

**\*\*\*ATTACHMENTS\*\*\***

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use application by Dave's Who's Inn, Inc. to install a new electronic readerboard in the existing wall sign at Dave's Who's Inn Tavern located at 835 Indiana Avenue. CC Zone

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

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**REPORT DATE:** January 5, 2018

**MEETING DATE:** January 9, 2018

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**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

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**BACKGROUND / ANALYSIS:**

Dave Repinski is proposing to install a new electronic readerboard in the existing wall sign at Dave's Who's Inn located at 835 Indiana Avenue. The applicant states:

- Dave's Who's Inn would like to replace its existing weathered manual readerboard wall sign with a new electronic readerboard. The applicant is proposing to retrofit the old changeable copy portion of the sign with a new message center.
- The sign will be located in the same location – north/Indiana side of the building.
- The existing wall sign cabinet is approximately 32sf (4 x 8).
- The electronic readerboard is approximately 28sf (3.6 x 7.8).
- The new electronic message center will provide better opportunities to advertise activities/events to the public and will be safer for employees who can now easily change the message from the office instead of having to climb a ladder and physically change the message each time a new event or special is advertised (especially during winter).

**STAFF COMMENTS:**

None.

**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. 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.
3. 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.
4. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

PARCEL NO. 301020  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: CC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 1/9/18

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

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

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

**1. APPLICANT INFORMATION**

APPLICANT: Dave's whos Inn Inc.  
ADDRESS: 835 Indiana Ave E-MAIL: DaveswhosInnInc@gmail.com  
PHONE: (920) 946-9776 FAX NO. ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Dave's whos Inn Inc.  
ADDRESS OF PROPERTY AFFECTED: 835 Indiana Ave  
LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Tavern,  
Restraunt, Bowling Alley

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Updating existing sign with same size led/unbolting old sign+putting up new one

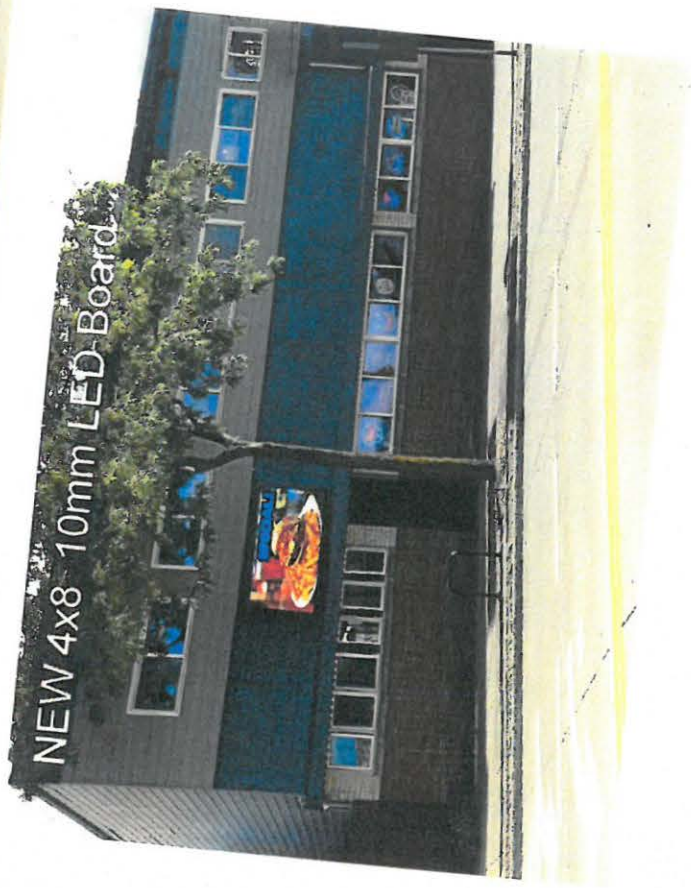
BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: \_\_\_\_\_

THIS 4' X 8' SIGN WILL MODERNIZE MY OLD CHANGEABLE  
COPY SIGN WHICH I PUT UP IN 1989. THE ONE I AM  
LOOKING AT IS ONE SIDED 6mm PITCH LED OUTDOOR  
DISPLAY. CABINET SIZE IS 43" X 93". 16 MILLION COLORS  
AT 7000 NITS. WIRES IN SIDE TO A FULLY PROGRAMMABLE  
KEY PAD.

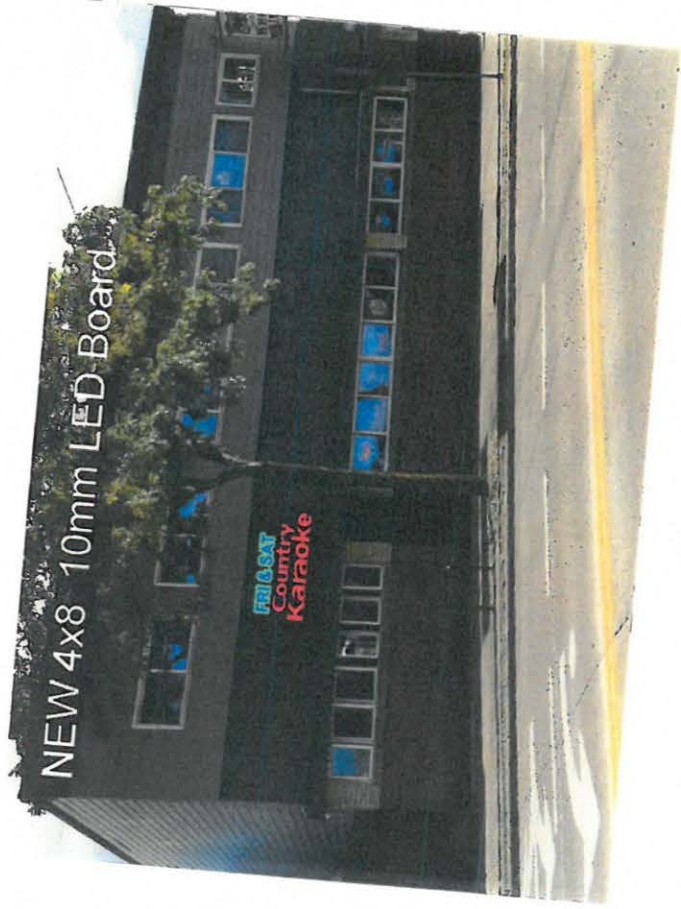
IT WILL MAKE IT MUCH SAFER FOR ME ALSO,  
NOT HAVING TO CLIMB A LADDER, ESPECIALLY IN WINTER.  
THIS A TASTEFULL UPGRADE FOR THIS OLD BUILDING  
WHICH WAS BUILT IN 1890s.



Existing 4x8 reader cabinet



NEW 4x8 10mm LED Board



NEW 4x8 10mm LED Board



**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use and variance application by Sheboygan Chrysler Center, Inc. to construct a new addition to their facility located at 2701 Washington Avenue. SC Zone

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

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**REPORT DATE:** January 5, 2018

**MEETING DATE:** January 9, 2018

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**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

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**BACKGROUND / ANALYSIS:**

Sheboygan Chrysler Center, Inc. is proposing to construct a new addition to their existing car dealership and automotive service facility located at 2701 Washington Avenue. The applicant states:

- Sheboygan Chrysler Center is proposing a 4,500sf (60 x 75) addition to the east side of the existing service bay portion of the building. The addition will add additional vehicle repair service bays which enables Sheboygan Chrysler to continue to provide quality customer service by providing auto service/repair in a timely manner.
- The existing building is a metal building with painted steel siding and 1:12 pitch metal roofing. The proposed addition will match the width, height and roof pitch of the existing building and will add 60 feet of length to the service area. The proposed addition will be a metal building with metal siding, trim, metal roof and prefinished gutters and downspouts to match the existing service bay portion of the building.
- Sheboygan Chrysler is open Monday thru Friday from 7:00 am – 5:00 pm and Saturday from 7:00 am – Noon. They are closed Sundays. There will be no change in these hours of operation.
- We anticipate hiring 4-6 new employees.

## **STAFF COMMENTS:**

Applicant is requesting the following variance:

- 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/sign permit 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, health, 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) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened 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 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.
13. If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

## **ATTACHMENTS:**

Conditional Use Permit Application and required attachment.

PARCEL NO. 431772  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: SC

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 1/19/18

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

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



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

**1. APPLICANT INFORMATION**

APPLICANT: Sheboygan Chrysler Center Inc.

ADDRESS: 2701 Washington Ave. E-MAIL: Stacy.Raatz@sheboyganauto.com

PHONE: ( 920 ) 459-6020 FAX NO. ( 920 ) 459-6027

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Chrysler Center Inc.

ADDRESS OF PROPERTY AFFECTED: 2701 Washington Ave.

LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: New and used auto sales and service

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Same use as existing, with expanded service area.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: We request a locational landscape variance to place plantings along the existing building



Sheboygan Chrysler Center  
1701 Washington Avenue  
Sheboygan, WI 53081

Conditional Use Permit – Written Description

Sheboygan Chrysler Center is a car dealership and automotive service facility located just west of South Business Drive on Washington Avenue and is zoned Suburban Commercial. Additional Suburban Commercial zoning surrounds the property to the west and north; Mixed Residential zoning lies to the south; Urban Industrial and Urban Commercial zoning lies to the east of the site.

We are proposing a 60' x 75', 4,500 s.f addition to the east side of the existing service bay portion of the building. The addition will provide additional service bays for their vehicle repair service which will enable Sheboygan Chrysler to continue to provide quality customer service by allowing auto service and repair in a timely manner. The proposed addition will be a metal building with metal siding, trim, metal roof, and prefinished gutters and downspouts to match the existing service bay portion of the building.

Sheboygan Chrysler is open Monday thru Friday from 7:00 am – 5:00 pm and Saturday from 7:00 am – Noon. They are closed Sundays. There will be no change in these hours of operation. They anticipate hiring 4-6 new employees.

The proposed addition complies with all requirements of Sub-Chapter 15-7. As the current use will remain the same, it will generate no significant increase in water consumption or traffic generation to the site.

We propose adding the required landscape plantings around the north wing of the existing building between the walkway and building. Foundation, Developed Lot, and Street Frontage landscaping will be provided. Paving Area will not be applicable to this project. 147 points will be required, 150 points will be provided.



## WRITTEN DESCRIPTION – ARCHITECTURAL REVIEW APPLICATION

Sheboygan Chrysler Center  
1701 Washington Avenue  
Sheboygan, WI 53081

### **Zoning District**

Suburban Commercial (SC)

### **Existing Land Use**

Sheboygan Chrysler Center is a car dealership/ auto service center.

### **Proposed Land Use**

The land use will not change.

### **Reason for Site Selection**

The business currently exists in this location.

### **Hours of Operation**

The hours of operation are Monday thru Friday from 7:00 am – 5:00 pm. Saturday from 7:00 am – Noon. They are closed Sundays. There will be no change in these hours of operation.

### **Estimated Employees**

They are anticipating hiring 4-6 new employees.

### **Access**

Access to the site is from Washington. The site access will not change.

### **Parking**

Some inventory parking spaces will be removed from the site.

### **Building Design**

The existing building is a metal building with painted steel siding and a 1:12 pitch metal roof. The new addition will match the width, height, and roof pitch of the existing building and add 60' to the length of the service area. The color of the siding, trim, doors and roofing of the addition will match the existing building.

### **Landscape Requirements**

Foundation, Developed Lot, Street Frontage landscaping will be provided. 147 points will be required, 150 points will be provided. Paving Area will not be applicable to this project. The new landscaping will be provided around the north wing of the building between the walkway and building.

### **Performance Standards / Potential Nuisances**

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

### **Site Lighting**

One parking lot light pole may have to be relocated.

### **Signage Regulations**

No new signage will be installed.

### **Written Justification**

The addition will provide for more service bays for their vehicle repair service. This will enable Sheboygan Chrysler the ability to continue to provide quality customer service by allowing auto service and repair in a timely manner.

