

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Jamison Stokdyk and Julie Koczman Studio Lane to operate Studio Lane music studio from 701 S. 8th Street. CC Zone

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

REPORT DATE: May 24, 2018

MEETING DATE: May 29, 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:

Jamison Stokdyk and Julie Koczman are proposing to operate Studio Lane music studio from the building located at 701 S. 8th Street. The applicant states the following about the proposed project:

- The previous use of the building appears to have been a retail antique business (showroom, office and storage) with a residential apartment. The building has been vacant for many years.
- The commercial space will now be used to operate a music services business. All business operations are by appointment only and therefore closed to the public. Business will be accessed from the main entrance facing 8th Street. Two street parking spaces exist directly in front of main entrance on 8th Street.
- Music instruction is primarily given as one-on-one, 30-minute lessons that meet weekly. During the school year, most lessons occur after school. Some parents wait for their child during the lesson, others drop off and pick up their child instead. All necessary musical equipment will be provided, so students do not need to transport equipment. Number of students expected per week is 30-40. All services are by appointment only.
- Since the facility would also allow for group activities such as group instruction or practice, such services may be added in the future.
- Audio recording services involve the presence of clients such as bands, choirs, singers, songwriters, instrumentalists, and other talent, such as voice talent. The recording

process involves capturing the performance of the client using specialized equipment, and enhancing the recording to suit the client's needs.

- Services include audio recording and production, editing, mixing, mastering, arranging, composing, and performing. Some services are performed without client's presence, or a combination of both.
- Clients will sometimes need to bring musical instruments and equipment into the studio for their recording session. Loading will be done through the entrances facing 8th Street.
- Number of clients expected per week will vary depending on type, complexity, and duration of project. All services are by appointment only.
- School year hours will be Mon–Fri 2 PM – 8 PM; Sat–Sun 10 AM – 8 PM. Summer hours will be Mon–Fri 9 AM – 8 PM; Sat–Sun 10 AM – 8 PM.
- The applicants will also be living in the 850sf apartment located in the rear/east side of the building.
- Apartment is accessed through private entrance and garage facing Virginia Avenue.
- Garage will be used for personal parking and rear parking lot will be used for personal parking and for business parking.

The applicant believes that the proposed use meets several objectives of the City of Sheboygan Comprehensive Plan including:

- Advance and cultivate the arts. Expand and support the musical arts culture which includes JMKAC, Weill Center, Paradigm, City Green, and provide a resource for local musicians.
- Support the school music programs in Sheboygan's excellent education system.
- Focus on the city's center by reusing a neglected building and occupying a dwelling in the downtown area.
- Strengthen existing business district and build economic diversification.

Other Benefits include:

- Offering professional services at reasonable costs helps keep clients in Sheboygan that would otherwise seek services in Milwaukee, Madison, Chicago and Minneapolis.
- In addition to providing a local service for musicians and media businesses, the music services will draw clients from surrounding communities.
- Clients are likely to dine nearby. (We're huge supporters of Sheboygan's unique dining establishments.)

Our business reasons for choosing this property include:

- Central location is convenient to the community.
- Facility interior spaces are well-suited to music operations.
- Facility concrete and brick construction prevents noise pollution. Adjacent properties are not residential.
- Facility parking is well-suited to operational needs.
- Attached apartment provides ability to live on site.
- Garage provides secure and convenient parking.

Renovations include:

- Renovations will begin immediately upon ownership of the property.
- Interior renovations will include refurbishing of interior floors, walls, and ceilings; updates to electric, HVAC, plumbing, and lighting; studio wall, door, and window construction for sound isolation and acoustic treatment; and remodeling of apartment dwelling space and garage.
- Exterior renovations are initially limited to structural repairs: roofing, brick repair and preservation, doors/windows, lighting, and water drainage. Future exterior improvements may include cosmetic improvements and addition of windows.

STAFF COMMENTS:

A couple of general comments:

- There is an old, weathered and broken sign located at the southwest corner on the south side of the building. This sign and support structures shall be removed and the building shall be painted to match the existing color of the building.
- The front awning is in a bit of disrepair. Applicant shall remove plywood and fix/paint the awning with similar materials and colors of the existing awning.
- There is a container located in the east side parking lot that shall be removed.
- Because the building has been vacant for a while the landscaping has not be properly maintained. Applicant shall properly maintain the properties landscaping.

No formal sign package has been submitted. This section of N. 8th Street has redeveloped nicely and also has sign design guidelines so the applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

ACTION REQUESTED:

Staff is recommending approval of the conditional use subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. 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.).
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties and/or streets.
6. Applicant shall obtain the necessary sign permits prior to installation. All signs, shall meet the 8th Street Design Guidelines. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. Applicant shall install individual letter signs – no cabinet or flat panel signs.
8. Applicant shall remove old, weathered and broken sign located at the southwest corner on the south side of the building by August 3, 2018.
9. Applicant shall remove plywood and fix/paint the awning with similar materials and colors of the existing awning by August 3, 2018.
10. Applicant shall remove container located in the east side parking lot by August 3, 2018.
11. Applicant shall remove the weeds, dead plant, etc. and properly maintain all landscape areas around the facility and site.
12. 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.).
13. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
14. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction.
15. If there are any amendments to the approved conditional use/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 #: 109840
Zoning: CC

Meeting Date: 5/29/13

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

pd

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

1. APPLICANT INFORMATION

APPLICANT: Jamison Stokdyk, Julie Koczman, members of STUDIO LANE LLC

ADDRESS: 1712 N 4th St. Sheboygan, WI 53081 E-MAIL: jstokdyk@hotmail.com

PHONE: (920) 458-4038

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: STUDIO LANE LLC, DBA
Sheboygan Drums, and Sheboygan Recording

ADDRESS OF PROPERTY AFFECTED: 701 S. 8th St.

LEGAL DESCRIPTION: (see attached: PROPERTY REPORT)

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: office/retail/storage

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

(see attached: BUSINESS SUMMARY)

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

N/A

701 S 8th St
Business Summary
Description of Proposed Operations

Name

Jamison Stokdyk & Julie Koczman
458-4038

Existing Use

Currently vacant showroom, office, and storage.

Proposed Use

Music instruction and recording business with apartment dwelling.

Tenants (Owners)

Jamison Stokdyk
Julie Koczman

Description of Proposed Activities

1. Apartment (850 sq ft)

Apartment will be used as primary residence for the owners. Includes living kitchen and full bath. Apartment will be accessed through private entrance facing Virginia Ave and through garage accessed from Virginia Ln. Garage on basement level will be used for personal parking. Rear parking lot will be used for personal parking and for business overflow parking.

2. Commercial Space - Music Instruction and Recording (1,875 sq ft)

Owner & Operator: Jamison Stokdyk

The commercial space will be used to operate a music services business. All business operations are by appointment only and therefore closed to the public. Business will be accessed from the main entrance facing 8th St. Two street parking spaces exist directly in front of main entrance on 8th St.

Detailed description of proposed operations follows on page 2.

Justification of proposed conditional use follows on page 3.

Music Instruction

701 S 8th St. (p. 2)

Music instruction is primarily given as one-on-one, 30-minute lessons that meet weekly. During the school year, most lessons occur after school. Some parents wait for their child during the lesson, others drop off and pick up their child instead. All necessary musical equipment will be provided, so students do not need to transport equipment. Number of students expected per week is 30-40. All services are by appointment only.

Parking needs for music instruction is 2 spaces; one for current student, and one for arriving student. The existing 8th St parking at the main entrance meets this need.

Since the facility would also allow for group activities such as group instruction or practice, such services may be added in the future. Parking needs for group activities would not be expected to exceed 6 spaces. The existing 8th street parking along with the rear parking area and the riverfront parking lot would meet this need.

Audio Recording

Audio recording services involve the presence of clients such as bands, choirs, singers, songwriters, instrumentalists, and other talent, such as voice talent. The recording process involves capturing the performance of the client using specialized equipment, and enhancing the recording to suit the client's needs.

Services include audio recording and production, editing, mixing, mastering, arranging, composing, and performing. Some services are performed without clients present, or a combination of both.

Clients will sometimes need to bring musical instruments and equipment into the studio for their recording session. Loading will be done through the entrances facing 8th St.

Number of clients expected per week will vary depending on type, complexity, and duration of project. All services are by appointment only.

Parking needs for audio recording would not be expected to exceed 6 spaces. The existing 8th street parking along with the rear parking area and the riverfront parking lot would meet this need.

Hours of Operation

School Year: Mon–Fri 2 PM – 8 PM; Sat–Sun 10 AM – 8 PM

Summer: Mon–Fri 9 AM – 8 PM; Sat–Sun 10 AM – 8 PM

Nuisance Avoidance

A noise nuisance will be avoided by ensuring appropriate sound isolation and observing city noise ordinances. A visual nuisance will be avoided by maintaining the building exterior and landscaping, using approved lighting and signage, and having no outdoor storage.

Justification of Proposed Conditional Use

701 S 8th St. (p. 3)

The music business meets several objectives of the Sheboygan Comprehensive Plan.

- Advance and cultivate the arts. Expand and support the musical arts culture which includes JMKAC, Weill Center, Paradigm, City Green, and provide a resource for local musicians.
- Support the school music programs in Sheboygan's excellent education system.
- Focus on the city's center by reusing a neglected building and occupying a dwelling in the downtown area.
- Strengthen existing business district.
- Build economic diversification.

Other Benefits

- Offering professional services at reasonable costs helps keep clients in Sheboygan that would otherwise seek services in Milwaukee, Madison, Chicago, Minneapolis.
- In addition to providing a local service for musicians and media businesses, the music services will draw clients from surrounding communities.
- Clients are likely to dine nearby. (We're huge supporters of Sheboygan's unique dining establishments.)

Our business reasons for choosing this property

- Central location is convenient to the community.
- Facility interior spaces are well-suited to music operations.
- Facility concrete and brick construction prevents noise pollution. Adjacent properties are not residential.
- Facility parking parking is well-suited to operational needs.
- Attached apartment provides ability to live on site.
- Garage provides secure and convenient parking.

Renovations

Renovations will begin immediately upon ownership of the property.

