

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Robert E. Lee and Associates, Inc. to construct a new Prevea Medical Office building on the St. Nicholas Hospital Campus located at 3100 Superior Avenue. SO Zone

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

REPORT DATE: January 19, 2018

MEETING DATE: January 23, 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:

Robert E. Lee and Associates, Inc. is proposing to construct a new Prevea Medical Office building on the St. Nicholas Campus located at 3100 Superior Avenue. The applicant states:

- The proposed \$17,500,000 project includes construction of a new medical office building for Prevea Health on the existing St. Nicholas Hospital campus. The proposed building will be a standalone building located on the north side of the existing hospital building and east of the existing surgery center within the existing parking lot area. This facility will join St. Nicholas Hospital, Marsho Family Medical Group, St. Nicholas Surgery Center, and other medical facilities on this block.
- The proposed building will provide services for Lab, X-Ray, Physical Therapy, Occupational Therapy, and clinical space for GI, Surgery, Urology, Orthopedics, Podiatry, Pain and Spine, Sports Medicine, Ear/Nose/Throat, Audiology, Cardiology, Endoscopy and Neurology. Space is included for a future MRI suite. These services are ultimately a consolidation and expansion of medical services offered throughout the Sheboygan area.
- Approximately 91 employees will be on site during peak hours – 20 of those jobs will be new positions.
- The hours of operation for the building will be 6:00 AM to 5:30 PM Monday to Friday.

The applicant states the following about the proposed medical office building:

- The exterior materials proposed for the new medical office building are a combination of face brick, glass, quarried stone and metal wall panel. At approximately 61,000 square feet, the proposed structure will stand five (5) stories tall with the parapet approximately 67 feet above grade.
- The building's form, materials and textures are distinctive components of Prevea's architectural brand. Other Prevea facilities include smaller scale health centers in Manitowoc, Mondovi, Rice Lake and Shawano. Additional facilities are planned for Altoona, Menomonie, and Ladysmith. A facility similar in size to this proposed building is planned in the Eau Claire area.
- Primary structure forms are paralleled by the individual program components within the building. The double-height space of the entry sequence, clad mostly in north-facing glass and trimmed in wall panel is utilized to clearly identify a welcoming front door. A drive-up canopy offers protection for patients in adverse weather and a modest outdoor plaza provides gathering space immediately adjacent to the first-floor library.
- Various specialty services offered within the structure are differentiated by metal wall panels. This cladding provides versatility in shape and fenestration configurations, and is expandable to meet the programmatic needs of the internal spaces. The wall panel, anchored by a quarried stone base, includes a housing for the glass openings throughout the second, third and fourth floors. A fourth-floor walk-out patio, set-back and overlooking the park to the north, caps the entry sequence while offering users a brief area of respite from the consultation and conference rooms within.
- The Primary Care and Family Medicine portion of the building is identified with a dark, iron-spot, velour clay brick and repetitive punched windows. Set back from the specialty services block, it serves as a sturdy back up to the glass and wall panel foreground. Solid stone walls anchor the various building components together. The locally quarried limestone (Fond du Lac) was selected to celebrate Prevea's interest in locally procured materials and longevity within a community. Together the various exterior elements and forms articulate the program, provide a sense of scale to the building and unify Prevea's branded architecture throughout the state.

Site improvements include:

- This is a 61,000sf, five (5) story medical office building. The applicant intends on building out 53,500sf of the facility immediately with an additional 7,500sf which can be built based on future demand.
- Access to the site will be through a new driveway connection to Saemann Avenue. This driveway will be located just east of the current main driveway off Saemann Avenue and this current driveway will then be removed. Portions of the existing parking lot will be reconstructed and additional new parking areas will be constructed to serve the facility. Overall, the project will result in the addition of 188

parking stalls. Space has also been allotted for an additional 56 future parking stalls, should they be necessary (southeast corner of the site by drainage pond).

- A traffic study was performed by Traffic Analysis & Design, Inc. (TADI) in order to determine the effects of the proposed project on the traffic patterns along the adjacent City streets. The study first looked at the traffic volumes that could be expected from the proposed development and it was determined that on a typical weekday, the proposed project is expected to generate 2,240 total driveway trips (1,120 in and 1,120 out). The study then analyzed the adjacent street intersections with these additional trips and determined that the project would not have a significant impact on existing traffic patterns and no additional street improvements would be required.
- The existing site drains from the southwest to the northeast and this current drainage pattern will remain. The majority of the reconstructed parking lots and other new impervious surfaces will be captured via storm sewer and directed to a proposed wet detention pond in the northeast corner of the site. The pond will provide the storm water management necessary to comply with the WDNR and City of Sheboygan storm water requirements.
- The proposed exterior lighting, building materials, screening materials, and landscaping will all meet City zoning requirements.
- The proposed landscape plan will exceed the requirements set forth by the City and will greatly increase the number of trees and plantings on site, thus improving the overall landscaping of the campus.
- The proposed lighting plan will provide safe and efficient lighting for the parking lot while minimizing the excess lighting around the perimeter of the lot. The proposed facility will result in a minimal increase to the number of truck deliveries to the site and the overall noise generated by the existing campus.

STAFF COMMENTS:

The Plan Commission should be aware that the applicant is proposing to construct the new medical office building and reconfigured parking on parcel 631520 and a new parking on parcel # 631540. The applicant will need to either combine these lots or provide a shared access/parking, utility, etc. easement or agreement prior to issuance of a building permit.

No formal sign package has been presented but it appears the applicant will be proposing monument and wall signage.

There is presently a two (2) way stop sign at the intersection of N. 29th Street and Saemann Avenue. The two (2) way stop is for east-west traffic on Saemann Avenue only. Traffic

traveling north-south on N. 29th Street is permitted to drive through this intersection. East-West traffic is sometimes not aware that North-South traffic does not have to stop which can lead to confusion, near misses and accidents. Based on this new development, staff would recommend that the Plan Commission make a formal request to the public works committee that the Saemann Avenue and N. 29th Street intersection become a four (4) way stop. A four (4) way stop will provide safer/improved public safety at this busy intersection which will only become busier once the medical office is operating and as future development occurs at the St. Nicholas Hospital campus.

The Plan Commission may want to have the applicant explain which existing facilities in the City are relocating to the new medical office and what is the plan for the old facilities?

The applicant is requesting the following variances:

- Applicant is proposing a sideyard paving setback 0 feet for the multi-tenant parcel - The minimum paving setback is 5 feet.
- To have a building height of 67 feet– Maximum building height is 35 feet (Can exceed 35 feet with a conditional use permit).
- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/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).
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 to 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 applicant is responsible for providing all shared agreements/easements between Prevea and adjoining properties including but not limited to ingress/egress, parking, stormwater facilities, utilities, etc.
22. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
23. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 595281631520 & 595281631540

MAP NO. _____

ZONING CLASSIFICATION: SUBURBAN OFFICE

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: _____

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: Robert E. Lee & Associates, Inc. – Aaron Breitenfeldt

ADDRESS: 1250 Centennial Centre Blvd, Hobart, WI 54155

E-MAIL: abreitenfeldt@releeinc.com

PHONE: (920) 662-9641 FAX NO. (920) 662-9141

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Prevea Health is proposing to construct a medical office building on the existing St. Nicholas Hospital campus. The proposed building will be a separate stand-alone building.

ADDRESS OF PROPERTY AFFECTED: 3100 Superior Avenue, Sheboygan, WI 53081

LEGAL DESCRIPTION: SEC 16 T15N R23E PRT OF THE SW SE OF SEC 16 DESC AS: COM AT THE INTERSECTION OF THE E LN OF N TAYLOR DR AND THE N LN OF SUPERIOR AVE, BEING N-88-DEG-29'-58"-E 50.46' & N-01- DEG-31'-56"-W 40' OF THE SW COR OF THE SW SE, TH N-88- DEG-29'-58"-E 830.34' ALG THE N LN OF SUPERIOR AVE, TH N-01-DEG-21'-47"-W 381.02', TH N-88-DEG-25'-30"-E 82.26', TH N-01-DEG-21'-47"- W 314.48', TH N-88-DEG-29'- 58"-E 193.36', TH N-01-DEG- 22'-13"-W 551.79' TO THE S LN OF SAEMANN AVE, TH S-87- DEG-24'-18"-W 163.27' ALG SD AVE, TH S-01-DEG -21'-47"-E 399.90', TH S-87-DEG-24'- 18"-W 331.65', TH N-01-DEG- 21'-47"-W 399.90' TO THE S LN OF SAEMANN AVE, TH S-87- DEG-24'-18"-W 315.40' ALG SD S LN, TH S-01-DEG-31'-56"-E 170', TH S-87-DEG-24'-18"-W 300' TO THE E LN OF N TAYLOR DR, TH S-01-DEG-31'-56"-E 150' ALG SD E LN, TH N-88- DEG-28'-04"-E 190', TH S-01- DEG-31'-56"-E 217', TH N-88- DEG-28'-04"-E 125', TH S-01- DEG-31'-56"-E 155', TH S-88- DEG-28'-04"-W 315' TO THE E LN OF N TAYLOR DR, TH S-01- DEG-31'-56"-E 528.94' ALG SD E LN TO POB (SAINT NICHOLAS HOSPITAL), EXC THE FOLLOWING: COM AT SW1/4 COR SD SEC 16; TH N 88*29'58" E 50.46', TH N 01*31'56" W 40' TO THE E LN OF TAYLOR DR, TH CONT N 01*31'56" W ALG SD E LN 1056.12' TO THE POB, TH N 87*24'18" E 300', TH N 01*31'56" W 170' TO THE S LN OF SAEMANN AVE, TH N 87*24'18" E ALG SD S LN 22', TH S 01*31'56" E 268.57', TH N 88*18'21" W 321.95' TO THE SD E LN, TH N 01*31'56" W ALG SD E LN 93.5' TO THE POB

