

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by RLO Sign, Inc. to install a new electronic readerboard monument sign at St. Mark Lutheran Church located at 1019 N. 7th Street. NO Zone

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

REPORT DATE: March 23, 2018

MEETING DATE: March 27, 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:

RLO Sign, Inc. is proposing to install a new electronic readerboard monument sign at St. Mark Lutheran Church located at 1019 N. 7th Street. The applicant states:

- St. Mark Lutheran Church would like to replace its existing manual readerboard monument sign with a new double faced electronic readerboard monument sign.
- The sign will be located in approximately the same location – northwest corner of the property facing the intersection of N. 7th Street and Erie Avenue.
- The sign is approximately 38sf (6.3 x 6) and a little over six (6) feet high (top of the arch).
- The St. Mark Lutheran Church interior lit cabinet portion of the sign is 13sf and the electronic readerboard is 14sf.
- The new electronic message center will provide better opportunities to advertise church activities and events to the public.

STAFF COMMENTS:

St. Marks presently has two (2) monument signs. Plan Commission may want to have the applicant address if the new monument is replacing both existing monument signs or will there continue to be two (2) signs.

Applicant is requesting the following variances:

- Applicant is requesting a nine (9) foot setback to the Erie Avenue property line – minimum setback required is 12 feet from the property line.

Applicant states they are looking to install the sign in approximately the same location but are locating the new sign further from the property lines than the existing sign:

- Existing sign is located four (4) feet from N. 7th and four (4) feet from Erie Avenue.
- Proposed sign is to be located 12 feet to N. 7th Street and nine (9) feet to Erie Avenue.
- In addition, the sign will be located approximately 25 feet to the curb line of N. 7th Street and 26 feet to Erie Avenue so the sign is located outside of the vision triangle and quite away from the street.

ACTION REQUESTED:

Staff recommends approval of the conditional use/sign permit and variance subject to the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Maximum height of sign is eight (8) feet (top of sign to grade).
3. Sign shall meet the minimum nine (9) foot setback to the Erie Avenue property line and the minimum 12 foot setback to the N. 7th Street property line (closest edge of sign to property line). Applicant is responsible to insure the sign meets the required setbacks.
4. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
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. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 104891
MAP NO. _____
ZONING CLASSIFICATION: NO

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/27/18

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

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: RLO Sign, Inc.
ADDRESS: 1030 Ontario ave E-MAIL: dawn@rloesign.com
PHONE: (920) 457-6602 FAX NO. (920) 457-2399

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: St. mark Lutheran
ADDRESS OF PROPERTY AFFECTED: 1019 N. 7th Street
LEGAL DESCRIPTION: original Plat Lot 2 C5m 126- P191-182
#1990629 - Plat lots 1: 2 C5m 124 P113 #1875772, being all of lots 1
thru 6 BIK 96
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Church

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: no change

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: We are removing existing sign.
Installing new brick pillars using Stone from the
Church and installing Emc

OFFICE USE ONLY
PARCEL NO.: _____
MAP NO.: _____
ZONING CLASSIFICATION: _____

OFFICE USE ONLY
REVIEW DATE: _____
APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION
(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: RLO Sign, Inc.
ADDRESS: 1030 Ontario Avenue, Sheboygan, WI 53081
E-MAIL ADDRESS: dawn@rloesign.com
PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: St. Mark Lutheran Church
ADDRESS: 1019 N. 7th Street, Sheboygan, WI 53081
PHONE: (920) 457-2588 FAX NO: ()

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: St. Mark Lutheran Church
ADDRESS OF PROPERTY AFFECTED: 1019 N. 7th Street, Sheboygan
USE OF PROPERTY: Church
TYPE OF SIGN: Electronic Messaging Center
DESCRIPTION OF PROPOSED SIGN: removal of old sign, installing pillars and new electronic messaging center

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 76" X WIDTH: 72" = TOTAL SQUARE FOOTAGE: 38

AMOUNT OF PUBLIC STREET FRONTAGE: 150' N. 7th St 272' Erie ave

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 140' Erie ave 122' N 7th

SETBACK: Current setback is 4 feet from Erie avenue
4 feet from N. 7th Street

METHOD OF ATTACHMENT: Brackets : Screws

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: aluminum, polycarbonate, vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: Removing Sign AFTER PROPOSED SIGN: 38

5. CERTIFICATE

I hereby certify that all of the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Dawnm. Giraldo
APPLICANT'S SIGNATURE

3-7-18
DATE

Dawn m. Giraldo
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. *For new development*, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. *For existing development*, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.



INTERNATIONAL SIGN ASSOCIATION



1030 Ontario Ave. Sheboygan, WI 53081
920-457-6602 · 800-479-6602 · Fax: 920-457-2399
www.rloesign.com



03/09/2018

Narrative for sign at St. Mark's Lutheran Church

Steve Sokolowski
City of Sheboygan
828 Center Ave
Sheboygan WI 53081

Mr. Sokolowski,

On behalf of our client St. Mark's Lutheran Church we are requesting a conditional use permit to install a new electronic message center with brick columns. The location of the church is 1019 N. 7th Street, Sheboygan, WI 53081.

The proposed sign on the corner of N. 7th Street and Erie Avenue will be removed. The brick columns will be constructed using existing bricks that the church is currently using for planters. The message center will be encased in a sign cabinet and installed on two posts. The current sign is approximately four feet from N. 7th Street and also approximately four feet from Erie Avenue. Our proposal is to place the new sign twelve feet from the property line on North 7th Street and nine feet from the property line on Erie Avenue. It is not possible for the new sign to be twelve feet from both property lines due to the location of the North East corner of the church. The new sign will be twenty-five feet from the street on North 7th and twenty-six feet from the street on Erie Avenue.

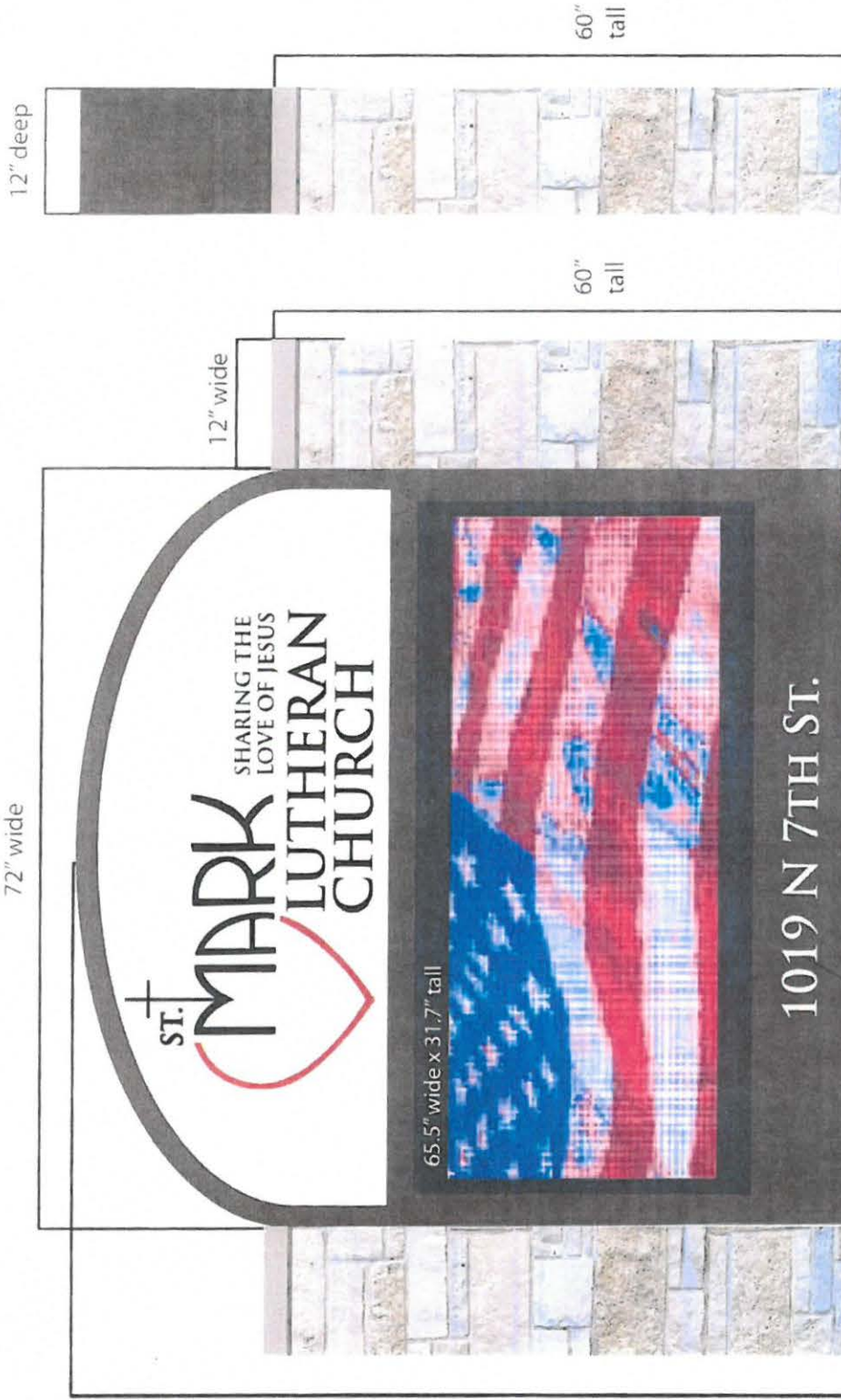
The church would like the ease of changing messages from the office that will create awareness within the community of their upcoming events.

Thank you,
RLO Sign, Inc
920-457-6602

St. Mark
Lutheran Church

SIGN SPECIFICATIONS

- (A)
 - Qty: 1 (DF) aluminum monument sign.
 - Painted brown (to come).
 - Polycarbonate faces with 2 colors die cut trans. vinyl applied.
 - * Black
 - * Red
- LED lit
- Qty: 1 Single sided Adaptive EMC unit mounted within.
- Saddle mount.
- Qty: 2 twin pillars.
- * Using customer supplied brick.