Interior renovations will include refurbishing of interior floors, walls, and ceilings; updates to electric, HVAC, plumbing, and lighting; studio wall, door, and window construction for sound isolation and acoustic treatment; and remodeling of apartment dwelling space and garage.

Exterior renovations are initially limited to structural repairs: roofing, brick repair and preservation, doors / windows, lighting, and water drainage. Future exterior improvements may include cosmetic improvements and addition of windows.

Tentative Contractor

Dave Johnston

Home Inspector

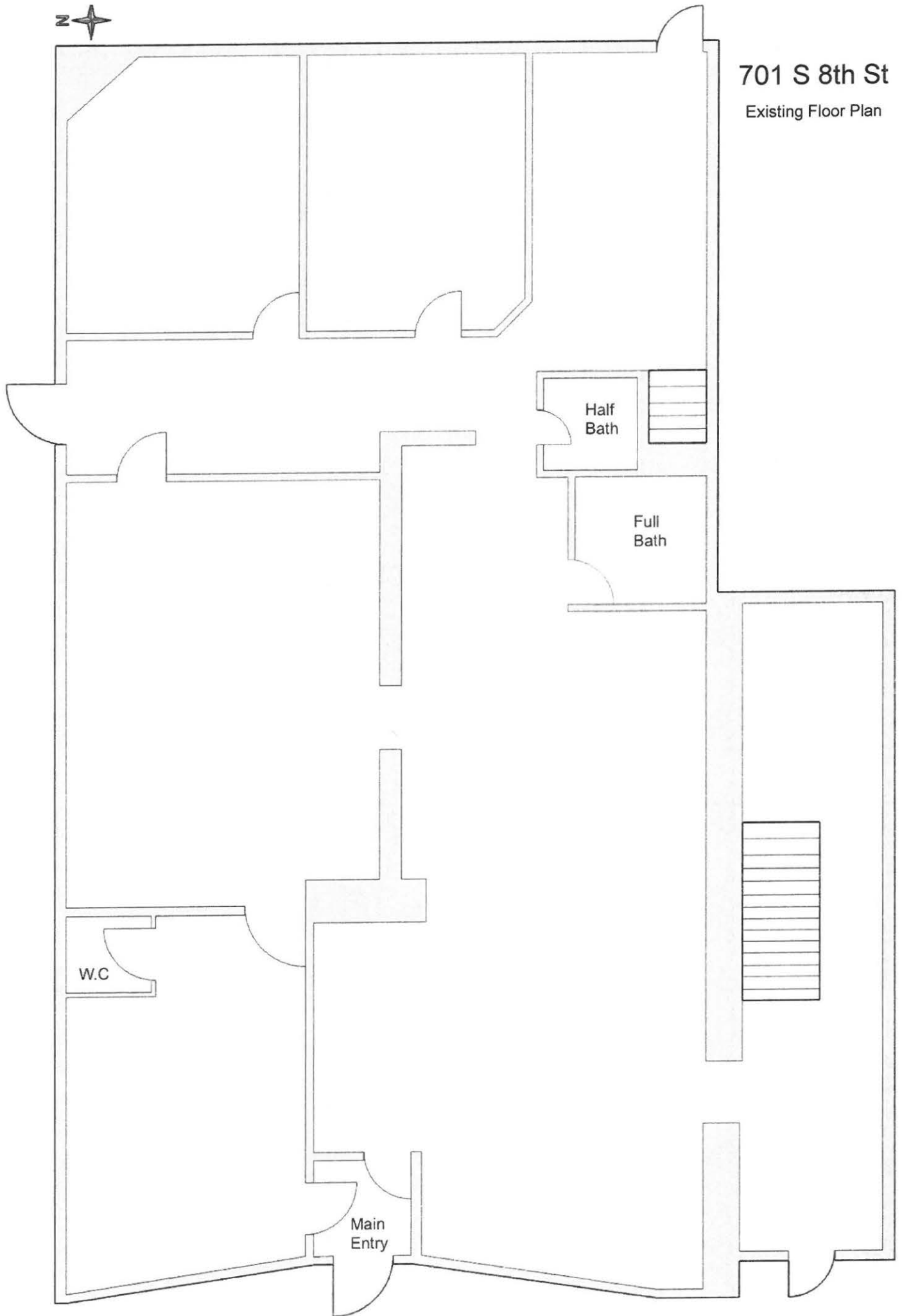
Chuck Krupp

(920) 892-6707



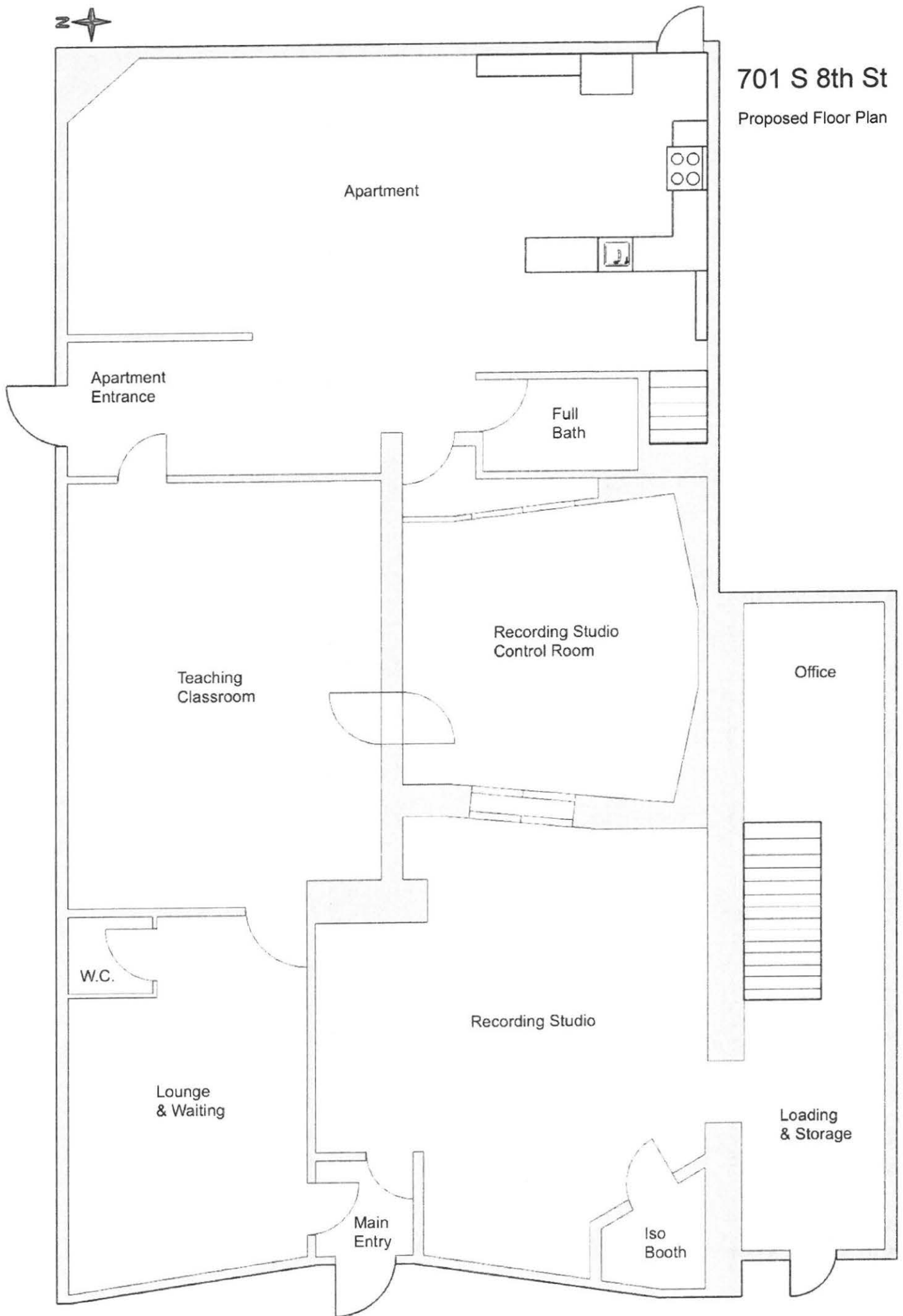
701 S 8th St

Existing Floor Plan





701 S 8th St
Proposed Floor Plan





CITY
STREETS
ANTIQUES





Virginia Ave

Virginia Ln

701 S 8th

712 Riverfront
Schenck/
Cullinary Inst.

711 S 8th
Martin Pontiac



CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use Permit and variance application by the Sheboygan Area School District to construct new concession building at Horace Mann Middle School at 2820 Union Avenue. MR-8

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

REPORT DATE: May 24, 2018

MEETING DATE: May 29, 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:

The Sheboygan Area School District is proposing to construct a new concession building at Horace Mann Middle School at 2820 Union Avenue. The applicant states the following about the project:

- Currently the Horace Mann Middle School property is extensively used for soccer practices and games involving many levels of competition. This is the home soccer field for both Sheboygan high schools. This site hosts many games and tournaments in both the spring and fall. Sheboygan South uses the facility for all soccer practices during the spring and fall seasons. Practices and games occur after school until dusk for teams, later when the lighted main field is used.
- The project will add a second location for toilets and concessions on the east side of main entry drive from Union Avenue. Adding concessions and toilets in this area will reduce the need for pedestrians to walk through the parking lot to reach the existing concessions facility on the west side of the site and will provide a safer environment for all users.
- The building will be used in spring, summer and fall. The facility will be available for any athletic events and practices using that area of the athletic complex. Likely hours of operation would be from after school until dark on weekdays and weekends as needed.
- The Horace Mann Middle School site is being further developed into a soccer field complex. The East Concessions Building is the first step in upgrading the site. This building includes space for a small concessions area, men and women's toilets and maintenance storage. In addition, the existing fence enclosed water service in this

area will be relocated into the building.