**City of Sheboygan Site Plan Review
Prevea Health Medical Office Building
Project Narrative**

INTRODUCTION

The proposed project includes constructing a new medical office building for Prevea Health on the existing St. Nicholas Hospital campus. The proposed building will be a standalone building located on the north side of the existing hospital building and east of the existing surgery center within an existing parking lot area. This facility will join St. Nicholas Hospital, Marsho Family Medical Group, St. Nicholas Surgery Center, and other medical facilities on this block. The proposed building will provide services for Lab, X-Ray, Physical Therapy, Occupational Therapy, and clinical space for GI, Surgery, Urology, Orthopedics, Podiatry, Pain and Spine, Sports Medicine, Ear/Nose/Throat, Audiology, Cardiology, Endoscopy and Neurology. Space is included for a future MRI suite. These services are ultimately a consolidation and expansion of Medical Services offered throughout the Sheboygan area.

The proposed project will be constructed at a cost of approximately \$17,500,000. The hours of operation for the building will be 6:00 AM to 5:30 PM Monday to Friday. Approximately 91 employees will be on site during peak hours.

BUILDING DESIGN DISCUSSION

The proposed building will be located on the south side of St Nicholas Campus, nearest Saemann Avenue. The neighboring buildings include:

The St Nicholas Surgery Center, immediately west -

A 2008 Project, made of face brick and gabled roof building with punched openings and a masonry base

The Marsho Family Medical Group Building; southwest of the proposed project-

An early 2000's building, clad with face brick and a large standing seam roof portico.

St. Nicholas Hospital, due south -

A 1970's vintage, six story, face brick and punched opening structure. The proposed project will be nearest the loading dock, generator space and mechanical services.

Other structures on the city block of St. Nicholas's campus include a medical arts building on the far southwest corner and a row of houses facing north 29th street.

The exterior materials proposed for the new Medical Office Building on St. Nicholas Hospital's campus are a combination of face brick, glass, quarried stone and metal wall panel. At approximately 61,000 square feet, the proposed structure will stand five stories tall, with the parapet 66'-10" above grade.

The building's form, materials and textures are distinctive components of Prevea's architectural brand. Other Prevea facilities include smaller scale Health Centers in Manitowoc, Mondovi, Rice Lake, and Shawano. Additional facilities are in planning for Altoona, Menomonie, and Ladysmith. A facility similar in size to this proposed building is planned in the Eau Claire area.



Mondovi Health Center



Manitowoc Health Center

Primary structure forms are paralleled by the individual program components within the building. The double-height space of the entry sequence, clad mostly in north-facing glass and trimmed in wall panel, is utilized to clearly identify a welcoming front door. A drive-up canopy offers protection for patients in adverse weather; and a modest outdoor plaza provides gathering space immediately adjacent to the first-floor library.

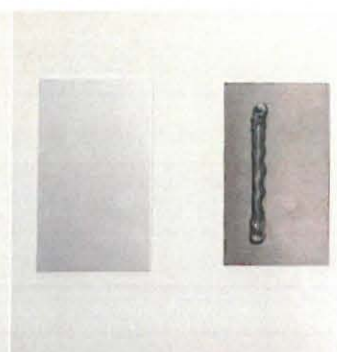
Various specialty services offered within the structure are differentiated by metal wall panels. This cladding provides versatility in shape and fenestration configurations, and is expandable to meet the programmatic needs of the internal spaces. The wall panel, anchored by a quarried stone base, includes a housing for the glass openings throughout the second, third and fourth floors. A fourth-floor walk-out patio, set-back and overlooking the park to the north, caps the entry sequence while offering users a brief area of respite from the consultation and conference rooms within.



Quarried Stone



Face Brick



Metal Wall Panel

The Primary Care and Family Medicine portion of the building is identified with a dark, iron-spot, velour clay brick and repetitive punched windows. Set back from the specialty services block, it serves as a sturdy back up to the glass and wall panel foreground. Solid stone walls anchor the various building components together. The locally quarried limestone (Fond du Lac) was selected to celebrate Prevea's interest in locally procured materials and longevity within a community. Together the various exterior elements and forms articulate the program, provide a sense of scale to the building, and unify Prevea's branded architecture throughout the state.

SITE DESIGN DISCUSSION

Access to the site will be through a new driveway connection to Saemann Avenue. This driveway will be located just east of the current main driveway off Saemann Avenue and this current driveway will then be removed. Portions of the existing parking lot will be reconstructed and additional new parking areas will be constructed to serve the facility. Overall, the project will result in the addition of 188 parking stalls. Space has also been allotted for an additional 56 future parking stalls, should they be necessary.

In addition, a traffic study was performed by Traffic Analysis & Design, Inc. (TADI) in order to determine the effects of the proposed project on the traffic patterns along the adjacent City streets. The study first looked at the traffic volumes that could be expected from the proposed development and it was determined that on a typical weekday, the proposed project is expected to generate 2,240 total driveway trips (1,120 in / 1,120 out). The study then analyzed the adjacent street intersections with these additional trips and determined that the project would not have a significant impact on existing traffic patterns and no additional street improvements would be required.

The existing site drains from the southwest to the northeast and this current drainage pattern will remain. The majority of the reconstructed parking lots and other new impervious surfaces will be captured via storm sewer and directed to a proposed wet detention pond in the north east corner of the site. The pond will provide the storm water management necessary to comply with the WDNR and City of Sheboygan storm water requirements.

Chapter 15-7 of the City's zoning ordinance has been reviewed and the proposed development complies with all requirements of sub-chapter 15-7. The proposed exterior lighting, building materials, screening materials, and landscaping will all meet City zoning requirements. The proposed landscape plan will exceed the requirements set forth by the City and will greatly increase the number of trees and plantings on site, thus improving the overall landscaping of the campus. The proposed lighting plan will provide safe and efficient lighting for the parking lot while minimizing the excess lighting around the perimeter of the lot. The proposed facility will result in a minimal increase to the number of large truck deliveries needed on site and the overall noise generated by the existing campus.

ARCHITCTURAL REVIEW

ST. NICHOLAS HOSPITAL CAMPUS

Sheboygan, WI

PREVEA MEDICAL OFFICE BUILDING

5872.00

PREVEA MEDICAL OFFICE BUILDING | ST. NICHOLAS HOSPITAL CAMPUS

CLINICAL SERVICES

Services include Lab, X-Ray, Physical Therapy, Occupational Therapy, and clinical space for GI, Surgery, Urology, Orthopedics, Podiatry, Pain and Spine, Sports Medicine, Ear/Nose/Throat, Audiology, Cardiology, Endoscopy and Neurology. Space is included for a future MRI suite. These services include a consolidation and expansion of Medical Services offered throughout the Sheboygan area.

ARCHITECTURAL LANDSCAPE

The proposed building location is shown on the north side of St Nicholas Campus, nearest Saemann Avenue. The neighboring buildings include:

The St Nicholas Surgery Center, immediately west -

A 2008 Project, made of face brick and gabled roof building with punched openings and a masonry base

The Marsho Family Medical Group Building; southwest of the proposed project

An early 2000's building, clad with face brick and a large standing seam roof portico.

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A 1970's vintage, six-story, face brick and punched opening structure. The proposed project will be nearest the loading dock, generator space and mechanical services.

Other structures on the city block of St. Nicholas's campus include a medical arts building on the far southwest corner and a row of houses facing north 29th street.

BUILDING EXTERIOR DESCRIPTION

The exterior materials proposed for the new Medical Office Building on St. Nicholas Hospital's campus are a combination of face brick, glass, quarried stone and metal wall panel.