ST. MARK
SHARING THE LOVE OF JESUS
LUTHERAN CHURCH



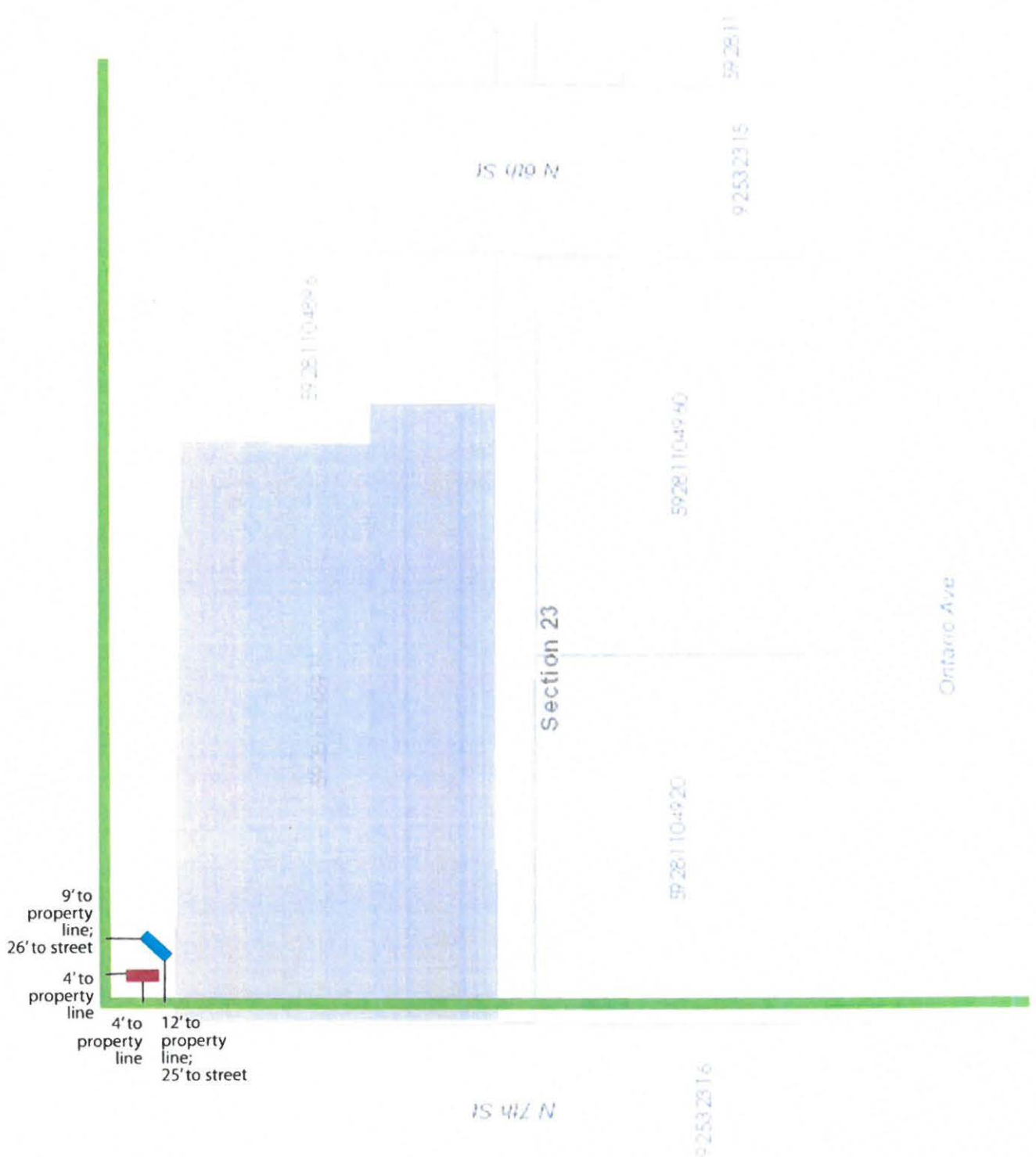
1019 N 7TH ST.



Die cut opaque vinyl

PROJECT NO.	DATE
CLIENT	BY
DESIGNER	DATE
APPROVED BY:	





9' to property line; 26' to street
 4' to property line
 4' to property line
 12' to property line; 25' to street

- Property Line
- Current Sign
- New Sign



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Family Video Movie Club to create a new tenant space for Marcos Pizza at the Family Video facility located at 2610 Calumet Drive. UC Zone

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

REPORT DATE: March 23, 2018

MEETING DATE: March 27, 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:

Family Video Movie Club is proposing to create a new tenant space for Marcos Pizza at the Family Video facility located at 2610 Calumet Drive. The applicant states the following:

- The proposal is to convert the existing single-tenant Family Video building into a two (2) tenant facility that is proposed to include a new Marco's Pizza Restaurant.
- Marco's Pizza will be constructing a new separate entrance and a partition wall within the existing Family Video to create the space needed to build out the new tenant space (south side of the building). The new mechanicals will be placed at the rear of the building in conjunction with the other units that are currently there.
- The buildings total square foot age is approximately 7,050sf - Family Video will now be approximately 5,000sf and the new Marco's Pizza Restaurant space will be approximately 2,000sf.
- Marco's will be open Sunday through Thursday from 11am to 11pm and Friday and Saturday 11am to 12am.
- Applicant believes that the 39 parking spaces are appropriate for both uses.
- Marco's typically has two (2) to three (3) full time positions and approximately 15-20 part time positions.

The applicant states the following about the existing Family Video use and the proposed Marco's Pizza use:

- The original Family Video design for our locations included space for our expansive library of classic films but as our business model has transitioned into more of a New Release Video and Game Rental we have extra space we no longer require to satisfy our customers. By adding the pizza option for our customers we are creating value to the rental experience. We are also able to add a delivery service to our video customers by having the option of having a movie delivered with their pizza (helping to compete with the ease of online or streaming movies).
- Marcos was voted America's Favorite Pizza Company according to 2017 Market Force QSR Consumer Research Pizza Sector. Headquartered in Toledo, Ohio, Marco's Pizza is the fastest-growing pizza company in the U.S. Marco's was founded by native Italian, Pasquale "Pat" Giammarco, and is committed to making Authentic Italian pizza with fresh ingredients. The first Marco's Pizza store opened in Oregon, OH in 1978. Gradually, stores opened throughout the Midwest and then beyond. The Marco's Pizza menu broadened as well, to include hot sub sandwiches, salads, deserts, and Cheezybread for carryout and delivery.
- The company has grown from its roots as a beloved Ohio brand to operate about 900 stores in some 35 states, the Bahamas, India and Puerto Rico.
- Marco's is ranked as a top opportunity for franchising in several publications, but also loved by customers and in 2017 Marco's was voted the favorite pizza company in America by consumers in a Market Force study, and is fast becoming recognized as one of the top-performing restaurant franchises in the country in addition to have the best Authentic Italian pizza.
- Dubbed the "undisputed Kings of new store development" by Entrepreneur Magazine, in 2016 Marco's Pizza added 120 new stores, doubling in size in five years and on the fast track to 1000 stores. Marco's Pizza employs about 20,000 people in the United States, Bahamas, India and Puerto Rico.
- Family Video has been in the community for over 20 years and we are excited for the opportunity to bring pizza and a movie to Sheboygan (We have this same concept in Manitowoc, Fond Du Lac, West Bend, Oshkosh, Neenah, Waukesha, West Allis, and Appleton to name a few).

STAFF COMMENTS:

There does not appear to be many issues with regards to the proposal but staff did want to comment on the following issues:

- The restaurant will be venting through the roof with a large steel vent that will be very visible from the Family Video building roof. Staff will be recommending a condition of approval that requires this vent to be properly screened.
- Will the restaurant and Family Video require a larger dumpster? The present dumpster is very weathered. Thus, staff will be recommending a condition of approval that requires the dumpster and/or grease receptacles shall be screened and enclosed and constructed of like materials and colors of the facility.
- The applicant speaks of locating mechanicals on the back/west side of the building which is located right next to a single-family home. What types of mechanicals will be installed and how are they being screened from the adjacent residence?
- The applicant has not submitted a sign package at this time but it appears they may be requesting a wall sign and possibly some signage on the existing pylon sign. The pylon sign has a very basic and dated design. The intersection of North Avenue and Calumet Drive has redeveloped nicely and staff and the Plan Commission have closely reviewed signage proposals in this area. If the applicant is considering including Marco's Pizza signage on the pylon sign this sign will need to be updated from a design perspective that should include:
 - Changing the pylon sign to a lower monument sign.
 - Possibly reducing height of existing pylon sign.
 - Including a brick base and boxing in the pole portion of the sign (support pole).
 - Adding decorative cap or other design improvements to the sign.

Applicant shall work with staff with regards to constructing a well-designed pylon sign for the site that utilizes colors and materials similar to the building. This is a legal nonconforming pylon sign so any potential changes will require a separate conditional use and sign permit to be considered by the Plan Commission.

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, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The existing dumpster is in poor condition. Prior to issuance of an occupancy permit, applicant shall repair dumpster enclosure. Dumpsters and/or grease receptacles 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/enclose the dumpster. Grease shall not create a nuisance, safety and/or aesthetic issue(s).
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.). Staff may bring the proposed screening back to the Plan Commission and/or Architectural Review Board for review/approval.
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.
7. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).
8. If proposing changes to the existing pylon sign, applicant shall work with staff with regards to constructing a well-designed pylon sign for the site that utilizes colors and materials similar to the building. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
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. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design
11. 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. 630111
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 3/27/18

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

PL

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: Melissa Barber

ADDRESS: 2500 Lehigh Ave Glenview, IL 60026 E-MAIL: melissa.barber@highlandventuresltd.com

PHONE: (920) 284-0553 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Family Video

ADDRESS OF PROPERTY AFFECTED: 2610 Calumet Dr

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Video and video game rental and sales.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Pizza take out restaurant.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Since it is a restuarant operating in a UC zone we need a variance to operate

Dear Sheboygan Board,

My name is Melissa Barber and I am the Regional Director for Highland Ventures. I was the District Manager for Family Video for several years when we first opened prior to getting promoted to Regional Director. I have been employed by the Hoogland Family for 22 years, first in Family Video and now in Marcos Pizza. I was involved in both of our Leasing Opportunities we did on the South Side of town. I am excited to get to come back into the Area with Marcos Pizza.

It is a great partnership Pizza and A Movie. We can deliver both Pizza and Movies with our new business venture. It is great to have an opportunity to open another location within Wisconsin. We have dual locations (Family Video/Marcos Pizza) in Manitowoc, Fond du Lac, West Bend, Beaver Dam, Oshkosh, Appleton, Green Bay, Milwaukee (Waukesha & West Allis), Madison, Kenosha, Racine. If we are able to open in Sheboygan it would make it my 21st location partnered up with Family Video here in Wisconsin.

Even though we would be a new business we do several things to partner up with our Video Side. If you spend \$10.00 on the Pizza side you get a Free 5 Night Movie Rental from Family Video. If you are part of the 50% off rental program at Family Video you receive 25% off our entire Menu at Marcos Pizza during the timeframe you have the 50% off on the Marcos Pizza side. (Discount Movie Rental Card Purchased for \$9.99 for 30 days of 50% off movie rentals). We partner up with Family Video in being involved in the Report Card A program. Now Kids will get a Free 5 Night Rental and A Small Single Topping Pizza at the End of the Year when they receive top grades in Core Classes.

Our typical location will employ 2 to 3 Full Time Positions with Benefits Packages, and 15-20 Part Time positions. Our Driver Positions in the store average an income of \$12-\$18 Dollars an hour with tips included. If we are able to build in Sheboygan we will approach the High School to employ students 16 years of age or older.

Looking Forward to Making Pizza's in Sheboygan! – Melissa Barber Regional Director of Ops