Other dealerships and auto repair services in the area include The Chevrolet, Buick, GMC, Cadillac dealership directly to the east and the car wash and quick lube buildings to the north east. These buildings are all located on the same property and also have a similar look to the Sheboygan Chrysler building.

**ARCHITECTURAL REVIEW APPLICATION – EXISTING BUILDING PHOTOS**

Sheboygan Chrysler Center  
1701 Washington Avenue  
Sheboygan, WI 53081



**EAST ELEVATION OF SERVICE BAY**



**NORTHEAST CORNER OF SERVICE BAY...LOOKING SOUTHWEST**



SOUTHEAST CORNER OF SERVICE BAY...LOOKING NORTHWEST



EAST ELEVATION OF SHOWROOM JOINING NORTH ELEVATION OF SERVICE BAY



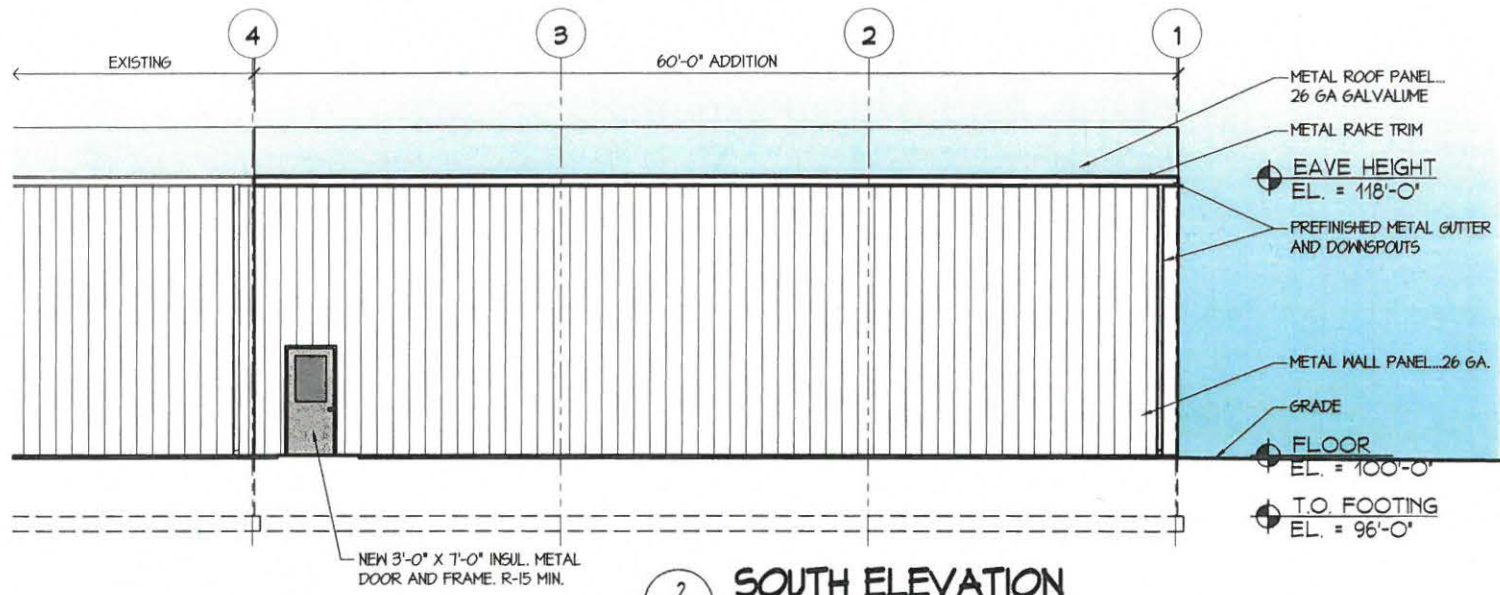
NORTHEAST ELEVATION OF SHOWROOM



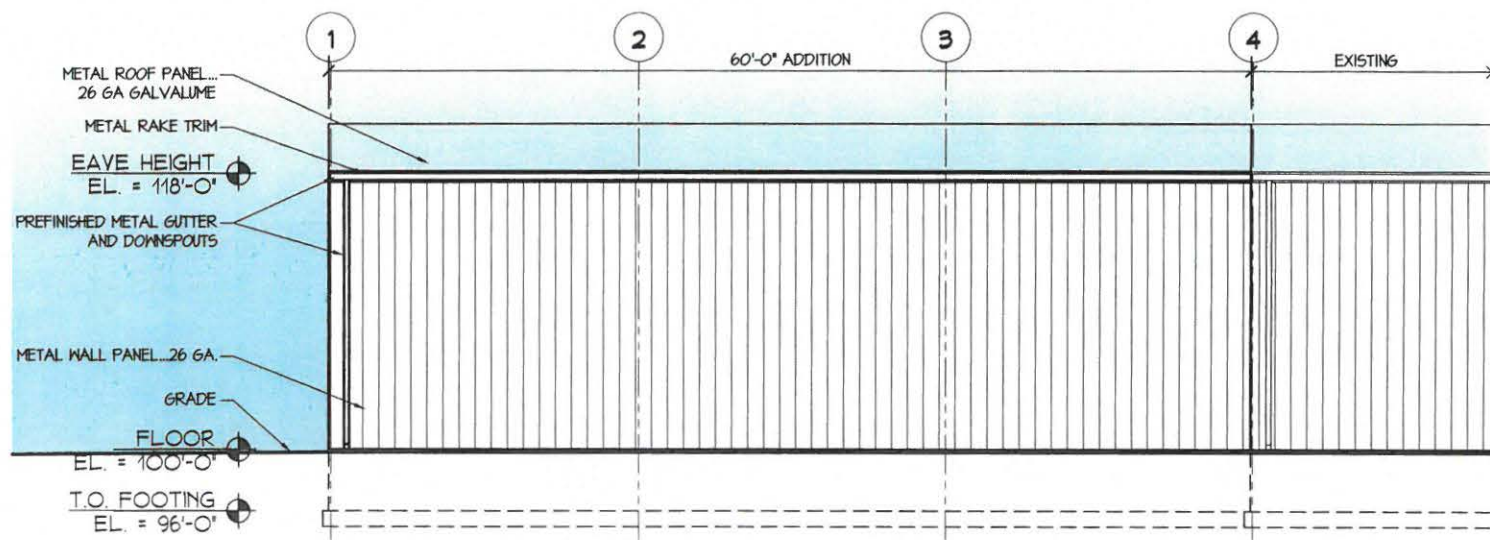
© 2017 Google

© 2018 Google

Google Earth



2 SOUTH ELEVATION  
A2 SCALE 1/8" = 1'-0"



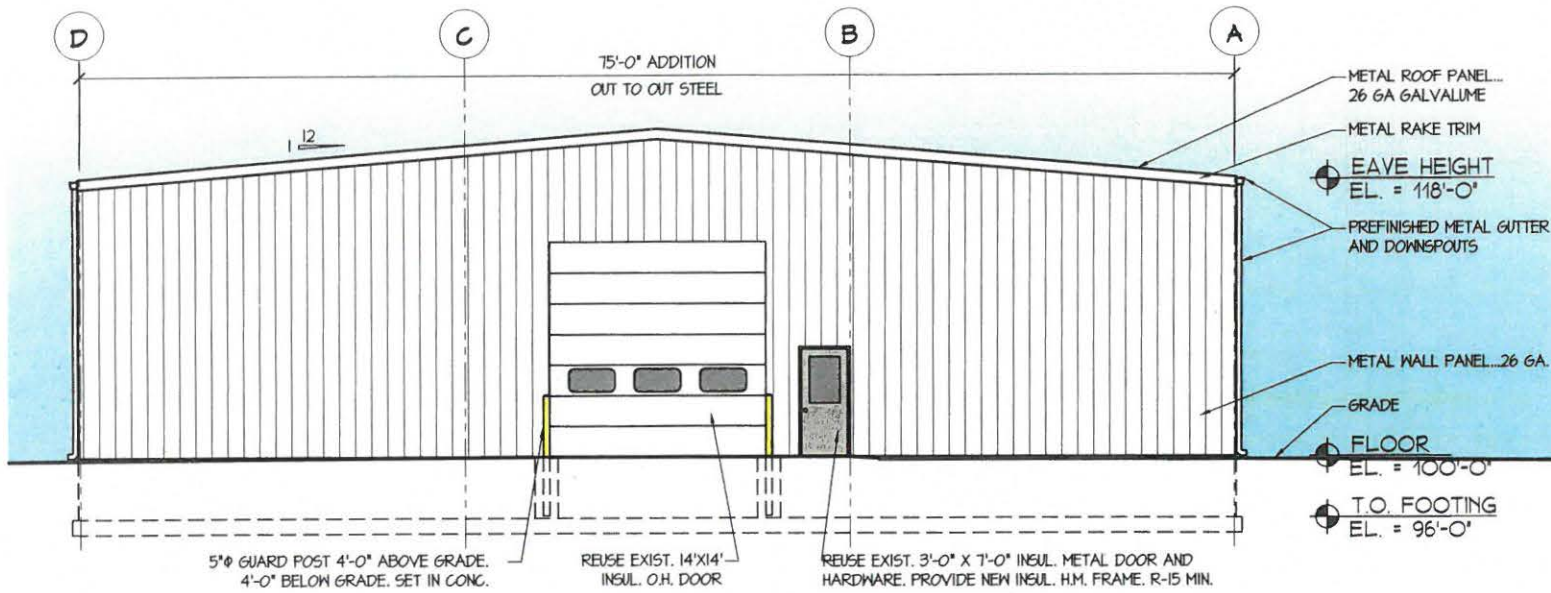
1 NORTH ELEVATION  
A2 SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

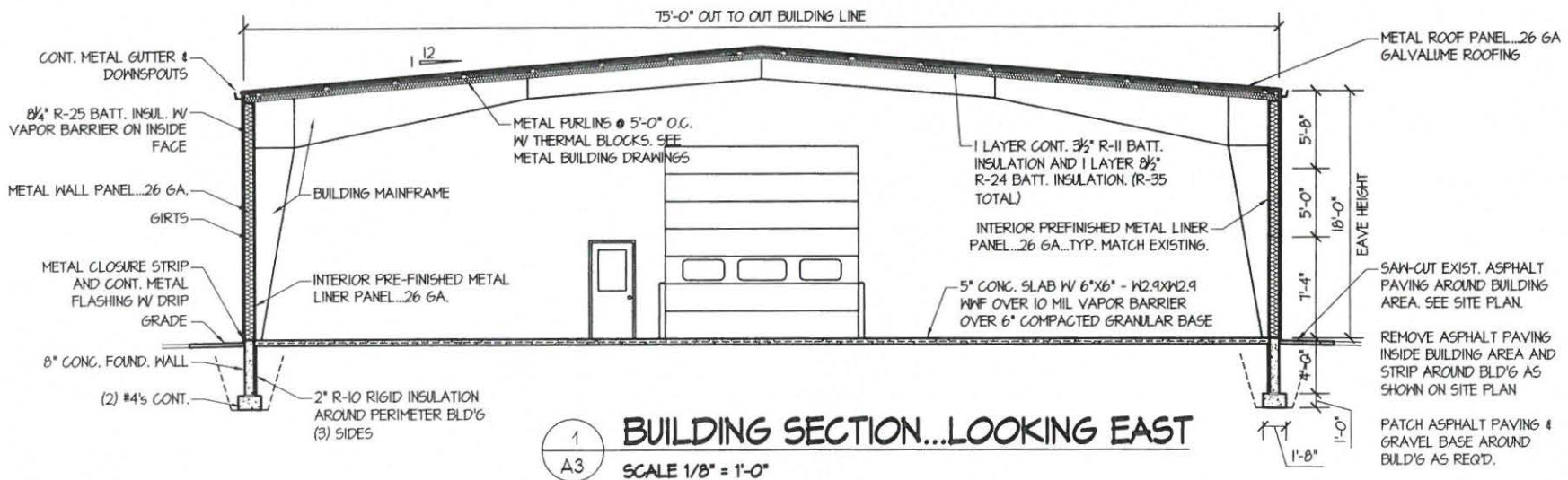
**LJM Architects**  
 813 Riverfront Drive  
 Sheboygan, WI 53081  
 Phone (920) 458-4800 Fax (920) 458-1486

