLC to construct a new outdoor patio and to install a temporary mobile serving station at Parker John's Restaurant located at 705 Riverfront Drive. 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:

Parker John's is proposing to construct an addition to the existing outdoor patio that will also include a mobile serving station at their restaurant located at 705 Riverfront Drive. The applicant states the following:

- Our vision is to have a breakfast burrito/taco bar open on the boardwalk for the summer months (Memorial Day to Labor Day) operating out of the mobile serving station. Hours of operation would be from 6am to 11am for the food service part of the day.
- After 11am the station would flip to a bar area for servers to operate out of for outdoor guests as well as guests to sit at and be served beverage out of by staffed bartenders. This bar would operate during our business hours from 11am to 9pm. Much like our outdoor area now, this would be overseen by management at Parker John's. Licensed bartenders would be in the station dispensing drink and servers would be on the patio overseeing tables.
- For guests that dine during the morning hours prior to the restaurant opening, we would have access to our restrooms however indoor seating would not be available as this is an outdoor venue. In inclement weather days this extension of our business would be closed.
- There would be no requirement for hoods or an ansul system in the mobile serving station as all items would be prepared on equipment that does not require these.

- I have already spoken to the health department who is ok with the project but wants us to touch base with a drawing once the container is received and equipment is going to go in.
- We would continue to operate the lower patio as we currently do, using it for seating for our restaurant guests offering our full menu along with both non-alcoholic and alcoholic drinks. We would continue our live music on Sunday afternoons that takes place between Memorial and Labor Days. We currently have no plans to expand the music offerings beyond Sunday afternoons.
- Patrons would be able to be served alcohol from either a server while sitting at one of the tables or by going to the serving station and getting it from a bartender.

STAFF COMMENTS:

Staff biggest concern with the mobile serving station is that it is designed in such a manner so that it is compatible with the architectural shanty design required for all buildings along the riverfront. This is a shipping container that is proposed to be constructed in such a way as to meet the intent of the guidelines. The applicant is proposing the typical gable roof line, cedar siding, cedar fascia and cedar corner boards to match that of the restaurant shanty.

The applicant needs to be aware of the following:

- Parker John's present ground lease with the City must be amended in order to include the new area proposed for the outdoor patio (in process).
- If serving liquor, the liquor license will be required to be amended to include the new area proposed for the outdoor patio.
- Parker John's will work with the Sheboygan County Health Department to verify that the proposed mobile serving station meets all health department requirements.

The Plan Commission should have the applicant address:

- What exactly is the timeframe Parker John's is looking to have the temporary structure located on the property? Staff will be recommending a condition of approval that permits the mobile serving station to be located onsite from May 1st to October 31 yearly.
- Where will the mobile serving station be stored when it is not located at Parker John's Restaurant?
- How the mobile shelter is meeting the intent of the Sheboygan Riverfront Shanty Design guidelines.
- How they will manage the outdoor patio and mobile serving station so it will not impact adjacent properties.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit 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, alcohol, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant is responsible to insure that the proposed building is meeting all Federal, State and Local codes pertaining to the Sheboygan River Floodplain.
3. Applicant shall obtain the necessary liquor license in order to serve alcohol on the new outdoor patio (extension of premises). Applicant may serve alcohol on the outdoor patio if and only if all required liquor licenses are obtained/amended.
4. Submittal and approval of a storm drainage plan prior to building permit issuance.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
8. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation. All signs shall meet the Sheboygan Riverfront Shanty Area guidelines (wood with carved insert letters). No temporary signage is permitted in the outdoor patio area or on the mobile serving station.
9. Absolutely no portion of the building and/or site improvements shall cross the ground lease property line (buildings, parking, retaining walls, signs, landscaping, etc.).
10. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
11. 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, river walk, etc.).
12. Applicant will provide adequate public access to the Sheboygan Riverfront Shanty Area (Riverwalk and parking lot facilities) and will take all appropriate actions to minimize the time period that these areas will be closed/affected.
13. Applicant shall be permitted to install the mobile serving station at Parker John's Restaurant on a yearly basis from May 1 to October 31.
14. If any issue(s) arise with the mobile serving station use, the City may again review the conditional use permit.
15. The mobile serving station conditional use permit shall become null and void if Parker John's Restaurant does not install the mobile serving station during a yearly season and/or if Parker John's Restaurant no longer operates from 705 Riverfront Drive (shall not transfer to any new user).
16. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design. The building shall meet the intent of the Sheboygan Riverfront Shanty Area Guidelines.

17. Applicant will have an executed lease agreement with the City of Sheboygan prior to issuance of a building permit.
18. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 109920
MAP NO. _____
ZONING CLASSIFICATION: CC

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: VIANO HOSPITALITY LLC
631 MADISON AVE.
ADDRESS: HOWARDS GROVE, WI 53083 E-MAIL: azronandjennifer@vianohospitality.com
PHONE: (920) 565-3303 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: PARKER JOHN'S
ADDRESS OF PROPERTY AFFECTED: 705 RIVERFRONT DRIVE
LEGAL DESCRIPTION: SEE ATTACHED SURVEY & ADDITIONAL GROUND LEASE DESCRIPTION.

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: A RESTAURANT SERVING BOTH FOOD & ALCOHOLIC & NONALCOHOLIC BEVERAGES & SPECIALIZING IN BBQ & PIZZA.

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: THE PROPOSED PROJECT WOULD ADD A MOBILE SERVING STATION, FIVE TABLES & 28 CHAIRS TO THE LOWER PATIO AREA.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: NONE REQUESTED

Parker John's BBQ and Pizza Lower Patio Expansion
August 6, 2018

Current Lower Patio Seating:

10 Tables seating a total of 46 guests

With the addition of the portable serving station we would reduce our current seating capacity on the lower patio to 34 guests on 7 tables.

Proposed Expanded Patio Seating:

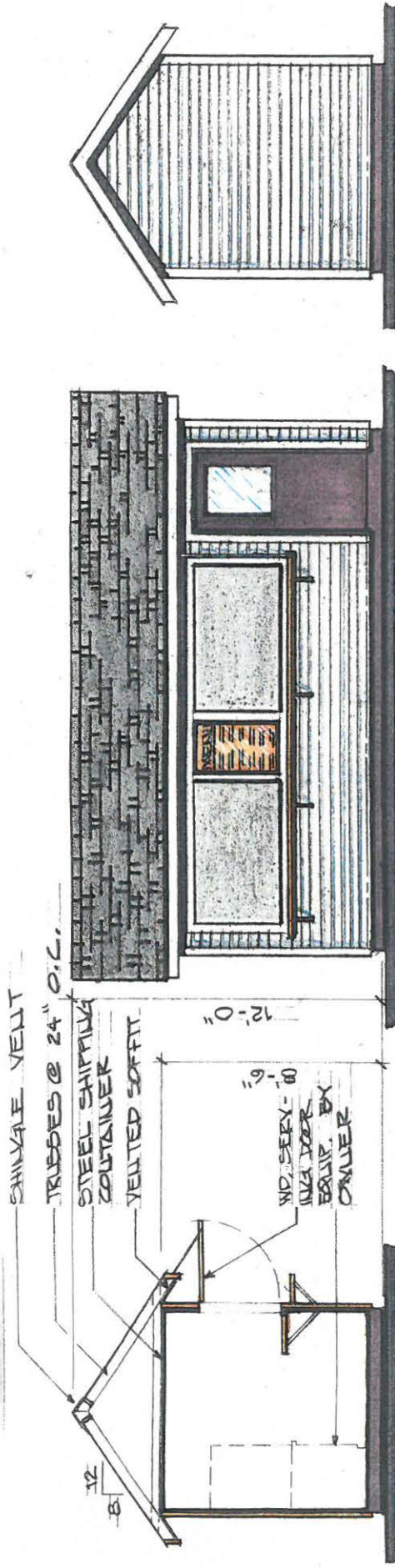
9 tables seating a total of 40 guests.

Total Patio Seating including proposed area:

74 guests being sat at 15 tables.

Detailed Use:

Our vision is to have a breakfast burrito/taco bar open on the boardwalk for the summer months (Memorial Day to Labor Day) operating out of the mobile serving station. Hours of operation would be from 6am to 11am for the food service part of the day. After 11am the station would flip to a bar area for servers to operate out of for outdoor guests as well as guests to sit at and be served beverage out of by staffed bartenders. This bar would operate during our business hours from 11am to 9pm. Much like our outdoor area now, this would be overseen by management at Parker John's. Licensed bartenders would be in the station dispensing drink and servers would be on the patio overseeing tables. For guests that dine during the morning hours prior to the restaurant opening, we would have access to our restrooms however indoor seating would not be available as this is an outdoor venue. In inclement weather days this extension of our business would be closed. There would be no requirement for hoods or an ansul system in this container as all items would be prepared on equipment that does not require these. I have already reached out to the health department which gave us the greenlight on the project and wants us to touch base with a drawing once the container is received and equipment is going to go in. We would continue to operate the lower patio as we currently do, using it for seating for our restaurant guests offering our full menu along with both non-alcoholic and alcoholic drinks. We would continue our live music on Sunday afternoons that takes place between Memorial and Labor Days. We currently have no plans to expand the music offerings beyond Sunday afternoons. Patrons would be able to be served alcohol from either a server while sitting at one of the tables or by going to the serving station and getting it from a bartender.



SECTION

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

FRONT ELEVATION

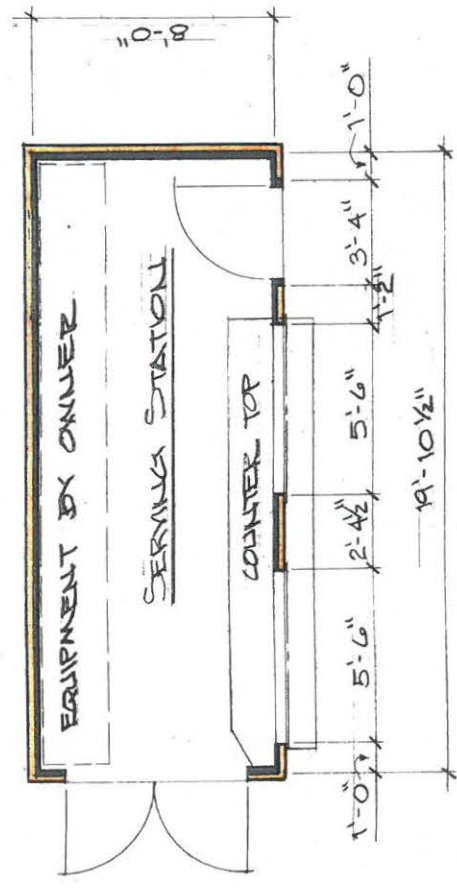
SCALE: 1/4" = 1'-0"

SIDE ELEVATION

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

MATERIALS

- 5" EXPOSED FACE BEVELED CEDAR SIDING TO MATCH EXISTING BUILDING.
- 1x6 CEDAR FASCIA TO MATCH EXISTING BUILDING.
- 3/2" FACE CEDAR CORNER BOARDS / DOOR & WINDOW TRIM BOARDS TO MATCH EXISTING BUILDING.
- STAINED WOOD DOORS.
- 3/12 PITCHED GABLE ROOF W/ BLACK DM- BURNAL ASPHALT SHINGLES TO MATCH EXISTING BUILDING.

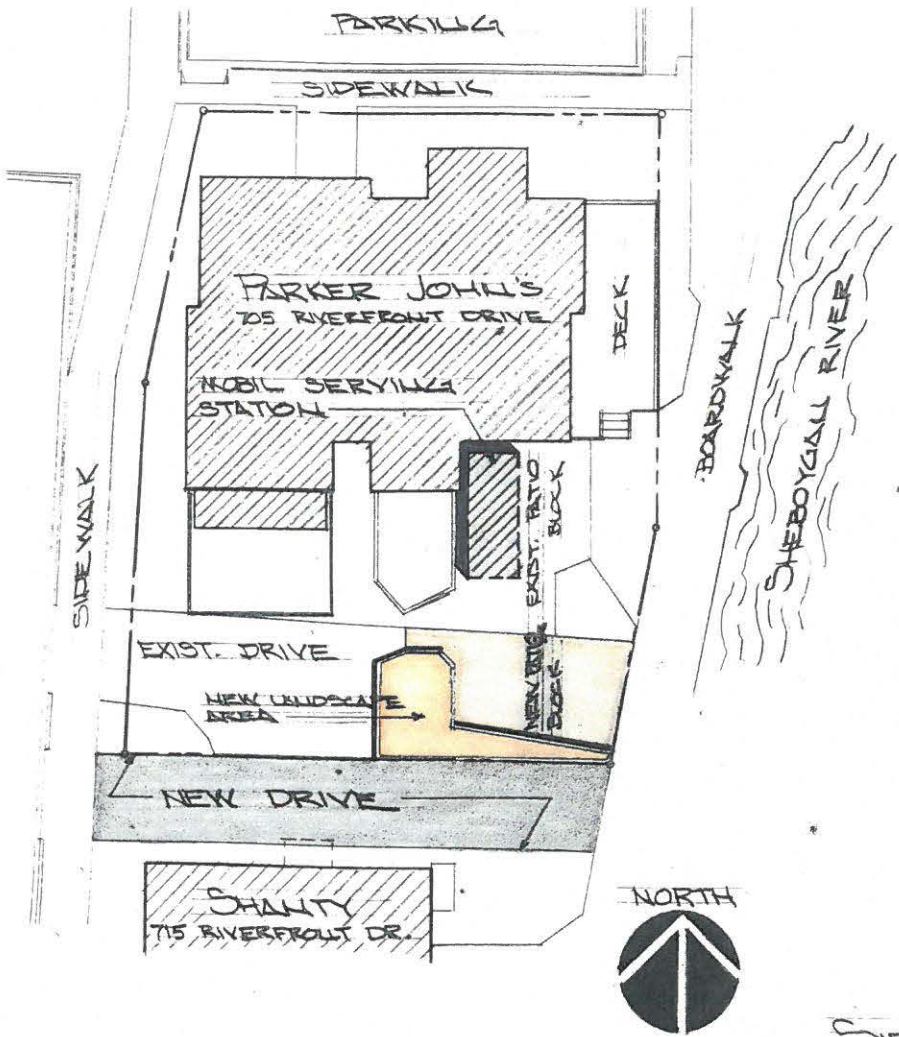


FLOOR PLAN

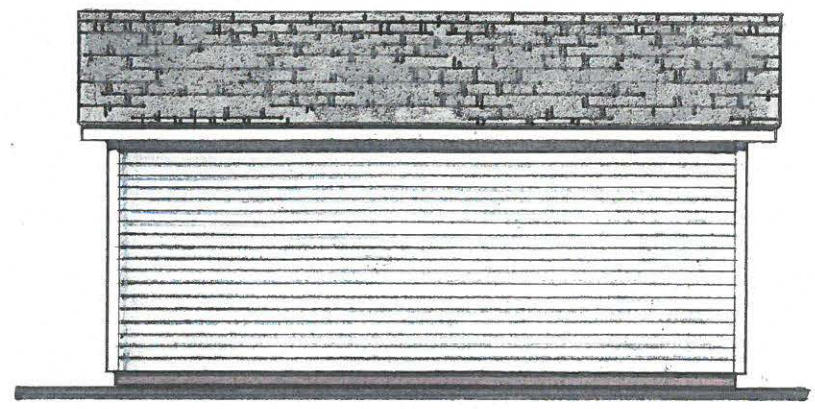
SCALE: 1/4" = 1'-0"