Ah!thentic
Italian Pizza®

February 8, 2018

Steve Sokolowski, Manager of Planning & Zoning

City of Sheboygan
Planning & Development
828 Center Ave
Suite 104
Sheboygan, WI

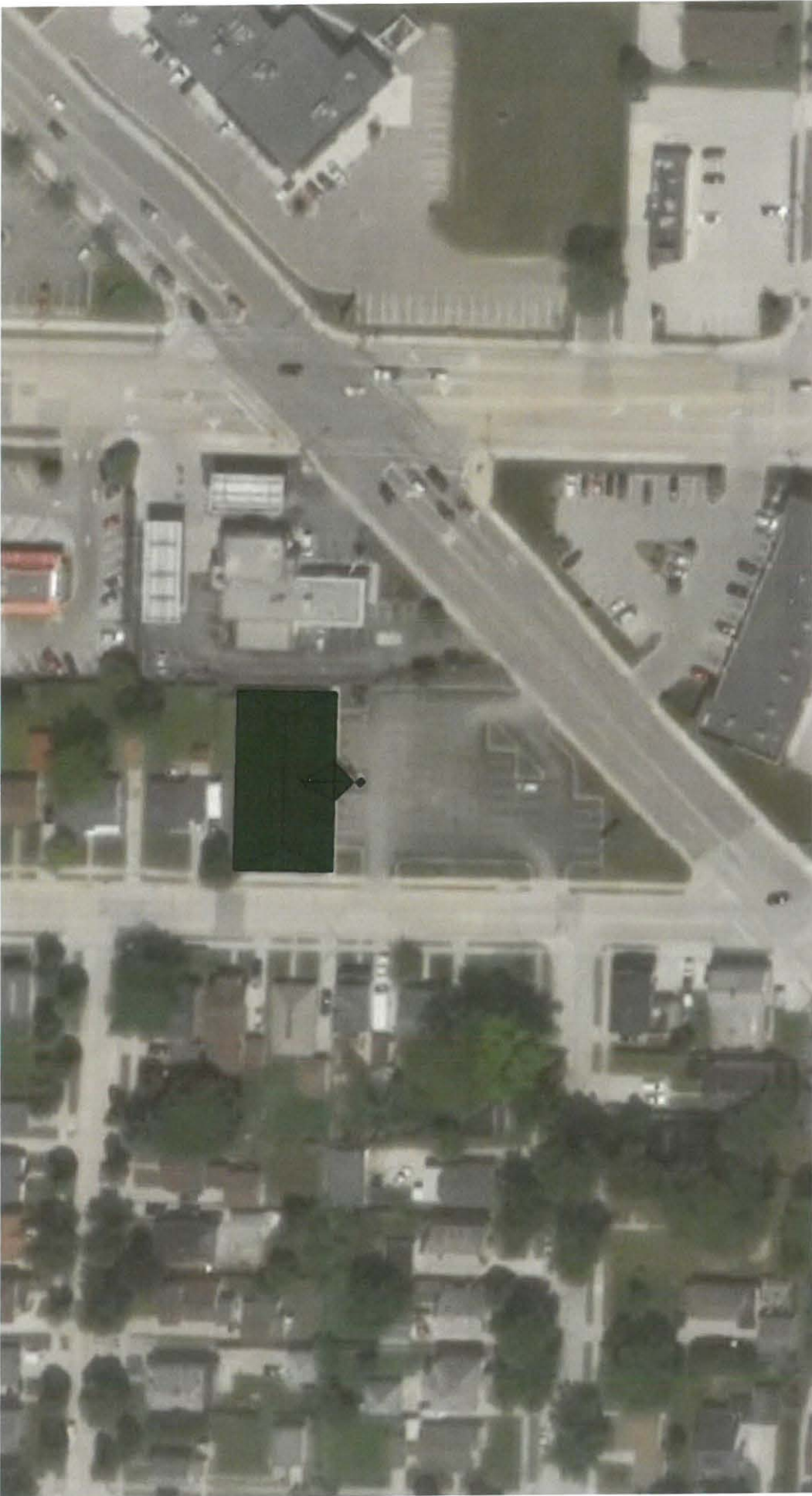
Re: Conditional Use Permit for the Marco's Pizza at 2610 Calumet Drive

Per your request I would to address the items you mentioned in the e-mail to Eric Berg. I will do them as bullet points to make sure I address all of them.

1. An explanation of the existing Family Video use.
 - Movie and Video Game Rental Store
2. An explanation of the proposed changes to the existing building to create this multi-tenant facility.
 - We will be installing a demising wall within the existing Family Video to create the space needed for the build out of the Marco's Pizza. That will include a separate entrance for the Marco's pizza, that would be the only change to the exterior of the building.
3. Who is the new tenant? Description of new tenant use.
 - Marcos Pizza will be occupying the new space. Marcos Pizza is Franchised by Highland Ventures who is also the owner operator for Family Video. Marcos Pizza is a Carryout and Delivery Pizza Establishment. We will have limited seating as an option for a small dine in business.
4. A description as to why a new tenant space is being created and why the plan commission should consider approving the proposal.
 - Our original design for our locations included space for our expansive library of classic films, as our business model has transitioned into more of a New Release Video and Game Rental we have extra space we no longer require to satisfy our customers. By adding the Pizza Option for our Current Customers we are creating value to the rental experience. We are also able to add a delivery service to our Video Customers by having the Option of having a Movie Delivered with their Pizza, competing with the ease of online or streaming. Marcos was voted America's Favorite Pizza Company (according to 2017 Market Force QSR Consumer Research Pizza Sector)
5. What is the value of the project?
 - Our contractor has a build of \$220,000.00 to complete this work.
6. Description of proposed facilities – Description of proposed building and all new site improvements (square footage of each new tenant space, any proposed exterior changes to the building, storm drainage, landscaping, lighting, traffic, ingress/egress, parking, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, etc.)

- After the demising wall is installed the Family Video will reduce to 5,073 and the Marco's will be 1,976.
 - The only exterior changes we are making will be a new entrance which will be put in where there is an existing window at this time.
 - The new mechanicals will be placed at the rear of the space in conjunction with the other units that are currently there.
 - All other items of the site will remain as is, with the traffic pattern being the same as well as the ingress and egresses into the lot.
7. If doing exterior renovations (changes to the exterior of the building such as new entrances, framing, windows, etc.) an explanation of the proposed architectural style and materials and how it is compatible with the existing building and development in and around the area. A written description of the proposed general design, arrangements, texture, material and color of the building/structures. An explanation of an interior and/or exterior renovation.
- The only changes to the exterior of the building is adding a separate entrance for the Marco's which will be cut out of the existing window area. All materials used will match the existing building.
 - Interior renovations will be the tenant finishes that area standard set by the Marco's Corporation that is brand specific and pointed out in the drawings that were submitted.
8. What is the overall square footage of the building and how much square footage will each tenant space have?
- Total square footage – 7,049
 - Family Video – 5,073
 - Marco's Pizza – 1,976
9. What are the days and hours of operation?
- Marco's will be open Sunday through Thursday – 11 – 11, Friday and Saturday 11-12.
10. How will site be accessed and where are the proposed access points? What are proposed traffic impacts to adjoining streets in the neighborhood based on the new use?
- There are two access points from Main Ave and one from Calumet Ave.
 - There will be minimal impact on the traffic in the area.
11. Number of parking spaces you have, and the number of parking spaces required. Restaurant – one space per three (3) patron seats. Retail – one space per 300 sf of gross floor area.
- There are 39 spaces
 - Family Video will need – 17 ($5,000/300 = 16.6$)
 - Marco's will need – 9 ($26/3 = 8.66$)
12. Explain site lighting.
- The lighting will remain as is, which has proven to be adequate for the area without disturbing the surround area.
13. How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. on-street parking, traffic, vehicles, equipment, lighting, noise, smell, etc.)?

- There is ample parking for the location so there is no need for on-street parking. We will not have a drive through window, which adds car noises and smells to the area. All of the equipment used is interior and now noise is generated by it. As for the smells, that will be very limited to the wonderful smell of pizza cooking when you walk into the space but not to the exterior of the space.
14. Are you proposing any fencing and landscaping?
- No, we will have the existing to remain.
15. Any signage being proposed?
- Yes, and that will be addressed in a separate packet.
16. Any other information that will be useful for the Plan Commission to understand your proposed business? We are excited for the Opportunity to bring Pizza and a Movie to Sheboygan. We have been in the Community for over 20 years and feel it would be a great addition to the Area. We have this same concept in Manitowoc, Fond Du Lac, West Bend, Oshkosh, Neenah, Waukesha, West Allis, and Appleton to name a few.

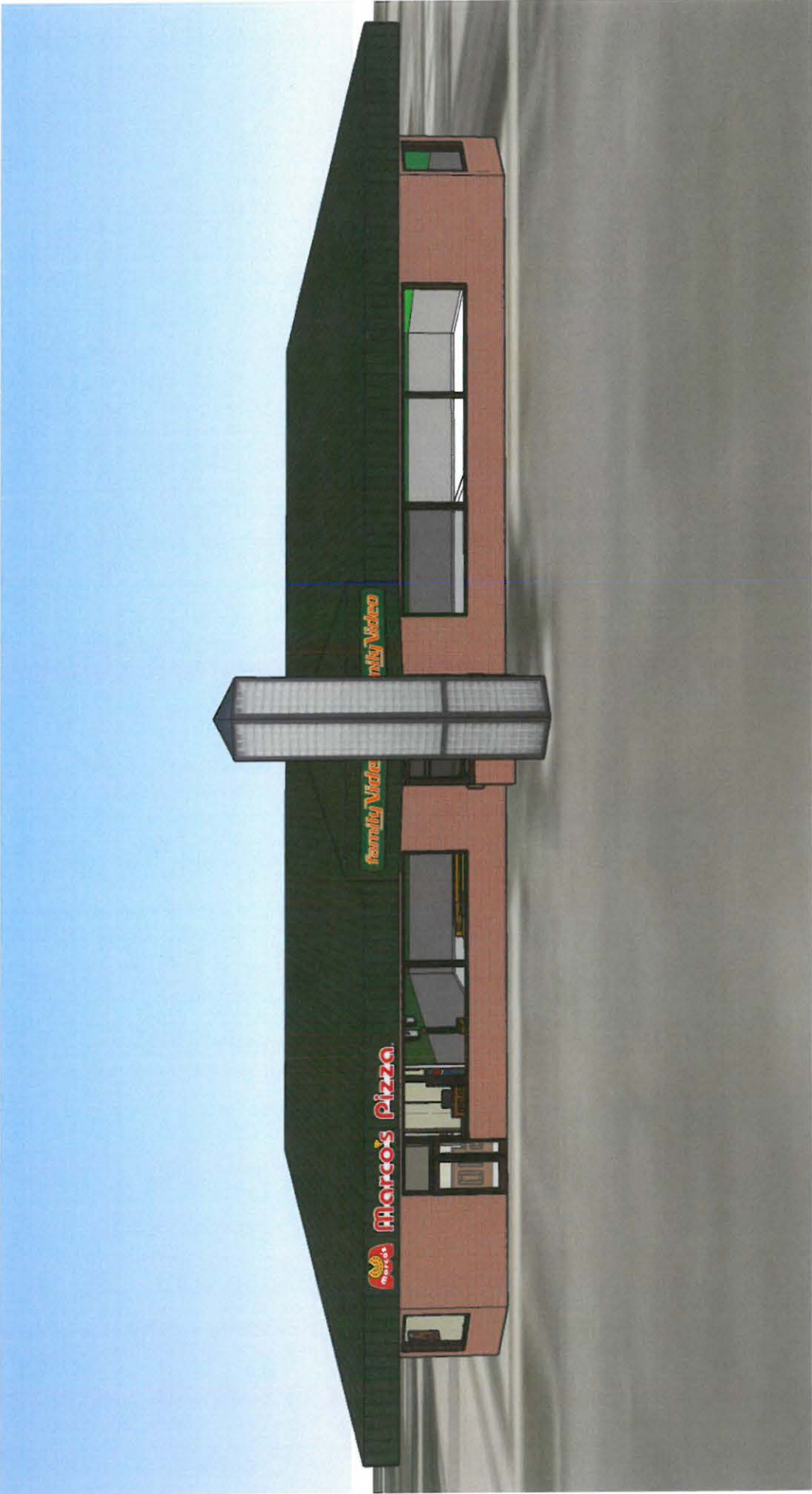




© 2018 Google

© 2018 Google

Google Earth







FAMILY VIDEO PAINT SUPPLY LIST

NO.	DESCRIPTION	QUANTITY	UNIT
1	Paint	100	Gal
2	Primer	50	Gal
3	Putty	10	Gal
4	Sealer	20	Gal
5	Finish Coat	150	Gal

CONTRACTOR NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND MAKE ANY NECESSARY ADJUSTMENTS TO THE NEW PAINT SYSTEM TO ACCOMMODATE THE EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL ELECTRICAL AND MECHANICAL SERVICES BEFORE INSTALLING THE NEW PAINT SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SERVICES AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT AREAS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT AREAS AND FINISHES.