**SERVICE GARAGE ADDITION FOR:  
 SHEBOYGAN CHRYSLER DODGE JEEP**  
 2701 WASHINGTON AVENUE  
 SHEBOYGAN, WI 53081

<b>SHEET TITLE</b>
<b>DRAWN BY</b> JA
<b>CHECKED BY</b> EJ
<b>DATE</b> 12-11-17
<b>PROJECT NO.</b> 1748
<b>SHEET NO.</b> <b>A2</b>



2 EAST ELEVATION  
A3 SCALE 1/8" = 1'-0"



1 BUILDING SECTION...LOOKING EAST  
A3 SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

**LJM Architects**  
813 Riverfront Drive  
Sheboygan, WI 53081  
Phone (920) 458-4800 Fax (920) 458-4485

SERVICE GARAGE ADDITION FOR:  
SHEBOYGAN CHRYSLER DODGE JEEP  
2701 WASHINGTON AVENUE  
SHEBOYGAN, WI 53081

SHEET TITLE	
DRAWN BY	JV
CHECKED BY	EJ
DATE	12-14-17
PROJECT NO.	1748
SHEET NO.	A3

**MONUMENTATION LEGEND**

- ⊕ - GOVERNMENT CORNER FOUND
  - - 1" IRON PIPE FOUND
  - ⊙ - 3/4" O.D. x 18" IRON REBAR SET WEIGHING 1.50 LBS./LIN. FT.
  - △ - IRON MASONRY NAIL SET
  - (- ) - INDICATES "RECORDED AS ( SHOWING RECORDED BEARING, LENGTH OR LOCATION )" WHERE VARIES FROM RECORD.
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT AND ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND.

**LEGEND**

- | EXISTING      | UTILITIES             |
|---------------|-----------------------|
| — SAN — SAN   | SANITARY SEWER        |
| ○ HW          | MANHOLE               |
| ○ CO          | CLEANOUT              |
| ○ END SECTION |                       |
| ○ HW          | HYDRANT & VALVE       |
| ○ HW          | WATER VALVE           |
| — G — G       | GAS MAIN              |
| — G — G       | GAS METER             |
| — UE — UE     | UNDERGROUND ELECTRIC  |
| ○             | LIGHT POLE            |
| ○             | ELECTRIC PEDESTAL     |
| ○             | ELECTRIC TRANSFORMER  |
| — UT — UT     | UNDERGROUND TELEPHONE |
| ○             | TELEPHONE PEDESTAL    |
| MISCELLANEOUS |                       |
| ○             | TREES                 |
| ○             | SIGN                  |
| ---           | CONTOURS              |
| ---           | CONTOURS - HIGH       |
| ---           | PAVEMENT              |
| SURVEY        |                       |
| ---           | PROPERTY LINE         |
| ---           | SECTION LINE          |



**WASHINGTON AVENUE (S.T.H. '28')**

(N44°21'55"E, 207.15)  
(N50°03'30"E, 307.15)

W LINE OF SE1/4 OF SE1/4 SEC.33 S00°33'44"W  
(N00°03'48"W, 3.19)  
(N00°03'48"W, 3.17)

R=1036.45'  
CB=(N82°48'11"E)  
CL=517.03'  
ARC=522.54'

R=1036.45'  
CB=N64°29'56"E  
CL=516.93'  
ARC=522.45'

R=889.12'  
CB=(N65°05'35"E)  
CL=511.98'  
ARC=519.33'

R=889.12'  
CB=N66°47'30"E  
CL=511.98'  
ARC=519.33'

R=889.12'  
CB=(N88°34'59"E)  
CL=13.67'  
ARC=13.67'

R=889.12'  
CB=N88°16'54"E  
CL=13.67'  
ARC=13.67'

SW CORNER  
SEC.33, T15N, R23E  
MAG NAIL PND

S89°59'36"W, 1046.92'  
(S88°17'41"W, 1047.07')

S LINE OF SE1/4 SEC.33  
S89°59'36"W, 2660.59'

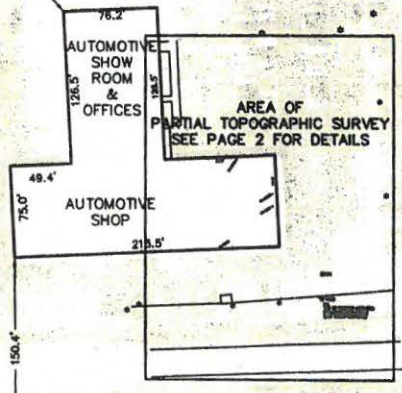
S44°28'20"W, 433.22'  
(S42°46'25"W, 433.22')

S88°36'29"W, 167.95'  
(S88°54'34"W, 167.95')

NE CORNER  
SEC. A, T14N, R23E  
1" IP PND

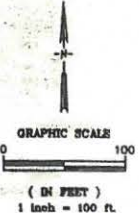
SE CORNER  
SEC.33, T15N, R23E  
1" IP PND

**UNION PACIFIC RAIL ROAD**



BM TOP OF HYDRANT OPERATING  
NUT=65.90  
(CITY DATUM)  
(ADD 580.74 FOR NAVD)

BM TOP OF HYDRANT OPERATING  
NUT=83.10 (CITY DATUM)  
(ADD 580.74 FOR NAVD)



**PROPERTY SURVEY**

**MILLER ENGINEERS SCIENTISTS**

5308 S. 12th Street  
Sheboygan, WI 53081-8090  
Phone 920-458-8184  
Fax 920-458-0369  
www.startwithmiller.com

**SHEBOYGAN CHRYSLER CENTER**  
EAST SHOP ADDITION  
2701 WASHINGTON AVENUE  
SHEBOYGAN, WISCONSIN

SCALE	DATE	BY	SHEET
HOR. 1"=100'	Dec. 12, 2017	WCF	1 of 2
JOB	NO.	OK	
20366-A		RCM	

CONCEPTUAL PLAN  
NOT FOR  
CONSTRUCTION



NOTE:

NOT ALL PUBLIC AND PRIVATE UTILITIES MAY BE SHOWN ON THIS DRAWING. THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON AVAILABLE RECORDS. ALL CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE AND THE OWNER'S OF PRIVATE UTILITIES TO FIELD MARK THE LOCATION OF SITE UTILITIES. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD VERIFIED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING SITE UTILITIES.



TO OBTAIN THE LOCATION OF PARTICIPANT'S BACKGROUND FACILITIES BEFORE YOU DIG IN RECORD

**CALL DIGGER'S HOTLINE**  
1-800-242-8511

TOLL FREE TELEFAX (414) 238-0947  
TDD (FOR THE HEARING IMPAIRED) 1-800-542-2289

WISCONSIN STATUTE 182.0175 (1974)  
RESOURCES MANUAL OF 3 WORKING DAYS  
NOTICE BEFORE YOU EXCAVATE



BUTEYN-PETERSON CONSTRUCTION COMPANY  
N 7337 DAIRYLAND DRIVE, SHEBOYGAN, WI, 53083

**SHEBOYGAN CHRYSLER  
SERVICE ENTRANCE EXTENSION**

2701 WASHINGTON AVENUE  
SHEBOYGAN, WI 53081

DATE: 12/8/17	JOB NO. 0000	SCALE 1" = 20'	SHEET NO. SITE
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CONCEPTUAL PLAN  
NOT FOR  
CONSTRUCTION

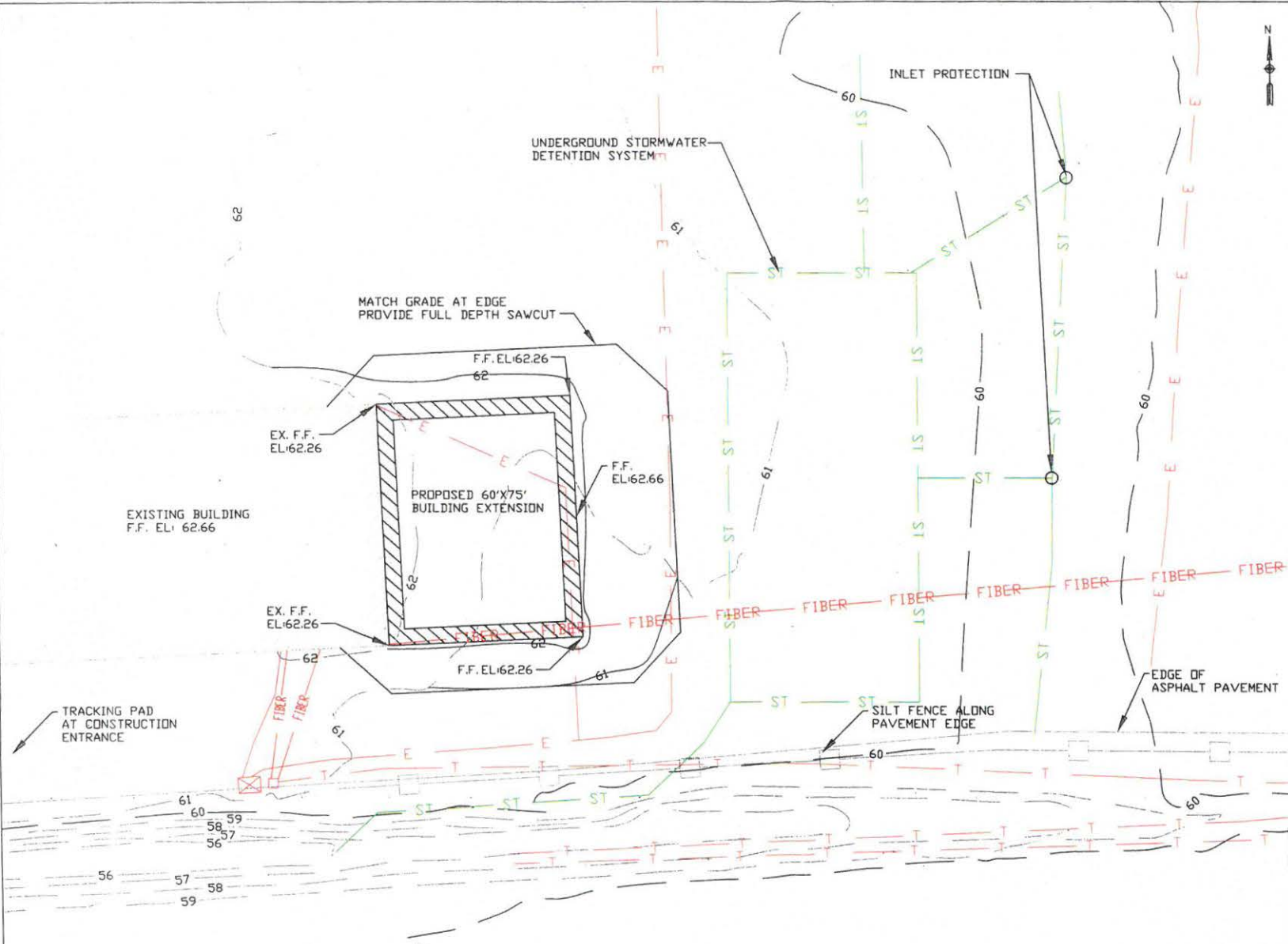


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TO OBTAIN THE LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
CALL DIGGER'S HOTLINE  
1-800-242-8511  
TOLL FREE TELEPHONE (414) 238-0947  
100 (FOR THE HEARING IMPAIRED) 1-800-942-2289  
WISCONSIN STATUTE 182.0178 (1974)  
REQUIRES MINIMUM OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE



NOTE:  
ELEVATIONS PER CITY DATUM

BUTEYN-PETERSON CONSTRUCTION COMPANY N 7337 DAIRYLAND DRIVE, SHEBOYGAN, WI. 53083			
SHEBOYGAN CHRYSLER SERVICE ENTRANCE EXTENSION 2701 WASHINGTON AVENUE SHEBOYGAN, WI 53081			
DATE: 12/8/17	JOB NO. 0000	SCALE 1"=30'	SHEET NO. SITE

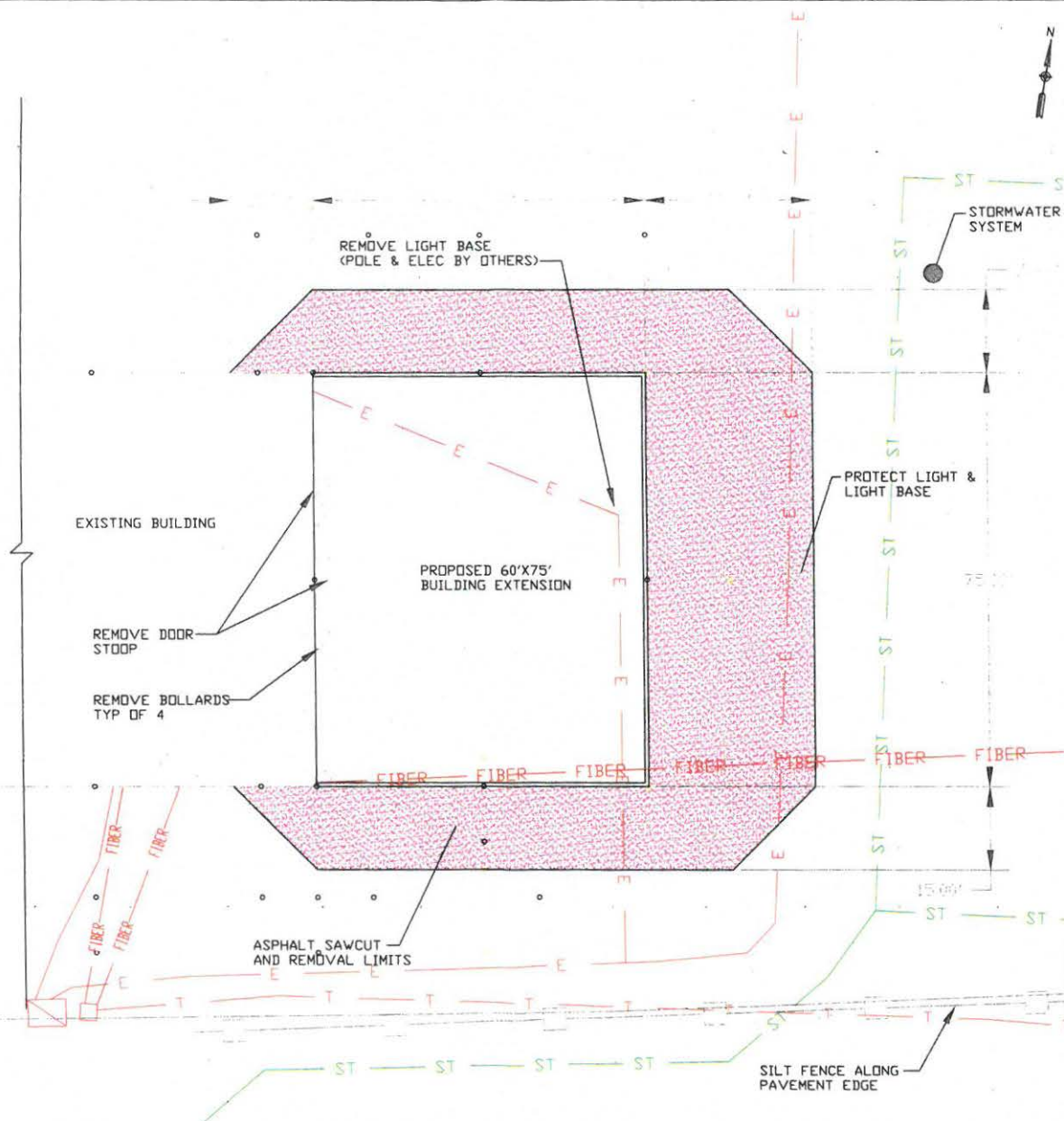
CONCEPTUAL PLAN  
NOT FOR  
CONSTRUCTION

NOTE:

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TO OBTAIN THE LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
CALL DIGGER'S HOTLINE  
1-800-242-8511

TOLL FREE TELEFAX (414) 256-0947  
TDD (FOR THE HEARING IMPAIRED) 1-800-542-2289  
WISCONSIN STATUTE REG. 0125 ( 1974 )  
REQUIRES MINIMUM OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE



NOTE:  
ILLUSTRATIONS AND QUANTITIES DO  
NOT ACCOUNT FOR ADA PARKING

BUTEYN-PETERSON CONSTRUCTION COMPANY  
N 7337 DAIRYLAND DRIVE, SHEBOYGAN, WI. 53083

SHEBOYGAN CHRYSLER  
SERVICE ENTRANCE EXTENSION  
2701 WASHINGTON AVENUE  
SHEBOYGAN, WI 53081

DATE: 12/1/17	JOB NO. 0000	SCALE 1" = 20'	SHEET NO. DEMO
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**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use and variance application by Sheboygan Area School District to construct a new building addition at James Madison Elementary School located at 2302 David Avenue. SR-5 Zone

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

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**REPORT DATE:** January 5, 2018

**MEETING DATE:** January 9, 2018

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

---

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

---

**BACKGROUND / ANALYSIS:**

The Sheboygan Area School District is proposing to construct a new building addition at James Madison Elementary School located at 2302 David Avenue. The applicant states:

- This is an elementary school for kindergarten through 5<sup>th</sup> grade education. The school covers a range of services and specialties for special education.
- Current enrollment is 376 students. The enrollment is not expected to increase with the new building addition.
- The project includes a 3,200sf (39 x 82), 1-story addition at the northeast corner of the school. The new addition will provide an additional special education room and an additional classroom. These same spaces are currently located in the existing facility. The existing facility will have minimal interior renovation.
- James Madison Elementary has been constructed with multiple additions and renovations; the last completed in 2005. The exterior of the building consists primarily of modular face brick and precast concrete wall panels at the gymnasium. The building colors are variations of brown and tan. The existing clad wood windows and roof trim are medium brown with clear glass.
- The proposed addition adds onto the addition built in 2002 and will consist of a matching blend of brown and tan modular size brick. The exterior clad wood windows and roof edge will match the medium brown finish used on the existing facility. Aluminum storefront at the exterior doors will be medium bronze.

- Site work includes replacing pavement disturbed for construction access, addition construction, and grading to accommodate addition. In this process, create pedestrian walkway from David Avenue at east drive entrance. Replace fencing and curbing along property line. Remove heating fuel tank. Repair areas of damaged paths on property. Capture storm water prior to surface draining across property line at Georgia Avenue.

#### **STAFF COMMENTS:**

The applicant states that they may be replacing the existing fence along their east property line which has been located in this area for many years. This grey wire mesh fence appears to be approximately eight (8) feet tall. A fence taller than six (6) may be approved by the Plan Commission through the conditional use permit process provided it does not obstruct vision for intersecting streets, driveways, sidewalks or other traffic areas.

There is a single family home with a driveway that is located at the northeast corner of the property. It does not appear to be a major issue but there does appear to be a bit of a safety concern with where the driveway is located and the fact that children/people can access the sidewalk at this location. Staff would be recommending:

- The fence in this area be a maximum of four (4) feet tall and open (see through) for a minimum of 10 feet from the property line.

OR

- The fence is allowed to have a uniform height of eight (8) feet provided it is open (see through) and the landscaping is removed along the fence for a minimum of 10 feet from the property line.

OR

- Move the gate further west so it is not directly adjacent to the residential driveway.

There is quite a bit of pedestrian and vehicular traffic at this section of the James Madison property so it is imperative to provide sufficient sight distances so accidents are minimized. The fence is open in this area so there are children that use this open area to access or leave the school property. Staff will be recommending such a condition of approval for both the southernmost and northernmost sections of fence along Union and David Avenue.

The applicant is requesting the following variance:

- Requesting a variance to have 75 parking spaces – Minimum number of parking spaces required is 82.

Parking requirements include one stall per teacher and per staff member, plus one space per two classrooms. The existing facility has 69 standard and six (6) handicap accessible on-site parking stalls. The facility will have a daily average of 70 staff members and 15 standard and nine (9) special education classrooms. A total of 82 on-site stalls are required.

- Requesting a variance to have an eight (8) foot tall fence along the east property line in the Georgia Avenue and David Avenue street yards - A fence may be four (4) feet high and 50% open within a street yard.
- 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 permit 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, health, 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) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened 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 streets and/or properties.
8. Applicant may install an eight (8) foot high fence along the east property line. Fence may be eight (8) feet high and open (see through) at the southeast and northeast corners of the site but all landscaping shall be removed along the fence for a minimum 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. Applicant is required to submit specific fence details to staff. If staff has any concerns with the fence design, the matter may be brought back to the Plan Commission for their consideration.
9. Applicant shall obtain the necessary sign permits prior to installation.
10. 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.
11. All areas used for parking or 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 and/or modified ingress/egress driveway openings shall be improved to standard City specifications. All unused driveways shall be closed and 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 street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
15. 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.
16. Applicant will provide adequate public access along adjacent streets and minimize the time period that these sidewalks/streets will be closed/affected.
17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
18. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
19. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
20. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

PARCEL NO. 430990  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: SR-5

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 1/19/18

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 \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: Mark K. Schuchardt  
ADDRESS: 1227A N. 8<sup>th</sup> Street E-MAIL: mschuchardt@brayarch.com  
PHONE: (920) 459-4200 FAX NO. \_\_\_\_\_

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: James Madison Elem. School  
ADDRESS OF PROPERTY AFFECTED: 2302 David Avenue  
LEGAL DESCRIPTION: See attachment

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_  
See attachment

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_  
See attachment

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

ADDITION & REMODELING TO  
JAMES MADISON ELEMENTARY SCHOOL  
SHEBOYGAN AREA SCHOOL DISTRICT  
SHEBOYGAN, WISCONSIN  
BRAY PROJECT NO. 3247JM

Bray Associates Architects, Inc.  
Milwaukee & Sheboygan, Wisconsin

Tuesday | December 12, 2017



## **CITY OF SHEBOYGAN – CONDITIONAL USE PERMIT APPLICATION**

### **DESCRIPTION OF EXISTING OPERATION**

The current property is used for the delivery of kindergarten through 5<sup>th</sup> grade education. The school covers a range of services and specialties for special education. Current enrollment is 376 students. Typical school hours are from 8:25 am to 3:45 pm, Monday through Friday during the school year.

### **DESCRIPTION OF PROPOSED OPERATION**

The addition will not affect the proposed operation of the facility. The facility will continue educating elementary students. The proposed land use is Indoor Institutional per Section 15.206(3)(C.) Indoor Institutional includes schools. The classroom and special education addition provide greater flexibility for instruction within the facility. The overall student enrollment is not expected to increase with this addition.

### **DESCRIPTION OF PROPOSED PROJECT**

The proposed one-story addition will include approximately 3,200 square feet of new construction. The school is located on the corner of South 24<sup>th</sup> Street and David Avenue. The addition is located on the east side of the existing school. The new addition will provide an additional special education room and an additional classroom. These same spaces are currently located in the existing facility. The existing facility will have minimal interior renovation.

### **DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS**

James Madison Elementary has been constructed with multiple additions and renovations; the last completed in 2005. The exterior of the building consists primarily of modular face brick and precast concrete wall panels at the gymnasium. The building colors are variations of brown and tan. The existing clad wood windows and roof trim are medium brown with clear glass. Please reference the attached photographs.