ATA Architectural, LLC
W6612 Esker Ridge
Elkhart Lake, WI 53020
Phone/Fax 920.876.3089
email glarchi@yahoo.com

193
Date: 7/30/18
MOBIL SERVING STATION
FOR
PARKER JOHNS
SHEBOYGAN, WISCONSIN
1



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



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



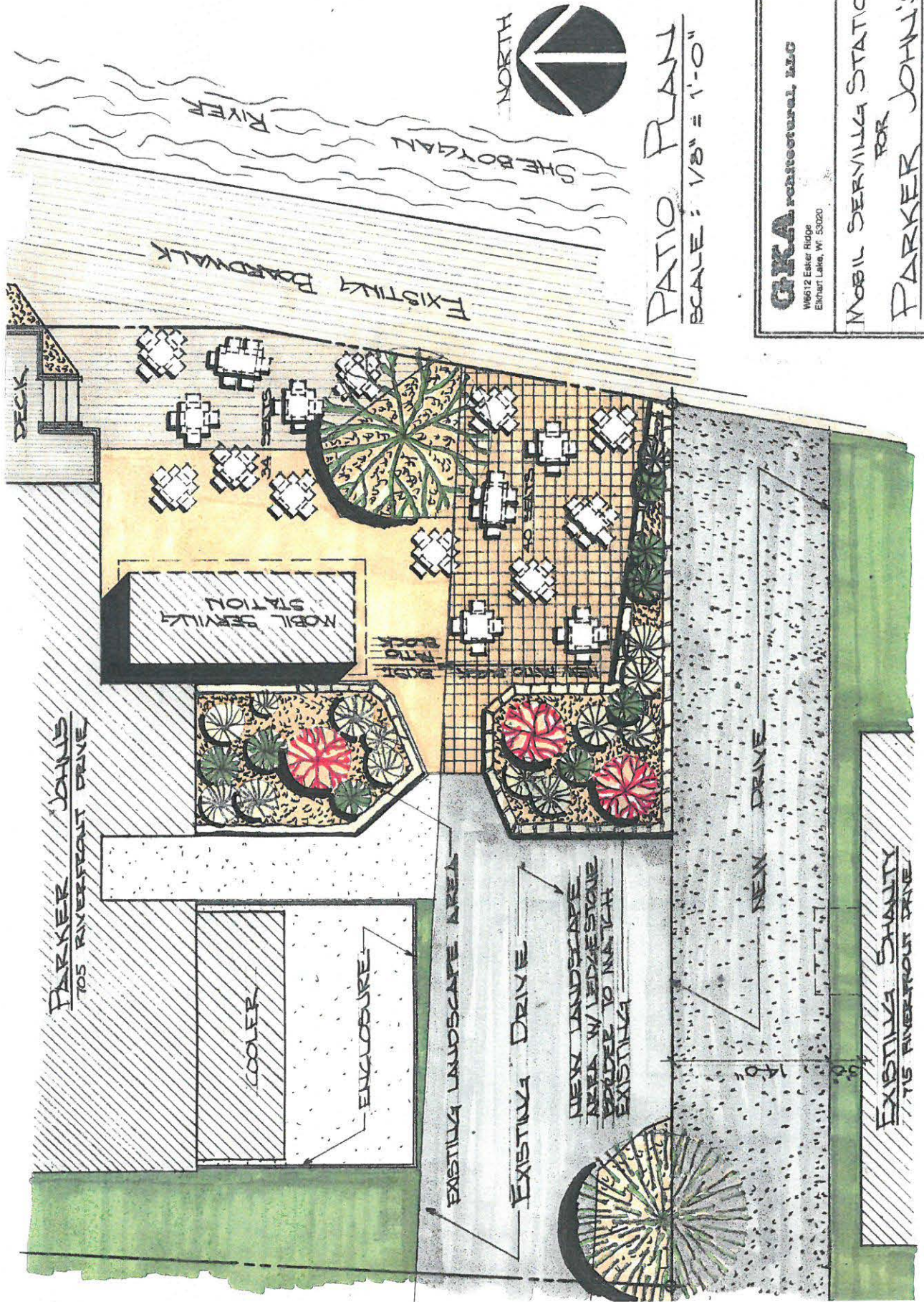
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADDITIONAL GROUND LEASE DESCRIPTION
IN SECTION 23, T.15 N., R. 23 E.,
CITY OF SHEBOYGAN PARCEL #59281109920

Part of the Lots 5 and 6, Block 206, Original Plat, City of Sheboygan,
Sheboygan County, Wisconsin described as follows:

Commencing at the Southeast Corner of Block 181, Original Plat, City of
Sheboygan; thence N.89°-37'-57"E. 66.00 feet to a point on the East Right
of Way line for vacated Virginia Avenue 88.96 feet; thence S.00°-12'-28"W. 77.01
feet; thence S.12°-23'-01"W. 46.06 feet; thence S.03°-07'-04"W. 37.65 feet
to the point of beginning; thence S.86°-36'-06"E. 78.98 feet; thence
N.08°-43'-10"E. 56.79 feet; thence S.00°-17'-03"W. 38.00 feet; thence
S.11°-13'-10"W. 41.43 feet; thence N.89°-03'-43"W. 80.62 feet; thence
N.03°-07'-04"E. 25.91 feet to the point of beginning and containing 2186
square feet (0.05 acres) of land.

GKA Architectural, LLC W6812 Esker Ridge Elkhart Lake, WI 53020		Phone/Fax 920-876-3099 email gkarchit@yahoo.com
MOBIL SERVICE STATION FOR PARKER JOHN'S SHEBOYGAN, WISCONSIN		Proj. No. 193 Date 7/30/18 <h1>2</h1>



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

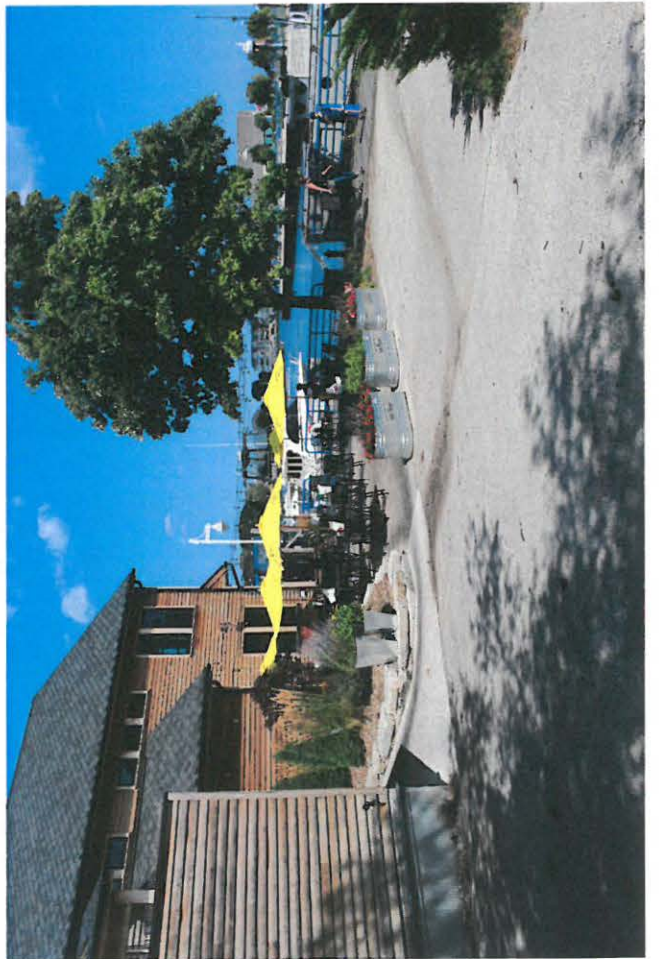
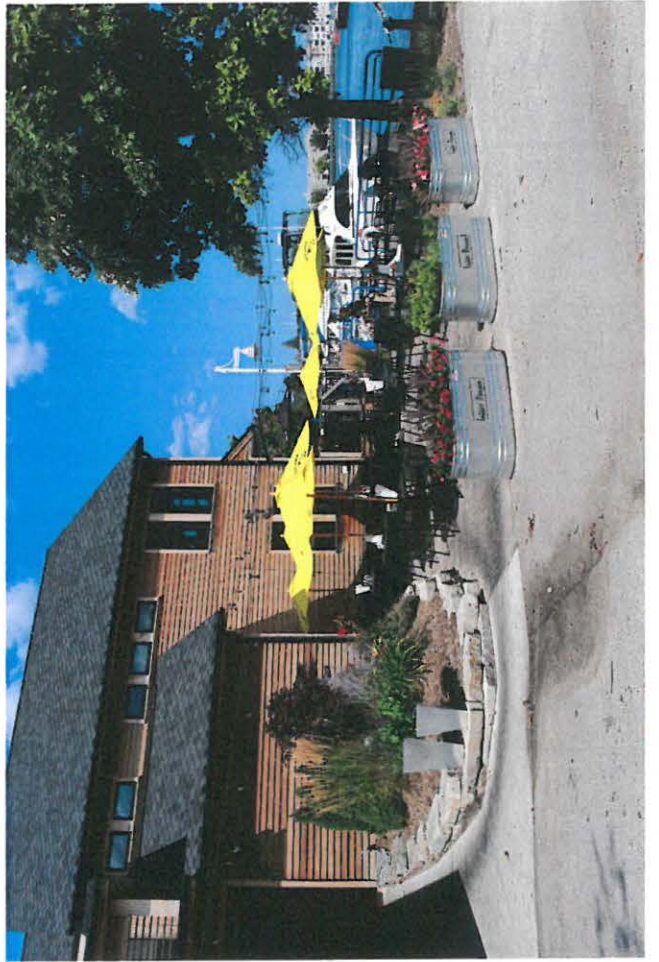
GKA Architectural, LLC
W8612 Esker Ridge
Elkhart Lake, WI 53020

Project No. 193
Date: 7/30/04

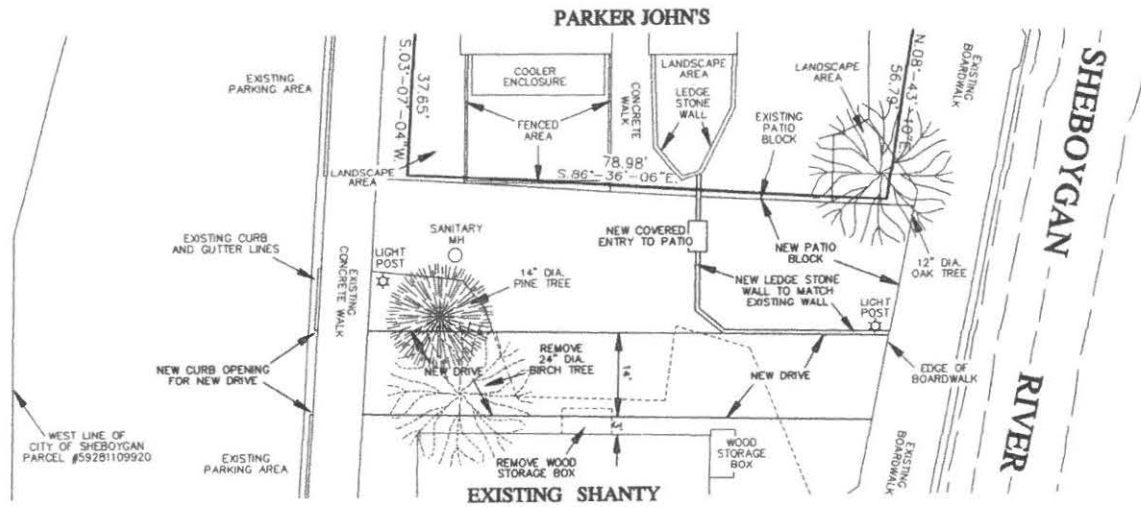
MOBILE SERVICE STATION

FOR
PARKER JOHN'S
SHEBOYGAN, WISCONSIN

3



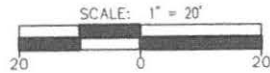
PROPOSED SITE SURVEY CHANGES



PROPOSED ADDITIONAL GROUND LEASE AREA



BEARINGS REFERENCED TO SHEBOYGAN COUNTY COORDINATE SYSTEM



ADDITIONAL GROUND LEASE DESCRIPTION
IN SECTION 23, T.15 N., R. 23 E.,
CITY OF SHEBOYGAN PARCEL #59281109920

Part of the Lots 5 and 6, Block 206, Original Plat, City of Sheboygan, Sheboygan County, Wisconsin described as follows:

Commencing at the Southeast Corner of Block 181, Original Plat, City of Sheboygan; thence N.89°-37'-57"E. 66.00 feet to a point on the East Right of Way for Riverfront Drive; thence S.89°-36'-57"E. along the North right of way line for vacated Virginia Avenue 88.96 feet; thence S.00°-12'-28"W. 77.01 feet; thence S.12°-23'-01"W. 46.06 feet; thence S.03°-07'-04"W. 37.65 feet to the point of beginning; thence S.86°-36'-06"E. 78.98 feet; thence N.08°-43'-10"E. 56.79 feet; thence S.00°-17'-03"W. 38.00 feet; thence S.11°-13'-10"W. 41.43 feet; thence N.89°-03'-43"W. 80.62 feet; thence N.03°-07'-04"E. 25.91 feet to the point of beginning and containing 2186 square feet (0.05 acres) of land.