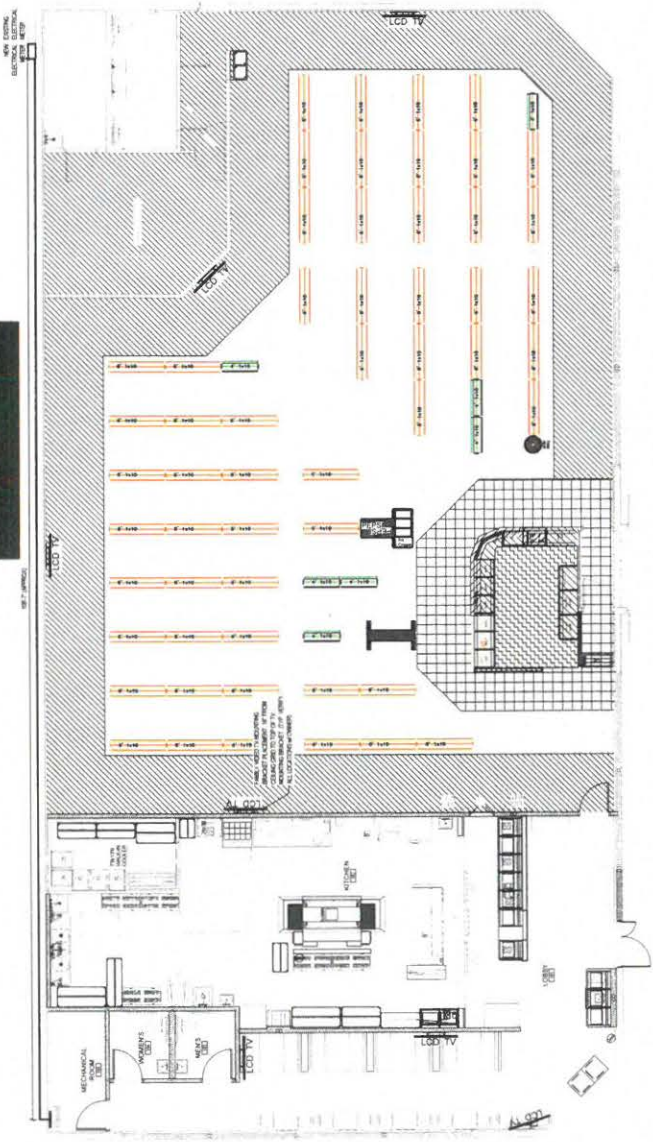
NO.	DESCRIPTION	QUANTITY	UNIT
6	Paint	100	Gal
7	Primer	50	Gal
8	Putty	10	Gal
9	Sealer	20	Gal
10	Finish Coat	150	Gal

Standard 8 SHELVES

FAMILY VIDEO SHELF ELEVATION & PAINT SCHEDULE

3 A100 SCALE NTS

- 80 Standard
- 70 Standard
- 60 Standard
- 50 Standard
- 40 Standard
- 30 Standard
- 20 Standard
- 10 Standard
- 0 Standard



1 FAMILY VIDEO T.F.P. SCALE 3/8"=1'-0"



1500 48th Street, S.E.
 Grand Rapids, MI 49512
 Phone: 616-941-1100
 Fax: 616-941-1101
 Email: info@rdc.com

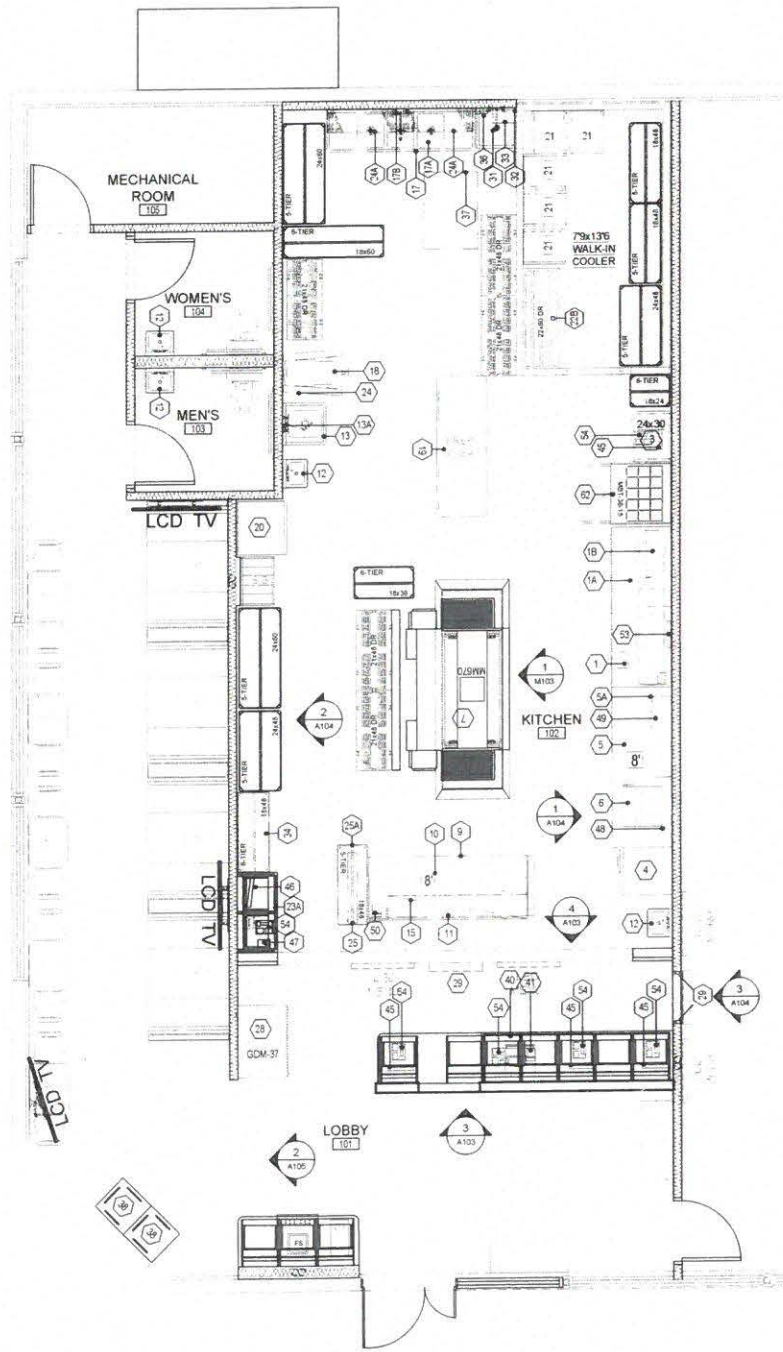
2610 Calumet Dr
 Sheboygan, WI 53083



DATE: 08/18/2017
 REVIEW: 08/18/2017

THIS DRAWING IS THE PROPERTY OF RDC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM RDC.

A100



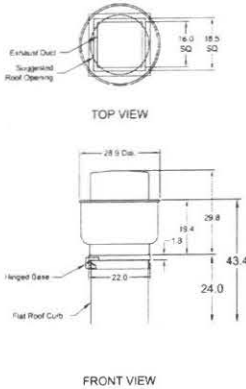
NO	MAN
1	DORANSCALE
1A	RANDELL
1B	BK RESOURCE
2	FAMILY VIDR
2A	FAMILY VIDR
3	BK RESOURCE
4	TRUE
5	Advance Tabco
5A	BK RESOURCE
6	SOMERSET
7	MIDDLEBY M
8	PREMIUM AIR
8A	PREMIUM AIR
8B	PREMIUM AIR
9	LA ROSA REF
9A	HAFNERS SHI
9B	HAFNERS SHI
10	LA ROSA REF
11	LA ROSA REF
12	BK RESOURCE
13	BK RESOURCE
13A	KROWNEMEI
14	McLUNN
15	HATCO
16	KOLPAK
16A	INTERNATION
17	BK RESOURCE
17A	BK RESOURCE
17B	DORMANT
18	GLOBE
19	Advance Tabco
19A	NEMCO
19B	EDLUND
20	ELECTROLUX
21	Advance Tabco
21A	Advance Tabco
21B	Burkert Broadb
22	Burkert Broadb
22A	CAMBRO
22B	CAMBRO
23	THUNDER GR
23A	BK RESOURCE
23B	THUNDER GR
23C	THUNDER GR
24	THUNDER GR
24A	Metro
25	THUNDER GR
25A	HATCO
26	CAMBRO
26A	CAMBRO
26B	CAMBRO
27	LARSENS
28	TRUE
31	BY PC
32	RUBBERMADE
33	RINNAI
34	CAMBRO
35	READY ACCES
36	3M PURIFICA
37	SCHIER BY P C
38	FAMILY VIDR
40	PYRIMONT
41	PYRIMONT
42	PYRIMONT
43	PYRIMONT
44	PYRIMONT
45	PYRIMONT
45A	PYRIMONT
46	PYRIMONT
47	PYRIMONT
48	PYRIMONT
49	PYRIMONT
50	PYRIMONT
51	PYRIMONT
52	PYRIMONT
53	PYRIMONT
54	BY OTHERS
56	FAMILY VIDR
57	CORNELLUS
62	TURBO AIR
** - ALL FAUCI	
*GC TO PROV	
*THE FIXTURE	
*AT OWNERS	
*INSULATE PI	
*PROTECTOR	
*PROTECTOR	
*PROTECTOR	
*PROTECTOR	
*WEEP HOLE	
*PROTECTOR	
*MANUFACT	
*GENERAL CC	
*OVEN TO BE	

1 EQUIPMENT PLAN
 A102 SCALE: 1/4" = 1'-0"



XRUD-141-VG EXHAUST FAN

- ALUMINUM HOUSING
- BACKWARD INCLINED ALUMINUM WHEEL
- ALUMINUM CURB CAP WITH PRE-PUNCHED MOUNTING HOLES
- DRAIN TROUGH
- MOTOR ISOLATED ON SHOCK MOUNTS
- CORROSION RESISTANT FASTENERS



GENERAL NOTES:

1. DO NOT SCALE DRAWING, USE DIMENSIONS AS INDICATED.
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS FROM ALL STATE AND LOCAL OFFICIALS PRIOR TO PROCEEDING WITH INSTALLATION. THESE DRAWINGS ARE TO SERVE AS BASIC DESIGN ONLY AND ANY STATE OR LOCAL ORDINANCE WHICH IS MORE RESTRICTIVE SHALL PREVAIL.
3. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO CHECK BUILDING ACCESS AND FIELD CONDITIONS TO ALLOW FOR ADEQUATE CLEARANCES FOR THE EQUIPMENT TO BE BROUGHT IN AND INSTALLED.
4. AIR INTAKES MUST BE NO CLOSER THAN 10 FEET FROM ANY EXHAUST OR VENT OUTLET.
5. EXHAUST DUCTWORK TO BE CONSTRUCTED OF 18 GA. B.I. OR 18 GA STAINLESS STEEL AND CONTINUOUSLY WELDED. DUCT CLEAN OUTS SHALL BE PROVIDED AT EVERY CHANGE IN DIRECTION. INSTALLING CONTRACTOR SHALL VERIFY ANY REQUIREMENTS FOR INSULATION OF THE EXHAUST DUCT.
6. EXHAUST FAN(S) SHALL EXTEND A MINIMUM OF 40 INCHES ABOVE ROOF SURFACE AND BE PROPERLY FLASHED TO ADJOINING MATERIAL.
7. VERIFY ALL STRUCTURAL LOADS WITH ARCHITECT OF RECORD.
8. THESE DRAWINGS ARE TO SERVE AS A BASIC DESIGN ONLY AND ANY STATE OR LOCAL ORDINANCE WHICH IS MORE RESTRICTIVE SHALL PREVAIL.
9. IT IS THE RESPONSIBILITY OF THE OWNER/ARCHITECT TO ENSURE THE HOOD CLEARANCE FROM COMBUSTIBLES (AND NON OR LIMITED COMBUSTIBLES) IS IN COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION BULLETIN #96.
10. FIRE SUPPRESSION SYSTEM, IF REQUIRED, PROVIDED AND INSTALLED BY OTHERS.