### **DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS**

The proposed addition adds onto the additional built in 2002 and will consist of a matching blend of brown and tan modular size brick.

The exterior clad wood windows and roof edge will match the medium brown finish used on the existing facility. Aluminum storefront at the exterior doors will be medium bronze. Please reference the attached renderings.

### **DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT**

James Madison Elementary is located in a Suburban Residential 5 (SR-5) Zone and is considered an Indoor Institutional use. Storm piping will be added in Georgia Avenue to alleviate water issues along the east property line. Parking requirements include one stall per teacher and per staff member, plus one space per two classrooms. The existing facility has 69 standard and 6 handicap accessible on-site parking stalls. The facility will have a daily average of 70 staff members and 15 standard and 9 special education classrooms. A total of 82 on-site stalls are required. The facility is located on a corner. Residences are located directly to the east. In additional residences are located across surrounding streets to the north and west. Residences and a church are located across the street to the south. The school district is seeking a variance to construct the addition without adding additional on-site parking stalls.



Northwest Classroom Elevation



East Gym Elevation



East Classroom Elevation



Northeast Elevation

# James Madison Elementary School

December 12, 2017

Existing Exterior

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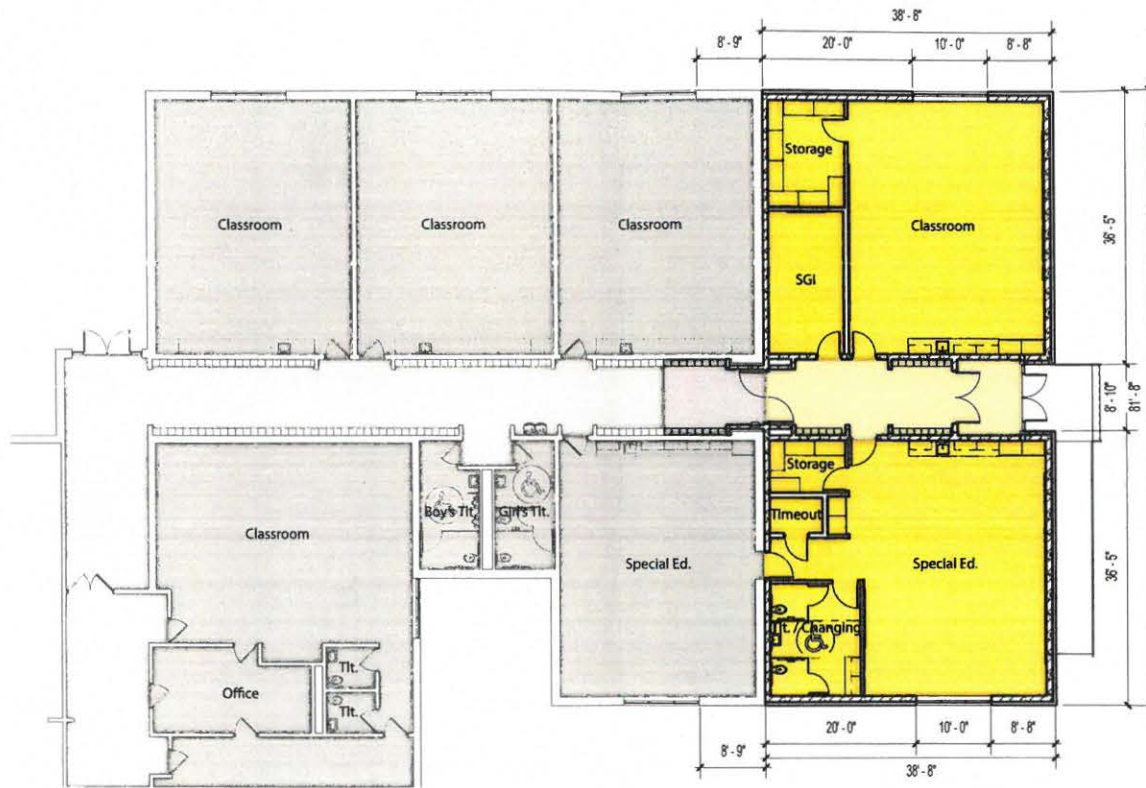
# James Madison Elementary School

Site Plan

December 12, 2017







NEW CONSTRUCTION: 3,198 SF RENOVAION: 133 SF

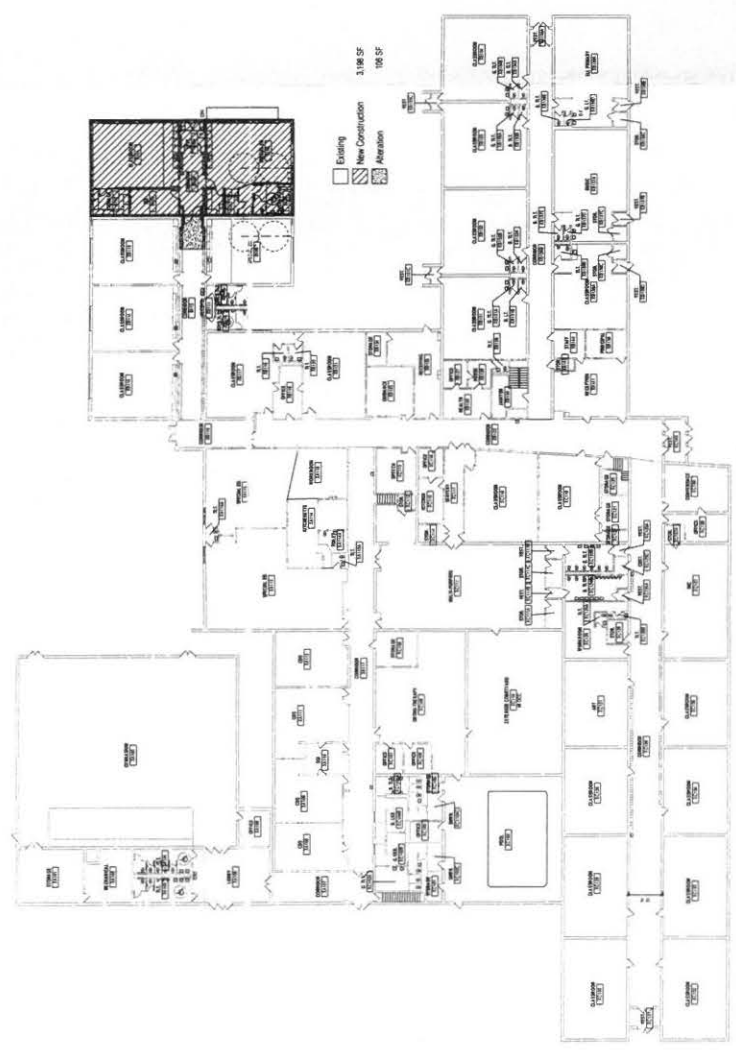
# James Madison Elementary School

Proposed Plan 1/16" = 1'0"

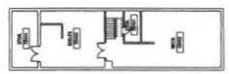
December 12, 2017

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Overall First Floor Plan



Overall Lower Level Floor Plan



Looking Southwest

# James Madison Elementary School

Proposed Addition

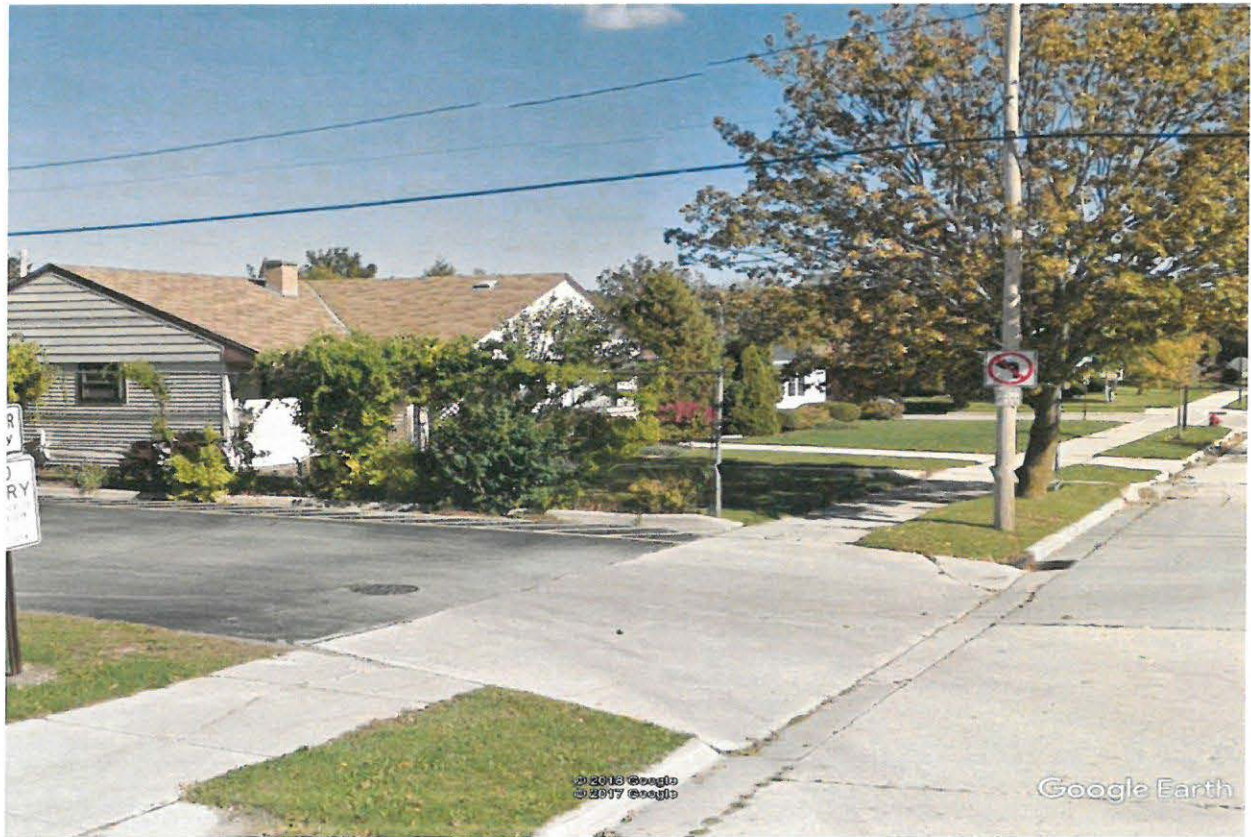
December 12, 2017

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**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use and variance application by Sheboygan Area School District to construct a new building addition at Sheridan Elementary School located at 1412 Maryland Avenue. NR Zone

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

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**REPORT DATE:** January 5, 2018

**MEETING DATE:** January 9, 2018

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**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

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**BACKGROUND / ANALYSIS:**

The Sheboygan Area School District is proposing to construct a new building addition at Sheridan Elementary School located at 1412 Maryland Avenue. The applicant states:

- This is a bi-lingual elementary school for kindergarten through 5<sup>th</sup> grade education. Current enrollment is 267 students. The enrollment is not expected to increase with the new building addition.
- The project includes a 5,280sf, 1-story addition at the north side of the school. The new addition will include two 5<sup>th</sup> grade classrooms and a new art room. Moving the art and 5<sup>th</sup> grade classrooms will also allow expansion of special education and small group instruction.
- The existing facility will be renovated to include a larger cafeteria and a new kitchen. The HVAC system will be replaced.
- Sheridan Elementary School has been constructed with multiple additions and renovations, the last which was completed in 2005. The exterior consists primarily of gray/tan aggregate precast wall panels. The gymnasium is a tan modular face brick. The existing windows and roof trim are dark brown with clear glass.
- The proposed addition will consist of exposed aggregate precast wall panels. The color of the panels will match the existing color on the facility. The panel joints and details will match the existing building. The exterior windows and roof edge will match the dark brown finish used on the existing facility.