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The building's form, materials and textures are distinctive components of Prevea's architectural brand. Other Prevea facilities include smaller scale Health Centers in Manitowoc, Mondovi, Rice Lake, and Shawano. Additional facilities are in planning for Altoona, Menomonie, and Ladysmith. A facility similar in size to this proposed building is planned in the Eau Claire area.



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PREVEA MEDICAL OFFICE BUILDING | ST. NICHOLAS HOSPITAL CAMPUS

patients in adverse weather; and a modest outdoor plaza provides gathering space immediately adjacent to the first-floor library.

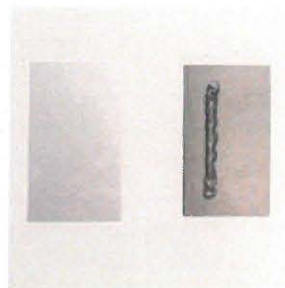
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Face Brick



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Together the various exterior elements and forms articulate the program, provide a sense of scale to the building, and unify Prevea's branded architecture throughout the state.



Bird's Eye View of location on St. Nick's Campus



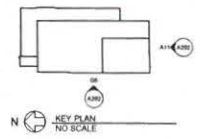
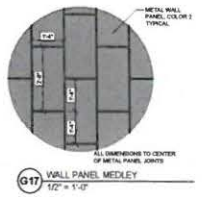
PREVEA
health

**BERNERS
SCHÖBER**
architecture • engineering • interiors

RODAC
DEVELOPMENT & CONSTRUCTION LLC



WINDOW DETAIL LEGEND				
WINDOW	HEAD	JAMB	SILL	
A	PARSON	ELABOR	ATLANTIC	
B	ELABOR	ELABOR	ATLANTIC	
C	ELABOR	ELABOR	ATLANTIC	
D	ELABOR	ELABOR	ATLANTIC	
E	ELABOR	ELABOR	ATLANTIC	
F	ELABOR	ELABOR	ATLANTIC	
G	ELABOR	ELABOR	ATLANTIC	
H	ELABOR	ELABOR	ATLANTIC	
I	ELABOR	ELABOR	ATLANTIC	
J	ELABOR	ELABOR	ATLANTIC	
K	ELABOR	ELABOR	ATLANTIC	
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M				
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OWNER REVIEW SET

PREVEA ST. NICHOLAS MEDICAL OFFICE BUILDING

PREVEA
health

BERNERS SCHOBER

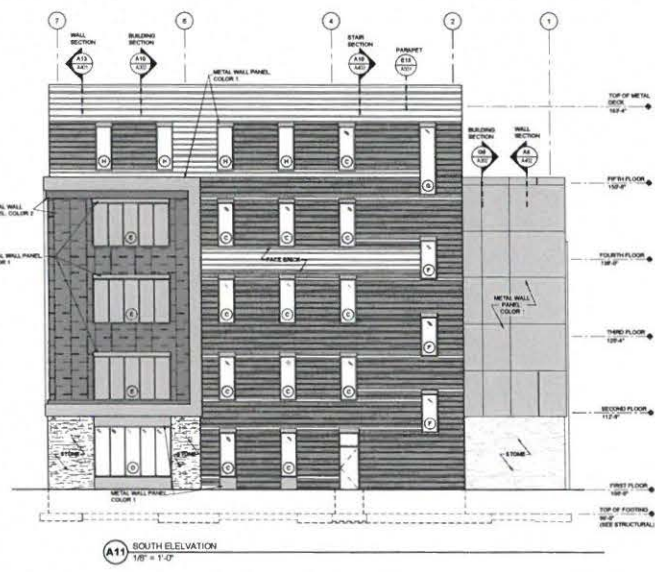
110 Park Street | Oneida, WI 54991 | 920-433-4868 | www.bernerschober.com

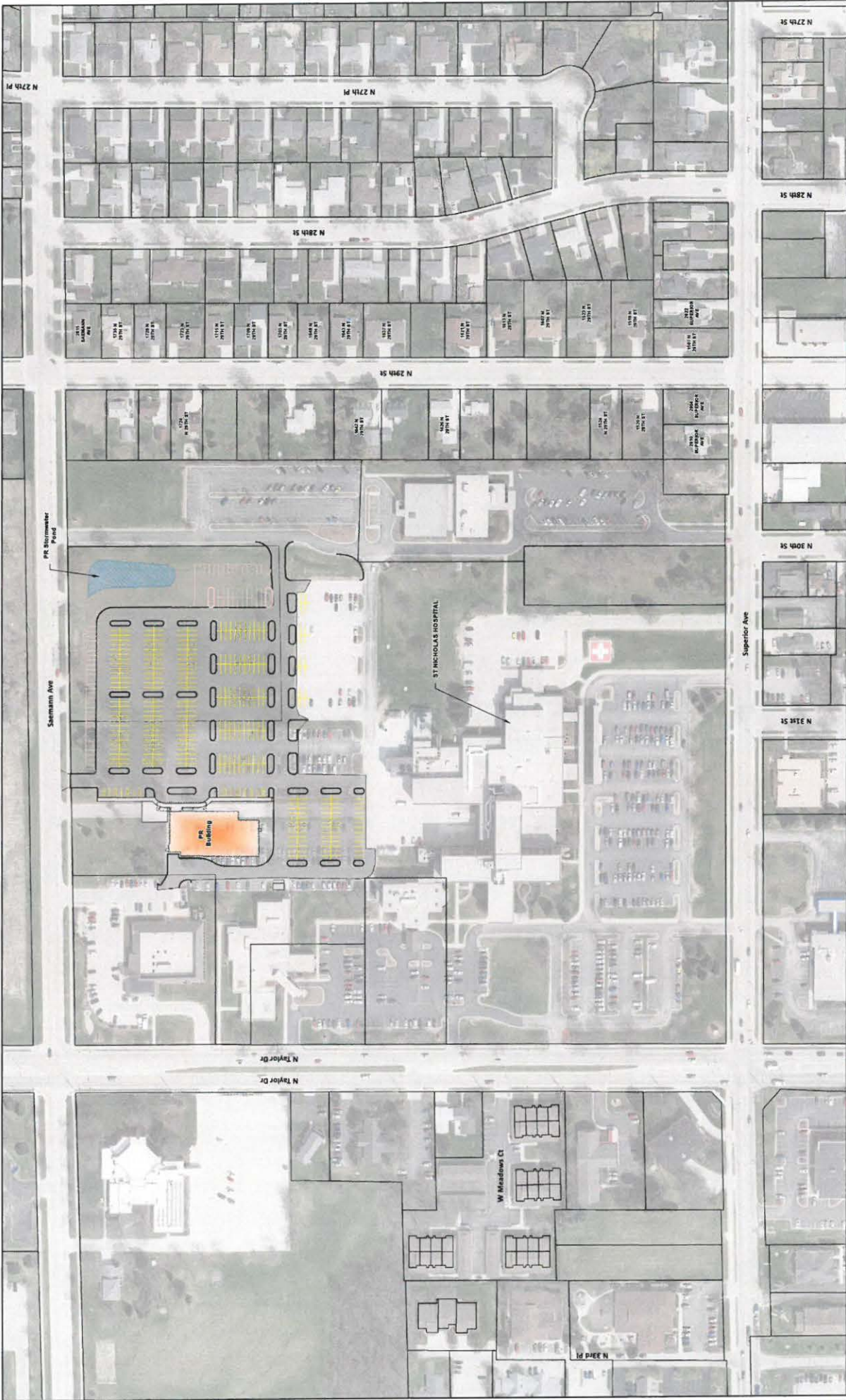
OWNER REVIEW SET	DATE
	12-29-2017

ELEVATIONS - WEST AND SOUTH

A202 DATE: JANUARY 02, 2018
5872.00

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Proposed Preva MOB Development
 City of Shawoygan
 Shawoygan County, WI

DATE: 10/20/23
 A/E: RFR/22
 DRAWN: PFD

PR Canopy
 PR Building
 PR Parking Structure
 PR Concrete
 PR Paved
 PR Asphalt
 PR Grass
 PR No Parking Area
 PR Other

PR Canopy
 PR Building
 PR Parking Structure
 PR Concrete
 PR Paved
 PR Asphalt
 PR Grass
 PR No Parking Area
 PR Other

Robert E. Lee & Associates, Inc.
 1800 Center Avenue, Suite 100
 Shawoygan, WI 53089
 Phone: (478) 342-0441 Fax: (478) 342-0111
 www.relee.com

REQUIRED PARKING BREAKDOWN

1 SPACE + 1 SPACE = 1 X (1 EMPLOYEES - 95 STATIONS) = 186 SPACES
 CUSTOMER STATION OR EMPLOYEE
 1 SPACE = 1 (81,000 SF - 17,500 SF) = 178 SPACES
 900 S.F. = 300
 *7,500 S.F. OF INTERIOR SPACE WILL NOT BE BUILT OUT AT THIS TIME

NOTE
 ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA
 TOTAL PARKING SPACES PROVIDED = 188
 HANDICAP ACCESSIBLE PARKING SPACES = 20
 TOTAL PARKING SPACES REQUIRED = 186

SITE DATA PARCEL 59281631920

TOTAL AREA = 20.21 ACRES, 880,348 S.F.
 BUILDING AREA = 2.35 ACRES, 102,528 S.F. (11.6%)
 SIDEWALK/PARKING LOT AREA = 9.37 ACRES, 408,180 S.F. (46.4%)
 GREEN SPACE = 8.49 ACRES, 389,640 S.F. (44.0%)

SITE DATA PARCEL 59281631540

TOTAL AREA = 3.03 ACRES, 131,894 S.F.
 BUILDING AREA = 0.0 ACRES, 0 S.F. (0.0%)
 SIDEWALK/PARKING LOT AREA = 1.88 ACRES, 73,208 S.F. (55.9%)
 GREEN SPACE = 1.35 ACRES, 58,686 S.F. (45.0%)

ZONING

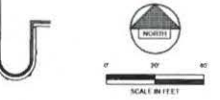
SO - SUBURBAN OFFICE

PARCEL NO.