AP Lulloff
LAND SURVEY, LLC

Anthony Lulloff PLS, SP
AP Lulloff Land Survey, LLC
17625 Matznick Road
Kiel, WI 53042
aplulloff@gmail.com
920.894.2151

Prepared For:
Vivand Hospitality
631 Madison Avenue
Howards Grove, WI 53083

1	5-3-18	PRELIM.
2	5--18	FINAL

DRAWING FILE: PARKER JOHN'S 3
PROJECT NUMBER: 2180407
DRAWN BY: KCM CHECKED BY: APL
NOTEBOOK: SHE-3 PAGE: 2
SHEET 2 OF 2 MAP NO. D-24326

AS-BUILT SURVEY FOR PARKER JOHN'S

BEING PART OF LOTS 5 AND 6 BLOCK 206 AND VACATED VIRGINIA AVENUE, ORIGINAL PLAT,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

NOTE

ELEVATIONS ARE BASED ON
NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD 88)

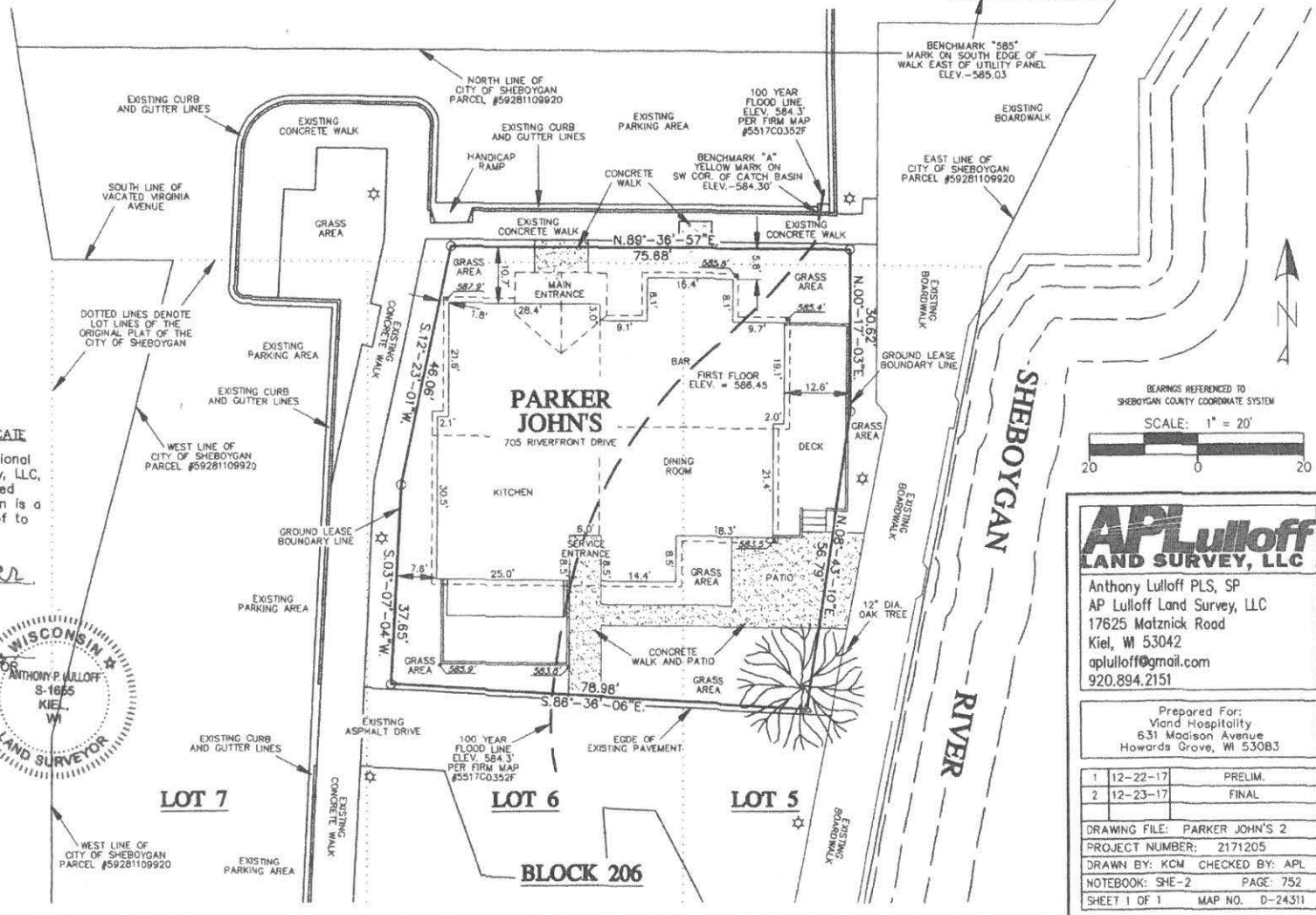
ADDRESS

705 RIVERFRONT DRIVE
SHEBOYGAN, WI 53081
PIN: 59281109920

**PAJA PROPERTIES, LLC
GROUND LEASE AREA**

8,836 SQ. FT.
(0.16 ACRES)

RIVERFRONT
DRIVE



PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Anthony P. Lulloff, Wisconsin Professional Land Surveyor of AP Lulloff Land Survey, LLC, certify that I have surveyed the described property and that the map shown herein is a true and accurate representation thereof to the best of my knowledge and belief;

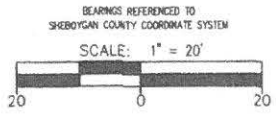
Dated this 26th day of December, 2017.

Anthony P. Lulloff
WISCONSIN PROFESSIONAL LAND SURVEYOR
Anthony P. Lulloff, S-1655



LEGEND

- = 3/4" Iron Pipe Found
- = 1" Iron Pipe Found
- △ = R.R. Spike Found
- 582.2' = Ex. Ground Elevations
- ☆ = Light Pole
- () = Recorded As Data



**AP Lulloff
LAND SURVEY, LLC**
Anthony Lulloff PLS, SP
AP Lulloff Land Survey, LLC
17625 Matznick Road
Kiel, WI 53042
aplulloff@gmail.com
920.894.2151

Prepared For:
Vand Hospitality
631 Madison Avenue
Howards Grove, WI 53083

1	12-22-17	PRELIM.
2	12-23-17	FINAL
DRAWING FILE: PARKER JOHN'S 2		
PROJECT NUMBER: 2171205		
DRAWN BY: KCM CHECKED BY: APL		
NOTEBOOK: SHE-2		PAGE: 752
SHEET 1 OF 1	MAP NO. D-24311	

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use and variance application by Project 4 Services, LLC to construct Water's Edge Condominiums on Parcel #59281500560 (former Richardson Lumber Storage yard along N. 15th Street). UR-12 Zone

REPORT PREPARED BY: Steve Sokolowski

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:

Project 4 Services, LLC is proposing to construct the Water's Edge Condominiums on Parcel #59281500560 (former Richardson Lumber Storage yard along N. 15th Street). The applicant states the following about the project:

- This will be a 32 unit townhouse condominium development on approximately two (2) acres of land located on N. 15th Street between Niagara Ave. and Wisconsin Ave.
- There will be a total of six (6) townhouse buildings consisting of:
 - Three 6-unit buildings
 - Two 3-unit building
 - One 8-unit building
- Each building will be two (2) stories with a maximum ridge height of 32'-0" above grade.
- Each building includes either a two-car or one-car garage (depending on the unit floor plan).
- There will be a single paved private drive through the site which will link N. 15th Street and Wisconsin Avenue.

- In the Wisconsin Avenue Right of Way, west of N. 15th Street, there will be four (4) at grade visitor parking spaces provided (this will require the applicant to obtain an encroachment from the City of Sheboygan for use of the public right-of-way).
- The entire site will be graded such that developed storm water runoff will be collected and detained onsite with the ultimate storm water discharge being located west of Building 'D' draining into the Sheboygan River (above the current defined flood elevation).
- Both public sanitary sewer and public water main are available within North 15th Street and will be extended into the property.
- The existing site is vacant and undeveloped. This is the former Richardson Lumber storage yard along the Sheboygan River.
- The 2-story building heights and the proposed townhouse building design seem appropriate in terms of scale and design with this mixed use neighborhood.
- We are placing the buildings closer to N. 15th Street in order to hold the street edge and provide a larger setback/greenspace along the Sheboygan River.
- There will be two main access drives that will provide access to the property. This shared access drive will serve a majority of the buildings and will access Wisconsin Avenue and N. 15th Street.
- Due to property constraints and storm water requirements, Building "D" at the northeast corner of the property is unable to be service all of the units from the main access drive. So five (5) of the six (6) units will require separate driveways that access N. 15th Street.
- This sites prime location presents a unique and exciting opportunity allowing the redevelopment of a vacant, underutilized site into market-rate housing which will be complementary to the adjoining riverfront, provide infill development and be complementary to the adjoining uses.

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

- The Water's Edge development was conceived of as an identifiable, cohesive neighborhood that respected the scale and design of the housing immediately surrounding it. The units were modeled after traditional Wisconsin housing forms found within the adjacent neighborhood. Simple, yet elegantly proportioned, the townhomes echo the houses located to the East along Wisconsin Avenue.
- To help insert the 32 townhomes into the existing context we broke them apart into six (6) different buildings. While not functionally necessary, this helps to diminish the size of the overall development and allows for pedestrians to filter through the buildings

between 15th Street and the river's edge.

- On the southern and eastern edges of the site, the townhomes help to define the street edge. The townhomes along the river are pulled as far west as possible to create a small heavily landscaped auto-court at the heart of the development. This pulls the auto traffic away from the 15th street sidewalks and creates a more pedestrian friendly environment. With the landscaping and intimately scaled townhouses, the inwardly focused auto court also provides a flexible shared space for the residents.
- Materials on the project are inspired again by the traditional Wisconsin homes of the end of the 19th century. Lannon stone, white clapboard siding, and a shingled roof, all bespeak of a style that is rooted in the tradition of the area. The simple streamlined palate, also ties in with the nautical focus of Sheboygan. An emphasis on clean, white clapboard forms, highlights of warm wood, and galvanized metal finishes is synonymous with the design of a beautiful wood boat. The materials were selected in a way to sympathize with that nautical aesthetic rather than outright copy it.
- Building 'A'- 2,745 square foot building footprint. 3 unit's total, 2-bedrooms and 1.5 bath each unit. Five (5) garage spaces provided.
- Building 'B'- 7,450 square foot building footprint. 8 units total, 2-bedroom and 1.5 bath each unit. 14 garage spaces provided, 14 driveway spaces provided.
- Building 'C'- 2,745 square foot building footprint. 3 units total, 2-bedroom and 1.5 bath each unit. Five (5) garage spaces provided, Five (5) driveway spaces provided.
- Building 'D'- 5,488 square foot building footprint. 6 units total, 2-bedroom and 1.5 bath each unit. 10 garage spaces provided, 10 driveway spaces provided.
- Building 'E'- 5,488 square foot building footprint. 6 units total, 2-bedroom and 1.5 bath each unit. 10 garage spaces provided.
- Building 'F'- 5,488 square foot building footprint. 6 units total, 2-bedroom and 1.5 bath each unit. 10 garage spaces provided.
- The development will be completed in two (2) phases starting with buildings C, D and E (at the north end of the site).
- Units range in size from 1,430SF for a one-car garage unit and 1,700sf for a two-car unit.
- Units are estimated to cost \$200,000 to \$250,000.
- Total building/site construction costs are estimated to be in the \$7 million.

- For (32) two bedroom units provided, the UR zoning classification dictates we need (64) total off-street parking spaces. Based upon the current proposed site plan, we have provided (53) garage parking spaces and (16) driveway parking spaces within the property for a total of (69) spaces. There will also be (4) additional visitor parking spaces provided within the current Wisconsin Avenue Right of Way.

Site improvements include:

- Six (6) buildings ranging in size from three (3) to eight (8) units and is approximately 29,000sf and has 32 two-bedroom units.
- There will be 69 parking spaces at grade and in garages.
- New ingress/egress from Wisconsin Avenue and N. 15th Street.
- New asphalt drives, parking, concrete walks, retaining walls, fencing.
- New landscaping and storm drainage throughout the site.

STAFF COMMENTS:

Applicant shows access to and from unimproved Wisconsin Avenue as well as several parking spaces. In order to utilize and improve Wisconsin Avenue as proposed, the applicant must obtain an encroachment from the City. 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 this area shall be improved to.

There is a single-family dwelling located at 730 N. 15th Street which is located directly south of the new ingress/egress driveway that the condos will access from Wisconsin Avenue. The applicant will work with staff with regards to installing landscaping to help minimize vehicles lighting, noise, etc. from negatively impacting this residence. This area will need to properly screened/landscaped and incorporated into the encroachment.

During the development agreement discussions the applicant indicated and had shown a kayak dock amenity along the Sheboygan River. The Plan Commission should have the applicant address this kayak dock amenity. Staff would like to see this amenity included in this development as previously indicated and discussed.

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.

Applicant is constructing along the Sheboygan River and will need to meet all City of Sheboygan Floodplain requirements.

The applicant is requesting the following land use variances:

- To have a zero (0) foot front yard setback along N. 15th Street – Minimum front yard setback is 20 feet.

The requested variance is to allow a zero (0) foot building setback along the N. 15th Street front yard. The zero (0) foot building setback requested allows for the proposed building footprints to be shifted east away from the existing river front. This will allow for more green space between the existing riverfront and the proposed west face of the westerly buildings. The zero (0) foot building setback will also minimize construction within the existing bank of the Sheboygan River where soil conditions have been determined to be unsuitable for building foundations.

- To have a zero (0) foot front/street yard setback along Wisconsin Avenue – Minimum front yard setback is 20 feet.

The requested variance is to allow a zero (0) foot building setback along the Wisconsin Avenue side of the site for building 'A' (front yard) and Building 'F' (side yard). The zero (0) foot building setback requested allows for the proposed development to be shifted south avoiding as much of the contaminated soils defined at the north end of the property. The zero setback variance would allow for the northernmost portion of the site to remain undisturbed.

- To have 18 units per acre – Maximum 12 Units per acre.

The requested variance is to allow for an increase of the unit density from (12) units per acre to (18) units per acre. Due to the shortage of housing inventory within the City of Sheboygan, the increase in density will allow for us to maximize the overall unit quantities within this challenging infill site.

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

The requested variance is to allow for flexibility in meeting the (4) required landscape criteria planting locations. It is our intention to provide the total required landscape points associated with each of the (4) landscape criteria. However, given the limited green space around the perimeter of Building 'E' and Building 'F' and the ample amount of green space at the north and south ends of the property, we request the flexibility to provide the required landscape outside of the defined 10-foot setback from the foundation wall.

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, Sheboygan Floodplain Zoning Ordinance, DNR, Army Corp, etc. (Applicant shall be in contact with building inspection,

- fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant is responsible to insure that the proposed buildings are meeting all Federal, State and Local codes pertaining to the Sheboygan River Floodplain.
 3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
 4. Submittal 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).
 5. Landscape plan shall also incorporate the landscaping to be installed to minimize negative impacts on the single-family residence located at 730 N. 15th Street. This landscaping shall be incorporated into the encroachment required for use and improvement of Wisconsin Avenue.
 6. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first building to be occupied.
 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. 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.
 13. All areas used for parking/maneuvering of vehicles shall be paved.
 14. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
 15. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
 16. Applicant shall reinstall sidewalk along N. 15th Street, Niagara Avenue and portions of Wisconsin Avenue, to standard City specifications.
 17. Applicant shall be required to obtain the necessary encroachment to utilize and improve Wisconsin Avenue public right-of-way (including, but not limited to parking, driveway openings, curb, gutter, sidewalk, pavement, utilities, landscaping, etc.). Applicant shall work with City Development and Engineering staff to determine the specifications that the proposed improvements shall meet. No building permits shall be issued for any of the structures that will utilize Wisconsin Avenue for access until such time as the encroachment has been obtained.
 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.).
23. 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).
24. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
25. 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.
26. Applicant will work with staff with regards to constructing a kayak amenity.
27. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
28. If the applicant does not proceed with Phase 2, the applicant shall restore to its original condition all private and public lands/property, temporary roads, temporary access drives, etc. 60 days after the City is notified that the applicant is not proceeding with Phase 2. Applicant shall also be required to remove any permanent off-premise signage and/or temporary advertising from these parcels within this same 60 day period.
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

PARCEL NO. 59281500560

MAP NO. _____

ZONING CLASSIFICATION: UR UR

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 2018

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

1. APPLICANT INFORMATION

APPLICANT: Project 4 Services, LLC

ADDRESS: 7722 Hawthorne Road, Mequon, WI 53097

E-MAIL: pweaver832@aol.com

PHONE: (414) 731-0795 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Waters Edge Townhome

ADDRESS OF PROPERTY AFFECTED: North 15th Street

LEGAL DESCRIPTION: All of Block 119, Original Plat of the City of Sheboygan

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Currently vacant, formerly part of Richardson Lumber

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: See Narrative, attached

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

SITE NARRATIVE - CONDITIONAL USE APPLICATION

August 14, 2018

PROJECT NAME AND ADDRESS:

Water's Edge Townhome Development
North 15th Street
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281500560.
- It is defined as all of Block 119, Original Plat of the City of Sheboygan.
- The entire lot area (following the meandering line along the Sheboygan River) is 1.82 acres.