- Site work includes replacing pavement disturbed for construction access, addition construction, and grading to accommodate addition. Replace section of fence/gate disturbed for construction access.
- Applicant is proposing a new curb cut for a driveway onto New Jersey Avenue. Applicant states that there is currently a gate at the location that is being replaced that provides access for snow plow equipment. Vehicles currently jump the curb and drive across the grass. The apron will provide better access for plow trucks and maintenance vehicles.

### **STAFF COMMENTS:**

The applicant is requesting the following variance:

- Requesting a variance to have 10 onsite parking spaces – Minimum number of parking spaces required is 58.

Parking requirements include one stall per teacher and per staff member, plus one space per two classrooms. The facility will have a daily average of 49 staff members and 15 standard and 17 classrooms. A total of 58 on-site stalls are required.

The existing facility has:

- Nine (9) standard and one (1) handicap parking stall located onsite.
- There are 17 standard angled, one (1) handicap angled and 15 parallel stalls along Maryland Avenue
- There are 13 stalls on 15<sup>th</sup> Street.
- Thus, the site provides 56 stalls on a typical day (10 onsite and 46 offsite).

The SASD shall provide additional off-street parking options if the Plan Commission is to consider future projects at Sheridan School.

- Requesting a variance to have an eight (8) foot tall fence/gate along the street yards - A fence may be four (4) feet high and 50% open within a street yard.
- 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 permit 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, health, 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) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
  5. Outdoor storage of materials, products or equipment shall be prohibited.
  6. All ground level and rooftop mechanicals shall be screened 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 streets and/or properties.
  8. Fence/gate shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance.
  9. Applicant shall obtain the necessary sign permits prior to installation.
  10. 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.
  11. All areas used for parking or 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 or modified ingress/egress driveway openings shall be improved to standard City specifications. All unused driveways shall be closed and improved to standard City specifications.
  14. Applicant shall replace all street trees that are required to be removed.
  15. 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.).
  16. 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.
  17. Applicant will provide adequate public access along adjacent streets and minimize the time period that these sidewalks/streets will be closed/affected.
  18. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
  19. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
  20. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
  21. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

PARCEL NO. 504290  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: NR

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 1/9/18

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

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

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

**1. APPLICANT INFORMATION**

APPLICANT: Mark K. Schuchardt

ADDRESS: 1227A N. 8<sup>th</sup> Street E-MAIL: mschuchardt@brayarch.com

PHONE: (920) 459-4200 FAX NO. \_\_\_\_\_

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Sheridan Elementary School

ADDRESS OF PROPERTY AFFECTED: 1412 Maryland Avenue

LEGAL DESCRIPTION: See attachment

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

See attachment

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

See attachment

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

ADDITION & REMODELING TO  
SHERIDAN ELEMENTARY SCHOOL  
SHEBOYGAN AREA SCHOOL DISTRICT  
SHEBOYGAN, WISCONSIN  
BRAY PROJECT NO. 3247S

Bray Associates Architects, Inc.  
Milwaukee & Sheboygan, Wisconsin

Tuesday | December 12, 2017



## **CITY OF SHEBOYGAN – CONDITIONAL USE PERMIT APPLICATION**

### **DESCRIPTION OF EXISTING OPERATION**

The current property is used for the delivery of bi-lingual kindergarten through 5<sup>th</sup> grade education. Current enrollment is 267 students. Typical school hours are from 8:25 AM to 3:45 PM Monday through Friday during the school year.

### **DESCRIPTION OF PROPOSED OPERATION**

The addition will not affect the proposed operation of the facility. The facility will continue educating elementary students. The proposed land use is Indoor Institutional per Section 15.206(3)(C.) Indoor Institutional includes schools. The addition will allow expansion of special education and small group instruction within the existing facility with the moving of art and 5<sup>th</sup> grade classrooms. The existing Art room is currently inaccessible to handicap students and will be converted to a storage room. Although additional space is being added to the school, additional staff and student enrollment is not expected to increase.

### **DESCRIPTION OF PROPOSED PROJECT**

The proposed one-story addition will include approximately 5,280 square feet of new construction. The school is located on the corner of South 14<sup>th</sup> Street and Maryland Avenue. The addition is located on the north side of the existing school. The new addition will include two 5<sup>th</sup> grade classrooms and a new art room. These same spaces are currently located in the existing facility. The existing facility will be renovated to include a larger cafeteria and a new kitchen. The HVAC system for the 1980 addition will also be replaced.

### **DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS**

Sheridan Elementary has been constructed with multiple additions and renovations; the last completed in 2005. The exterior of the building consists primarily of a gray/tan exposed aggregate precast wall panels. The gymnasium portion of the school is tan modular face brick. The existing windows and roof trim are dark brown with clear glass. Please reference the attached photographs.

### **DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS**

The proposed addition will consist of exposed aggregate precast wall panels. The color of the panels will match the existing color on the facility. The panel joints and details will match the existing building.

The exterior windows and roof edge will match the dark brown finish used on the existing facility. Please reference the attached renderings.

### **DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT**

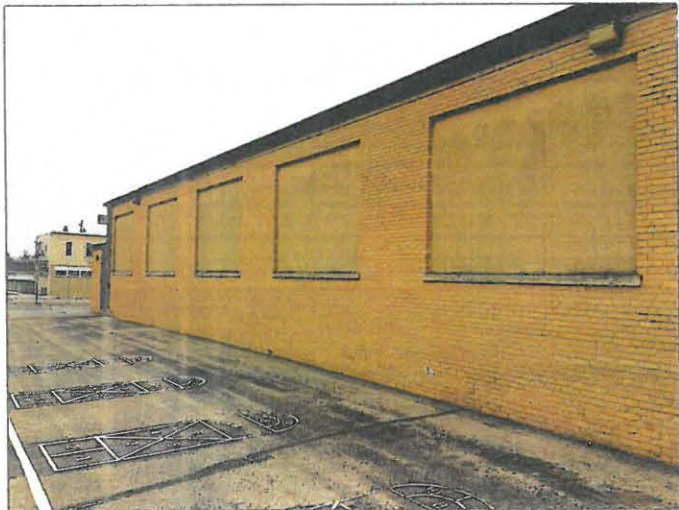
Sheridan Elementary is located in a Neighborhood Residential (NR) Zone and is considered an Indoor Institutional use. Parking requirements include one stall per teacher and per staff member, plus one space per two classrooms. The facility has 49 staff members and 17 classrooms. A total of 58 on-site parking stalls are required. The existing facility has 9 standard and 1 handicap accessible parking stalls. There are 17 standard angled, 1 HC angled and 15 parallel stalls along Maryland Avenue. There are 13 stalls on 15<sup>th</sup> street. The site and adjacent street parking provides 56 stalls during a typical school day. The school covers an entire city block. Residences are located across the surrounding streets to the north, east, south and west. The school district is seeking a variance to construct the addition without adding additional on-site parking stalls. Additional on-site stalls will decrease the already limited playground areas.



South Elevation - Clock Tower



Southeast Elevation



North Gym Elevation



Partial North Elevation

# Sheridan Elementary School

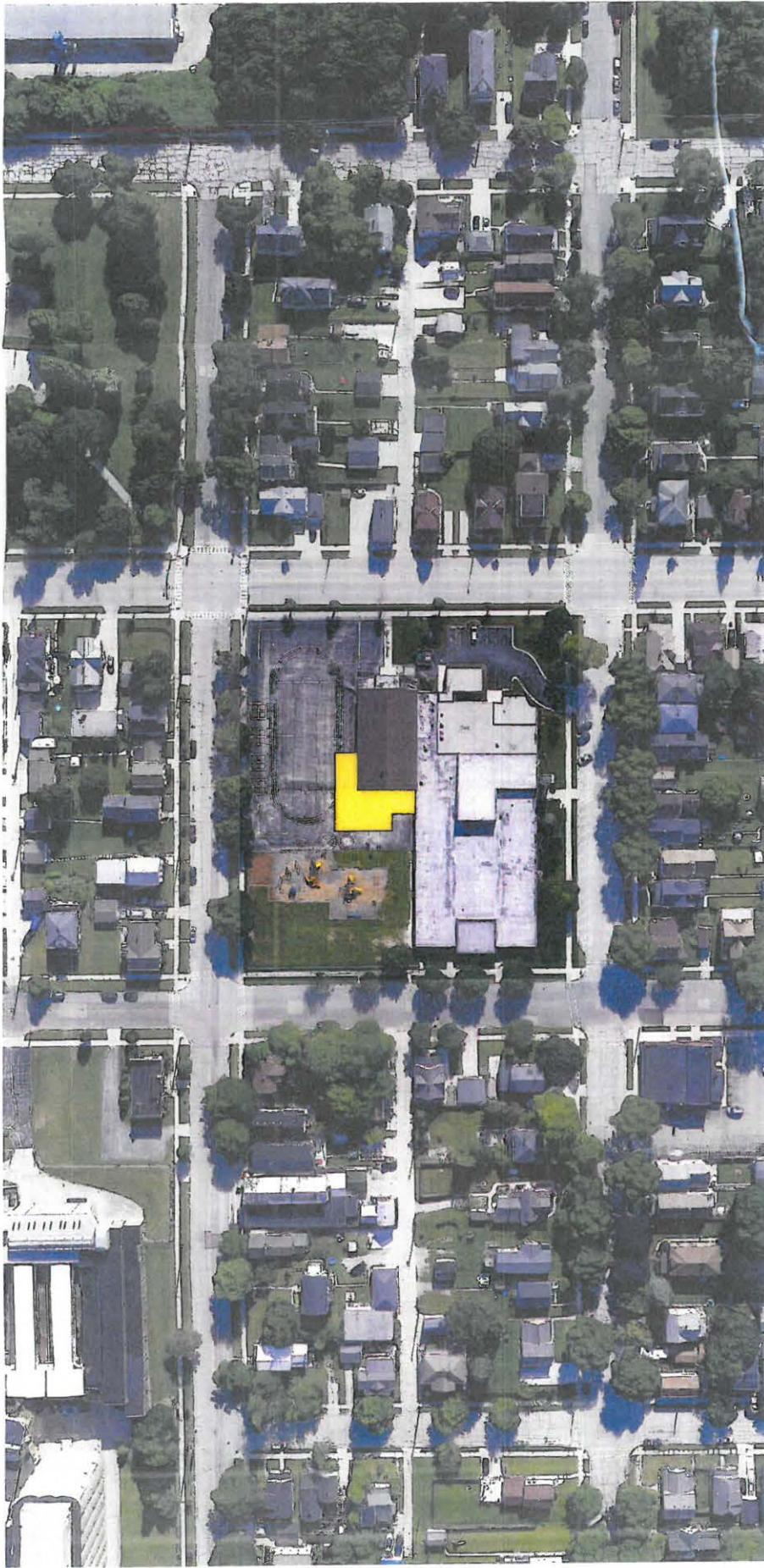
Existing Exterior

December 12, 2017



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# Sheridan Elementary School

December 12, 2017

Site

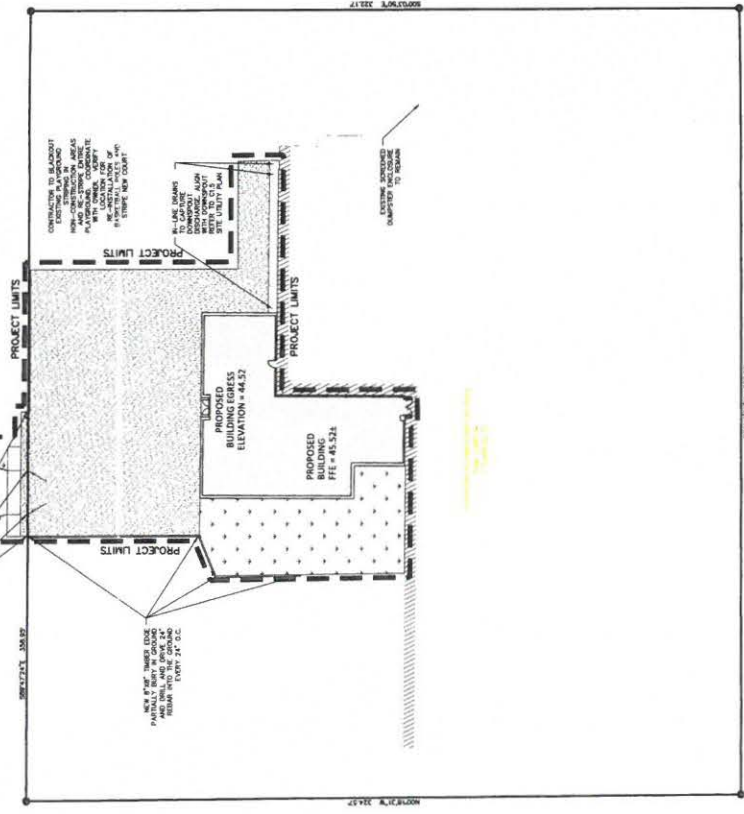
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architects  
solid foundation. forward thinking  
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920-459-1000 • www.brayarch.com