59281631920, 59281631540

LEGEND

- CONCRETE PAVEMENT
 - ASPHALT PAVEMENT (LIGHT) (S.F.)
 - ASPHALT PAVEMENT (HEAVY) (S.F.)
 - LANDSCAPE AREA
 - GREEN SPACE
 - PROPOSED 18" STANDARD CURB AND GUTTER (UNLESS OTHERWISE NOTED)
 - PROPOSED 18" SHEDDING CURB AND GUTTER
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS
- NOTE:** ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE



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 1750 CENTRAL CENTRE BOULEVARD - HENRIEVILLE, NY 12435
 518-862-8841
 www.reea.com

OWNER REVIEW SET

PREVEA ST. NICHOLAS MEDICAL OFFICE BUILDING

PREVEA health
 (Part of) (Dedicated) (NY 13021)

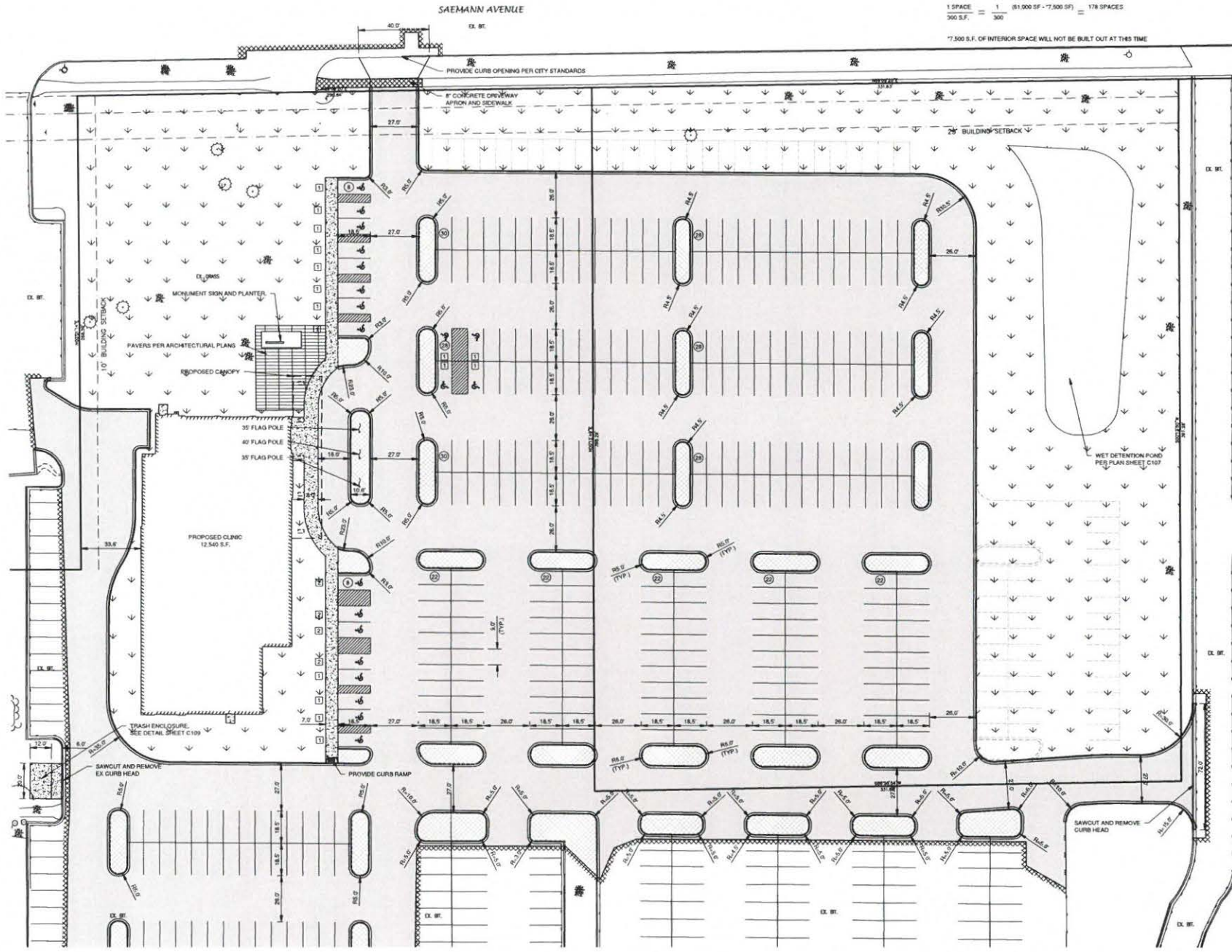
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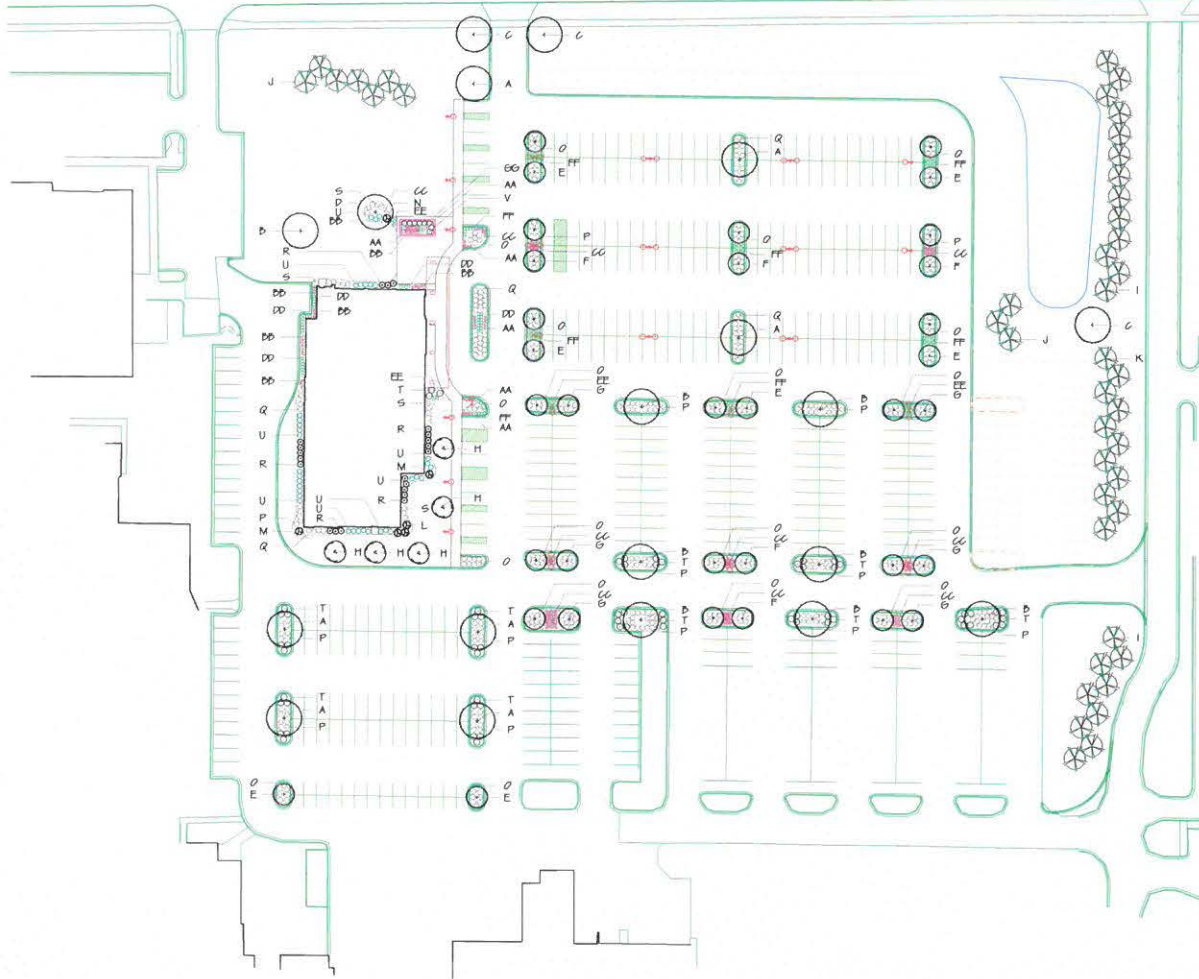
OWNER REVIEW SET 12-22-17