EQUIPMENT SCHEDULE

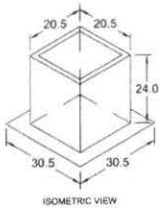
Qty	Equipment Model	Volume (CFM)	Speed (RPM)	Height (in)	Operating Power (hp)	Weight (Lb.)	Size (in)	V.C.P.	Enc.	Motor Speed	Wings	FLA
1	XRUD-141-VG	875	1	1.281	3.29	126	0.75	115/60/1	DP	1500	1	13.8

MARK: EF-RYS

Direct Drive Upblast Centrifugal Roof Exhaust Fan

Options and Accessories:

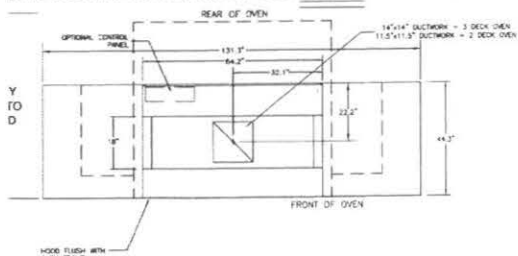
UL-182A, 762 L Hood - Please Verify for Roof. Exn. Approvals
Switch, NEMA-3R, Toggle, Junction Box Mounted & Wired
Hinged Base (Attached)
Curb Seal (Attached)
Grease Trap (PN 475509)



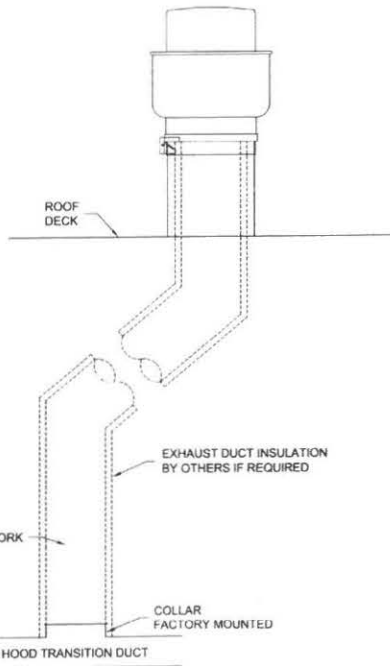
GPF ROOF CURB

- WELDED 18 GA. GALVANIZED CONSTRUCTION
- ROOF OPENING - THE MAXIMUM ROOF OPENING DIMENSION SHOULD NOT BE GREATER THAN THE ACTUAL TOP OUTSIDE DIMENSION MINUS 2"
- THE ROOF OPENING MAY NOT BE THE STRUCTURAL OPENING DIMENSION.

NOTE: CONTROL PANEL ON REAR OF OVEN



HOOD 1/2" ABOVE OVEN
HANGING HANGER RODS
TO BE INSTALLED INTO PLACE.
FIELD EXHAUST DUCT CONNECTIONS



DATE ISSUED FOR
07.19.2017 REVIEW

THIS DRAWING IS THE SOLE PROPERTY OF RETAIL DESIGN CONSULTANTS LLC AND IS A COPYRIGHTED DOCUMENT AND IS NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

M102



Marcos's Pizza

Try before you Buy!
Like the game plan enough?
Love the pizza, we'll give you 10% Off!





Marco's Pizza

3162









© 2013 Google

© 2013 Google

Google Earth



QUICK & EASY PARTY PACKAGES

CATERING DISCOUNTS INCLUDED!

PIZZA PARTY

760 - 1,040 calories per serving

SERVES 15

\$3.13 PER PERSON
\$46.96 TOTAL
5 Large Pizzas*

SERVES 30

\$3.13 PER PERSON
\$93.92 TOTAL
10 Large Pizzas*

SERVES 45

\$2.94 PER PERSON
\$132.08 TOTAL
15 Large Pizzas*



PARTY PLATES

950 - 1,220 calories per serving

SERVES 15

\$4.90 PER PERSON
\$73.55 TOTAL
4 Large Pizzas*
1 Party Salad
1 Party CheesyBread

SERVES 30

\$4.60 PER PERSON
\$137.91 TOTAL
8 Large Pizzas*
2 Party Salads
2 Party CheesyBreads

SERVES 45

\$4.29 PER PERSON
\$193.07 TOTAL
12 Large Pizzas*
3 Party Salads
3 Party CheesyBreads



CROWD PLEASER

1,215 - 1,530 calories per serving

SERVES 15

\$6.61 PER PERSON
\$99.14 TOTAL
4 Large Pizzas*
1 Party Salad
1 Party CheesyBread
40pcs Chicken Wings

SERVES 30

\$5.78 PER PERSON
\$173.50 TOTAL
8 Large Pizzas*
2 Party Salads
2 Party CheesyBreads
80pcs Chicken Wings

SERVES 45

\$5.78 PER PERSON
\$260.25 TOTAL
12 Large Pizzas*
3 Party Salads
3 Party CheesyBreads
120pcs Chicken Wings



Pizza calorie counts based on original crust. Scaled calorie counts do not include dressings. 2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available on request. *All pizzas priced with cheese & 1-topping. Prices subject to change.



WHY OUR PIZZA IS SO FRESH

DOUGH

Marcos still makes dough the time-honored, traditional way, fresh from scratch every day in each store.

SAUCE

Our sauce is made from vine ripened tomatoes just hours after picking. Then we add a signature blend of herbs & spices right in the store.

CHEESE

We use a blend of three fresh cheeses, never frozen. Our cheese is at the heart of our authentic, fresh taste.

MEATS

We use hearty, robust servings of meat. Quality & abundance is the authentic Italian way.

CUT FRESH DAILY

Green peppers, onions, and tomatoes.

WE CATER PARTIES & MEETINGS!

MENU



Hot Delivery & Quick Carryout!

marcos.com

WE DELIVER!



Specials & Coupons are limited time. Participating locations only. Cannot be combined with other offers. Drinks not included. Price does not include delivery charge or taxes (varies by location). Delivery orders must meet minimum \$20.00.

*According to 2017 Market Force QSR Consumer Research, Pizza Sector.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Abacus Architects to construct a new ATI Physical Therapy facility on Superior Avenue just west of Taylor Drive. SO Zone

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

REPORT DATE: March 23, 2018

MEETING DATE: March 27, 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:

Abacus Architects is proposing to construct a new ATI Physical Therapy facility on vacant, undeveloped parcels 631700 and 631702 located on Superior Avenue just to the west of the Taylor Drive and Superior Avenue intersection between Appartement d'Elegance and Child's Play Daycare at 3304 Superior Avenue. The applicant states:

- ATI is a physical therapy outpatient service addressing chronic pain and injury or surgery recovery. Physical Therapy services include manual therapy, therapeutic exercise, therapeutic modalities, cardiovascular conditioning, and strength training. The friendly and motivating team at ATI will develop a personalized treatment plan designed to reduce pain, improve mobility and reduce future injuries.
- The Superior Avenue ATI facility will be the 2nd facility in Sheboygan (existing location is located at 2912 S. Business Drive). We are locating this medical-type use near many other medical facilities already located along Taylor Drive and Superior Avenue.
- Approximately 6-10 employees (employees will not all be working at the same time).
- Operating hours will typically be 7am to 7pm Monday thru Saturday.

The applicant states the following about the proposed physical therapy building:

- The proposed 3,000sf (40 x 75) building will be one-story concrete slab on grade with pitched asphalt shingle roof. Exterior wall materials will consist of face brick veneer,

strand substrate siding and trim, pre-finished fascia and soffit metal and aluminum storefront entrance and window assemblies.

- The materials being proposed for the exterior of the building, brick and lap siding, are consistent with the other buildings adjacent to it.

Site improvements include:

- This building will be located within the setbacks allowed, and the site meets all parking and green space requirements so it should not have any adverse effects on the neighborhood environment.
- New ingress/egress from Superior Avenue.
- New asphalt drives, parking and concrete walks.
- New landscaping.
- New dumpster enclosure to match building materials.
- Signage will consist of the primary building signage and monument signage identifying the operating business.

STAFF COMMENTS:

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.

There are some residential properties to the north and east of this commercial property and the applicant will be required to meet the landscaping bufferyard requirements.

The applicant is requesting the following variances:

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

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, 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. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. 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). Landscape plan shall also meet the bufferyard requirements.

4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
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 shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
9. 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.
10. Applicant shall install individual letter signs – no cabinet or flat panel signs.
11. All areas used for parking/maneuvering of vehicles shall be paved.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
14. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
15. Applicant will provide adequate public access along 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.).
16. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
17. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
18. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
19. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
20. 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.
21. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
22. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

March 13, 2018

City of Sheboygan
Plan Commission

Project Description: ATI Physical Therapy

Legal Description

Being part of the SE 1/4 of the SW 1/4 of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the south quarter corner of said Section 16; thence S 88°25'48" W, along the south line of said SW 1/4, 397.00 feet to a point in the southerly extension of the east line of Certified Survey Map recorded in Volume 11 on pages 38-39, as Document No. 1380977 ; thence N 00°02'42" W, along said southerly extension of said east line, 50.02 feet to a point in the north right of way line of Superior Avenue, being the point of beginning of lands herein described; thence continuing N 00°02'42" W, along said southerly extension and along said east line of Certified Survey Map as recorded in Volume 11, pages 38-39, 315.18 feet; thence N 88°15'25" E, along the south line of Amendment to West Meadows Condominium recorded in Volume 4 of Condominium Plat on page 4, as Document No. 1093138A, 133.38 feet; thence S 00°02'42" E, parallel with said east line of Certified Survey Map recorded in Volume 11 on pages 38-39, 315.58 feet to a point in said north right of way line of Superior Avenue; thence S 88°25'48" W, along said north right of way line, 133.37 feet to the point of beginning.

Zoning District

Suburban Office (SO)

Existing Land Use

Vacant Lot

Proposed Land Use

Personal or Professional Service (Permitted by Right)

Brief description of existing operation or use:

There is no building on the site currently, it is an open lot.

Detailed description of proposed operation or use including any changes to the existing use:

ATI is a physical therapy outpatient service which addresses chronic pain & injury or surgery recovery.

Brief description of all requested variances from provisions of the zoning ordinance, which are related to the proposed operation or use:

We are not going for any variances.

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed condition use is appropriate.

The materials being proposed for the exterior of the building, brick and lap siding, are consistent with the other buildings adjacent to it. We are locating this medical-type use near many other medical facilities. This building will be located within the setbacks allowed, and the site meets all parking and green space requirements so it should not have any adverse effects on the neighborhood environment. The occupants' operating hours should be standard business hours.

Is the proposed condition use located in an area that will be adequately served by utilities, or services provided by public agencies?

The facility is located just west of the corner of Taylor Drive and Superior Avenue. There are adequate utilities and services for our building.

Site Data

Total Site Area	42,066 sq. ft.
Building Footprint Area	3,000 sq. ft. (7.1% of total site)
Pavement, Concrete & Misc.	11,590 sq. ft. (27.6% of total site)
Total Impervious Area	14,590 sq. ft. (34.7% of total site)
Landscape Area Remaining	27,476 sq. ft. (65.3% of total site)

Density, Intensity and Setback Requirements

Description	Required	Actual
Min. Landscape Ratio	.25 min.	.65
Building Coverage Ratio	.50 max.	.08
Min. Street Building Setback	25' min.	25'
Min. Side Building Setback (Res.)	25' min.	77'
Min. Side Building Setback (Non-Res.)	10' min.	15'
Min. Rear Building Setback (Res.)	25' min.	215'
Min. Rear Building Setback (Non-Res.)	10' min.	N/A
Max. Building Height	35' max.	24'

Parking Requirements

Minimum Number of Off-Street parking Spaces Required on the Lot:

- Business & Retail Spaces - 1 space per 300 sq. ft. of building area per Section 15.206 of the City of Sheboygan Zoning Ordinance

Proposed Building:

- Professional Sales or Service
- 3,000 sq. ft. / 300 sq. ft. = 10 spaces required

10 total spaces required - 24 total spaces provided

Summary of Site Improvements

New ingress/egress off of Superior Avenue
New asphalt drives, parking and concrete walks
New landscaping in compliance with current City of Sheboygan Zoning Ordinance
New site lighting in compliance with current City of Sheboygan Zoning Ordinance
New signage in compliance with current City of Sheboygan Zoning Ordinance
New dumpster enclosure to match building materials
New building with face brick veneer and strand substrate siding

Building Design

The proposed building will be one-story concrete slab on grade with pitched asphalt shingle roof. Exterior wall materials will consist of face brick veneer, strand substrate siding and trim, pre-finished fascia and soffit metal, and aluminum storefront entrance and window assemblies. The materials being proposed for the exterior of the building are consistent with the other buildings adjacent to it.