- The proposed concession building is one-story, 996sf building with a 6:12 sloped roof with four (4) foot overhangs. Site work includes adding a service drive off of the main Horace Mann main entry drive and concrete paving surrounding the building.
- The site for the building was selected because of adjacencies to existing infra-structure, user safety and convenience to this end of the soccer complex.
- Construction is expected to be started and completed over the summer of 2018.
- Although a distance away, it is the intent of this building to blend with the Horace Mann Middle school (the exterior of the school consists of a tan/orange brick and white quartz stone). The concession building will be constructed of single Width load bearing masonry walls supporting a Dutch gable roof. The building uses concrete brick with a similar color to the Horace Mann School to 7'-4" above finished floor and white split face emu above the brick to the underside of the overhang. The Dutch gable roof will have white shingles. Fascia, soffit, gutters and downspout to be white.
- Doors will be painted to match the cement brick color and the roll down door is stainless steel.
- The building will have recessed can lights in the overhang soffits.
- In addition to construction of the new concession stand, other improvements include regrading the northwest field and two western fields and adding under drain to improve drainage. The size and shape of the fields will not change.

STAFF COMMENTS:

Will the new concession stand replace the shed on the site or is the existing shed being relocated elsewhere on the site?

The applicant is requesting the following variance:

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

The variance will permit the applicant to install landscaping where is most useful and attractive.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit 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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed 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).
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. If dumpsters are to be used, dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened/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.
8. Applicant shall obtain the necessary sign permits prior to installation. Any future signage for applicant and/or tenants shall be individual letter signs – no cabinet or flat panel signs.
9. All areas used for parking or maneuvering of vehicles shall be paved.
10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
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 street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
12. 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.
13. The applicant shall obtain City of Sheboygan Architectural Review Board approval prior to construction.
14. If there are any amendments to the approved floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachment.



East Concessions Building Horace Mann Middle School



City of Sheboygan Conditional Use Permit Application Submittal

May 14th, 2018



1227A North 8th Street ■ P.O. Box 955 ■ Sheboygan, Wisconsin 53082-0995
920.459.4200 ■ www.brayarch.com

EAST CONCESSIONS BUILDING
HORACE MANN SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3376

Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Monday | May 14, 2018



CITY OF SHEBOYGAN – CONDITIONAL USE PERMIT APPLICATION

DESCRIPTION OF EXISTING OPERATION

Currently the Horace Mann Middle School property is extensively used for soccer practices and games involving many levels of competition. This is the home soccer field for both Sheboygan high schools. This site hosts many games and tournaments in both the spring and fall. Sheboygan South uses the facility for all soccer practices during the spring and fall seasons. Practices and games occur after school until dusk for teams, later when the lighted main field is used.

DESCRIPTION OF PROPOSED OPERATION

The project will add a second location for toilets and concessions on the property. Although the building is located on the school property activities it is used for are not associated with the daily functions of the school. Adding concessions and toilets in this area will reduce the need for pedestrians from walking through the parking lot to reach the existing concessions facility on the west side of the site. This will provide a safer environment for all users of this facility. The building will be used in spring, summer and fall. The facility will be available for any athletic events and practices using that area of the athletic complex. Likely hours of operation would be from after school until dark on weekdays and weekends as needed. The building will not affect the proposed operation of the site. Horace Mann Middle School is located in a Mixed Residential (MR-8) Zone and is considered an Indoor Institutional use. No staff or students are being added with the addition of this concession building.

DESCRIPTION OF PROPOSED PROJECT

The Horace Mann Middle School site is being further developed into a soccer field complex. The East Concessions Building is the first step in upgrading the site. This building includes space for a small concessions area, men and women's toilets and maintenance storage. In addition, the existing fence enclosed water service in this area will be relocated into the building. The school is located off of Union Avenue. The building is one story, 996 square feet building with a 6:12 sloped roof with 4' overhangs. Site work includes adding a service access off of the main Horace Mann main entry drive and concrete paving surrounding the building.

The site for the building was selected because of adjacencies to existing infra-structure, user safety and convenience to this end of the soccer complex.

Construction is expected to be started and completed over the summer of 2018.

DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS

The project shares the same site as Horace Mann Middle School. The exterior of this building consists of a tan/orange brick and white quartz stone.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS

Although a distance away, it is the intent of this building to blend with the Horace Mann Middle school. The concession building will be constructed of single wythe load bearing masonry walls supporting a Dutch gable roof. The building uses concrete brick with a similar color to the Horace Mann School to 7'-4" a.f.f. and white split face cmu above the brick to the underside of the overhang. The Dutch gable roof will have white shingles. Fascia, soffit, gutters and downspouts to be white.



Doors will be painted to match the cement brick color. The roll-dn counter door is stainless steel.

No dumpsters will be located at this building.

The building will have recessed can lights in the overhang soffits.

No signage is planned.

DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT

Horace Mann Middle School is located in a Mixed Residential (MR-8) Zone and is considered an Indoor Institutional use. No staff or students are being added with the addition of this concession building. No parking is being lost or added with this project. Residences are located to the east and north. Apartment housing is to the south across Union Avenue. Business occupancy is located across the street on the far west end of the property.

LEGAL DESCRIPTION OF PROPERTY

Part of the SE ¼ of Section 28, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin



Existing Site



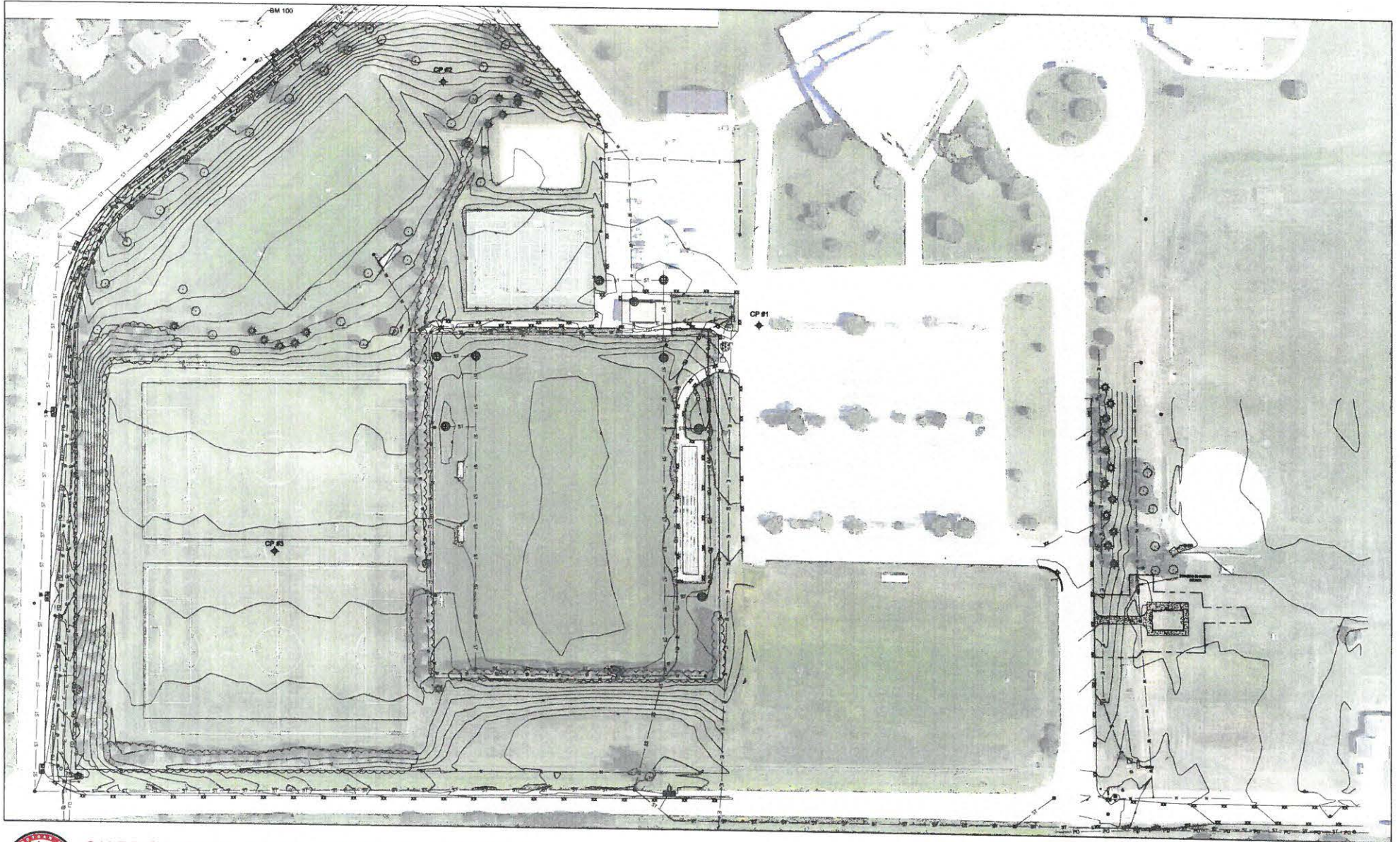
Site Facing South

East Concessions Building Horace Mann Middle School

Site

May 14, 2018





SHEBOYGAN AREA SCHOOL DISTRICT
HORACE MANN MIDDLE SCHOOL ■ CONCESSION STAND
SITE LAYOUT ■ SHEBOYGAN WI.