SITE PLAN

C102 DATE: DECEMBER 22, 2017
 5872.00

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PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
A	7	<i>Acer Fraxinifolium 'Autumn Blaze'</i>	AUTUMN BLAZE MAPLE	2"	BB
B	7	<i>Cornus alternifolia</i>	COMMON HORNEDOE	2"	BB
C	9	<i>Quercus laevis</i>	SWAMP WHITE OAK	2"	BB
D	1	<i>Abies balsamea 'Millers'</i>	SCHEDE NOBIS CEDAR	7"	BB
E	12	<i>Senecio reticulatus 'New York'</i>	NOTYSAK WEE LILAC	7"	BB
F	10	<i>Malus 'Triple Tree'</i>	TRIPLE TREE CRABAPPLE	2"	BB
G	12	<i>Malus 'Adirondack'</i>	ADIRONDACK CRABAPPLE	2"	BB
H	9	<i>Aster laevis</i>	AUTUMN RELLIGENCE SEVEREDERBY	2"	BB
I	27	<i>Fraxinus americana</i>	BLACK HELL-TOE	4"	BB
J	10	<i>Fraxinus</i>	SEPPAN-SPICE	5"	BB
K	8	<i>Fraxinus</i>	ADIRONDACK	5"	BB
L	9	<i>Heteromeles americana 'Lindley'</i>	LINDLEY HAWKWEED	5 GAL.	CONC.
M	2	<i>Syringa meyeri 'Palmer'</i>	PALMER LORNA LILAC	9 GAL.	CONC.
N	1	<i>Viburnum dentatum 'Crown'</i>	BLUE VIBURNUM	9 GAL.	CONC.
O	24	<i>Syringa latifolia 'Ice'</i>	ICE PEACHBLOSSOM SYRINGA	5 GAL.	CONC.
P	150	<i>Syringa americana 'Mariesii'</i>	DIANE'S GOLDEN SYRINGA	5 GAL.	CONC.
Q	79	<i>Syringa meyeri 'Palmer'</i>	PALMER LILAC SYRINGA	5 GAL.	CONC.
R	21	<i>Woodsia glabella 'Almond'</i>	WILDE & TOE'S VIBRILLA	5 GAL.	CONC.
S	12	<i>Heteromeles americana 'Lindley'</i>	DIANE'S SUMMIT PEACHBLOSSOM HAWKWEED	5 GAL.	CONC.
T	65	<i>Juniperus horizontalis 'Blue Chip'</i>	BLUE CHIP JUNIPER	5 GAL.	CONC.
U	54	<i>Juniperus horizontalis 'Blue Star'</i>	BLUE STAR JUNIPER	5 GAL.	CONC.
V	8	<i>Juniperus horizontalis 'Blue Star'</i>	BLUE STAR JUNIPER	5 GAL.	CONC.
W					
X					
Y					
Z					
AA	54	<i>Juniperus horizontalis 'Blue Star'</i>	BLUE STAR JUNIPER	1 GAL.	CONC.
BB	25	<i>Hemerocallis 'Fountain'</i>	FOUNTAIN HE MERTER	1 GAL.	CONC.
CC	127	<i>Hemerocallis 'Fountain'</i>	FOUNTAIN HE MERTER	1 GAL.	CONC.
DD	40	<i>Colocynthis scutellaria 'Half Fortune'</i>	HALF FORTUNE SCUTELLARIA	1 GAL.	CONC.
EE	22	<i>Dracopis aurea</i>	DRACOPIS	1 GAL.	CONC.
FF	80	<i>Syringa latifolia</i>	ICE PEACHBLOSSOM SYRINGA	1 GAL.	CONC.
GG	9	<i>Syringa latifolia</i>	AUTUMN BLAZE MAPLE	1 GAL.	CONC.

LANDSCAPE POINT REQUIREMENTS:

- ZONED: SUBURBAN OFFICE
- 62.00 SQUARE FEET BUILDING = 930 POINTS
- 521 LINEAL FEET BUILDING FOUNDATION = 208 POINTS
- 632 LINEAL FEET OF STREET FRONTAGE = 252 POINTS
- 212 PARKING STALLS = 848 POINTS
- TOTAL POINTS REQUIRED = 2238

POINTS PER LANDSCAPE PLAN

- Climax Trees 18@75 = 1350 POINTS
- Tall Deciduous Trees 39@30 = 1170 POINTS
- Tall Evergreen Tree 40@40 = 1600 POINTS
- Medium Deciduous Shrub 521@3 = 1563 POINTS
- Medium Evergreen Shrubs 105@5 = 525 POINTS
- Non-Contributory Plantings 250@0 = 0 POINTS
- TOTAL POINTS = 6208

LANDSCAPE NOTES

- Topsoil shall be provided by and rough graded by grading contractor. Rough grading to be completed within +/- .1 foot.
- Any imported topsoil must be a loose, pulverized, sandy mixture free of excess debris. Topsoil shall be in a workable condition for landscape contractor. Landscape contractor shall inspect site to determine workability and should take necessary measures to correct any potential discrepancies. Once topsoil is placed and rough graded, no construction equipment or vehicles shall be allowed to drive on area.
- Landscape contractor shall seed, fertilize and mulch all disturbed areas as indicated on plans. Landscape contractor shall provide all trees, shrubs, plantings, edgings and mulch material as indicated on plans.
- All planting beds to be mulched with 3" Hardwood bark.
- All planting beds to be edged with Cobra commercial grade vinyl edging.
- Landscape contractor to be responsible for restoring all damaged turf within construction limit lines. Landscape contractor shall verify construction limits with general contractor prior to start of work.

LANDSCAPE ARCHITECTURE
DEVELOPMENT AND
CONSTRUCTION

3044 BELLEVUE STREET
GREEN BAY, WISCONSIN 54311
PHONE: 920-869-0831
FAX: 920-869-0830
WWW.LANDSCAPE.COM

LIZER
LANDSCAPE & NURSERY

1000 1/2 WISCONSIN
PUBLIC
CORP.
1144 N
WISCONSIN
LANDSCAPE ARCHITECT

DATE: 11-18-18
REVISIONS:
REVISED: 11-18-18
SCALE: 1"=40'-0"
DRAWN BY: J.A.K.
CHECKED BY: J.A.K.
SHEET TITLE: LANDSCAPE PLAN

PROJECT: PREVEIA CLINIC
ADDRESS: SEVENOHL WISCONSIN

SHEET NO.
JOB # FILE NO.