BLOOM FAMILY DENTAL



COULIS CARDIOLOGY



PREVEA SHEBOYGAN HEALTH CENTER



PREVEA SHEBOYGAN HEALTH CENTER



CHILD'S PLAY CHILDCARE



ENDODONTIC SPECIALISTS

Landscape Requirements

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

Performance Standards / Potential Nuisances / Site Lighting

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

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

Signage Regulations

Formal signage submittals per City of Sheboygan Zoning Ordinance Subchapter 15-8 to be provided at a future date.

You will provide written documentation specifically explaining/detailing the proposed use:

- An explanation of the existing/previous use.

The subject property was developed with two residences on the southern portion of the site dating back to at least 1992 prior to grading of the northern portion of the site in approximately 2008 and removal of the residences between 2008 and 2010. The subject property has remained relatively unchanged since 2010. Currently, the site is vacant ground.

- An explanation of the proposed physical therapy facility all business services and activities to take place onsite (physical therapy services, other services, retail, days and hours of operation, parking, etc.).

Physical & rehabilitative medicine and related services, wellness services, general health care services. Regular business hours Monday thru Saturday, with business hours typically being 7am until 7pm.

- Is this site in addition to the ATI site at 2912 S. Business Drive or will that site be relocated to this site?

This new location on Superior will be a 2nd store in the market for ATI. Existing location at 2912 S. Business Drive will remain.

- Why was this site selected?

Variety of factors dealing with the overall submarket, including location on Superior Ave., demographics, spacing to existing store, competition, proximity to the hospital and synergy with other medical care providers.

When you will begin to construct/occupy/operate from this site.

Shell Construction - 2nd half of 2018

Interior Construction – 1st half of 2019

Opening – Summer, 2019

- Please explain how the proposed use is taking place in this building – please provide floor plan showing how the space is to be used (physical therapy, retail, office, bathrooms, etc.).

See attached prototypical fixture plan

- What are the proposed days and hours of operation (of all the different uses)?

Regular business hours Monday thru Saturday, and typical hours would be 7am until 7pm.

- How many employees do you have?

6-10 (although not all employees will be working at the same time)

- How many customers per day/week?

30-40 per day

- Is this a single tenant facility? Any plans to potentially expand in the future.....seems like a lot of this property will not be used on the north end.

Yes. The project will be initially developed to accommodate a single-tenant facility. However, if additional demand for medical space exists, we will look to potentially expand the footprint in the future, in accordance with all local codes, guidelines and regulations.

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

All related equipment is contained within the building with essentially "zero" noise outside the structure. Parking lot lighting will contain shields to prevent light pollution. There is no outdoor storage of materials required here. ATI would not be a noise or traffic nuisance.

- Any signage being proposed – no temporary signage permitted such as balloons, pennants, etc. will be permitted.

Signage will consist of the primary building signage and monument signage identifying the operating business. No temporary signage will be requested.

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

n/a

A couple of other comments:

- For your information, this property abuts residential properties on its east and north sides. The setbacks for a commercial properties adjacent to residential properties require a residential setback of 25 feet.

Our plan complies with these requirements.

- The proposal will need to adequately buffer the development from the residential properties to the east and north. Any time a 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.

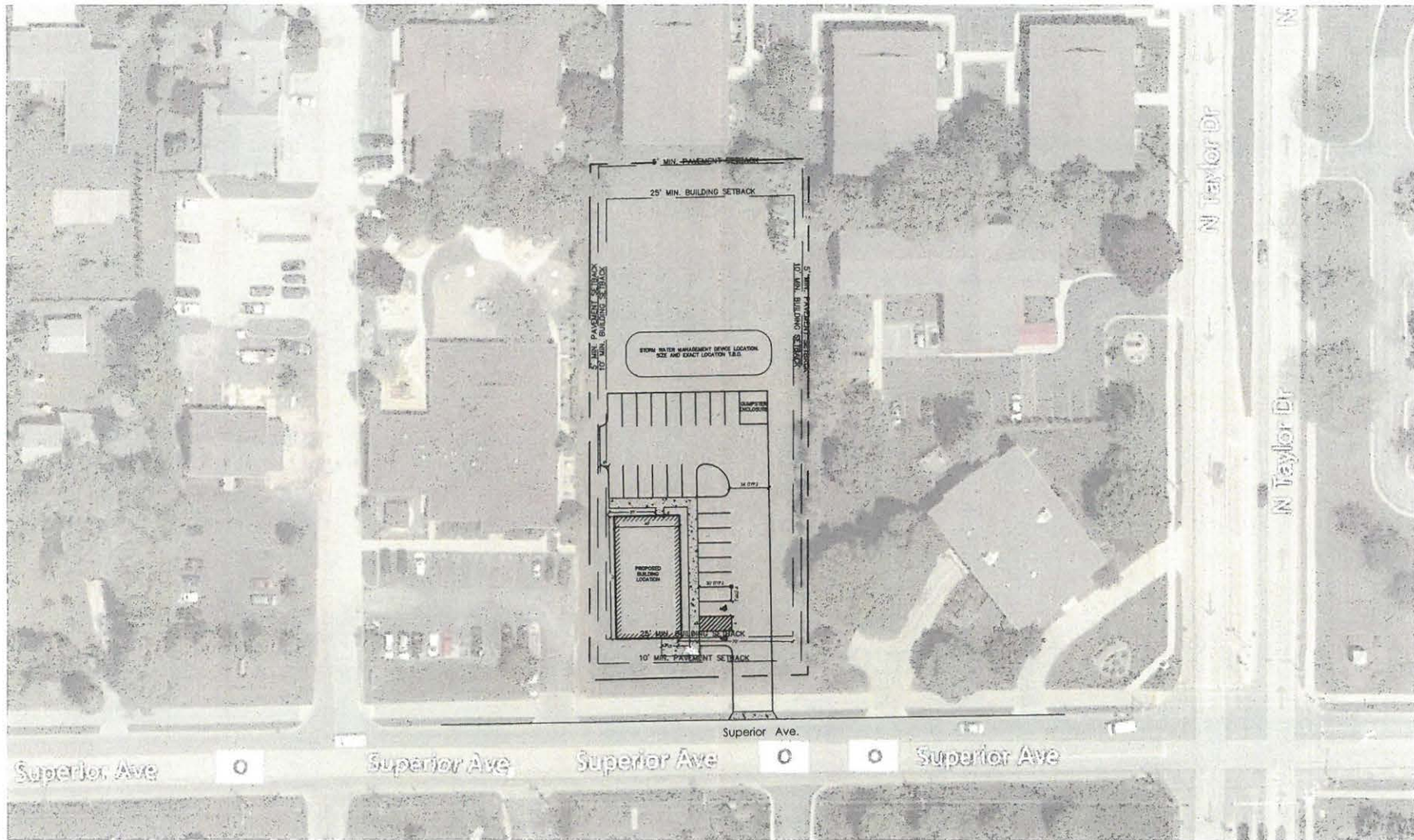
- There are also bufferyard requirements between the a Suburban Office (SO) property and an Urban Residential property (UR-12). So in addition to the typical required landscaping there is a bufferyard landscaping requirement as well along the east and north property lines. So you will want to be sure to work with Janet on that.

Will do. Thank you.

I will let you know if I need anything ese as I review.

Sincerely,

Steve Sokolowski



MARCH 13, 2018
NEW BUILDING

ATI PHYSICAL THERAPY

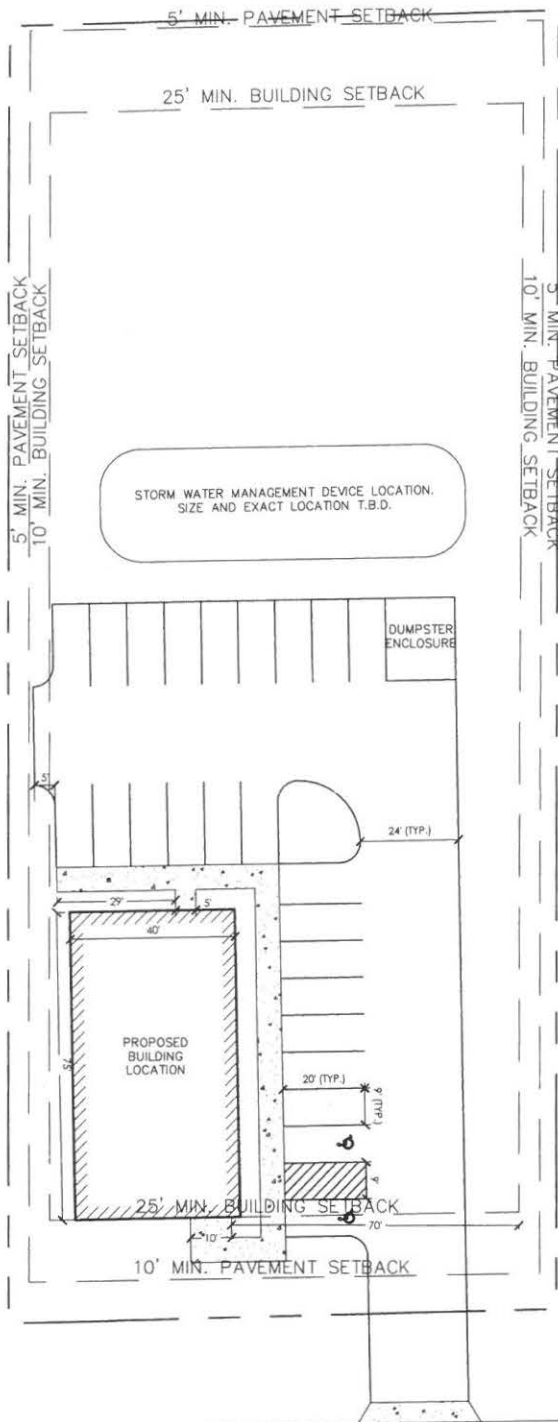
SHEBOYGAN, WISCONSIN, 53081
PROJ. NO. 2017-110



SCALE: 1"=60'

Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.
© 2018 Abacus Architects, Inc.





SCALE: 1"=30'