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UR-Urban Residential

- **25-foot front yard setback (North 15th Street) ***
- **25-foot front yard setback (Wisconsin Avenue) ***
- 25-foot rear yard setback (Sheboygan River)
- **(12) residential units per acre ***
- (2) off-street parking spaces per (2) bedroom units
- (35)-foot maximum building height

- * Bold text defines variance to be requested, see Variance Description.

EXISTING SITE CONDITIONS/LAND USE:

Formerly part of the Richardson Lumber operations. The site is currently vacant. All previous above grade components have been demolished and removed offsite.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of (32) townhomes, constructed in (6) stand-alone buildings, consisting of three (6) unit buildings, one (3) unit building, one (4) unit building and one (7) unit building.
 - Each building will be two stories with a maximum ridge height of 32'-0" above grade.
 - Each building includes either a two-car or one-car garage (depending on the unit floor plan).
 - There will be a single paved private drive through the site which will link North 15th Street and Wisconsin Avenue.
 - In the Wisconsin Avenue Right of Way, west of North 15th Street, there will be (4) at grade visitor parking spaces provided.
 - The entire site will be graded such that developed storm water runoff will be collected and detain onsite with the ultimate storm water discharge being located west of Building 'D' draining into the Sheboygan River (above the current defined flood elevation).
 - Both public sanitary sewer and public water main are available within North 15th Street and will be extended into the property.
- | | |
|---|--|
| • Proposed pavement area | 12,000 square feet (15-percent of total lot) |
| • Proposed concrete walk | 2,080 square feet (3-percent of total lot) |
| • Proposed green space | 33,620 square feet (43-percent of total lot) |
| • Proposed (6) stand-alone two story townhomes (32) total townhome units. | 29,250 square feet (37-percent of total lot) |

- o Building 'A'- 2,590 square foot building footprint.
(3) units total, (2) bedroom and (1 ½) bath each unit.
(4) garage spaces provided.
- o Building 'B'- 6,470 square foot building footprint
(7) units total, (2) bedroom and (1 ½) bath each unit.
(12) garage spaces provided, (12) driveway spaces provided.
- o Building 'C'- 3,726 square foot building footprint
(4) units total, (2) bedroom and (1 ½) bath each unit.
(7) garage spaces provided, (2) driveway spaces provided.
- o Building 'D'- 5,488 square foot building footprint
(6) units total, (2) bedroom and (1 ½) bath each unit.
(10) garage spaces provided, (2) driveway spaces provided.
- o Building 'E'- 5,488 square foot building footprint
(6) units total, (2) bedroom and (1 ½) bath each unit.
(10) garage spaces provided.
- o Building 'F'- 5,488 square foot building footprint
(6) units total, (2) bedroom and (1 ½) bath each unit.
(10) garage spaces provided.

NOTE: For (32) two bedroom units provided, the UR zoning classification dictates we need (64) total off-street parking spaces. Based upon the current proposed site plan, we have provided (53) garage parking spaces and (16) driveway parking spaces within the property for a total of (69) spaces. There will also be (4) additional visitor parking spaces provided within the current Wisconsin Avenue Right of Way.

SITE SELECTION

- The current site was selected due to the adjacency to the Sheboygan River, its view overlooking Kiwanis Park and its proximity to shops/businesses within walking distance to the site.
- The proposed residential development coincides with the current surrounding Neighborhood Residential (NR) zoned properties within the neighborhood and would address the need for housing within the City of Sheboygan.

LANDSCAPE REQUIREMENTS

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

- * Locational Landscape variance to be requested, see Variance Description.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

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

SITE LIGHTING:

- Site lighting will be limited to wall mounted fixtures over each garage door (internal to the development).
- Front entry porch lights (wall mounted) will be provided at each front entry.
- No pole lighting will be provided.

ARCHITECTURE:

- The Water's Edge development was conceived of as an identifiable, cohesive neighborhood that respected the scale and design of the housing immediately surrounding it. The units were modeled after traditional Wisconsin housing forms found within the adjacent neighborhood. Simple, yet elegantly proportioned, the townhomes echo the houses located to the East along Wisconsin Avenue.
- To help deftly insert the 32 townhomes into the existing context we broke them apart into six different buildings. While not functionally necessary, this helps to diminish the size of the overall development and allows for pedestrians to filter through the buildings between Fifteenth Street and the river's edge.
- On the southern and eastern edges of the site, the townhomes help to define the street edge. The townhomes along the river are pulled as far west as possible to create a small heavily landscaped auto-court at the heart of the development. This pulls the auto traffic away from the 15th street sidewalks and creates a more pedestrian friendly environment. With the landscaping and intimately scaled townhouses, the inwardly focused auto court also provides a flexible shared space for the residents.
- Materials on the project are inspired again by the traditional Wisconsin homes of the end of the 19th century. Lannon stone, white clapboard siding, and a shingled roof, all bespeak of a style that is rooted in the tradition of the area. The simple streamlined palate, also ties in with the nautical focus of Sheboygan. An emphasis on clean, white clapboard forms, highlights of warm wood, and galvanized metal finishes is synonymous with the design of a beautiful wood boat. The materials were selected in a way to sympathize with that nautical aesthetic rather than outright copy it.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

(4) Total variances to be requested:

1. Front yard setback, North 15th Street
2. Front yard setback, Wisconsin Avenue
3. (12) unit per acre density
4. Locational landscaping

1. FRONT YARD SETBACK

The requested variance is to allow a **zero building setback** along the North 15th Street side (front yard side) of the site. The zero building setback requested allows for the proposed building footprints to be shifted east away from the existing river front. This will allow for more green space between the existing riverfront and the proposed west face of the westerly buildings. The zero building setback will also minimize construction within the existing bank of the Sheboygan River where soil conditions have been determined to be unsuitable for building foundations.

2. FRONT YARD SETBACK

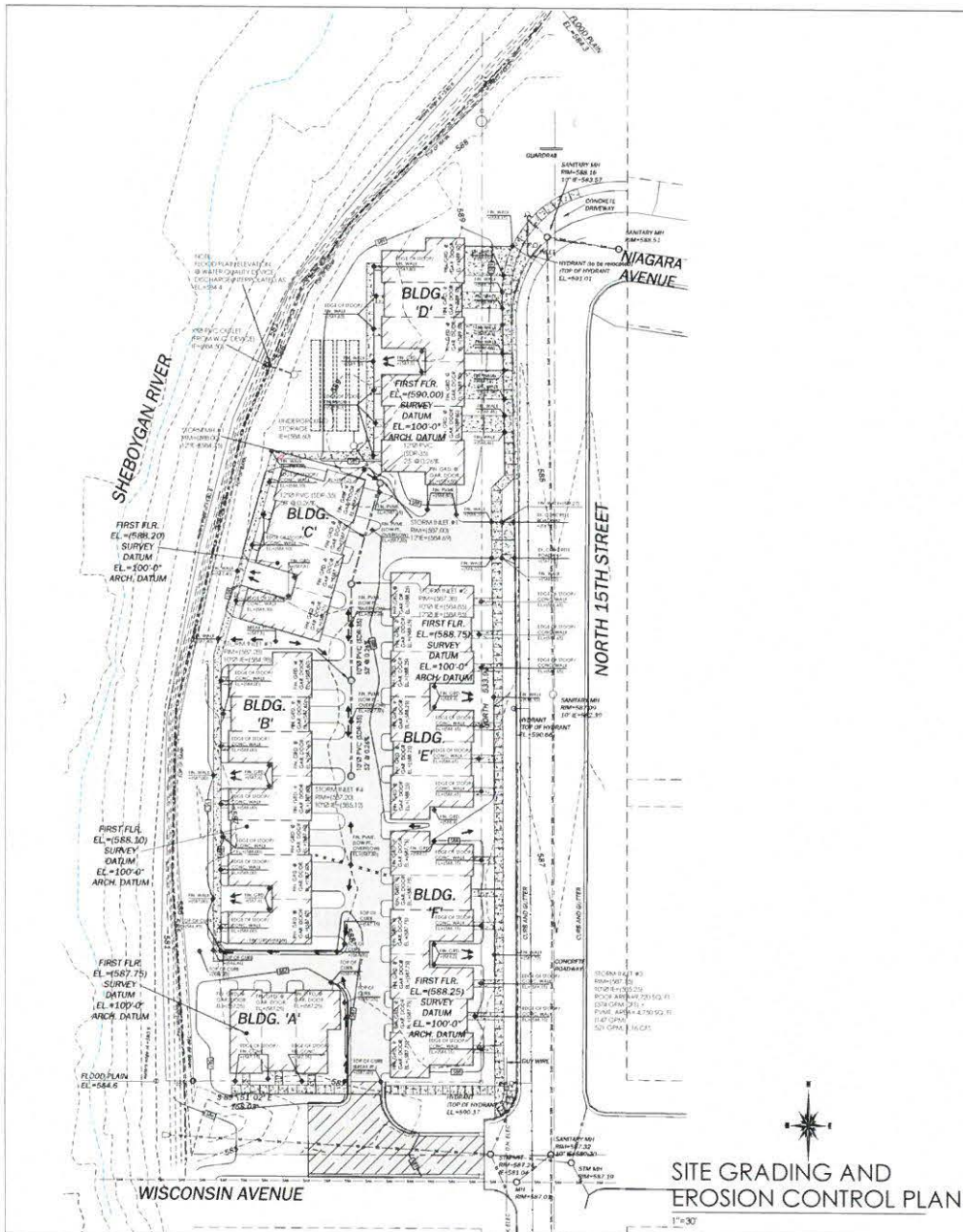
The requested variance is to allow a **zero building setback** along the Wisconsin Avenue side of the site for building 'A' (front yard) and Building 'F' (side yard). The zero building setback requested allows for the proposed development to be shifted south to avoid as much of the contaminated soils defined at the north end of the property. The zero setback variance would allow for the northernmost portion of the site to remain undisturbed.

3. (12) UNIT PER ACRE DENSITY

The requested variance is to allow for an increase of the unit density from (12) units per acre to (18) units per acre. Due to the shortage of housing inventory within the City of Sheboygan, the increase in density will allow for us to maximize the overall unit quantities within the existing site.

4. LOCATIONAL LANDSCAPING

The requested variance is to allow for flexibility in meeting the (4) required landscape criteria planting locations. It is our intention to provide the total required landscape points associated with each of the (4) landscape criteria. However, given the limited green space around the perimeter of Building 'E' and Building 'F' and the ample amount of green space at the north and south ends of the property, we request the flexibility to provide the required landscape outside of the defined 10-foot setback from the foundation wall.

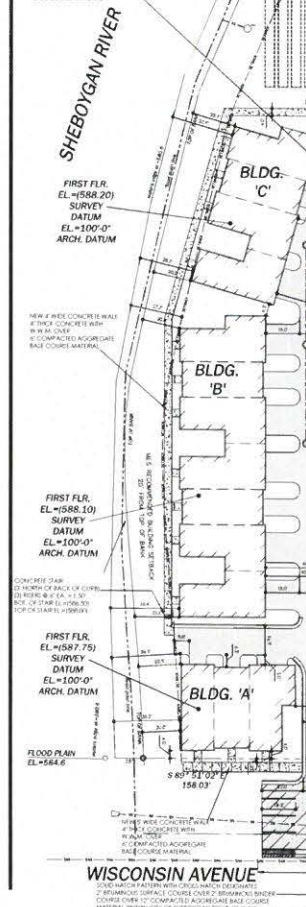


SITE DATA

TOTAL SITE AREA = 79,263 SQ. FT. (1.82 AC.)
 ZONING = URBAN RESIDENTIAL (UR)
 PROPOSED BUILDING FOOTPRINTS
 BUILDING A = 2,900 SQ. FT.
 BUILDING B = 4,470 SQ. FT.
 BUILDING C = 3,738 SQ. FT.
 BUILDING D = 3,488 SQ. FT.
 BUILDING E = 3,488 SQ. FT.
 BUILDING F = 3,488 SQ. FT.
 PROPOSED PAVEMENT = 12,000 SQ. FT.
 PROPOSED CONCRETE DRIVEWAY (BLDG. D) = 630 SQ. FT.
 CONCRETE WALK = 2,000 SQ. FT.
 PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPED) = 43,945 SQ. FT. (55% LOT COVERAGE)

- OFF-STREET PARKING COUNT
 (54) CAR GARAGE SPACES PROVIDED
 (14) DRIVEWAY PARKING SPACES PROVIDED
 (4) VISITOR PARKING SPACES PROVIDED (WISCONSIN AVENUE)
 (74) TOTAL OFF-STREET PARKING SPACES PROVIDED.
 URBAN RESIDENTIAL (UR) REQUIRES (64) SPACES FOR (32) - TWO BEDROOM UNITS.

TOUR MATCH/FARREN (DEVELOPER)
 1) REMOVING SURFACE COURSE
 2) REMOVING UNDER COURSE
 COVER BY COMPACTED AGGREGATE BASE COURSE MATERIAL



WATER'S EDGE
 NORTH 15th STREET,
 SHEBOYGAN, WI 53081

ISSUANCE DATE	08/14/2018
PROGRAM SET	08/14/2018
PROJECT SET	08/14/2018
CONDITIONAL USE	08/14/2018

PROJECT # 2018-12
 SITE PLAN
 SITE GRADING AND
 EROSION CONTROL PLAN

C 1.1



WATER'S EDGE - TOWNHOME DEVELOPMENT

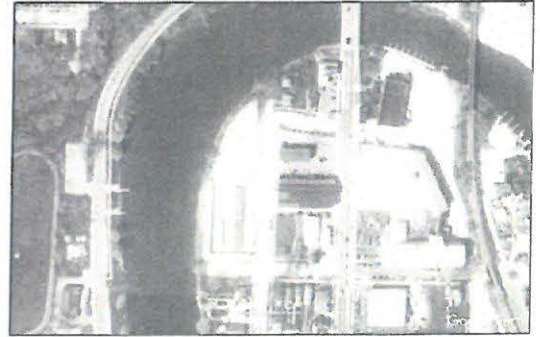
The Water's Edge development was conceived of as an identifiable, cohesive neighborhood that respected the scale and design of the housing immediately surrounding it. The units were modeled after traditional Wisconsin housing forms found within the adjacent neighborhood. Simple, yet elegantly proportioned, the townhomes echo the houses located to the East along Wisconsin Avenue.