SOIL TYPES
 -KEWAUNEE SILT LOAM
 -WAYNOR SILT LOAM

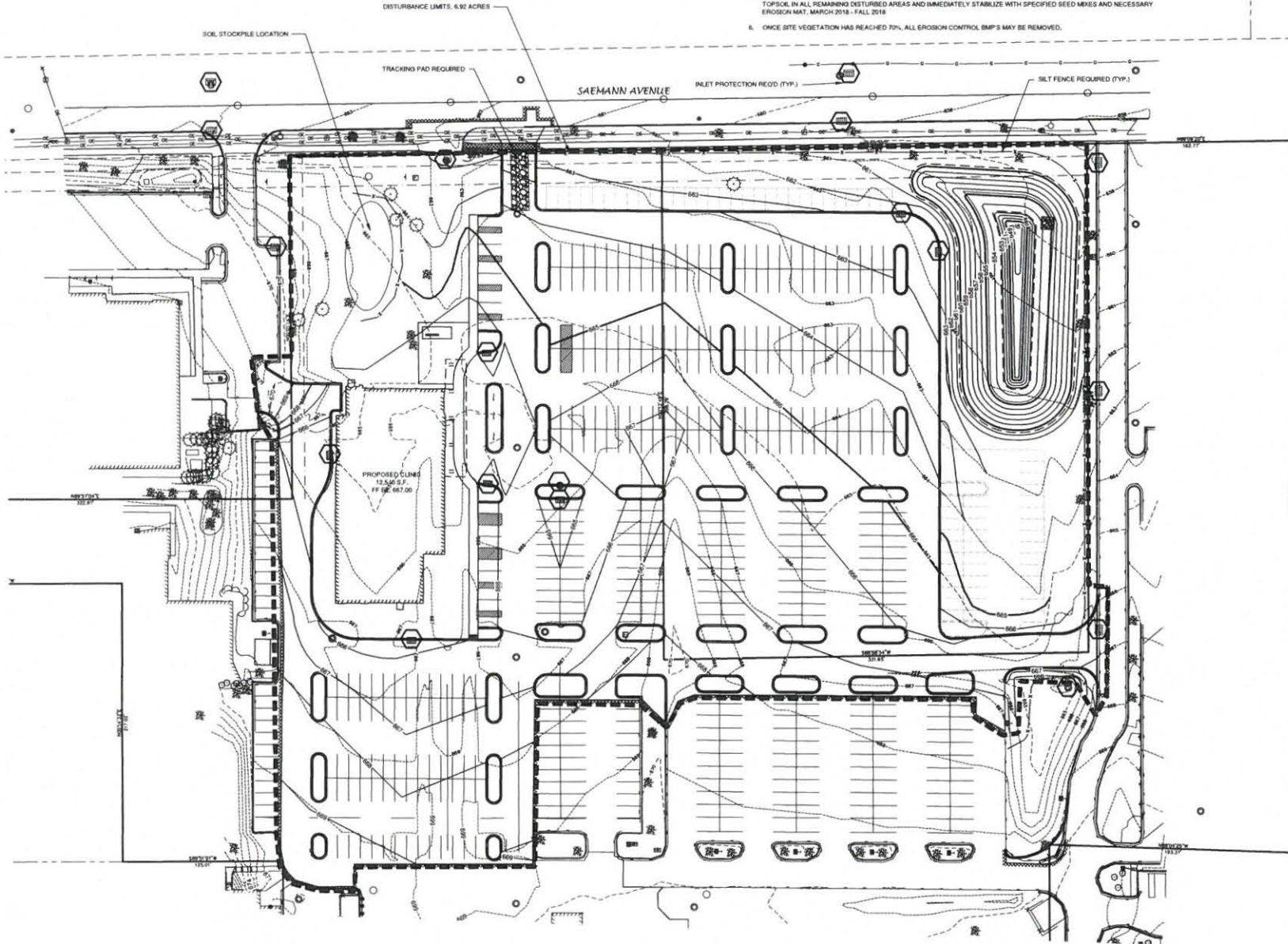
CONSTRUCTION SEQUENCE

1. INSTALL EROSION CONTROL BMP'S SUCH AS SILT FENCE, INLET PROTECTION, AND TRACKING PADS PRIOR TO ANY SITE DISTURBANCE. -FEBRUARY 2018.
2. SAW CUT EXISTING PAVEMENT, REMOVE EXISTING PAVEMENTS, AND STRIP EXISTING TOPSOIL, AS NEEDED TO ACCOMMODATE PROPOSED SITE IMPROVEMENTS. BEGIN EXCAVATING FOR BUILDING FOUNDATIONS. -FEBRUARY/MARCH 2018.
3. RELOCATE EXISTING SANITARY SEWER AND INSTALL PROPOSED SANITARY SEWER, WATER MAIN, AND STORM SEWER. -FEBRUARY/MARCH 2018.
4. BEGIN EXCAVATION FOR BUILDING FOUNDATIONS AND BEGIN FINISH SITE GRADING, INCLUDING POND EXCAVATION - MARCH 2018.
5. CONSTRUCT BUILDING, FINAL GRADE SITE IMPROVEMENTS, AND INSTALL ALL GRAVEL, RFP, RAP, AND PAVEMENTS. INSTALL TOPSOIL IN ALL REMAINING DISTURBED AREAS AND IMMEDIATELY STABILIZE WITH SPECIFIED SEED MIXES AND NECESSARY EROSION MAT. MARCH 2018 - FALL 2018.
6. ONCE SITE VEGETATION HAS REACHED 70%, ALL EROSION CONTROL BMP'S MAY BE REMOVED.

EROSION CONTROL

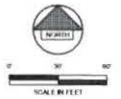
ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL, DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENT OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE Dewatering SHALL BE PERFORMED IN ACCORDANCE WITH WDMR TECHNICAL STANDARD 106.1.



LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- SILT FENCE
- BALE DITCH CHECK
- FLOW ARROW
- TRACKING PAD
- INLET PROTECTION



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**PREVEA ST. NICHOLAS
 MEDICAL OFFICE
 BUILDING**



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OVERALL EROSION CONTROL PLAN

C106 DATE: DECEMBER 22, 2017
 DRAWING NO: 5872.00

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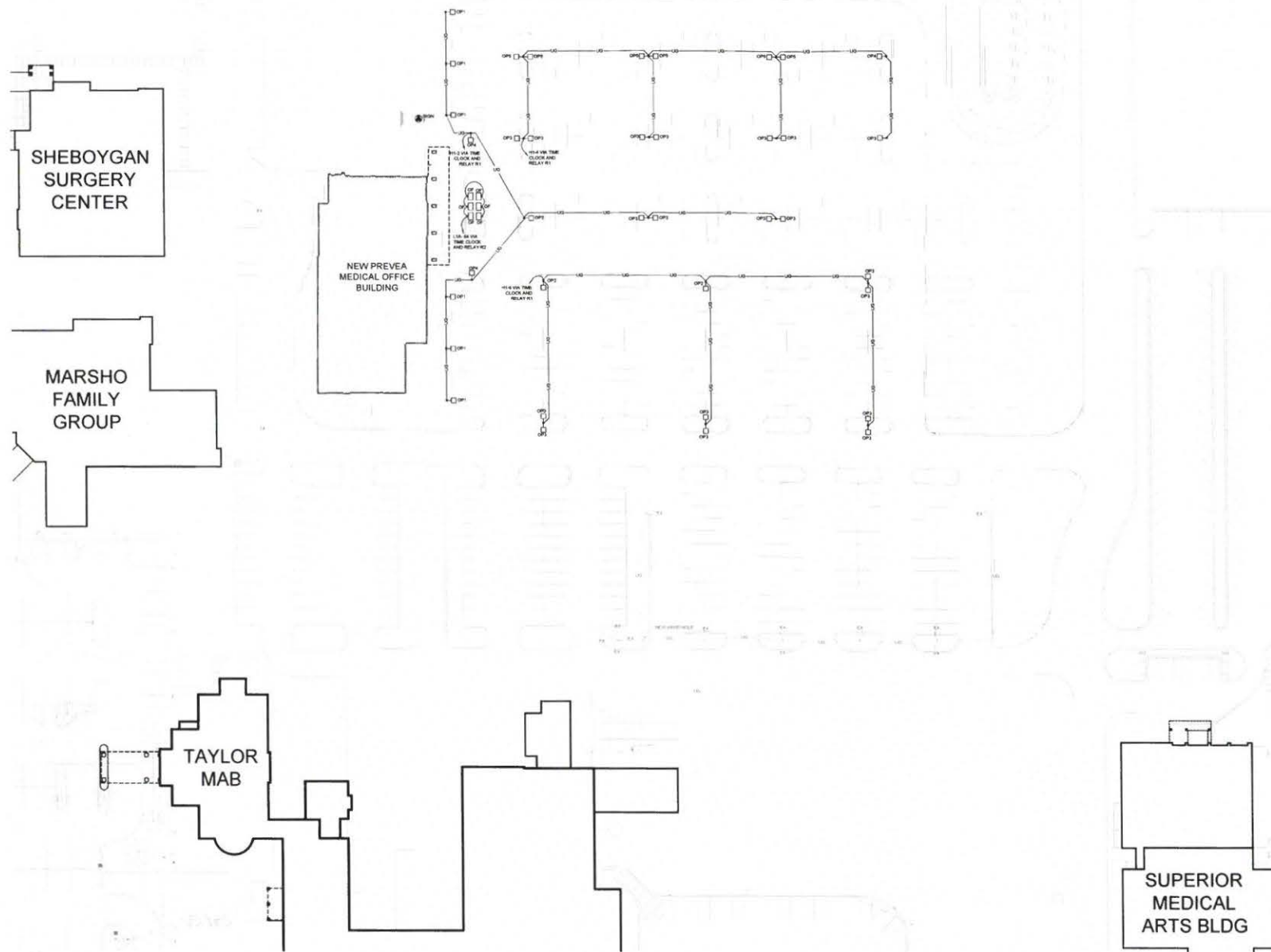
GENERAL PLAN NOTES