0' 50' 100' 150'
 RETTLER CORP. PROJECT # = 17.072
 DATE = 05.11.18

RETLER
 corporation

• 3317 BUSINESS PARK DRIVE, STEVENS POINT, WI 54482
 • TELEPHONE - 715-341-2633 FAX - 715-341-0431
 • EMAIL - INFO@RETLER.COM WEBSITE - WWW.RETLER.COM

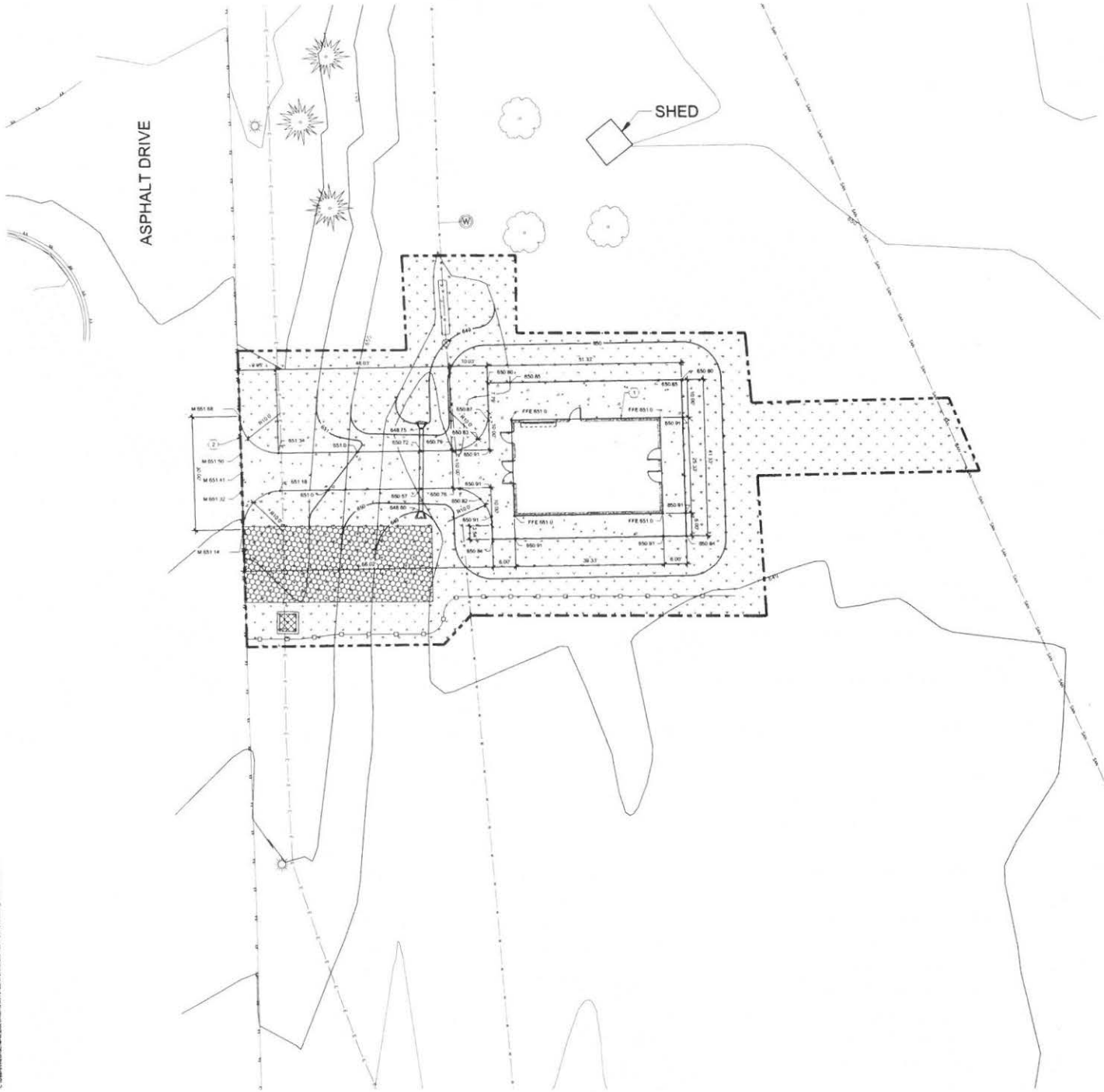


East Concessions Building Horace Mann Middle School

Site Plan

May 14, 2018

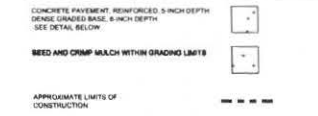




GENERAL NOTES

1. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID.
2. CONTRACTOR SHALL CONTACT OGDGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
4. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN.
5. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
6. SEED, FERTILIZER, AND CHIMP MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
7. INSTALL TEMPORARY CONSTRUCTION FENCING AROUND THE PERIMETER OF THE CONSTRUCTION SITE.

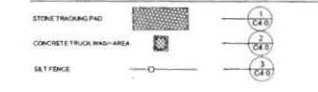
SITE LEGEND



LAYOUT KEYNOTES

- 1 CONCRESSION RESTROOM BUILDING (SEE ARCH. PLANS)
- 2 SAW CUT ASPHALT, CLEAN EDGE TO MATCH CONCRETE PAVEMENT

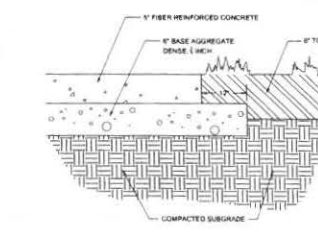
EROSION CONTROL LEGEND



GRADING LEGEND



CONCRETE DETAIL



NOTE:
CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 10' O.C.
PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS



bray architects
acid foundation, forward thinking

Office Locations

Minwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

Sheboygan
1227A North 8th Street
PO Box 605
Sheboygan, Wisconsin 53082
T: 920.459.4300

www.brayarch.com

RETTLER corporation

1200 North 11th Street, Sheboygan, WI 53081
P: 920.459.4300
F: 920.459.4300
www.retter.com

Project Title:
**Honore Mann Middle School
East Concessions Building**
2820 Union Avenue, Sheboygan, WI 53081

Project Number:
3376

Issued For:
Construction Documents

Issue Date:
4-27-2018

Sheet Title:
**SITE LAYOUT,
GRADING, AND
EROSION
CONTROL PLAN**

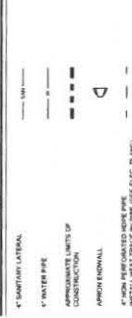
Sheet Number:
C2.0

© 2018 RETTLER CORPORATION
C:\Users\jbray\Documents\3376_Concessions\Main\Comp\Drawings_Plan\c2.dwg, 4/27/18

GENERAL NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.

UTILITY LEGEND



WATER KEYNOTES

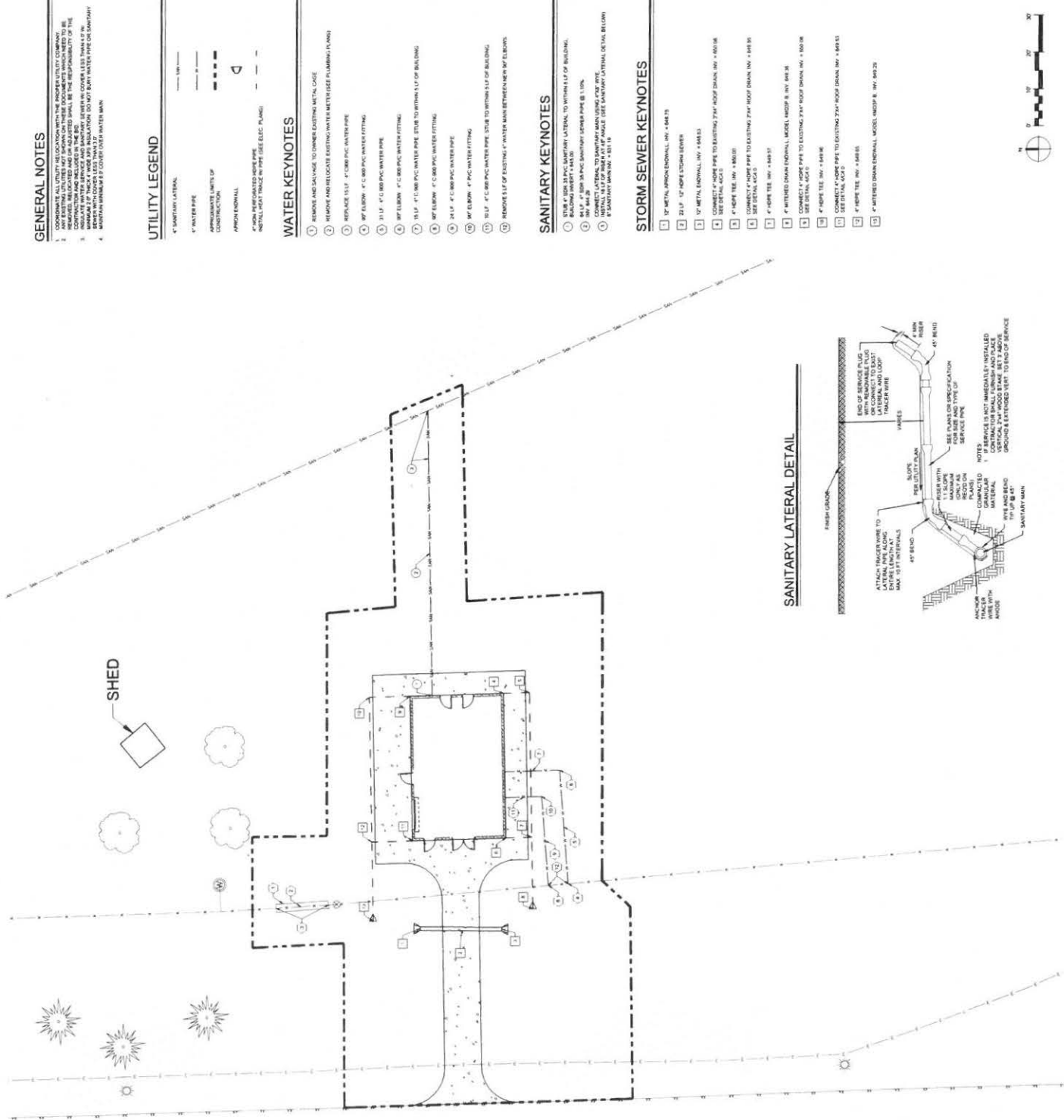
1. REMOVE AND SALVAGE TO OWNER EXISTING METAL CAGE.
2. REMOVE AND RELOCATE EXISTING WATER METER (SEE PLUMBING PLANS).
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SANITARY KEYNOTES

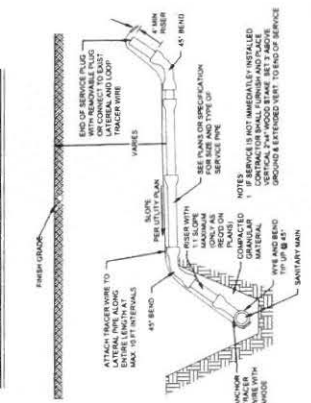
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STORM SEWER KEYNOTES