To help deftly insert the 32 townhomes into the existing context we broke them apart into six different buildings. While not functionally necessary, this helps to diminish the size of the overall development and allows for pedestrians to filter through the buildings between Fifteenth Street and the river's edge.

WATER'S EDGE

Townhome Development

- **Location:** Sheboygan Wisconsin
- **Status:** In Design
- **Size:** 32 Townhomes



The site is the former location of Richardson Lumber.



WATER'S EDGE • SHEBOYGAN, WI

GALBRAITH CARNAHAN ARCHITECTS

The development as viewed from the southeast.



WATER'S EDGE - TOWNHOME DEVELOPMENT



The intimately scaled project as viewed from 15th Street (looking West).



The multi purpose auto-court at the center of the site.

On the southern and eastern edges of the site, the townhomes help to define the street edge. The townhomes along the river are pulled as far west as possible to create a small heavily landscaped auto-court at the heart of the development.

This pulls the auto traffic away from the 15th street sidewalks and creates a more pedestrian friendly environment. With the landscaping and intimately scaled townhouses, the inwardly focused auto court also provides a flexible shared space for the residents.



WATER'S EDGE - PRECEDENT STUDY



The White, pure forms envisioned for Water's Edge contrast the landscape, yet they are also at home in Wisconsin.



The simple repetition of windows and porch columns creates a rhythm



Symmetry has a quiet power.



Ample windows provide a welcoming presence.



WATER'S EDGE - NEIGHBORHOOD STUDY



The site as it sits today.



Modest size, lap siding, symmetrical window arrangement & steeply pitched roof. (Wisconsin Ave).



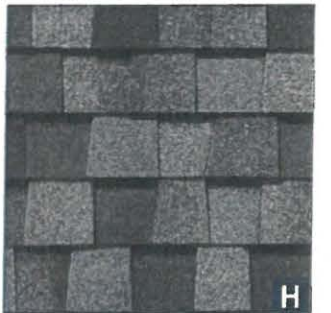
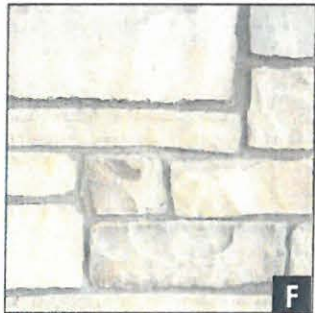
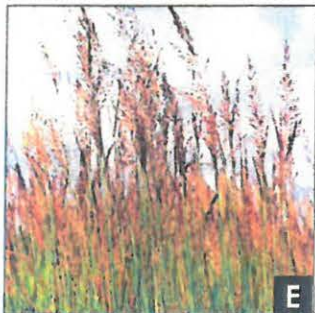
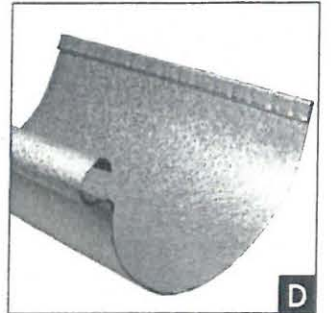
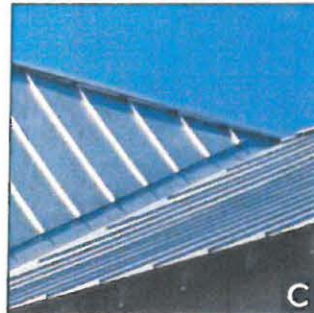
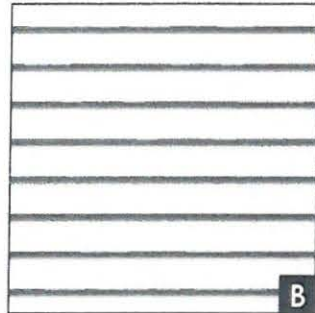
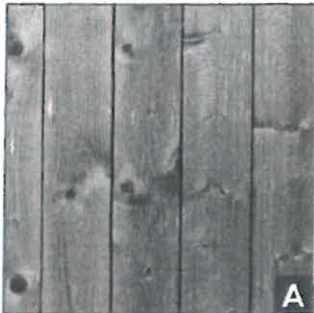
Symmetrical with steeply pitched roofs. (Wisconsin Ave)



A two story home with a steeply pitched roof. (15th St)



WATER'S EDGE - MATERIALS



Materials on the project are inspired again by the traditional Wisconsin homes of the end of the 19th century. Lannon stone, white clapboard siding, and a shingled roof, all bespeak of a style that is rooted in the tradition of the area.

The simple streamlined palate, also ties in with the nautical focus of Sheboygan. An emphasis on clean, white clapboard forms, highlights of warm wood, and galvanized metal finishes is synonymous with the design of a beautiful wood boat. The materials were selected in a way to sympathize with that nautical aesthetic rather than outright copy it.



- A. Weathered Cedar Screening
- B. Painted Clapboard Siding
- C. Galvalume Porch Roofing
- D. Galvanized Metal Trim

- E. Native Landscaping
- F. Lannon Stone Waterfeature
- G. Wood Grained Entry Doors
- H. Asphalt Shingles

WATER'S EDGE

NORTH 15th STREET
SHEBOYGAN, WI 53081



6528 West North Avenue
Milwaukee, Wisconsin 53213
(414) 281-2772 phone
www.galbraithcarnahan.com



PERMITTED TO BE USED TO CONVEY GENERAL LOOK OF THE DESIGN. SEE SUBSEQUENT DRAWINGS FOR DETAILS AND DIMENSIONS.

CONTACT INFORMATION

OWNER:
PROJECT 4
7722 HAWTHORNE RD.
MEQUON, WI 53097

ARCHITECT:
GALBRAITH CARNAHAN ARCHITECTS
6528 WEST NORTH AVENUE
MILWAUKEE, WI 53213
(414) 281-2772

CONTACT:
NICK CARNAHAN
nsc@galbraithcarnahan.com

CIVIL ENGINEER:
JB SITE DESIGN & ENGINEERING, LLC
1528 KENTUCKY AVENUE
SHEBOYGAN, WI 53081
(920) 453-0181

CONTACT:
JOSEPH BRONOSKI
jbronoski@jbtsdesign.net

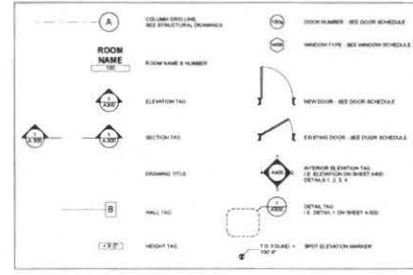
STRUCTURAL ENGINEER:
SPIRE ENGINEERING INCORPORATED
800 WEST VIRGINIA STREET, SUITE 102
MILWAUKEE, WI 53204
(414) 278-9200

CONTACT:
AL RENTMEESTER
alr@spireengineer.com

ABBREVIATIONS

A	Project CM Number	D	Drainage	ME	Mechanical	RF	Radiation
B	Block	E	Elevation	MEP	Mechanical, Electrical, Plumbing	RFI	Radiation Field Intensity
CC	Construction Calling Tag	F	Foundation	MEU	Mechanical Unit	RFI	Radiation Field Intensity
CD	Construction Detail	G	General	MEV	Mechanical Ventilation	RFI	Radiation Field Intensity
CE	Construction Elevation	H	Hazard	MFC	Mechanical Filter Collector	RFI	Radiation Field Intensity
CF	Construction Footing	I	Insulation	MFD	Mechanical Filter Collector	RFI	Radiation Field Intensity
CG	Construction General	J	Jacking	MFE	Mechanical Filter Collector	RFI	Radiation Field Intensity
CH	Construction Header	K	Kitchen	MFI	Mechanical Filter Collector	RFI	Radiation Field Intensity
CI	Construction Interior	L	Lighting	MFL	Mechanical Filter Collector	RFI	Radiation Field Intensity
CJ	Construction Junction	M	Masonry	MFO	Mechanical Filter Collector	RFI	Radiation Field Intensity
CK	Construction Kitchen	N	Neighborhood	MFP	Mechanical Filter Collector	RFI	Radiation Field Intensity
CL	Construction Load	O	Other	MFR	Mechanical Filter Collector	RFI	Radiation Field Intensity
CM	Construction Mechanical	P	Plumbing	MFS	Mechanical Filter Collector	RFI	Radiation Field Intensity
CN	Construction Note	Q	Quantity	MFT	Mechanical Filter Collector	RFI	Radiation Field Intensity
CO	Construction Outside	R	Roof	MFU	Mechanical Filter Collector	RFI	Radiation Field Intensity
CP	Construction Porch	S	Structural	MFV	Mechanical Filter Collector	RFI	Radiation Field Intensity
CQ	Construction Quarry	T	Terrace	MFW	Mechanical Filter Collector	RFI	Radiation Field Intensity
CR	Construction Roof	U	Utility	MFX	Mechanical Filter Collector	RFI	Radiation Field Intensity
CS	Construction Siding	V	Ventilation	MFY	Mechanical Filter Collector	RFI	Radiation Field Intensity
CT	Construction Terrace	W	Water	MFZ	Mechanical Filter Collector	RFI	Radiation Field Intensity
CU	Construction Utility	X	Other	MFA	Mechanical Filter Collector	RFI	Radiation Field Intensity
CV	Construction Vertical	Y	Year	MFB	Mechanical Filter Collector	RFI	Radiation Field Intensity
CW	Construction Wall	Z	Zoning	MFC	Mechanical Filter Collector	RFI	Radiation Field Intensity
CX	Construction Window			MFD	Mechanical Filter Collector	RFI	Radiation Field Intensity
CY	Construction Yard			MFE	Mechanical Filter Collector	RFI	Radiation Field Intensity
CZ	Construction Zone			MFF	Mechanical Filter Collector	RFI	Radiation Field Intensity

SYMBOL KEY



SHEET INDEX

ID	NAME
B100	COVER SHEET
A001	SITE PLAN
A002	ELEVATIONS - BUILDING A
A003	ELEVATIONS - BUILDING B
A004	ELEVATIONS - BUILDING C
A005	ELEVATIONS - BUILDING D
A006	ELEVATIONS - BUILDING E
A007	ELEVATIONS - BUILDING F

WATER'S EDGE
NORTH 15th STREET,
SHEBOYGAN, WI 53081

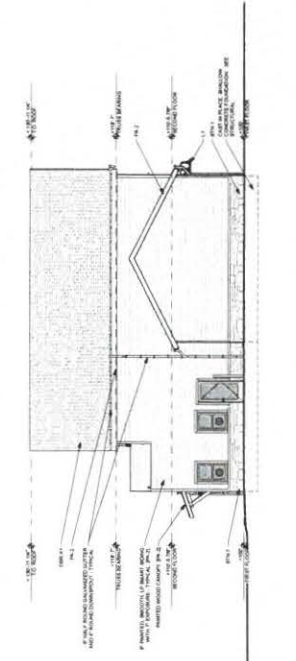
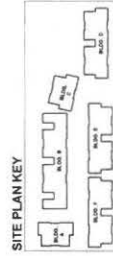
NOT FOR CONSTRUCTION

G100

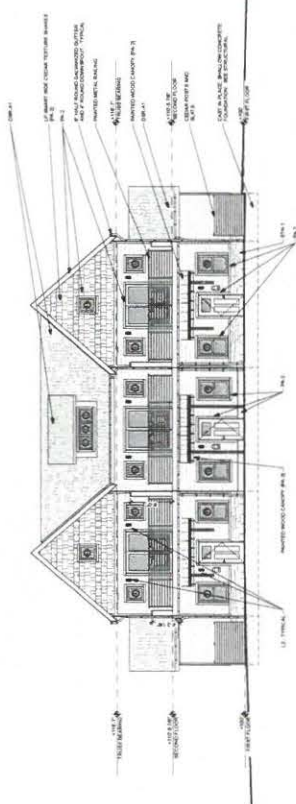
©2018 GALBRAITH CARNAHAN ARCHITECTS, LLC

Exterior Finishes Legend

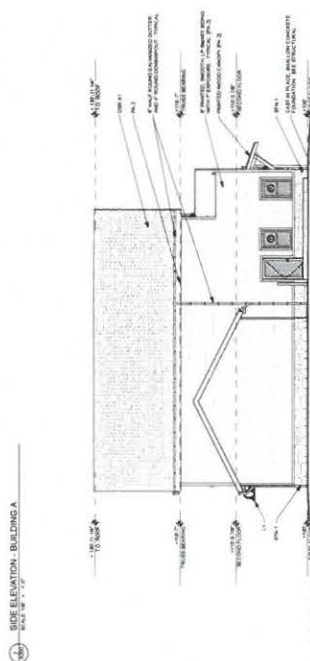
SYMBOL	FINISH NAME	FINISH DESCRIPTION	FINISH CODE
1	Smooth Finish	Smooth Finish	100000001001
2	Painted Finish	Painted Finish	100000001001
3	Stucco Finish	Stucco Finish	100000001001
4	Brick Finish	Brick Finish	100000001001
5	Stone Finish	Stone Finish	100000001001
6	Concrete Finish	Concrete Finish	100000001001
7	Asph/Flt Shingles	Asph/Flt Shingles	100000001001
8	Clay Tiles	Clay Tiles	100000001001
9	Slate Tiles	Slate Tiles	100000001001
10	Metal Roofing	Metal Roofing	100000001001
11	Glass	Glass	100000001001
12	Wood Siding	Wood Siding	100000001001
13	Vinyl Siding	Vinyl Siding	100000001001
14	Fiber Cement Siding	Fiber Cement Siding	100000001001
15	Hardwood Siding	Hardwood Siding	100000001001
16	Cedar Siding	Cedar Siding	100000001001
17	Shakes	Shakes	100000001001
18	Slate	Slate	100000001001
19	Marble	Marble	100000001001
20	Granite	Granite	100000001001
21	Quartz	Quartz	100000001001
22	Travertine	Travertine	100000001001
23	Limestone	Limestone	100000001001
24	Sandstone	Sandstone	100000001001
25	Soapstone	Soapstone	100000001001
26	Slate	Slate	100000001001
27	Marble	Marble	100000001001
28	Granite	Granite	100000001001
29	Quartz	Quartz	100000001001
30	Travertine	Travertine	100000001001
31	Limestone	Limestone	100000001001
32	Sandstone	Sandstone	100000001001
33	Soapstone	Soapstone	100000001001
34	Slate	Slate	100000001001
35	Marble	Marble	100000001001
36	Granite	Granite	100000001001
37	Quartz	Quartz	100000001001
38	Travertine	Travertine	100000001001
39	Limestone	Limestone	100000001001
40	Sandstone	Sandstone	100000001001
41	Soapstone	Soapstone	100000001001
42	Slate	Slate	100000001001
43	Marble	Marble	100000001001
44	Granite	Granite	100000001001
45	Quartz	Quartz	100000001001
46	Travertine	Travertine	100000001001
47	Limestone	Limestone	100000001001
48	Sandstone	Sandstone	100000001001
49	Soapstone	Soapstone	100000001001
50	Slate	Slate	100000001001