MARCH 13, 2018

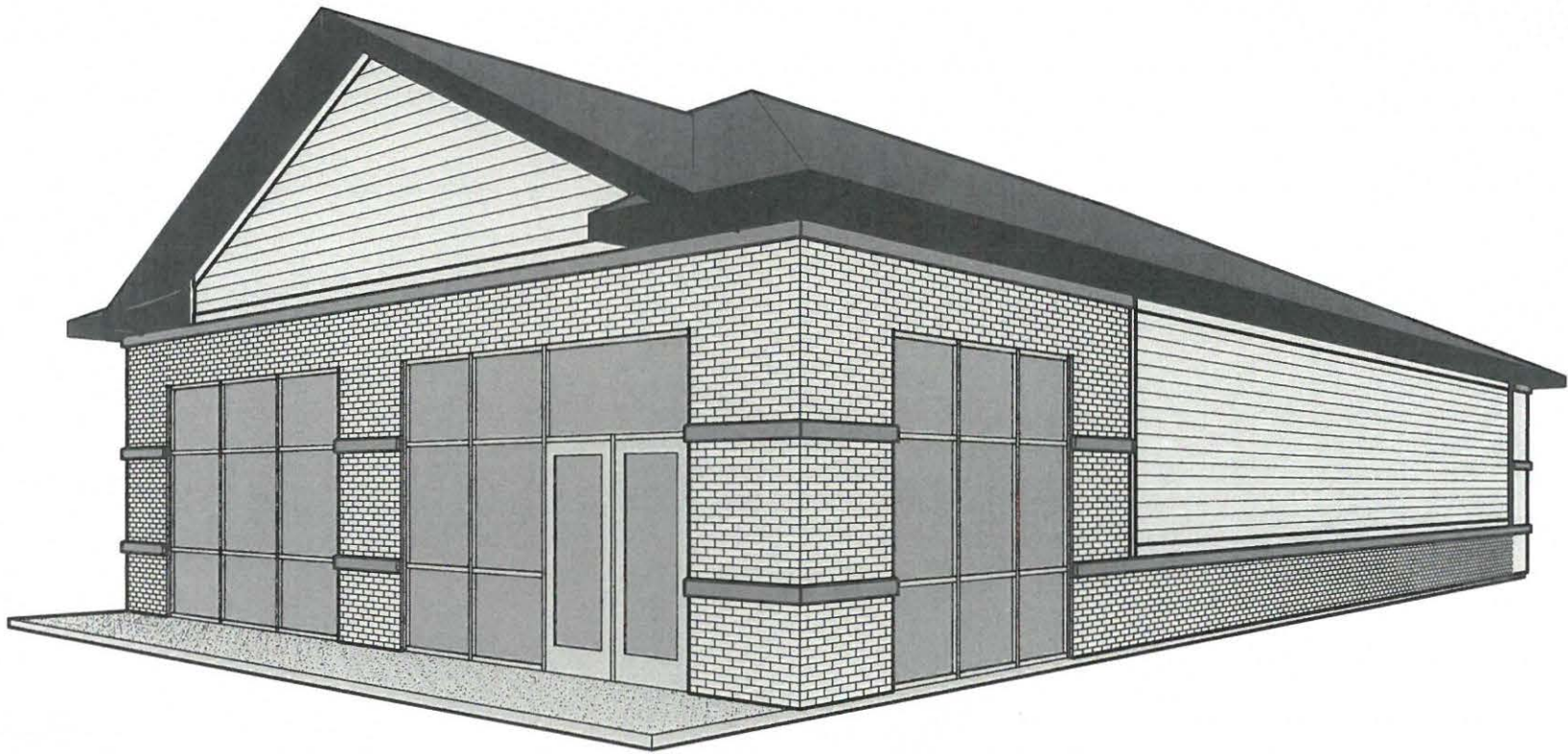
ATI PHYSICAL THERAPY

SHEBOYGAN, WISCONSIN, 53081

PROJ. NO. 2017-110

Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.
© 2018 Abacus Architects, Inc.





3D VIEW OF SOUTHEAST CORNER

MARCH 13, 2018

NEW BUILDING

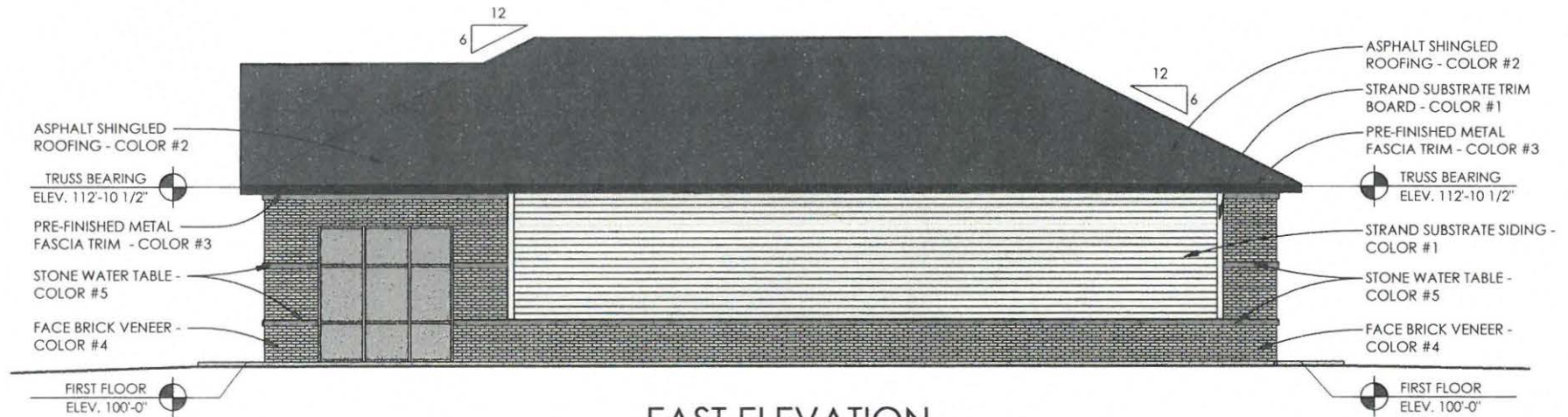
ATI PHYSICAL THERAPY

SHEBOYGAN, WISCONSIN, 53081

PROJ. NO. 2017-110

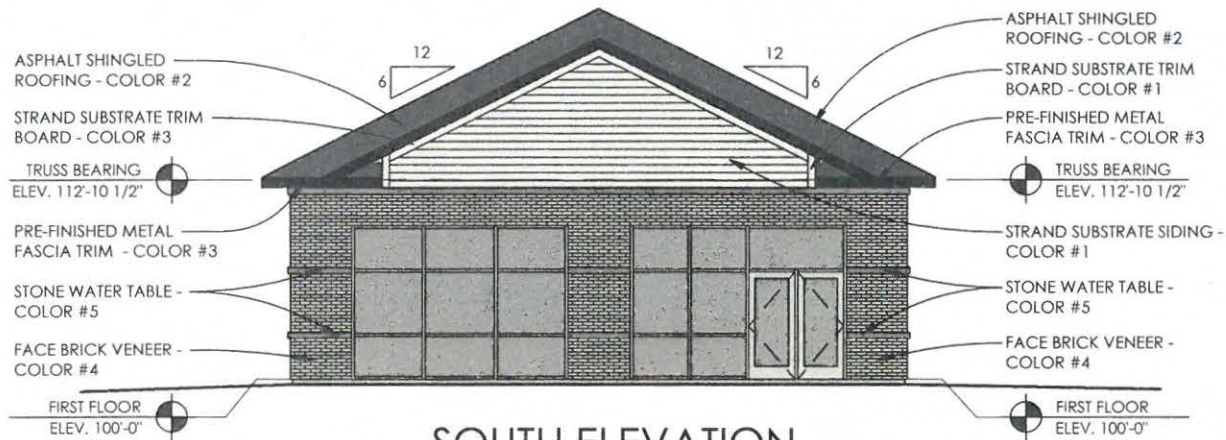
Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.
© 2018 Abacus Architects, Inc.





EAST ELEVATION

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



SOUTH ELEVATION

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

MARCH 13, 2018

NEW BUILDING

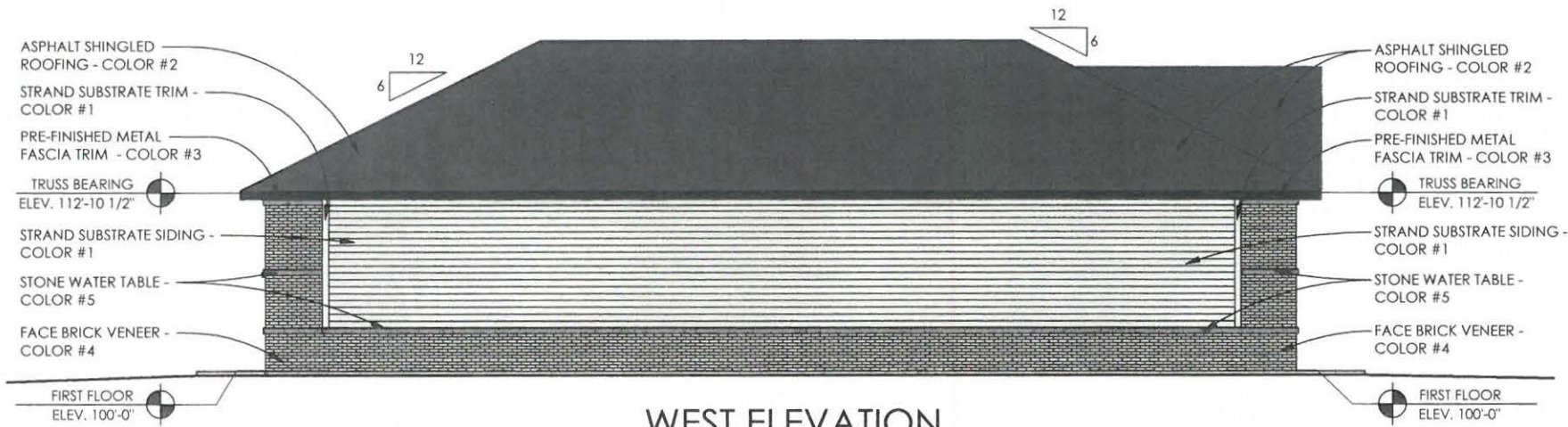
ATI PHYSICAL THERAPY

SHEBOYGAN, WISCONSIN, 53081

PROJ. NO. 2017-110

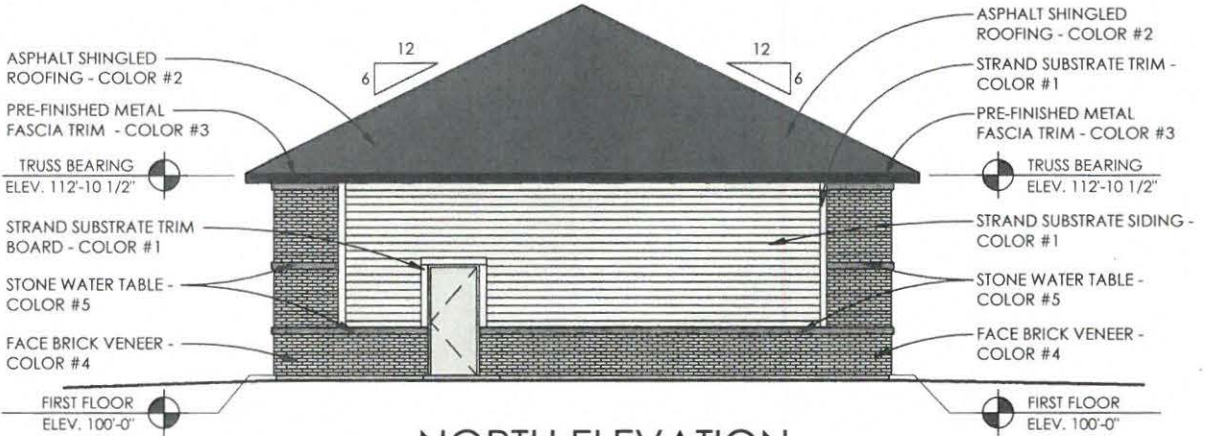
Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.
© 2018 Abacus Architects, Inc.





WEST ELEVATION

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



NORTH ELEVATION

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

MARCH 13, 2018
NEW BUILDING

ATI PHYSICAL THERAPY

SHEBOYGAN, WISCONSIN, 53081
PROJ. NO. 2017-110

Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.
© 2018 Abacus Architects, Inc.





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use and variance application by 2724 Sheboygan, LLC to construct new apartments at 2724 Kohler Memorial Drive (former Nino's Restaurant). UR-12 Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: March 23, 2018

MEETING DATE: March 27, 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:

2724 Sheboygan, LLC is proposing to construct the new apartments at 2724 Kohler Memorial Drive (former Nino's Restaurant). The applicant states the following about the project:

- This will be a 3-story, 48 unit market-rate multifamily apartment project with at grade and underground parking on 1.46 acres of land located on Kohler Memorial Drive between N. 27th and N. 28th Streets (former Nino's restaurant location).
- 2724 Sheboygan LLC has owned the site (Parcel # 59281212920) for 10 years and came to the conclusion that the best use for the site would be upscale apartments (recently rezoned to Urban Residential). The existing site is a worn asphalt parking lot with minimal green space and landscaping.
- This 3-story building height seems appropriate for the site, being located on Kohler Memorial Drive and with existing buildings of similar scale being located nearby.
- We are placing the building in the southwest corner of the site, in order to hold the street edge (main view is driving eastbound) and provide a buffer between our site and the neighboring residences to the north. A decorative fence, partial retaining wall, and landscaping are provided within this buffer yard area.
- The current site has 4 access points - two on 28th Street and two on 27th Street. We propose closing the two access points on 28th Street. The northernmost 27th Street access point will shift slightly south in order to minimize disruptions to the residential property

owner across the street to the east. No loading docks or loading areas are provided for this type of project.