1. CONCRETE REQUIRES TO BE ORDERED PRIOR TO INSTALLATION. ALLOW THE REQUIRED CURE TIME ELAPSED AND INSTALLATION APPROVAL FROM THE A.E. COORDINATOR'S PANEL BEFORE INSTALL. TRACKER AND MAIN RECORD DOCUMENTS PER SPECIFICATIONS.
2. ALL CONCRETE INSTALLED UNDERGROUND OR OVERHEAD TO BE ORDERED PRIOR TO BE ORDERED. BE SURE TO ORDER OF 2" BELT IN MINIMUM. SINCE THE THIS IS NOT THE CONCRETE CONCRETE ENCLASSED.
3. ALL UNDERGROUND FEEDER(S) MORE THAN FIVE FEET FROM FOUNDATION SHALL SHALL TRANSFER FROM DEPT TO PUC. (CONCRETE REFERENCE SPECIFICATIONS SECTION 05 11)

PLAN KEYED NOTES

(THIS SHEET ONLY)

- ① - "
- ② - "



CITY REVIEW SET

PREVEA ST. NICHOLAS MEDICAL OFFICE BUILDING



Shel (Sheboygan, WI 53081)

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OWNER REVIEW SET	12-23-2017
READY FOR CITY SITE REVIEW	01-08-2018

SITE NEW WORK PLAN

EZ102 DATE: JANUARY 05, 2018
COMMISSION: 5872.00

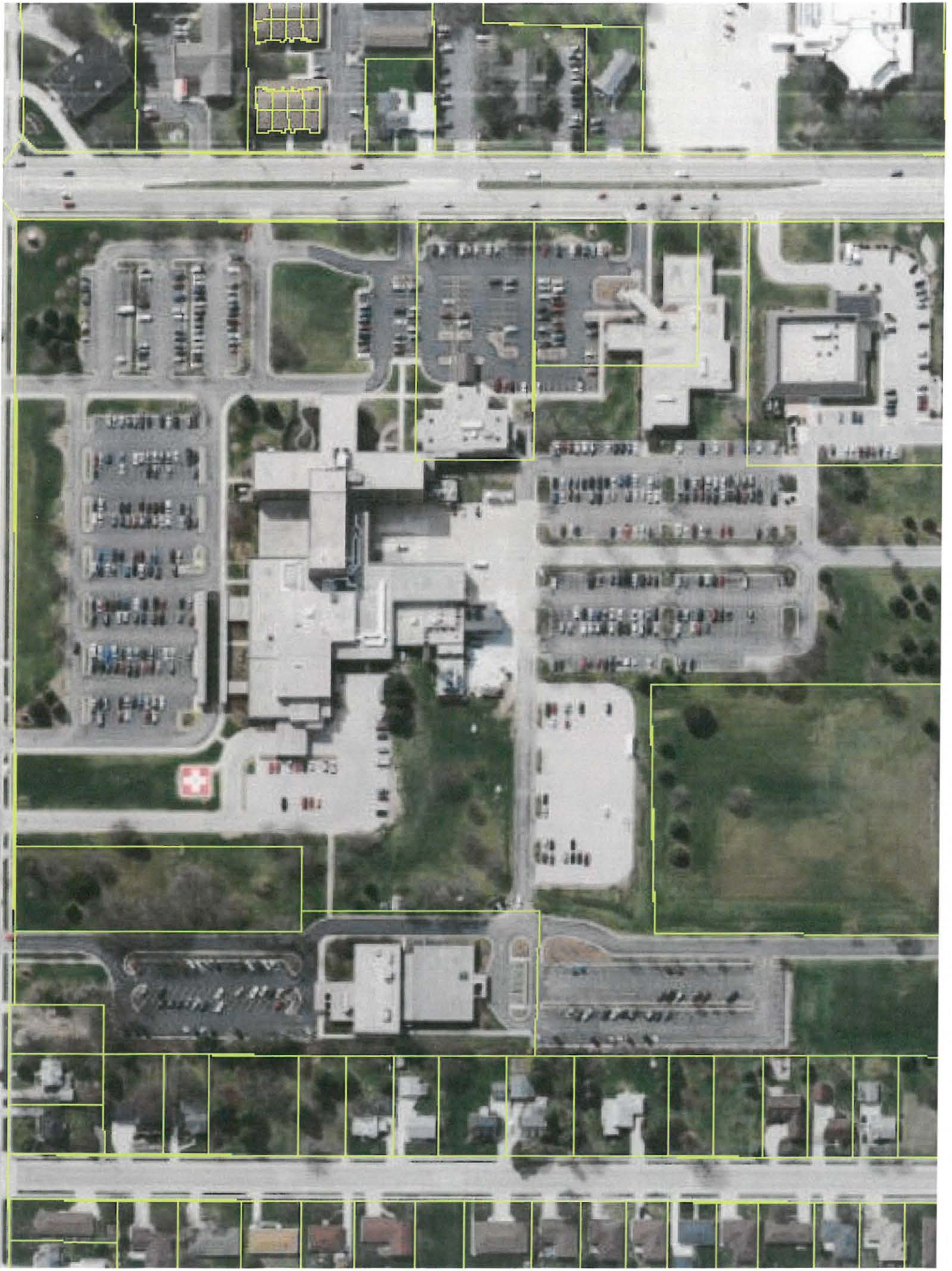
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HSHS St. Nicholas Hospital

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CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by the City of Sheboygan to construct a new building addition and to renovate City Hall located at 828 Center Avenue. CC Zone

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

REPORT DATE: January 19, 2018

MEETING DATE: January 23, 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:

City of Sheboygan elected officials and administration have made the decision to construct a new building addition and to renovate City Hall located at 828 Center Avenue. Once the decision was made to renovate City Hall, it was necessary to address all of the required improvements needed to construct a well-functioning and efficient City Hall.

The applicant states the following about the exterior improvements:

- The existing boiler/radiator system is being replaced by a "central forced-air" system that will also provide air conditioning from a chiller on the roof (chiller will be hidden behind parapet walls). The new central forced air system eliminates the collection of air conditioners and condensing units hanging from the building. Heating/cooling system will be controlled by a digital energy management system compatible with controls at other City properties. New electrical service and completely new wiring will insure safety and efficiency. New emergency generator on the roof keeps facility up-and-running in case of outage. New water service and all new piping replace the 100 year old system.
- In terms of life-safety, the old, degraded fire escapes that hang on the north façade will be replaced by interior exit stairways. A building that is presently not protected by an automatic fire sprinkler system will have one as part of the project. New modern, digital fire alarm, security systems will be integrated. It's worth pointing out that the exit stairs replacing unsafe fire escapes were a driving factor for the addition on the north side. The north (back) of the building was never given the same architectural features (stone-work) as the other sides. Over the years, additions, such as electrical transformer and

condensing units have accumulated on that north side. The building addition is an opportunity to “clean-up” a neglected façade and make it the new entrance to City Hall. This does not diminish the traditional south entry. In fact, the stone/brick restoration, along with window replacement, will bring them closer to their original condition.

- The brick/stone/steel elements of the existing building are in need of cleaning, restoration and repair. The stone/brick restoration, along with window replacement, will bring the existing building closer to its original condition. This project preserves the “shell” of the historic building while creating a modern, safe and efficient interior.
- Another crucial maintenance element is a new roof membrane. The new roof and insulation replaces an uninsulated condition. At the same time, we can structurally reinforce aging brick parapet walls. As mentioned earlier, unsightly equipment such as the chiller unit and the emergency generator will be hidden on the roof behind tall parapet walls. Other “unsightly” features that must remain at ground level, such as electrical transformer and refuse bins will be screened behind masonry walls with upgraded gates.
- Along with the stair towers, the north addition contains a new elevator to replace the present unreliable elevator. These needs (new elevator and exit stairs) required that the existing free-standing garage be removed.
- Demolishing the garage opened the potential for a whole new façade and a new primary entrance. The space created by demolition of the garage allows for 14 off-street, customer parking stalls. The rise in elevation (between parking / sidewalk and first floor) is accomplished around two symmetrical planters between the new parking and the building. A central stair and ADA ramps lead up to a semi-circular “plaza”, but one that relates to the new organizing principle of the interior layout. The masonry material on the planter walls (and even the transformer/dumpster screen walls) serve as a visual base on which the addition stands.
- The addition maintains and reinforces the imagery and prominence suitable for a municipal building. It does not try to mimic or replicate architectural features that were only achievable with 100 year old construction methods. Like other (interior features) the exterior takes the approach of incorporating contemporary materials alongside older traditional materials. Therefore, the addition is clad with terra cotta panels that are not only low-maintenance and energy efficient, but that also respects the color and horizontal banding of the existing building. Likewise, a large curtainwall of glass in aluminum framing signals the entrance and reflects a more contemporary, open and forward looking image.