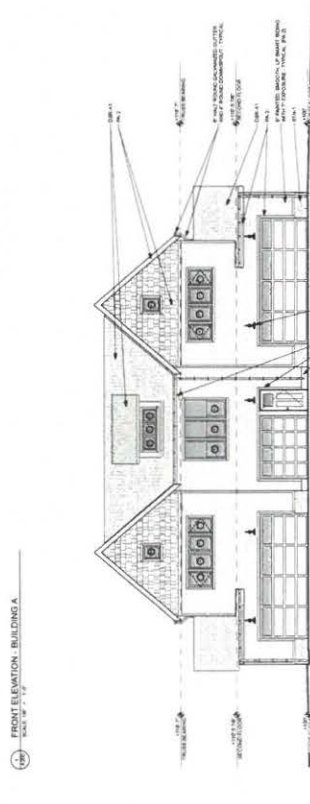
FRONT ELEVATION: BUILDING A
 SCALE: 1/8" = 1'-0"



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



SIDE ELEVATION: BUILDING A
 SCALE: 1/8" = 1'-0"

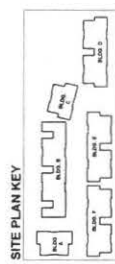


SIDE ELEVATION: BUILDING A
 SCALE: 1/8" = 1'-0"

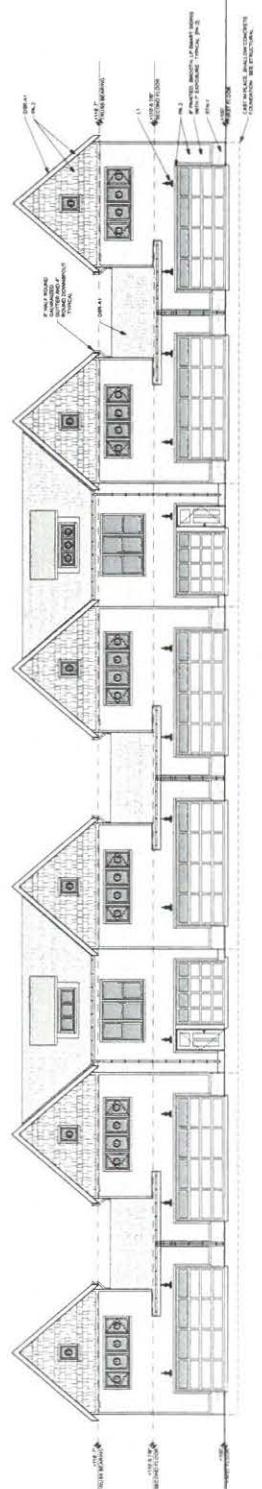
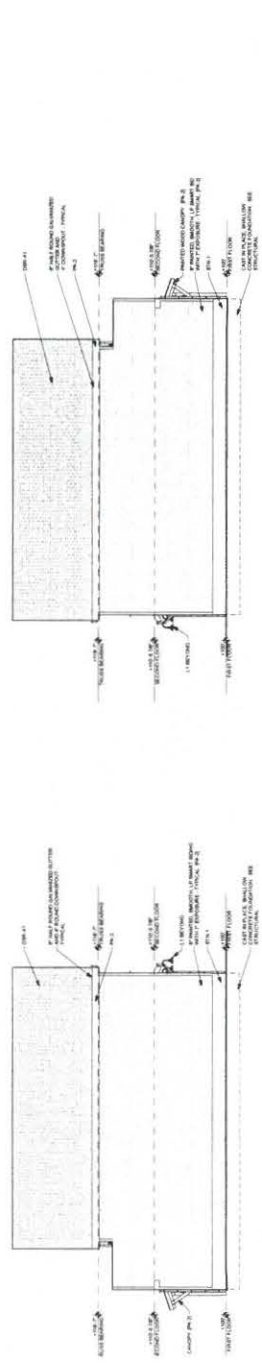
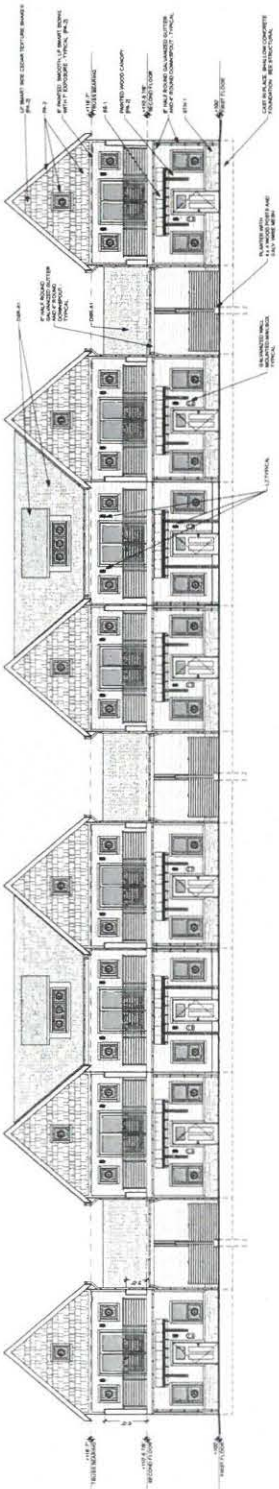
WATER'S EDGE
 NORTH 15TH STREET
 SHEBOYGAN, WI 53081

PROJECT # 1911
 ELEVATIONS - BUILDING B
 A201

DATE: 08/11/2014
 DRAWN BY: J. CHAKRAH
 CHECKED BY: J. CHAKRAH
 100% PERMANENT MARK



NOT FOR CONSTRUCTION



WATER'S EDGE

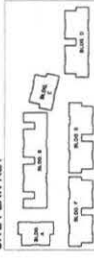
NORTH 15th STREET
SHEBOYGAN, WI 53081

PROJECT # 18-01
ELEVATIONS - BUILDING C

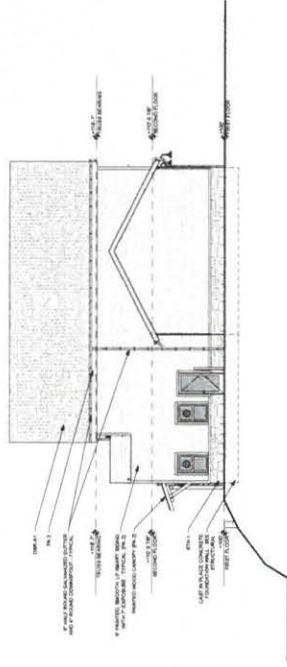
DATE: 08/11/2018
PROJECT NO: 18-01
SHEET NO: 01
DRAWN BY: J. W. HARRIS

A202

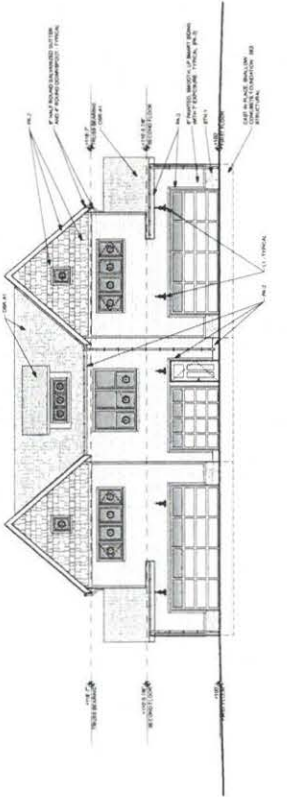
SITE PLAN KEY



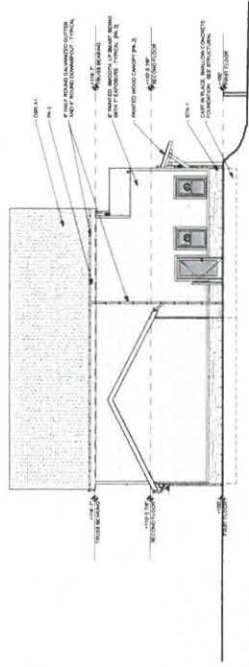
NOT FOR CONSTRUCTION



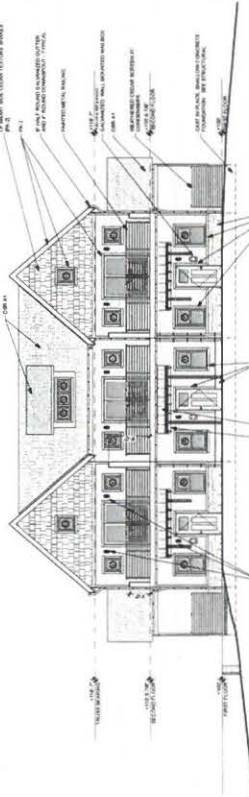
REAR ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



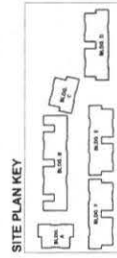
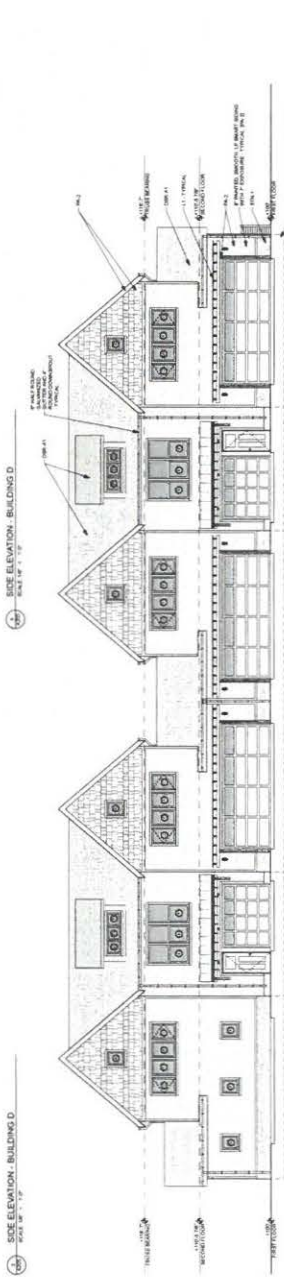
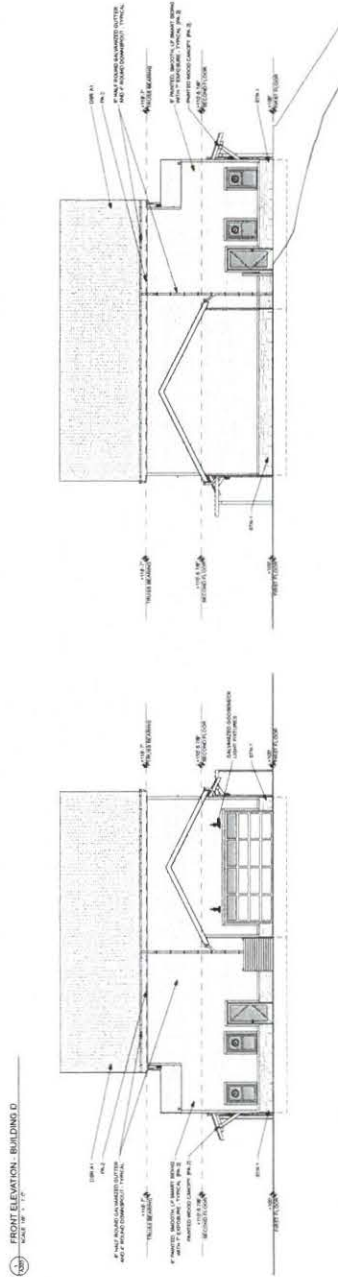
FRONT ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



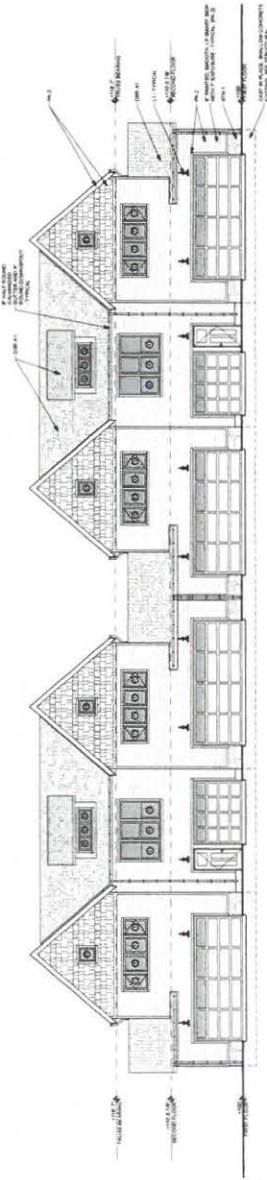
NOT FOR CONSTRUCTION

WATER'S EDGE
 NORTH 15th STREET,
 SHEBOYGAN, WI 53081

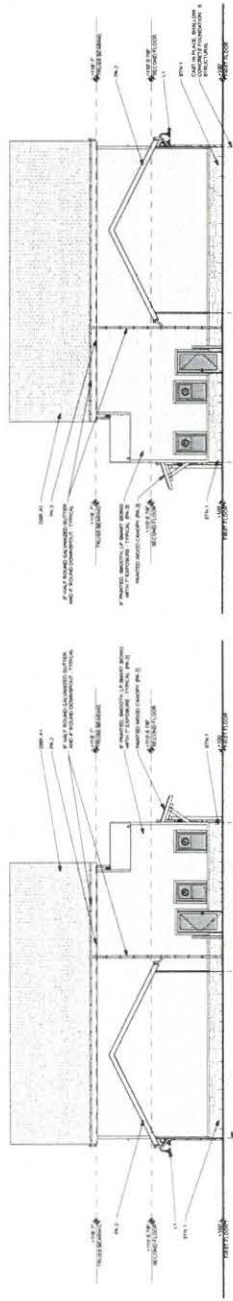
PROJECT # 18171
 ELEVATIONS - BUILDING E

A204

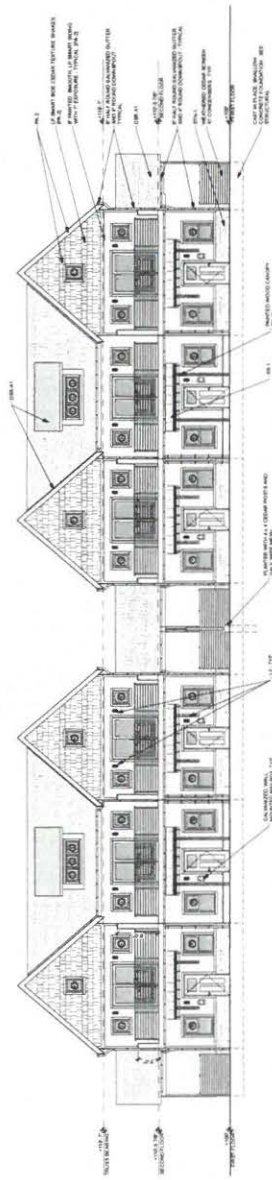
NOT FOR CONSTRUCTION



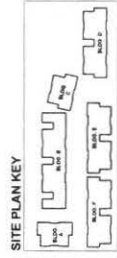
REAR ELEVATION - BUILDING E
 SCALE 1/8" = 1'-0"