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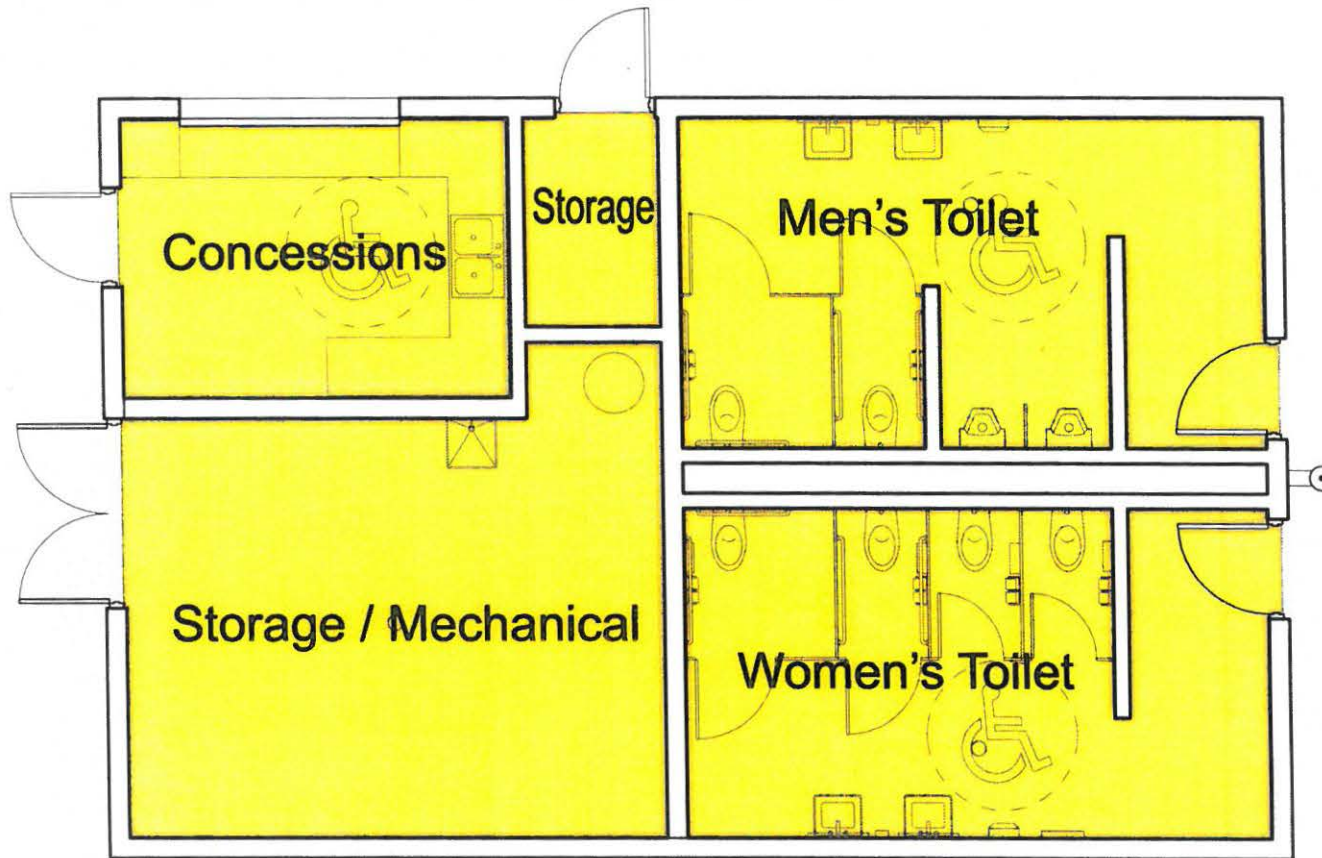


SANITARY LATERAL DETAIL



ASPHALT DRIVE





East Concessions Building Horace Mann Middle School

Plan

May 14, 2018

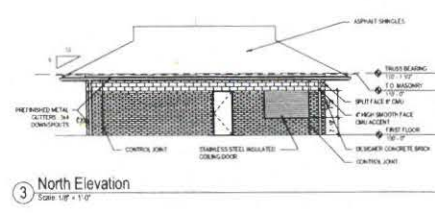




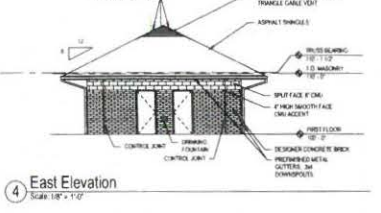
1 Building Section - Looking North
Scale: 1/8" = 1'-0"



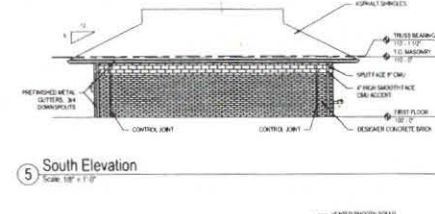
2 Building Section - Looking East
Scale: 1/8" = 1'-0"



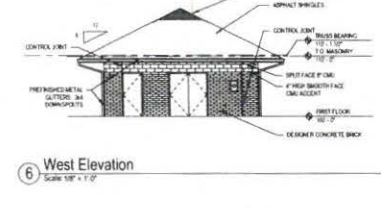
3 North Elevation
Scale: 1/8" = 1'-0"



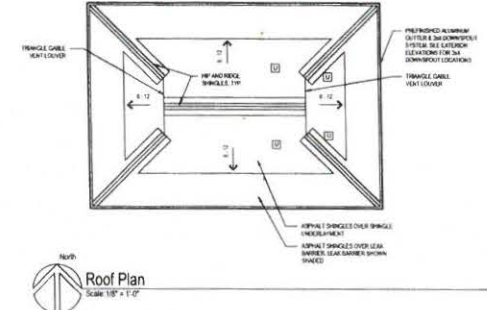
4 East Elevation
Scale: 1/8" = 1'-0"



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



6 West Elevation
Scale: 1/8" = 1'-0"



Roof Plan
Scale: 1/8" = 1'-0"

ROOM FINISH TAG KEY

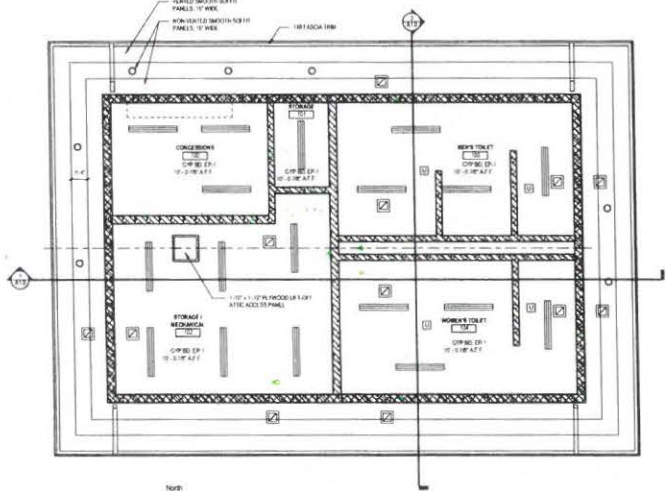


NOTE:
1. WHEN MATERIAL TYPE IS FOLLOWED BY AN (F) REFER TO PLAN ELEVATION DRAWING FOR MATERIAL DIFFERENTIATION
2. WHEN MATERIAL NUMBER IS FOLLOWED BY AN (F) DIFFERENTIATION OF MATERIAL IS SHOWN ON PLAN ELEVATION DRAWINGS

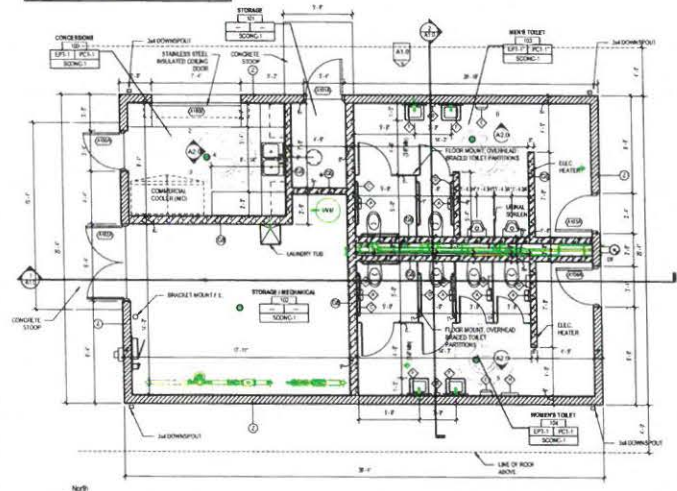
MATERIALS:
PAINT - SHEEN/EGG SHEEN (DOORS & FRAMES)
EPOXY PAINT - MATCH SHEEN/EGG SHEEN
EPT - GLEAMY FIN
SEALED CONCRETE - SCONG-1
HORIZONTAL LINE, CROSSHATCH, ANTIQUE COLOR, CLEAN BLATE UPS & H/T, 1/4\"/>

Toilet Accessory Schedule		
Mark	Description	Furnished & Installed
A	Toilet Paper Dispenser - 2 Roll	Owner Furnished, Contractor Installed
B	Liquid Soap Dispenser - Surface Mount	Owner Furnished, Contractor Installed
C	Grab Bars, 36" x 42" & 18" Vertical	Contractor Furnished, Contractor Installed
D	Grab Bars Ambulatory (Two 42" sides)	Contractor Furnished, Contractor Installed
E	Electric Hand Dryer	Electrical Contractor Furnished, Electrical Contractor Installed
F	Mirror 2'0" x 3'0"	Contractor Furnished, Contractor Installed
G	Sanitary Napkin Disposal	Contractor Furnished, Contractor Installed
H	Sanitary Napkin Dispenser	Contractor Furnished, Contractor Installed

Room Finish Schedule						
Room Number	Room Name	Wall Finish	Base Finish	Floor Finish	Frame Finish	Comments
100	CONCESSIONS	EPT-1	PCT-1	SCONG-1	PT-11	NO PAINT REQUIRED OVER CONCRETE BRICK. BRICK SURFACES TO HAVE SEALER
101	STORAGE	---	---	SCONG-1	PT-11	NO PAINT REQUIRED OVER CONCRETE BRICK. BRICK SURFACES TO HAVE SEALER
102	STORAGE / MECHANICAL	---	---	SCONG-1	PT-11	NO PAINT REQUIRED OVER CONCRETE BRICK. BRICK SURFACES TO HAVE SEALER
103	MEN'S TOILET	EPT-1	PCT-1	SCONG-1	PT-11	NO PAINT REQUIRED OVER CONCRETE BRICK. BRICK SURFACES TO HAVE SEALER
104	WOMEN'S TOILET	EPT-1	PCT-1	SCONG-1	PT-11	NO PAINT REQUIRED OVER CONCRETE BRICK. BRICK SURFACES TO HAVE SEALER