NEW JERSEY AVENUE

ADJUST FLOOR LEVEL AND SLOPE, AND REVISIONS TO BE SHOWN. SPECIFICATIONS SHALL COVER AND BE PART OF THE CONTRACT. SEE DETAILS 5 & 6/22.2

NEW FOUNDATION FENCE PARTIALLY BORN IN EXISTING FOUNDATION. SEE DETAILS 5 & 6/22.1



S 14th STREET

S 15th STREET

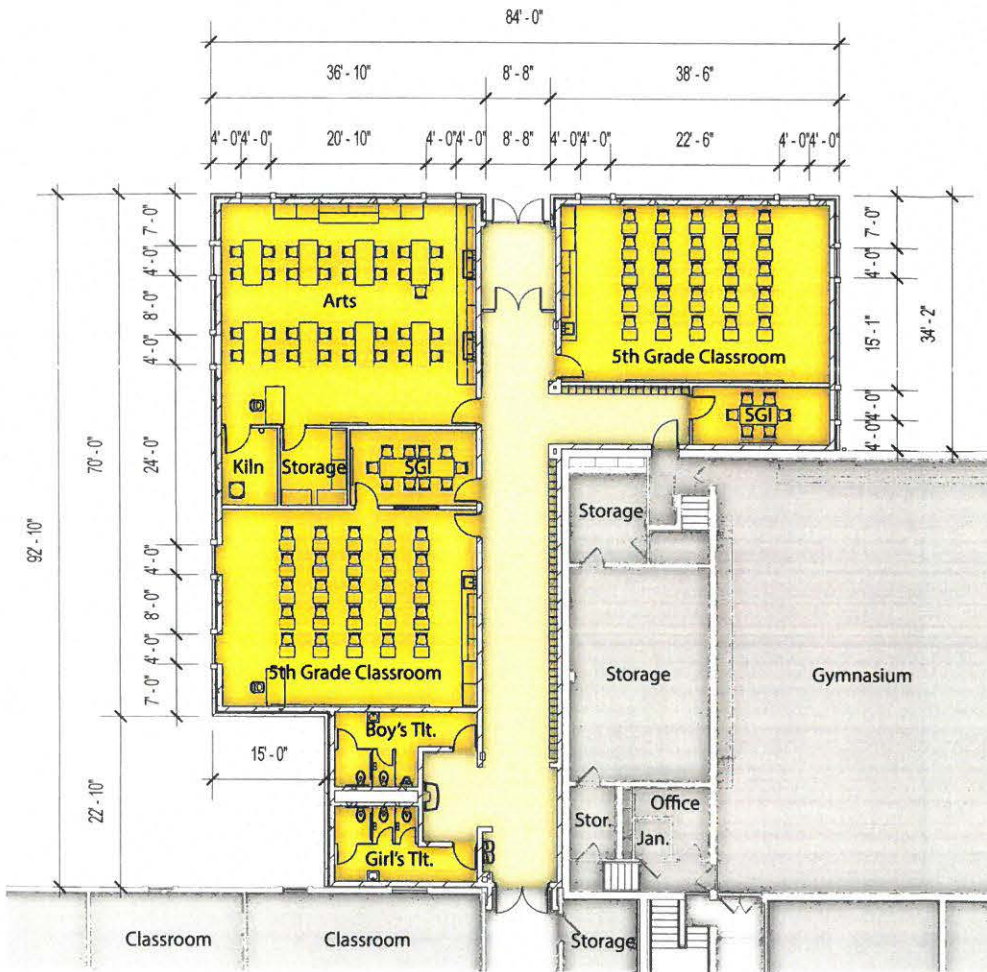
MARYLAND AVENUE

Scale: 1" = 20'  
Scale: 1" = 20'

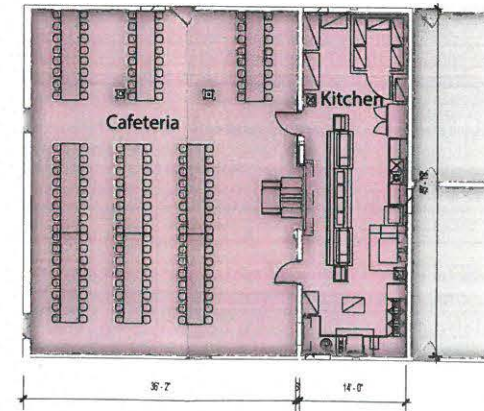
**DIGGERS'OUTLINE**  
Dial 833 or (800)242-8511  
www.DiggersOutline.com

**HATCH LEGEND**

[Symbol]	AREA DESIGNATED BY CONSTRUCTION DOCUMENTS TO BE REMOVED WITH LANDSCAPE PLANTS TO BE RETAINED WITH EXISTING STRUCTURE. SEE DETAILS 5 & 6/22.2
[Symbol]	NEW ASPHALTIC CONCRETE (4000 200) SEE DETAIL 4/CE1
[Symbol]	NEW CONCRETE SLAB SEE DETAIL 5 & 6/22.3
[Symbol]	NEW HEAVY DUTY CONCRETE SLAB SEE DETAIL 5 & 6/22.3



Fist Floor Plan - Addition New Construction : 5,265 s/ft  
1/16" : 1'0"



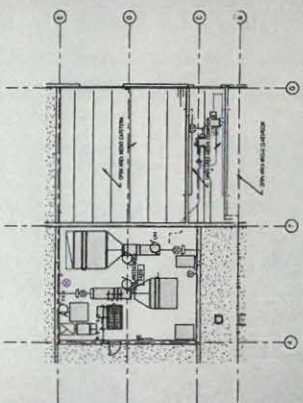
Fist Floor Plan - Addition Renovation : 2,322 s/ft  
1/16" : 1'0"