SIDE ELEVATION - BUILDING E
 SCALE 1/8" = 1'-0"



FRONT ELEVATION - BUILDING E
 SCALE 1/8" = 1'-0"



SITE PLAN KEY

WATER'S EDGE

NORTH 15th STREET,
 SHEBOYGAN, WI 53081

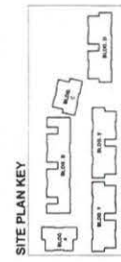
DATE: 10/15/2014
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 PROJECT NO: 14-001
 SHEET NO: 101

PROJECT: 101

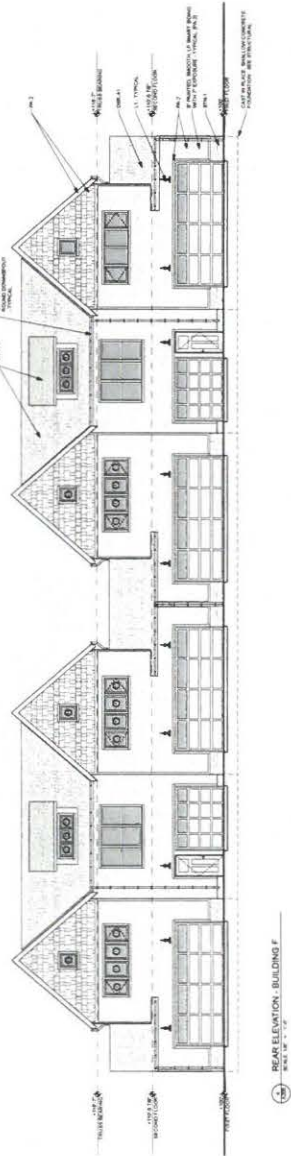
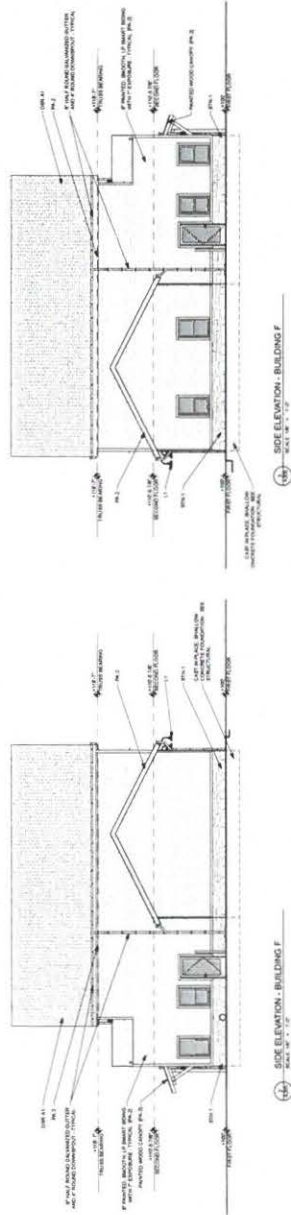
ELEVATIONS
 BUILDING F

A205

1875 Third Street, Suite 200
 Sheboygan, WI 53081
 Phone: 920.451.1111
 Fax: 920.451.1112



NOT FOR CONSTRUCTION





WATER'S EDGE • SHEBOYGAN, WI



GALBRAITH GARNAHAN ARCHITECTS

SHEBOYGAN, WI



GALBRATH CAPPY & HAN ARCHITECTS

WATER'S EDGE • SHEBOYGAN, WI





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 convenient 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

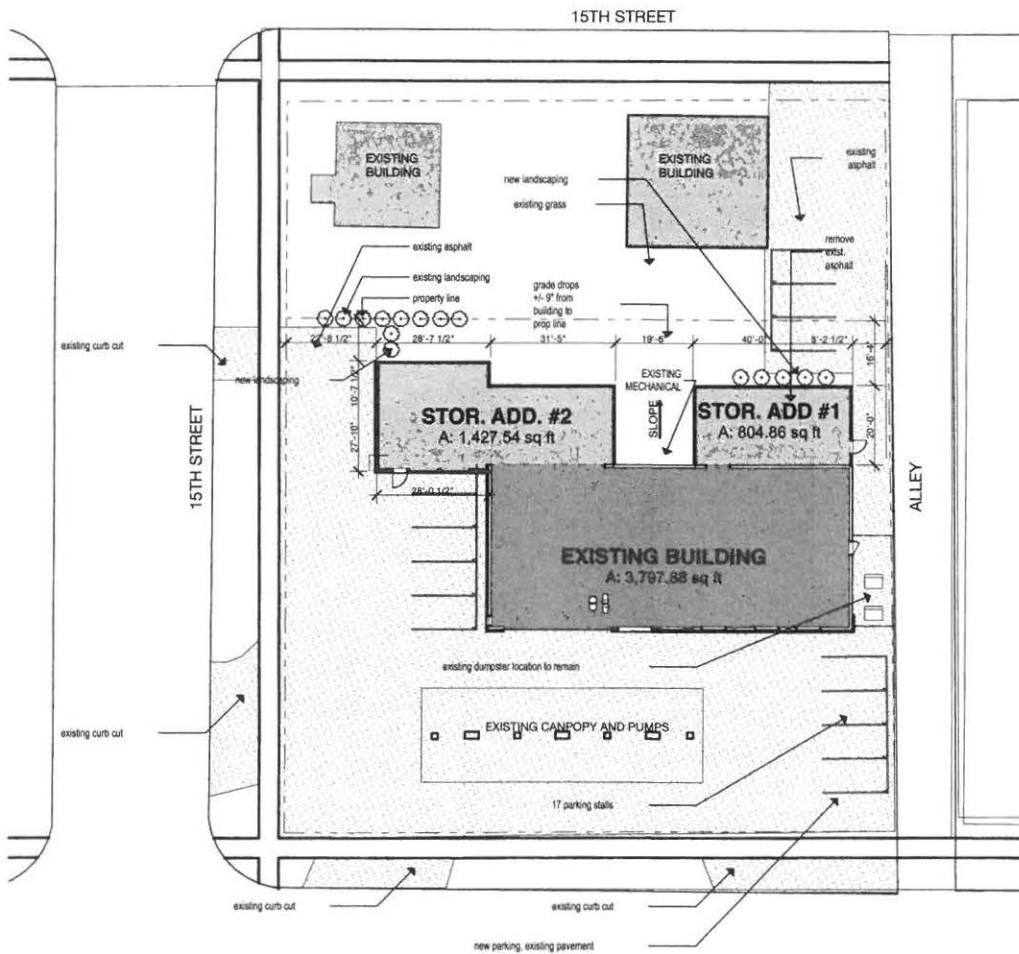
Sincerely,

Scott Matula, AIA
Aspire Architecture & Design, LLC

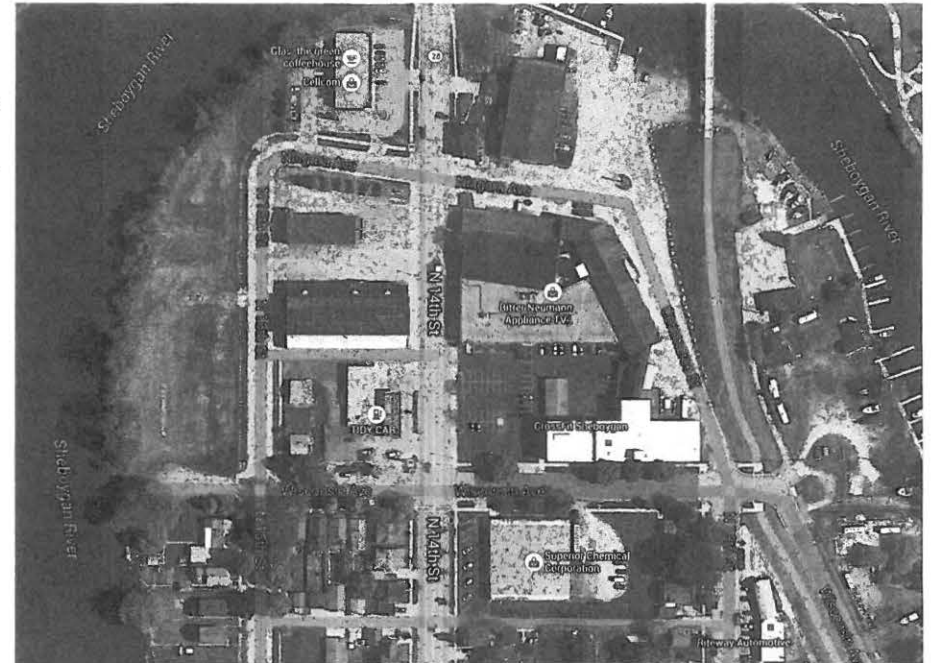
Addendum

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'



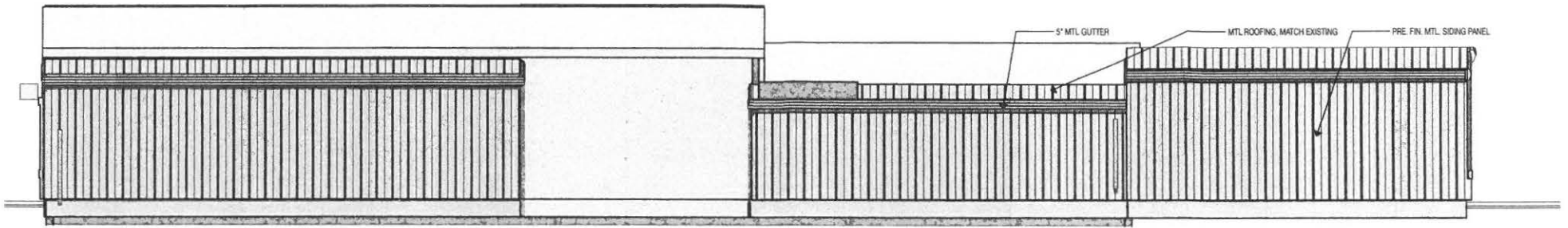
2 AREA MAP
NOT TO SCALE

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

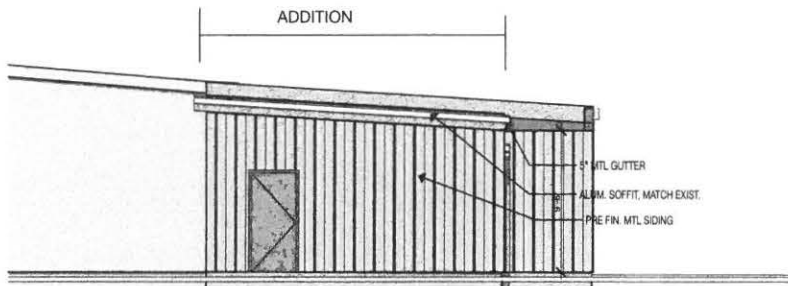
ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com



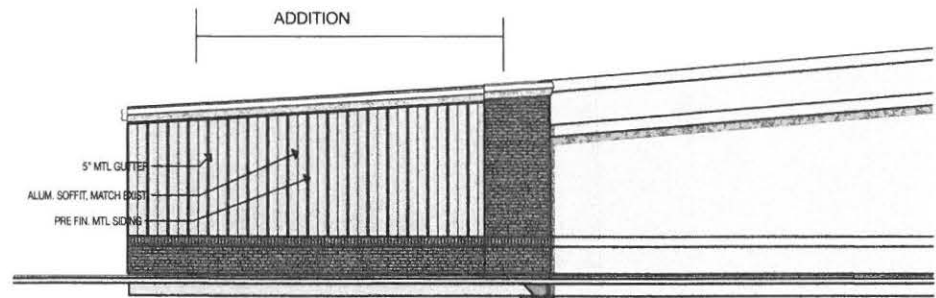
6.5.17
08-012
ARCH.1



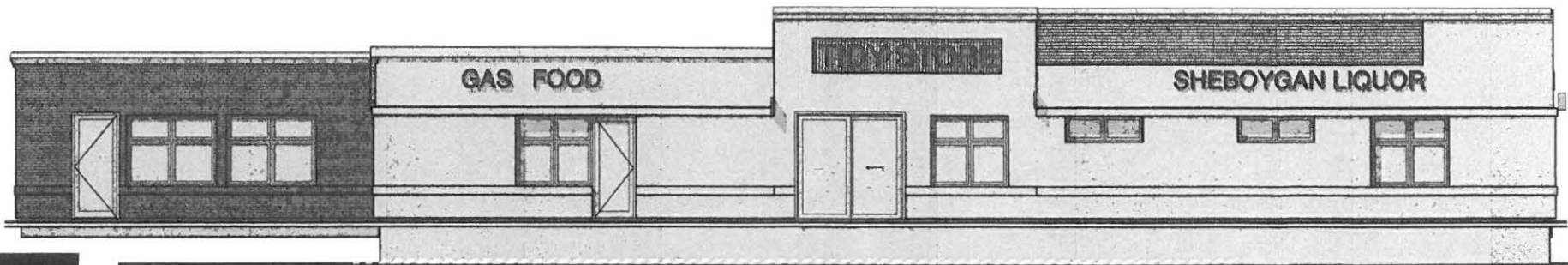
① REAR ELEVATION
SCALE: 1/8" = 1'-0"