Reflected Ceiling Plan
Scale: 1/4" = 1'-0"



Floor Plan
Scale: 1/4" = 1'-0"

GENERAL NOTES:
1. REFER TO SHEET 01 FOR GENERAL NOTES, WALL FINISH, FINISHES, MECHANICAL AND ELECTRICAL SYMBOLS, HEADINGS



Office Locations:
Milwaukee
820 S. 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200
Shelbygan
1227A North 8th Street
PO Box 955
Shelbygan, Wisconsin 53081
www.brayarch.com

Project Title:
Horace Mann Middle School
East Concessions Building
8220 Union Avenue, Shelbygan, WI 53081

REVISIONS
1. DATE DESCRIPTION

Project Number:
3376
Issued For:
Construction Documents
Issued on: 04/14/2019
Sheet Title:
Building Plans, Exterior Elevations & Building Sections

Sheet Number:
A1.0



 **bray**
architects
solid foundation forward thinking
1227A North 8th Street • P.O. Box 955 • Sheboygan, Wisconsin 53082-0995
920.459.4200 • www.brayarch.com

East Concessions Building Horace Mann Middle School

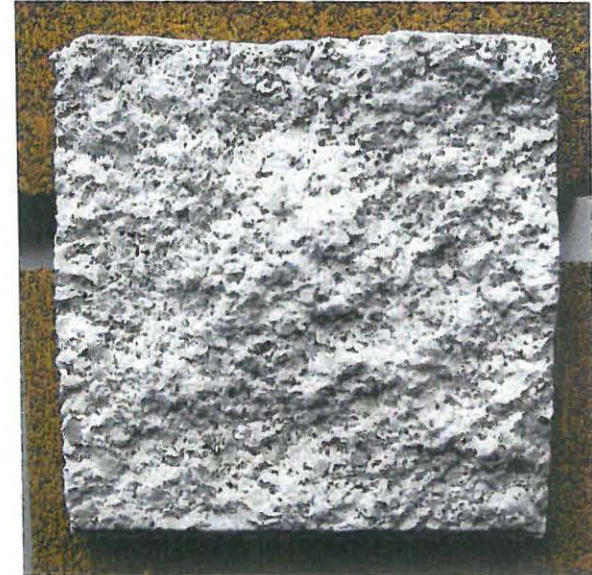
Proposed Concession

May 14, 2018





Brick



Split-Face CMU



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by BL Branch Group One, LLC to create a new multi-tenant facility at the existing BMO facility located at 1441 N. Taylor Drive. SO Zone

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

REPORT DATE: May 24, 2018 **MEETING DATE:** May 29, 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:

BL Branch Group One, LLC is proposing to create a new multi-tenant facility at the existing BMO facility located at 1441 N. Taylor Drive. The applicant states the following:

- The proposal is to convert the existing BMO facility into a multi-tenant facility. The applicant plans to make the now vacant second floor space available for professional or medical businesses to meet the growth needs in this area of Sheboygan through a relatively simple demising project. Demising walls are those walls that separate a tenant's suite from another tenant's suite, or separate common areas in a building.
- BMO will occupy space 202 on the 2nd floor. Between one (1) to three (3) additional tenant spaces will be created on the 2nd floor. There does not appear to be any new clients at this time.
- The basement is not likely to be rented but it could serve as a professional office or supplemental space for the building tenants.
- BMO formerly occupied the entire building before transferring the property to Brookline. On condition of sale, BMO reduced its occupancy to the first floor plus a small basement break room and the three (3) office spaces in location 202 on the second floor. Brookline is responsible for demising the first and second floors and for creating leasable space for second floor tenants. BMO will retain current banking operations at this site in a reduced space. Brookline proposes to initiate demising construction in June following approval by the City of Sheboygan.

- No exterior changes will be made to the property for this demising project.
- Interior buildings changes are limited to those necessary to enable separation of access for 2nd floor tenants. The common entry/elevator lobby area on the first floor will be updated to maintain security to BMO's banking space and to enable secured tenant access.
- The materials used for demising will be standard buildings materials like drywall, glass, and doors, and minor associated ceiling, lighting, electrical outlet, and mechanical louver adjustments, as well as hardware standard for securing bank branches.
- BMO operates from 8:30am to 5:00pm Monday through Friday. The days and hours of future tenants are unknown and will likely follow a schedule similar to BMO.
- BMO has approximately 15 employees at this location. We anticipate lease up to increase the number of workers in this building by an additional seven (7) to fifteen (15). The building appears to have been designed for occupancy of approximately 40 to 50 personnel.
- The demising project will be completed in a three (3) to four (4) week period. Unloading of equipment, supplies and fixtures will occur during daylight hours, and will require small unloading equipment and minimal noise. We anticipate limited, if any, temporary outdoor storage. If required, it will be confined to a few parking spaces for short periods and will be located so as not to interfere with normal business operations. Space is available in the building's basement for additional storage of supplies and equipment.
- There are 83 parking spaces plus 4 handicap spaces on site. The building's gross floor area for first and second floor occupancy is 16,758sf. Transient occupancy only is anticipated for the basement. At 1 space per 300sf, 56 spaces would be required for first and second floor full occupancy. We do not expect the number of customers and employees to exceed 40 combined. On this basis, 56 spaces will be adequate.

STAFF COMMENTS:

There does not appear to be many issues with regards to the proposal.

Will the facility require a dumpster? If a dumpster is required the applicant will work with staff on a location and the dumpster shall be screened and enclosed and constructed of like materials and colors of the facility.

No formal sign package has been presented. This section of N. Taylor Drive and Superior Avenue has redeveloped nicely so the applicant shall work with staff with regards to constructing well-designed signage for the site that utilizes colors and materials similar to the building (decorative cap, decorative post, landscaping, etc.). Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the

proposed signage. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. 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.
8. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).
9. Applicant will provide adequate public access along the streets and the shared access drives with the property to the south and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
10. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
11. 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.
12. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction.
13. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.


ATTACHMENTS:

Conditional Use Permit Application and required attachment.

PARCEL NO. 215862
MAP NO. _____
ZONING CLASSIFICATION: SO

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/29/18

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 \$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: BL Branch Group One LLC

ADDRESS: 14004 Roosevelt Rd., Suite 601

E-MAIL: Dave.VanArnam@BrookLineBranch.com

PHONE: (315) 447-1317 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: BMO / Harris

ADDRESS OF PROPERTY AFFECTED: 1441 N. Taylor Dr.

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map recorded June 18, 2004, in Volume 20 of Certified Survey Maps on Pages 245 to 246, as Document No. 1737129, a part of the Northwest ¼ of the Northeast ¼ of Section 21, Town 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

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

Business used for banking of BMO Harris.

**City of Cheboygan Conditional Use Application Questions for
BMO Harris / Multi-Tenant Conditional Use Permit Application – May 15, 2018**

Item #2: Written documentation specifically explaining/detailing the proposed use:

An explanation of the existing BMO Harris Financial Institution use.

BMO Harris uses this site for retail banking purposes.

How many additional tenant spaces does the applicant believe will be created (minimum/maximum)?

Please refer to attached 2nd floor space plan. BMO will occupy space 202. Between one to three additional tenant spaces will be created on the second floor, depending on future tenant requirements. The basement space is not likely to be rented, but could serve as a professional office, or supplemental space for the building tenants.

An explanation of the proposed tenants and what types of uses/activities are expected?

We expect the most likely tenant uses are medical office or professional office uses.

A description as to why the proposed multi-tenant professional service use is being proposed from this location and why the plan commission should consider approving the proposal. Why was this site selected, who will use it, when will you begin construction, etc.)

BMO formerly occupied the entire building before transferring the property to Brookline. On condition of sale, BMO reduced its occupancy to the first floor plus a small basement breakroom, and the 3 office spaces in location 202 on the second floor. Brookline is responsible for demising the first and second floors and for creating leasable space for second floor tenants. BMO will retain current banking operations at this site in a reduced space. Brookline proposes to initiate demising construction in June following approval by the City of Sheboygan.

Description of proposed facilities - Description of proposed building and all new site improvements (square footage of proposed building, exterior remodeling, storm drainage, landscaping, lighting, traffic, ingress/egress, parking, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, etc.).

No exterior changes will be made to the property for this demising project. Interior buildings changes are limited to those necessary to enable separation of access for 2nd floor tenants. The common entry / elevator lobby area on the first floor will be updated to maintain security to BMO's banking space, and to enable secured tenant access.

A written description of the proposed general design, arrangement, texture, material and color of the building or structure.

No changes will be made to the exterior of the building or property for this demising project. The materials used for demising will be standard buildings materials like drywall, glass, and doors, and minor associated ceiling, lighting, electrical outlet, and mechanical louver adjustments, as well as hardware standard for securing bank branches.

What are the days and hours of operation?

BMO operates from 8:30am to 5:00pm Monday through Friday. The days and hours of future tenants are unknown and will likely follow a schedule similar to BMO.

How many employees will you have?

BMO has approximately fifteen employees at this location. We anticipate lease up to increase the number of workers in this building by an additional seven to fifteen. The building appears to have been designed for an occupancy of approximately 40 to 50 personnel.

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

The in-place access points will be used. No additional access points are proposed.

How will site be serviced with streets and utilities?

The in-place streets, access points and utilities will be used without change.

Explain site lighting.

The existing building and parking lot site lighting will be maintained. No changes are proposed.

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, smells, architectural style, etc.)?

The demising project will be completed in a 3 to 4 week period. Unloading of equipment, supplies and fixtures will occur during daylight hours, and will require small unloading equipment and minimal noise. We anticipate limited, if any, temporary outdoor storage. If required, it will be confined to a few parking spaces for short periods and will be located so as not to interfere with normal business operations. Space is available in the building's basement for additional storage of supplies and equipment.

Are you proposing any fencing and landscaping?