Interior Improvements include:

- Openness is not only the image that is meant to be projected, but the organizing concept behind the interior arrangement. Beyond the tall glass entrance vestibule, the visitor will encounter a mix of old and new. For the most part, the interior walls on all floors will be removed to make way for a new arrangement. Two exceptions include the preservation of the present central stair and the historic Council Chamber. The existing central east-

west corridor with closed-off offices on either side will be eliminated. The semi-circular exterior plaza is mirrored inside by a semi-circular lobby/atrium. The existing stair becomes a free-standing, "sculptural" feature in that public space. Customers visiting City Hall will be met at new service counters for the various departments of city administration. The driving principle behind every decision was based on open, transparent administration and enhanced customer service. It's anticipated that the various conference rooms spread throughout the building will be available to the community or guests needing comfortable, technologically connected meeting spaces to conduct business.

- The Council Chamber as originally built on the third floor of the building has undergone several interior remodels. These remodels have covered up and hidden away a few architectural gems. Above the suspended acoustical tile ceiling remains the original plaster crown molding and ornate plaster beams. In the center of the ceiling remains a stained glass panel that originally had a skylight above to provide light. The hope now is to clean and stabilize the stained glass panel and backlight it with artificial light available anytime day or night. The size of the Council Chamber has been reduced over the years. The remodel will return the chambers to its original dimensions with all three arch-top windows along its south side. A new dais (raised platform) and desk will seat the mayor, all the alderpersons, the city administrator and the primary officials. The Mayor and Common Council will now face the public at Common Council proceedings.
- Every effort has been made to provide a safe, comfortable, efficient and technologically updated facility for the public and for the administrative functions of city government. The goal is to create a modern environment within the renovated and preserved City Hall facility. All the tradition, prominence, familiarity and stability of municipal administration is being maintained and enhanced. Civic pride and prominence will be embodied in this structural that will stand and function efficiently into the future.

Site improvements include:

- This will be a renovation to the existing City Hall. In addition, there will be a new three (3) story building addition on the north side of the building that will now serve as City Halls primary entrance. The addition is approximately 2,500sf.
- Improvements include a new exterior plaza, stairs, handicap access, planter walls, concrete walks, etc.
- 14 off-street customer parking stalls will be constructed on the north side of the building.
- The site will consist of a combination of curb, gutter and asphalt and will meet the city's requirements for landscaping, storm drainage and exterior lighting.
- Screened and enclosed dumpster and transformer pads.

STAFF COMMENTS:

Applicant is requesting the following variance:

- Requesting a variance to install curb and gutter on the Wisconsin Bank and Trust property to the East – minimum zero (0) foot setback to the property line.

Applicant shall obtain the necessary agreement/easement from the property owner to install this improvement. If this cannot be done then the applicant shall maintain all improvements on the City Hall property.

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

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, 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.
4. Dumpster(s) and mechanicals 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. There shall be no spillover light onto adjacent properties or the streets.
8. All areas used for parking or maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
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. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).

13. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
14. Prior to building permit issuance, the applicant is responsible for providing all shared agreements/easements between the City and adjoining properties.
15. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
16. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachment.

PARCEL NO. 108031
MAP NO. _____
ZONING CLASSIFICATION: CC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 1/23/18

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: City of Sheboygan

ADDRESS: 828 Center Avenue, Sheboygan, WI 53081
E-MAIL: david.biebel@sheboyganwi.gov

PHONE: (920) 459-3366

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan City Hall

ADDRESS OF PROPERTY AFFECTED: 828 Center Avenue, Sheboygan, WI 53081

LEGAL DESCRIPTION:
Lot 7 and the West 1/3 of Lot 8, Block 151, City of Sheboygan original plat

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE:
Municipal administration / city governance. Office and assembly

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE:
No change to existing use.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE:
No variance being requested.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Sheboygan City Hall project
A written description of the proposed general design
January 2018 - City Plan Commission

The City's administration and elected representatives recognized the need to improve infrastructure, life-safety and overdue maintenance to Sheboygan City Hall. Once the decision was made to remain in the traditional seat of municipal administration, it was necessary to categorically address those improvements. From an infrastructure point of view, the existing boiler/radiator system is being replaced by a "central forced-air" system that will also provide air conditioning from a chiller on the roof, hidden behind parapet walls. This will eliminate the collection of air conditioners / condensing units hanging off the building. Heating / cooling system will be controlled by a digital, energy management system compatible with controls at other City properties. New electrical service and completely new wiring will insure safety and efficiency. New emergency generator on the roof keeps facility up-and-running in case of outage. New water service and all new piping replaces 100 year old system.

In terms of life-safety, the old, degraded fire escapes that hang on the north façade will be replaced by interior exit stairways. A building that is presently not protected by an automatic fire sprinkler system will have one as part of the project. New modern, digital fire alarm, security systems will be integrated. It's worth pointing out that the exit stairs replacing unsafe fire escapes were a driving factor for the addition on the north side. The north (back) of the building was never given the same architectural features (stone-work) as the other sides. Over the years, "ugly" additions, such as electrical transformer and condensing units have accumulated on that north side. The building addition is an opportunity to "clean-up" a neglected façade and actually make it a feature – a new entrance- to the facility. This does not diminish the traditional south entry. In fact, the stone / brick restoration, long with window replacement, will hence the traditional facades and bring them closer to their original condition.

This ties in with maintenance issues, the brick / stone / steel elements of the existing building are in need of cleaning, restoration and repair. This project preserves the "shell" of the historic building while creating a modern, safe and efficient interior. Another crucial maintenance element is a new roof membrane. The new roof and insulation replaces an uninsulated condition. At the same time, we can structurally reinforce aging brick parapet walls. As mentioned earlier, unsightly equipment such as the chiller unit and the emergency generator will be hidden on the roof behind tall parapet walls. Other "unsightly" features that must remain at ground level, such as electrical transformer and refuse bins will be screened behind masonry walls with upgraded gates (not chain link).

Along with the stair towers the north addition contains a new elevator to replace the present "unreliable contraption". The required for these basic needs mandated that the existing free-standing garage be removed. This fact opened potential for a whole new façade and a second (maybe primary) entrance. Again, this takes nothing from the south entrance. But the space available on the north with the removal of the garage allows for 14 off-street, customer parking stalls. The rise in elevation (between parking / sidewalk and first floor) is accomplished around two symmetrical planters between the new parking and the building. A central stair and ADA ramps lead up to a semi-circular "plaza" (a

very modest plaza), but one that relates to the new organizing principle of the interior layout. Before moving to the interior however, I'd like to point out that the masonry material on the planter walls (and even the transformer/dumpster screen walls) serve as a visual base, a plinth on which the addition stands.

The addition maintains and reinforces the imagery and prominence suitable for a municipal building. It does not try to mimic or replicate architectural features that were only achievable with 100 year old construction methods. Like other (interior features) the exterior takes the approach of incorporating contemporary materials alongside (and juxtaposed against) older materials. Therefore, the addition is clad with terra cotta panels that are not only low-maintenance and energy efficient, but that also respects the color and horizontal banding of the existing building. Likewise, a large curtainwall of glass in aluminum framing signals the entrance and reflects a more contemporary, open and forward looking image.

Openness is not only the image that is meant to be projected, but the organizing concept behind the interior arrangement. Beyond the tall entrance vestibule (behind the curtainwall) the visitor will encounter a mix of new and old. For the most part, the interior walls on all floors will be removed to make way for a new arrangement. Two exceptions to this rule are the preservation of the present central stair and the historic Council Chamber. The old idea of a central east-west corridor with closed-off offices on either side will be gone. The semi-circular exterior plaza is mirrored inside by a semi-circular lobby / atrium. The existing stair becomes a free-standing, "sculptural feature in that public space. Customers visiting City Hall will be met at new service counters for the various departments of city administration. The driving principle behind every decision was based around open, transparent administration and enhanced customer service. It's anticipated that the various conference rooms spread throughout the building will be available to the community or guests needing comfortable, technologically connected meeting spaces to conduct business.

The Council Chamber as originally built on the third floor of the building has undergone several interior remodels and "encroachments". These remodels have hidden away a few architectural gems. Above the suspended acoustical tile ceiling remains the original plaster crown molding and ornate plaster beams. In the center of the ceiling remains a stained glass panel that originally had a skylight above to provide light. The hope now is to clean and stabilize the stained glass panel and backlight it with artificial light available anytime day or night. The size of the Council Chamber has been reduced over the years. It will be returned to its original dimensions with all three arch-top windows along its south side. A new dais and desk will seat all the alderpersons along with the mayor, the city administrator and the primary officials. All will face the public at Common Council proceedings and no longer have their backs to the public.

Every effort has been made to provide a safe, comfortable, efficient and technologically updated facility for the administrative functions of city government well into the future. Again, we hope to create a modern environment within a traditional enclosure. All the tradition, prominence, familiarity and stability of municipal administration is being maintained and enhanced. Civic pride and prominence will be embodied in this structural that will stand and function efficiently into the future.