- Demand has increased for market rate multifamily apartment housing for young professionals and empty nesters. This sites prime location presents a unique and exciting opportunity that balances proximity to urban spaces with freeway access.

The applicant states the following about the proposed apartment building:

- The main exterior façade material is brick veneer. Additional exterior materials include precast/cast stone veneer, prefinished metal panel system (mainly 3rd floor and accent areas), prefinished aluminum balconies, and fiberglass unit windows and patio doors. We feel that the slightly modern/clean building design compliments the existing bank directly east of this project. Our experience also shows that this modern building style is desired by the majority of prospective tenants.
- Proposed unit mix is 27 one-bedroom units and 21 two-bedroom units for a total of 48 units. Unit sizes are generous and larger than typical market rate unit sizes:
 - 1-bedroom = 870-940sf
 - large 2-bedroom (2 total) = 1060sf,
 - 2-bedroom = 1,175sf
 - large 2-bedroom (2 total) = 1350sf
- Total building/site construction costs are estimated to be in the \$7-8 million range. Anticipated monthly rents would be approximately \$1,350 for one-bedroom units and \$1,750 for two-bedroom units. There will be an on-site property manager and outside contractors will be utilized for maintenance and repairs.
- We propose a minimum of 52 underground, heated parking spaces and 55 surface parking spaces. This provides more than adequate parking for residents and visitors.

Site improvements include:

- The apartment building is approximately 61,000sf (20,300sf per floor) and has 48 one and two bedroom units (16 units per story).
- There will be 107 parking space – 52 underground and 55 at grade.
- New ingress/egress from N. 27th Street (no access to Kohler Memorial Drive or 28th St.).
- New asphalt drives, parking, concrete walks, retaining walls, fencing.
- New landscaping and storm drainage throughout the site.
- Signage will consist of the primary building signage and monument signage identifying the operating business.

STAFF COMMENTS:

Applicant is proposing to install a six (6) foot tall wood fence and landscaping along the north property line. Staff will be recommending a condition of approval that requires the fence and landscaping to be a minimum of four (4) feet high for a distance of 10 feet from the street property lines – for vision and safety reasons.

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

The applicant is requesting the following land use variances:

- To have a 10 foot front yard setback – Minimum front yard setback is 20 feet.

10 foot setback from overhanging decks and 15 foot setback to the building. The idea to have a 10 foot setback along Kohler Memorial Drive is to maintain the street edge but more importantly to provide additional bufferyard between the apartment facility and the neighboring residences to the north. A decorative fence, partial retaining wall and landscaping are provided in this additional northern bufferyard area.

- To have a building height of 41 feet – Maximum building height in excess of 35 feet is permitted with a conditional use permit.

A majority of the building is 35 feet tall but there are some architectural elements that are an additional six (6) feet tall at the center and corners of the building. These architectural elements add visual interest by highlighting the building corners and main entry.

- To have a five (5) foot paving setback along the east property line – minimum street yard paving setback is 10 feet.

The five (5) foot paving setback allows the building to be shifted to the east which eliminates the need to have the underground parking access come from the west there by eliminating all access points to N. 28th Street. This also provides for the opportunity to have a couple more at grade parking spaces.

- To have 48 units on 1.46 acres – For apartment structures, a maximum 25 units per 1.46 acres (2,500sf lot area per unit).
- To have a minimum lot area of 1,325sf per unit (1.46 acres) – For apartment structures, minimum lot area is 2,500sf per unit or 2.8 acres.

$$2,500sf \times 48 \text{ units} = 120,000sf \qquad 120,000sf / 43,560 \text{ (an acre)} = 2.8 \text{ acres}$$

$$1.46 \text{ acres} \times 43,560 \text{ (an acre)} = 63,598sf \qquad 63,598sf / 48 = 1,325sf \text{ per unit.}$$

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

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, 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. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. 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). Landscape plan shall also meet the bufferyard requirements.
4. Applicant shall install six (6) foot high wood fence along the north property line as depicted in the approved plans. Fence/landscaping at the northwest and northeast corners of the site shall be no higher than four (4) feet high for a distance of 10 feet from the street property lines. Fence shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance.
7. 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 apartment building to be occupied.
8. Outdoor storage of materials, products or equipment shall be prohibited.
9. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
10. All 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.
11. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
12. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
13. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15 foot vision triangle.
14. Applicant shall remove the existing pylon sign that was used by the previous property owner along Kohler Memorial Drive frontage road.
15. All areas used for parking/maneuvering of vehicles shall be paved.
16. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

17. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
18. Applicant shall reinstall sidewalk along N. 27th, N. 28th Street and Kohler Memorial Drive Frontage Road to standard City specifications.
19. 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.).
20. 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.).
21. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
22. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
23. 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.).
24. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
25. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
26. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
27. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
28. 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. 212920
MAP NO. _____
ZONING CLASSIFICATION: UR-12

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/27/18

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: Stephen Perry Smith Architects

ADDRESS: 215 N Water St, Suite 250, Milwaukee WI, 53202

E-MAIL: stephensmith@spsarchitects.com PHONE: (414) 277-9700

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Multi-Family Development

ADDRESS OF PROPERTY AFFECTED: 2724 Kohler Memorial Drive

LEGAL DESCRIPTION: Property is located on the north side of Kohler Memorial Drive, between 27th and 28th Streets.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Existing site is an asphalt parking lot with minimal landscaping/green space.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Proposed building is an L-shaped 3-story luxury multi-family apartment project containing 48 units with a basement underground parking level.

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



March 21, 2018

City of Sheboygan
Attn: Steve Sokolowski
828 Center Avenue, Suite 104
Sheboygan, WI 53081

RE: Architectural Review and Conditional Use Permit for property located at 2724 Kohler Memorial Drive

Mr. Sokolowski, Architectural Review Board, Planning Commission:

2724 Sheboygan LLC is seeking to be placed on the March 26th Architectural Review Board and March 27th Plan Commission Agendas for obtaining City of Sheboygan approval of: concept architectural design, architectural material selection, and site plan utilization for the new proposed multi-family development located at 2724 Kohler Memorial Drive.

The site is a 1.46 +/- acre parcel in which we are proposing a 3-story, 48 unit market-rate multifamily apartment project with an underground parking level. 2724 Sheboygan LLC has owned the site for 10 years, and came to the conclusion that the best use for the site would be upscale apartments. The existing site is a worn asphalt parking lot with minimal green space and landscaping. We are requesting a variances for increased height, increased density (and reduced minimum lot area per unit), a reduced southern building setback, and a reduced eastern paving setback.

We request a height variance to 41' above first floor level. The majority of the building is 35' high, but we propose raising areas to highlight significant building elements (corners, main entry). This 3-story building height seems appropriate for the site, being located on Kohler Memorial Drive and with existing buildings of similar scale being located nearby.

We request a reduced southern property line building setback of 10'. We originally planned on a 20' southern property line setback, but are proposing reducing this to 10' in order to hold the street edge (main view is driving eastbound on Kohler Memorial Drive) and provide a buffer between our site and the neighboring residences to the north. A decorative fence, partial retaining wall, and landscaping are provided within this northern buffer yard area. Our building will still have a greater southern property line setback than the adjacent building directly to the west (between 28th and 29th Streets).

We request a reduced eastern paving setback of 5'. We shifted the building further east to provide a larger building setback on the west side of the site. The current site has 4 access points (two on 28th Street and two on 27th Street). We propose closing the two access points on 28th Street. Also, the northernmost 27th Street access point will shift slightly south in order to minimize disruptions to the residential property owner across the street. No loading docks or loading areas are provided, as this is not typical for this type of project.

We request a variance for increased building density of 33 units per acre, and a minimum lot area of 1,325sf per unit (48 total units). We believe in 'smart growth' planning principles that concentrates density near urban centers and along major transportation thoroughfares (Kohler Memorial Drive) in order to avoid urban

sprawl. We believe that a 3-story building height is appropriate for the area, as buildings of this size and scale are located nearby (east of site on Kohler Memorial Drive).

The main exterior façade material is brick veneer. Additional exterior materials include precast/cast stone veneer, prefinished metal panel system (mainly 3rd floor and accent areas), prefinished aluminum balconies, and fiberglass unit windows and patio doors. We feel that the slightly modern/clean building design compliments the existing bank directly east of this project. Our experience also shows that this modern building style is desired by the majority of prospective tenants.

Proposed unit mix is 27 1-bedroom units and 21 2-bedroom units for a total of 48 units. Unit sizes are generous; larger than typical market rate unit sizes. We propose approximately 52 (minimum) underground, heated parking spaces and 55 surface parking spaces. This will provide more than adequate parking for residents and visitors. Total building/site construction costs are estimated to be in the \$7-8 million range. Anticipated monthly rents would be around \$1,350 for one-bedroom units and \$1,750 for two-bedroom units. There will be an on-site property manager and outside contractors will be utilized for maintenance and repairs.

We look forward to presenting our project for preliminary approval, and appreciate your consideration of this request.

Sincerely,

Stephen Perry Smith

STEPHEN PERRY SMITH ARCHITECTS, INC
Stephen Perry Smith, AIA, LEED AP
President

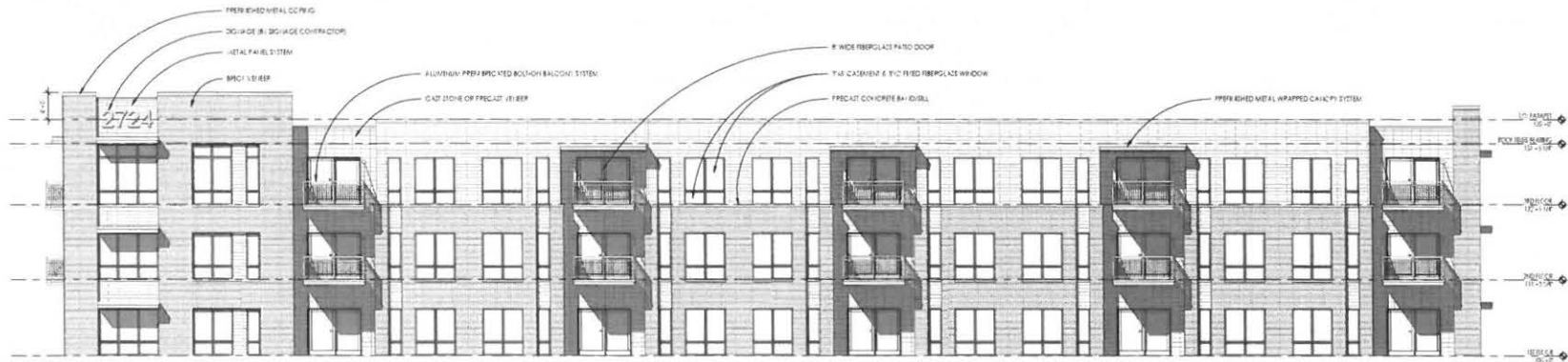


215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
sparchitects.com

PROJECT

Sheboygan
Multi-Family
Development
Sheboygan, WI

OWNER



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE 1/8" = 1'-0"

REVISIONS

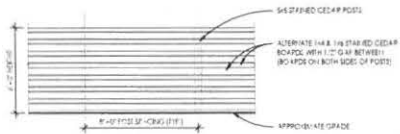
NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	AJA
PROJECT NUMBER	QCR-17-689
ISSUED FOR	REVIEW
DATE	03.09.18

SHEET
ELEVATIONS

M401



3 NORTH PROPERTY LINE FENCE ELEVATION
SCALE: 1/4" = 1'-0"



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



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsrchitects.com

PROJECT

Sheboygan
Multi-Family
Development
Sheboygan, WI

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	AJA
PROJECT NUMBER	GCR-17-089
ISSUED FOR	REVIEW
DATE	03.09.18

SHEET
ELEVATIONS

M402



Sheboygan Multi-Family



Sheboygan Multi-Family



Sheboygan Multi-Family



Sheboygan Multi-Family