No

Number of parking spaces you have and the number of parking spaces required - One space per customer station plus one space per employee on the largest work shift, or one space 300 square feet of gross floor area, whichever is greater.

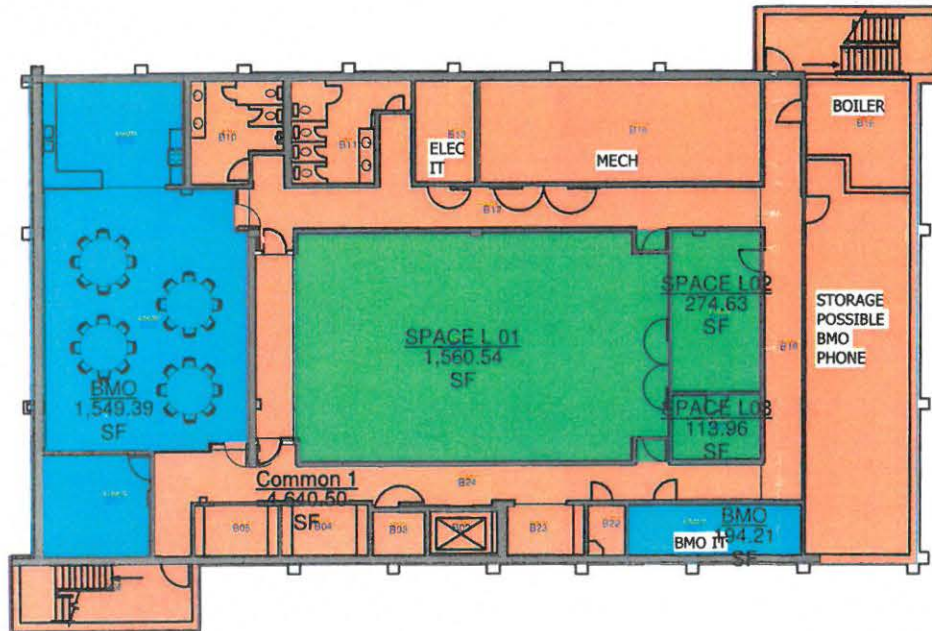
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Any other information that will be useful for the Plan Commission to understand your proposed business.

Brookline plans to make the now vacant second floor space available for professional or medical businesses to meet the growth needs in this area of Sheboygan through a relatively simple demising project.

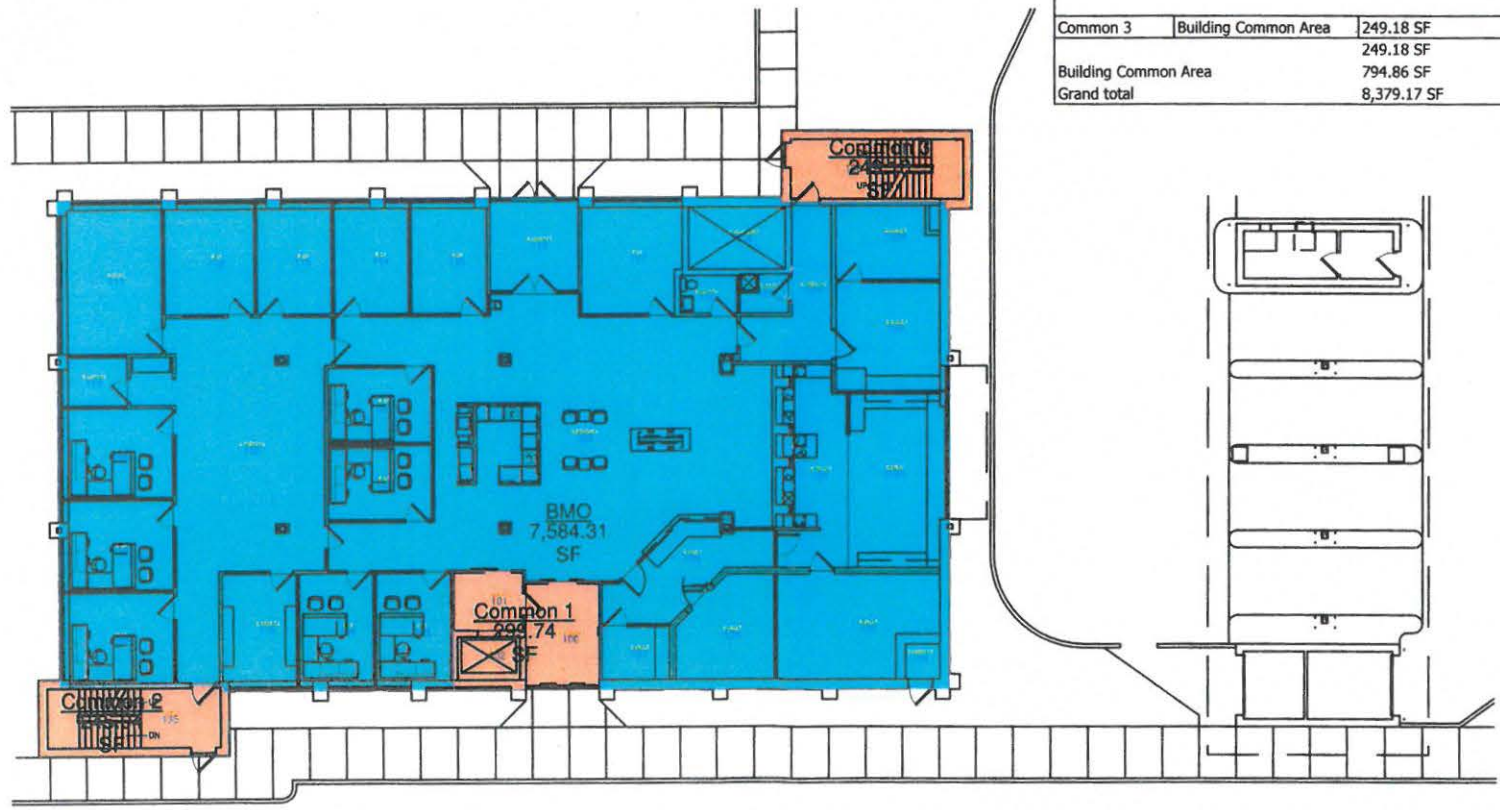
AREA STATISTICS - LOWER LEVEL

Name	Area Type	Area
BMO	Office Area	1,549.39 SF
BMO	Office Area	194.21 SF
SPACE L 01	Office Area	1,560.54 SF
SPACE L02	Office Area	274.63 SF
SPACE L03	Office Area	113.96 SF
		3,692.73 SF
Office Area		3,692.73 SF
Common 1	Building Common Area	4,640.50 SF
		4,640.50 SF
Building Common Area		4,640.50 SF
Grand total		8,333.22 SF



AREA STATISTICS - FIRST FLOOR

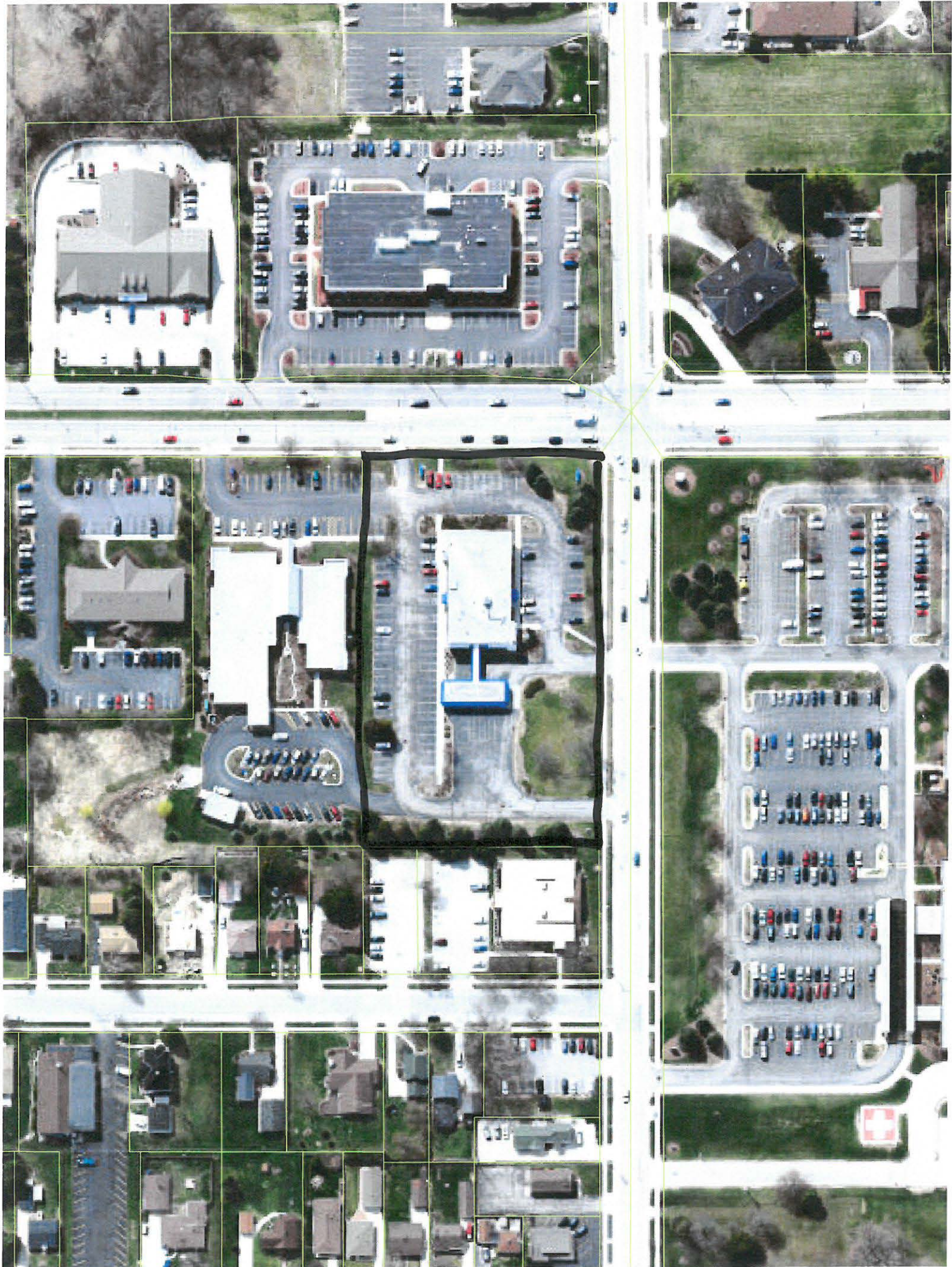
Name	Area Type	Area
BMO	Office Area	7,584.31 SF
Office Area		7,584.31 SF
Common 1	Building Common Area	299.74 SF
		299.74 SF
Common 2	Building Common Area	245.94 SF
		245.94 SF
Common 3	Building Common Area	249.18 SF
		249.18 SF
Building Common Area		794.86 SF
Grand total		8,379.17 SF