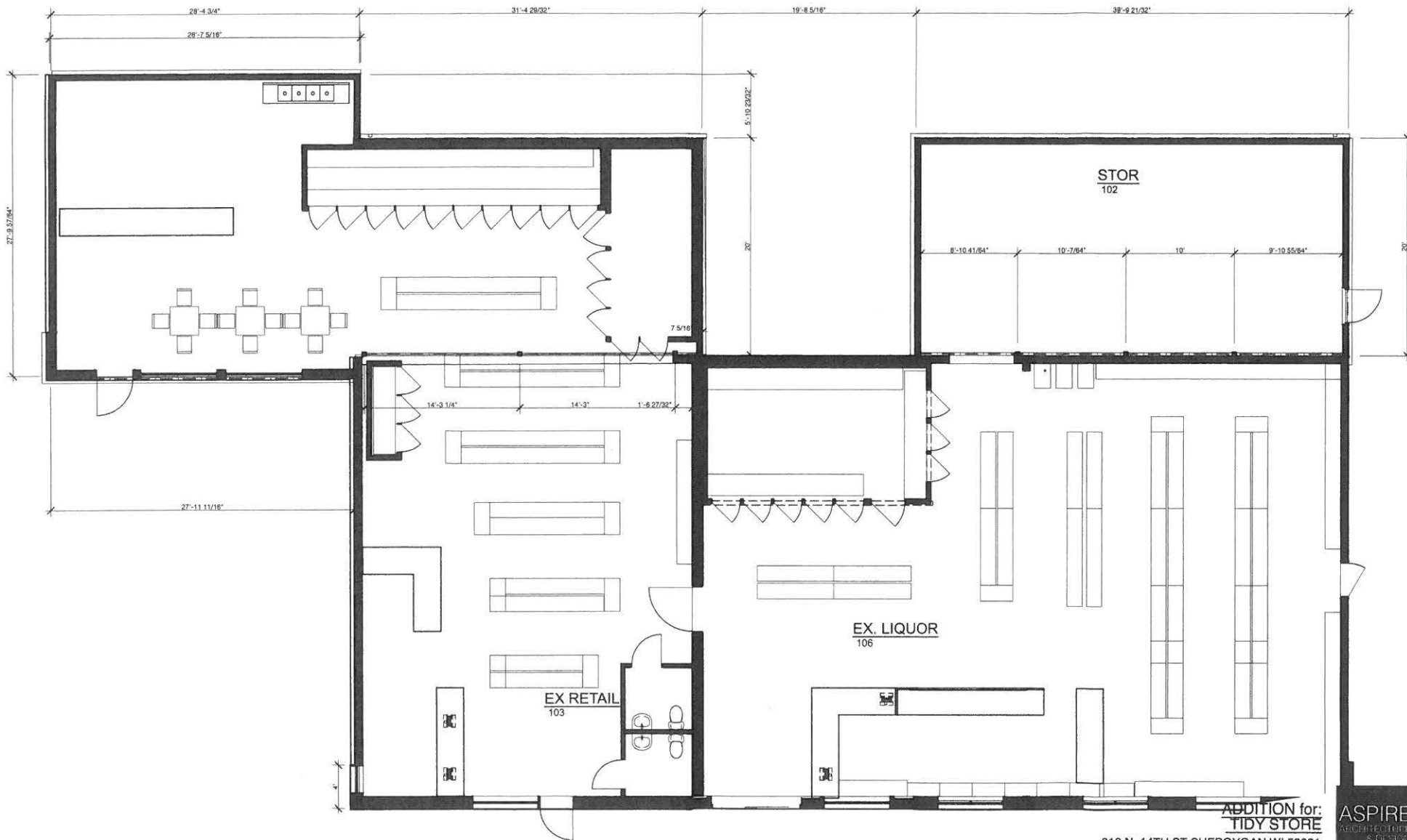


② SIDE ELEVATION
SCALE: 1/8" = 1'-0"



③ SIDE ELEVATION
SCALE: 1/8" = 1'-0"





1

1st Floor Plan

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

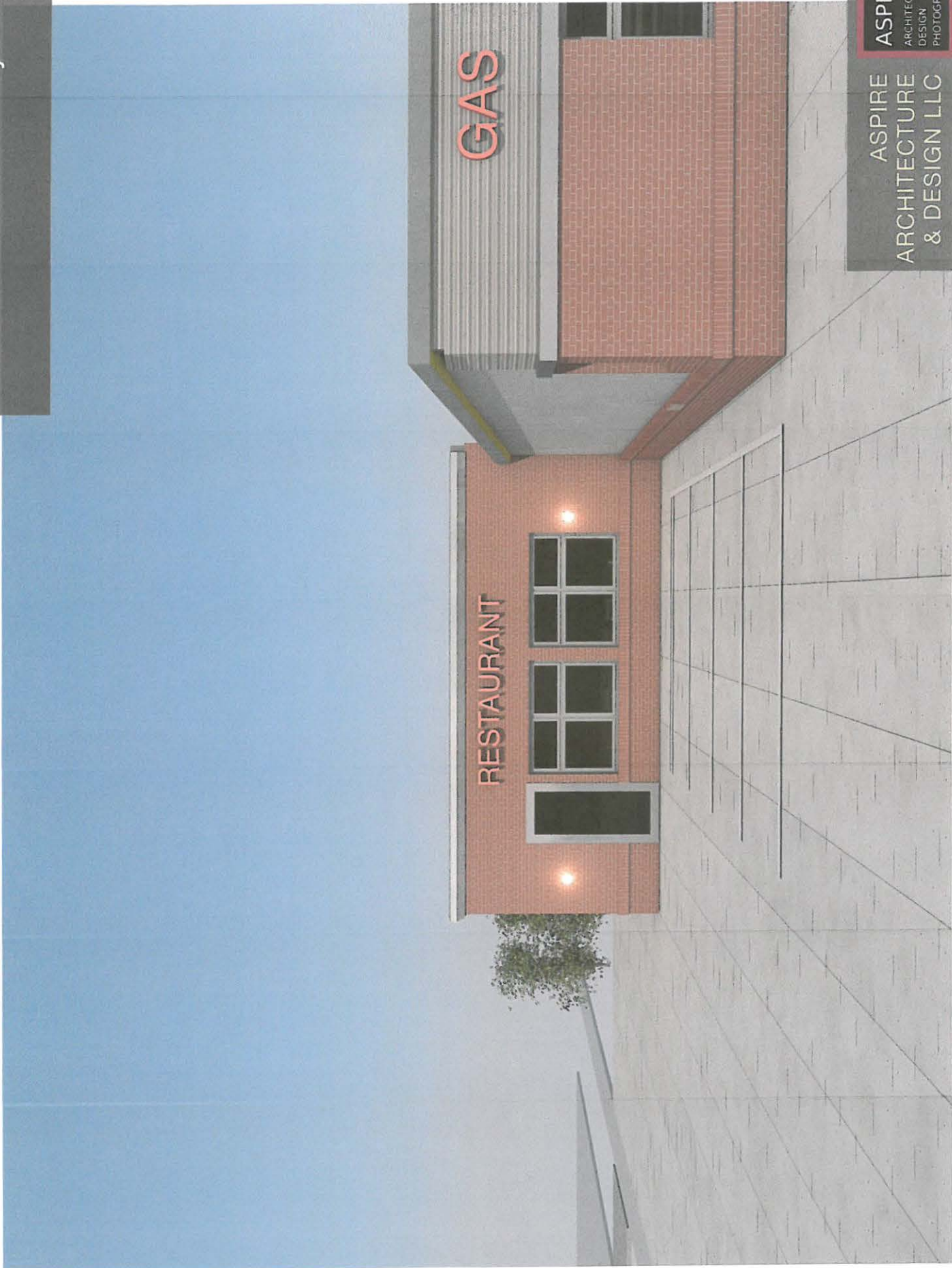
ADDITION for:
TIDY STORE
 810 N. 14TH ST SHEBOYGAN WI 53081

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

ASPIRE
 ARCHITECTURE
 & DESIGN

6.5.17
 08-012
ARCH.3

Tidy Store



ASPIRE
ARCHITECTURE
& DESIGN LLC
ARCHITECTURE
DESIGN
PHOTOGRAPHY

scott@aspirearchitects.com www.aspirearchitects.com

Tidy Store

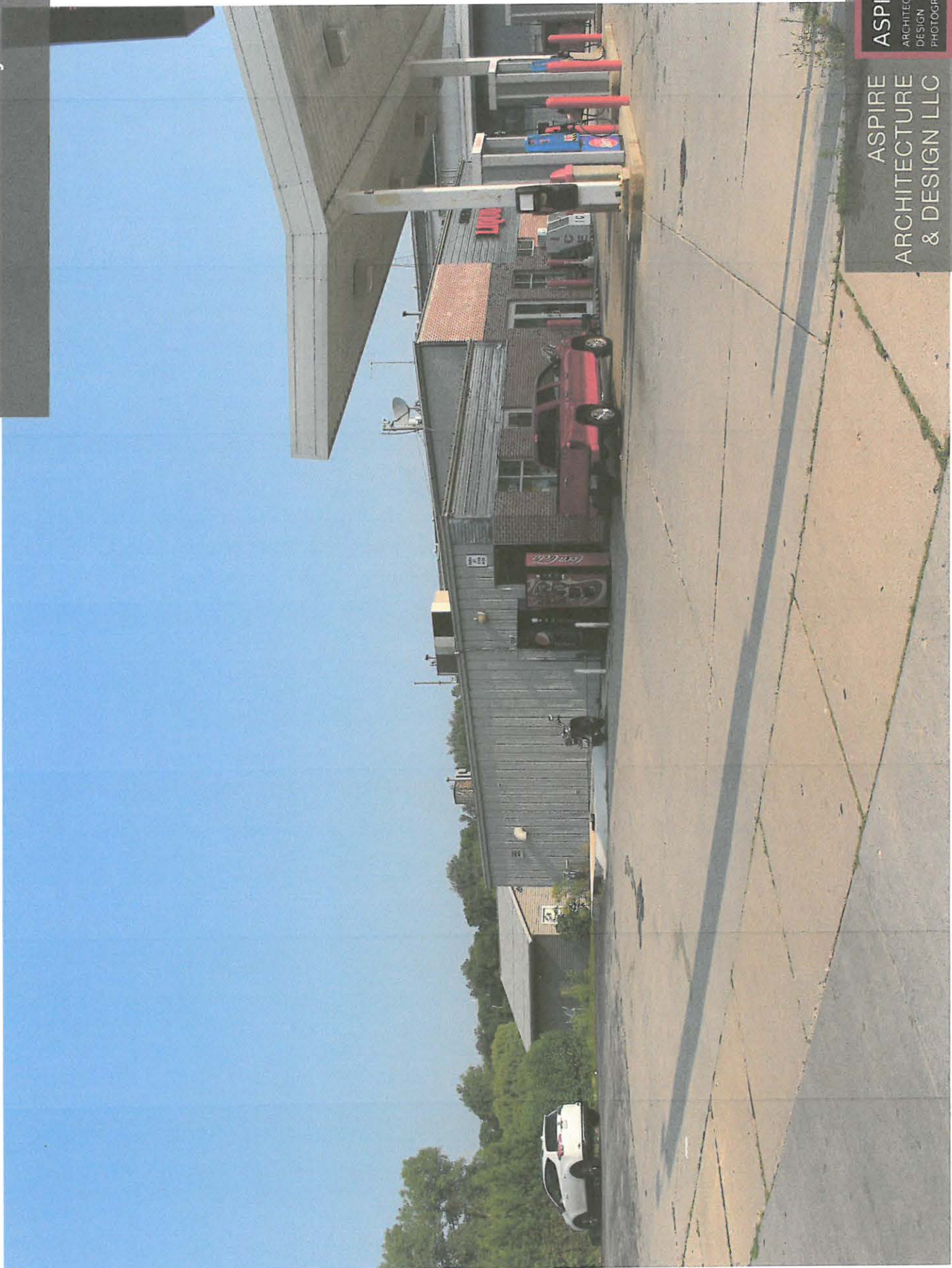


ASPIRE
ARCHITECTURE
DESIGN
PHOTOGRAPHY

ASPIRE
ARCHITECTURE
& DESIGN LLC

scott@aspirearchitects.com www.aspirearchitects.com

Tidy Store

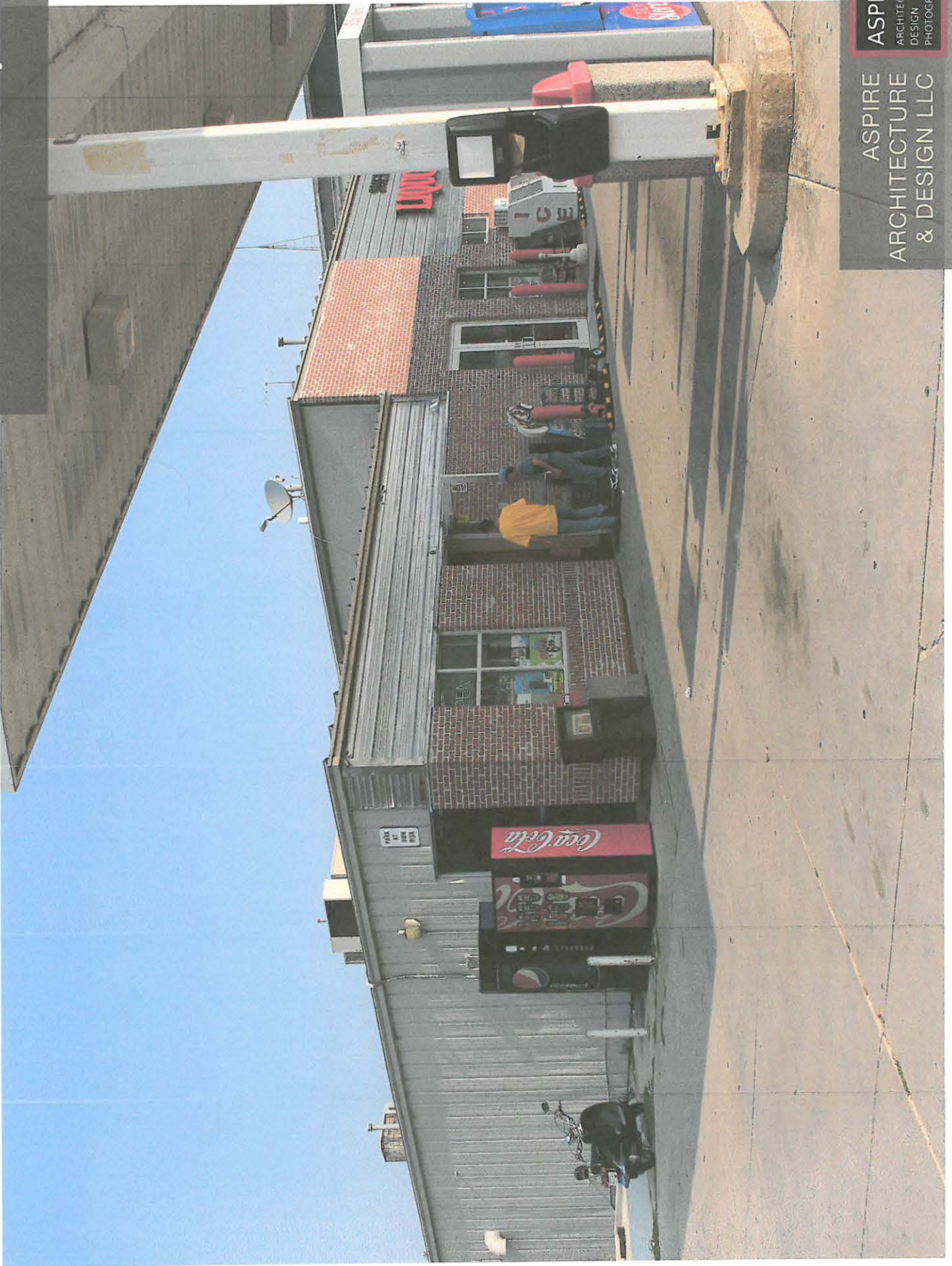


ASPIRE
ARCHITECTURE
DESIGN
PHOTOGRAPHY

ASPIRE
ARCHITECTURE
& DESIGN LLC

scott@aspirearchitects.com www.aspirearchitects.com

Tidy Store



ASPIRE
ARCHITECTURE
DESIGN
PHOTOGRAPHY

ASPIRE
ARCHITECTURE
& DESIGN LLC

www.aspirearchitects.com

scott@aspirearchitects.com