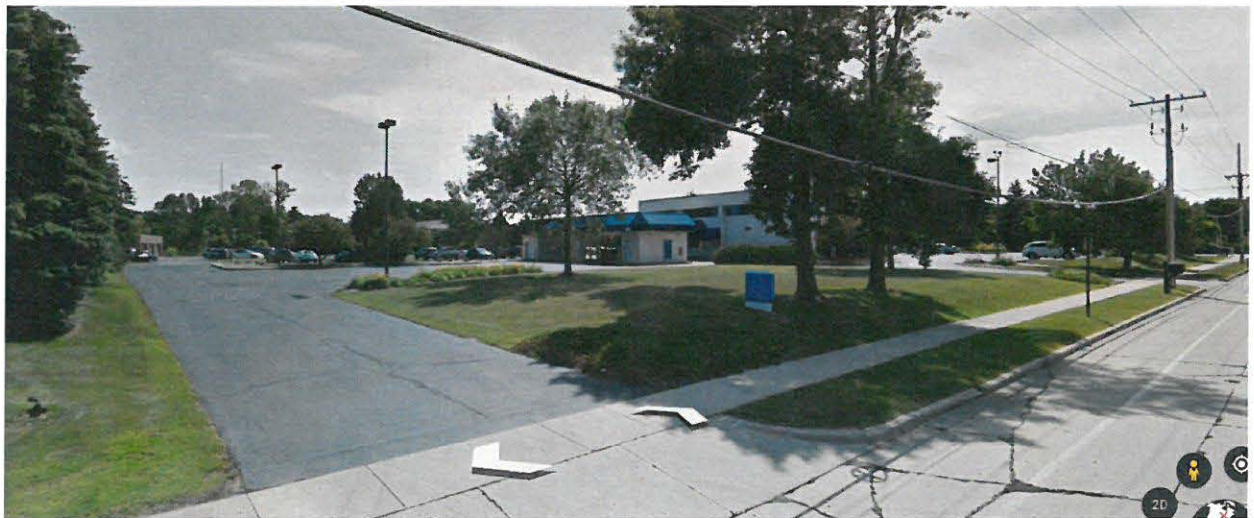


AREA STATISTICS- 2ND FLOOR

Name	Area Type	Area
SPACE 201	Office Area	1,796.18 SF
SPACE 204	Office Area	509.64 SF
BMO	Office Area	487.37 SF
SPACE 203	Office Area	2,935.46 SF
		5,728.66 SF
Office Area		5,728.66 SF
BMO	Building Common Area	342.38 SF
Common 1	Building Common Area	2,308.14 SF
		2,650.51 SF
Building Common Area		2,650.51 SF
Grand total		8,379.17 SF







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Site Plan Application by Hexion to construct a parking lot addition at their facility located at 2522 S. 24th Street. UI Zone

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

REPORT DATE: May 24, 2018 **MEETING DATE:** May 29, 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:

Hexion is proposing to construct a parking lot addition at their facility located at 2522 S. 24th Street. The applicant states:

- This project will expand the existing parking lot at the northwest corner to allow for better truck circulation. This is an expansion to the parking lot and wet detention basin that was constructed in 2010.
- The new asphalt parking lot will be approximately 20,150sf. This expansion will provide better circulation for the current semi-traffic that occurs on the site. This is not employee parking.

STAFF COMMENTS:

Staff has no objections to the proposal.

ACTION REQUESTED:

Staff recommends approval of special use permit subject to the following conditions:

1. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, to building, electrical, storm drainage, etc.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a proposed landscape plan prior to building permit issuance.
4. Outdoor storage of materials or equipment shall be prohibited.

5. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. All areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
8. Applicant shall meet the minimum required paving setback of five (5) feet for all new areas to be paved.
9. 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.
10. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Site Plan Application and required attachments.

PARCEL NO. 431680
MAP NO. _____
ZONING CLASSIFICATION: UI

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 5/29/18

FILING FEE: \$100.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION
(Requirements Per Section 15.908)
Revised May, 2012

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Joel Van Ess

ADDRESS: 1135A Michigan Ave., Sheboygan, WI 53081

E-MAIL: jvaness@abacusarchitects.net

PHONE: 920-452-4444

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Hexion Inc.

ADDRESS OF PROPERTY AFFECTED: 2522 S. 14th St., Sheboygan, WI 53081

LEGAL DESCRIPTION: See included plans

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Current operation is staying as is, simply adding additional pavement to the parking lot for better circulation.

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: No change just adding additional parking.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: Parking lot addition

Hexion Parking Lot Addition Narrative 05/15/18
2522 S. 24th Street, Sheboygan, WI

General Explanation of Project

Hexion is a manufacturing company dealing with various chemicals. This project will simply expand the parking lot to allow for better truck circulation. The parking lot that is being added too was constructed in 2010 along with an associated wet detention basin for storm water management. This new parking lot addition has nothing to do with employee parking but rather to provide better circulation for the current semi traffic that occurs on site. We have included an existing plan along with a new site layout/grading plan for your review.

Zoning

Current zoning of this property is Urban Industrial (UI)

Setbacks

Please see the plan for setbacks provided.

Site Lighting

At this time no additional site lighting will be provided. Current site lighting will remain as is.

Ingress/Egress

Current Ingress/Egress will be used. No changes.

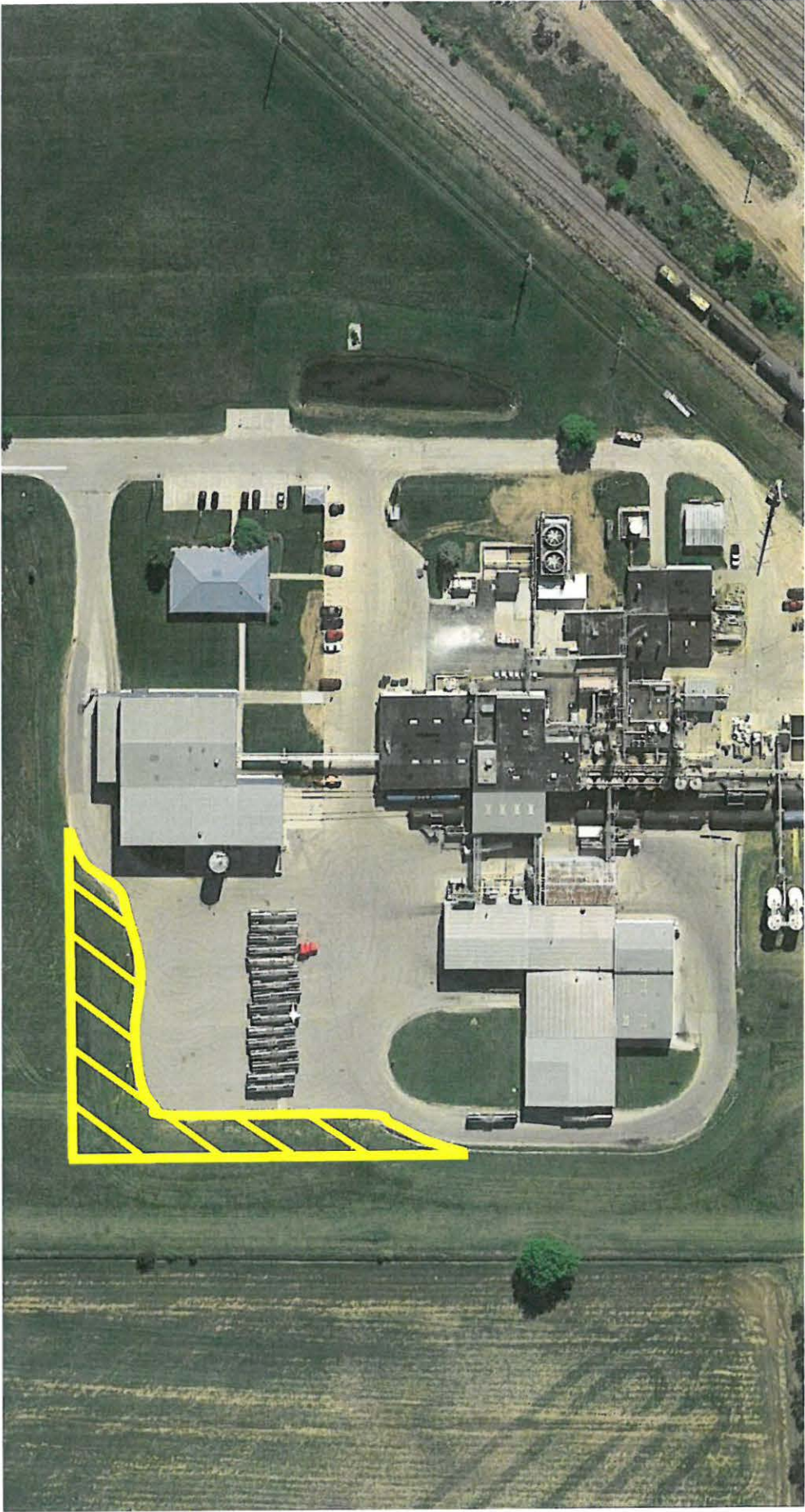
Landscape Plan

A landscape plan meeting the requirements of the City of Sheboygan will be provided for review prior to building permit application.

Storm water Management/Erosion Control

A storm water management/erosion control plan and permit application meeting the requirements of the City of Sheboygan will be provided for review prior to building permit application.

Sheboygan Parking Lot Extension



Sheboygan Parking Lot Extension