# Sheridan Elementary School

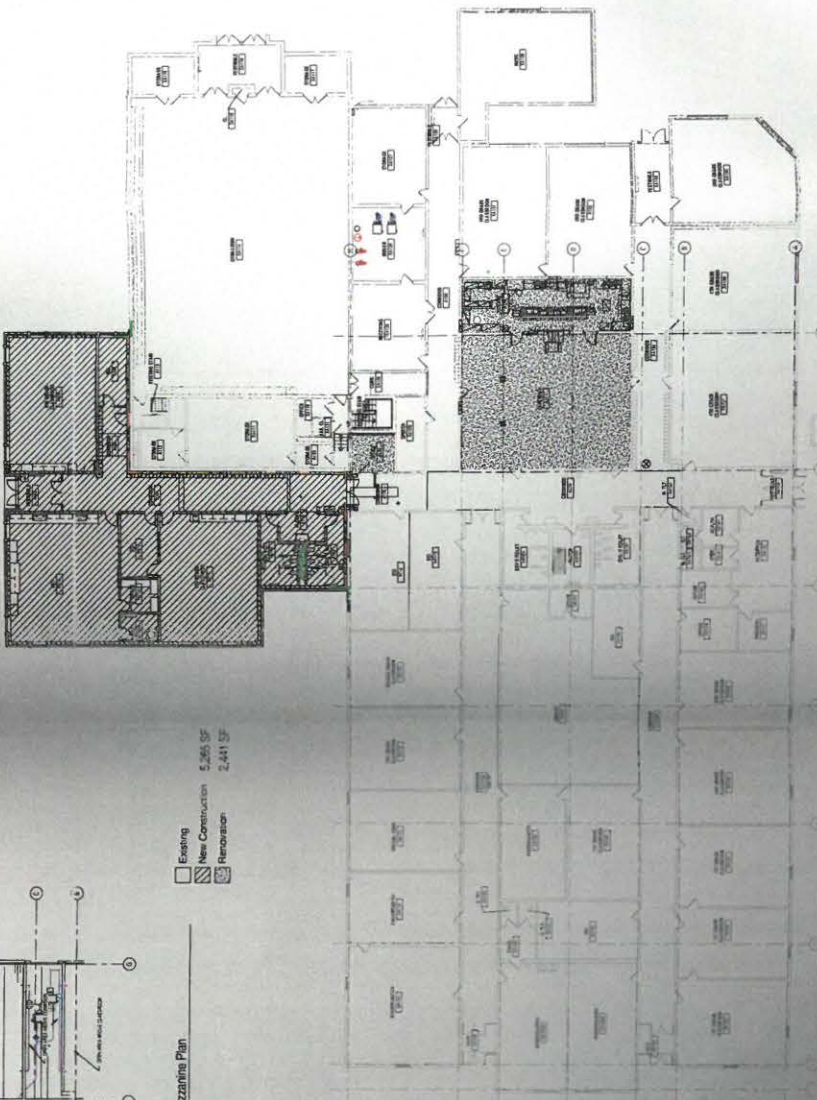
Proposed Plan

December 12, 2017

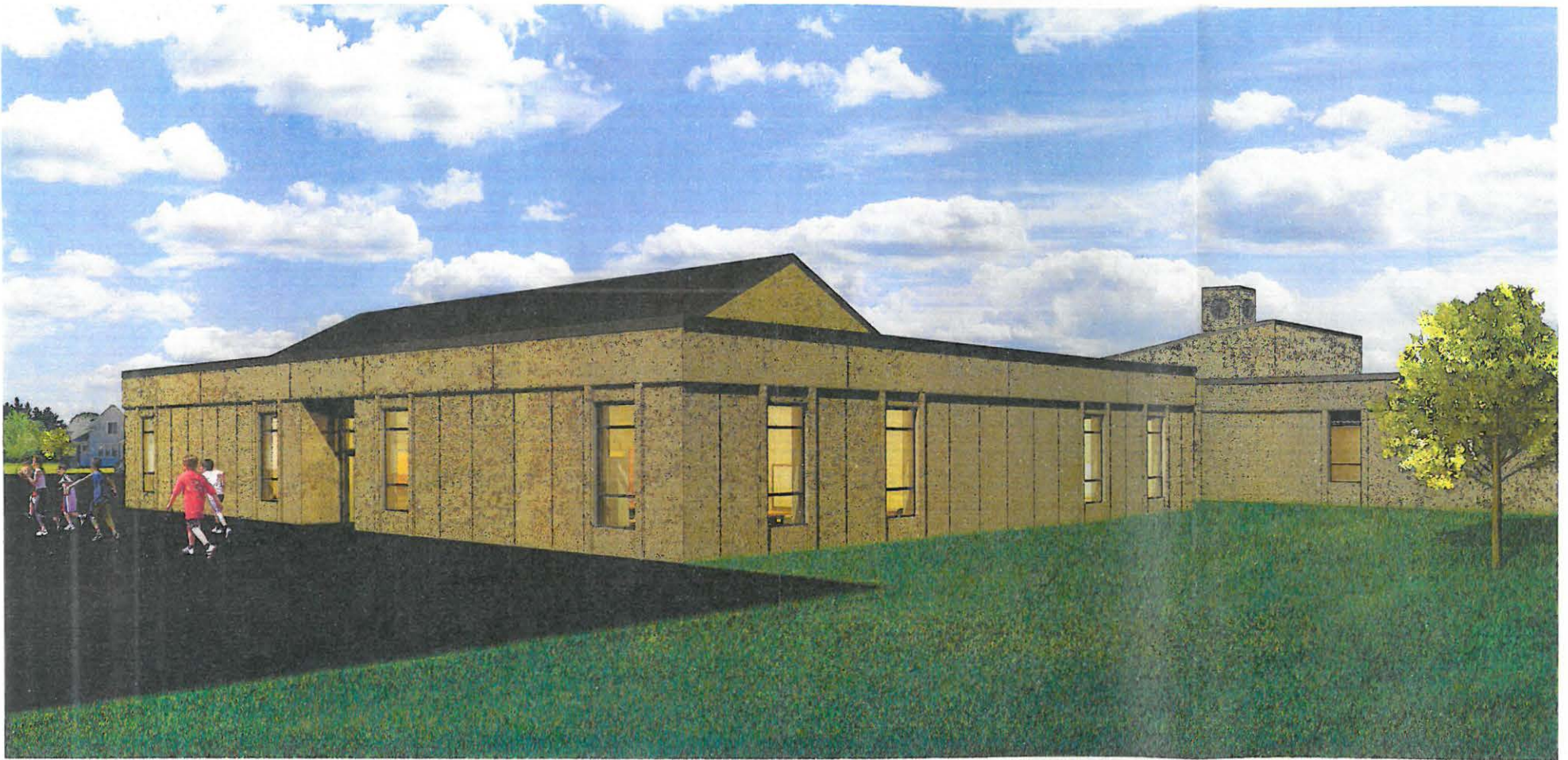




- Existing
- New Construction 5,265 SF
- Renovation 2,441 SF



Overall First Floor Plan



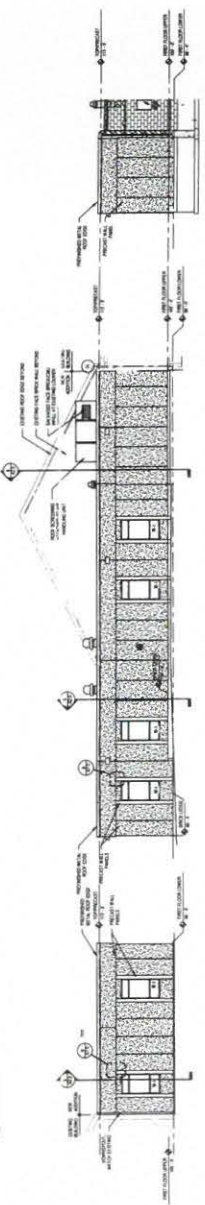
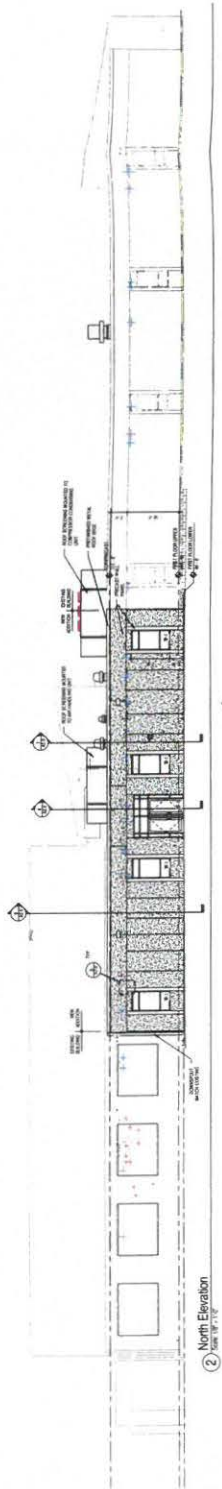
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# Sheridan Elementary School

December 12, 2017

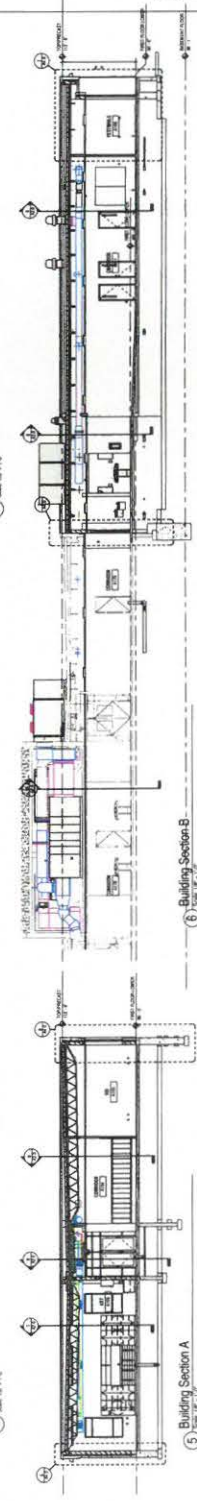
## Proposed Addition





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

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



**6 Building Section B**  
 Scale: 1/8" = 1'-0"



**8 Building Section D**  
 Scale: 1/8" = 1'-0"



**10 Building Section**  
 Scale: 1/8" = 1'-0"



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# Sheridan Elementary School

Existing Precast

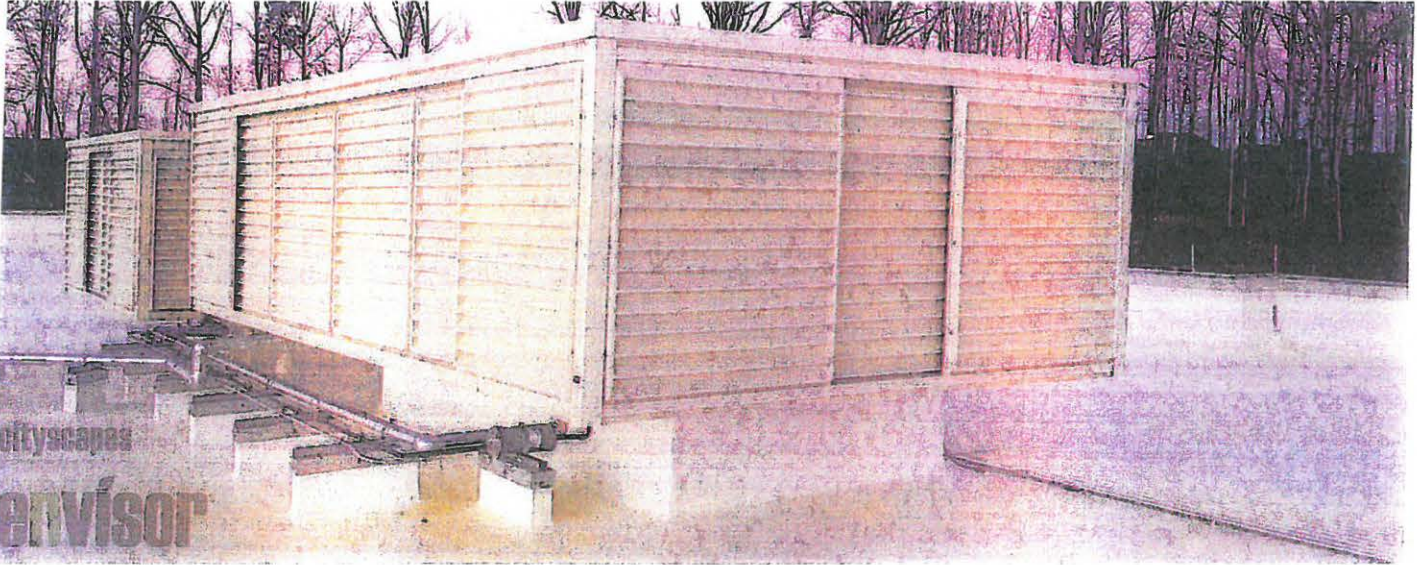
December 12, 2017





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**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Precise Implementation Plan by the John Michael Kohler Art Center (JMKAC) to construct the new JMKAC Art Preserve facility on parcels 216522 and 216517 (formerly 3530 Lower Falls Road). JMKAC PUD Planned Unit Development 2017 Zone.

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

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**REPORT DATE:** January 5, 2018

**MEETING DATE:** January 9, 2018

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**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:**

Today, the Plan Commission will be reviewing the John Michael Kohler Art Center (JMKAC) Precise Implementation Plan (PIP). The process for review and approval of the PIP is similar to that for conditional use permits. The Plan Commission and Common Council previously approved the JMKAC General Development Plan (GDP is a rezoning process – land use designation).

The John Michael Kohler Art Center (JMKAC) is proposing to construct the new JMKAC Art Preserve facility and site improvements on parcels 216522 and 216517 (formerly 3530 Lower Falls Road). The proposal is to be located on the property formerly known as the Schuchardt Farm that the City purchased around 2010. The portion of property that the JMKAC is proposing to develop is Lot 1 of the attached CSM which is located between Lower Falls Road to the south and the railroad tracks to the North.

The applicant states the following about the JMKAC Art Preserve project:

- The Art Preserve is being constructed to house the John Michael Kohler Arts Center's collection of art-environment builders. There are roughly 35 artists in the current collection and new work is acquired every year.
- The new building's mission statement is: "The Art Preserve exists to preserve and make accessible a dynamic collection of artist-built environments to promote scholarship and the exploration of the human capacity for self-expression."

- The John Michael Kohler Arts Center website states that art-environment builders “*significantly transform their personal surroundings, for example—their home or yard—into exceptional, multifaceted works of art. Often these art environments embody the maker’s life experience and express the locale in which the builder lives and works. Materials often include local supplies such as concrete, wood, or found materials. Every art environment is different in intent, meaning, scale, or material; however, they share a role as a unique, visual record of personal histories.*”
- With any art-environment builder site, the ideal situation is for the artist’s work to stay in its original location. However, this is not always possible. In the case of Loy Bowlin for example, his entire house was preserved and will be displayed within the Art Preserve. Other examples of work to be shown include Wisconsin artists such as Mary Nohl, Fred Smith and Eugene Von Bruenchenhein as well as international artists such as Nek Chand (refer to PIP Appendix for examples of artist works).
- With its mix of exhibition and dense display of artwork, this facility will be open to the public, scholars, and curiosity seekers of all ages. The current plan is that the building will be open 6 days a week from 10-6.
- Programmatically speaking over 70% of the building will be devoted to publically accessible collection space. The building will also have a classroom/multi-purpose room, archive room and a study/library space as well as support spaces for the collection.
- Aside from its internal use, it is intended that the Art Preserve shall serve as a hub for outdoor activities including outdoor movies/concerts, walking trails for the surrounding site with potential connections to a future nature preserve to the north and east of the building.
- The John Michael Kohler Arts Center Art Preserve is the perfect fit for the natural environs of the Lower Falls Road site, the Schuchardt Farm). With its mix of farmland, wooded hillside and natural meadow, this site evokes much of the natural spaces that originally were home to the art collection. The concept of the building itself is intended to approximate a “walk in the woods.” Visitors enter the building at grade and engage the art on three floors of the structure as it meanders up the wooded hillside to end at the upper meadow. It is the hope that the visitor will be able to experience both art and natural environment of the site through strategically placed windows within the structure.
- The Art Preserve is not another Arts Center; instead its goal is to complement the current facility by providing a publically accessible repository for the art-environment builder’s collection. With the creation of this cultural space in the midst of this natural site, it is hoped that this “hub” will become a culturally significant entity for the community equal to that of the John Michael Kohler Arts Center.
- The concept of preservation and art manifested in the built structure correlates nicely with the concept of a nature preserve that is proposed at the site to the east of the JMKAC property. JMKAC Art Preserve development project will serve as another unique asset to the City of Sheboygan.

## Exterior Design of the JMKAC Art Preserve Facility:

- Much like the art this museum will display, the building itself seeks to engage and complement the existing landscape. The building will be sited approximately 350' north of Lower Falls road and recessed into the hillside. The hillside is the most heavily wooded area on the site. Placing the building here and recessing it into the hillside allows for a design that compliments the natural landscape rather than overpowering it.
- Material choice is key for a design that integrates into the landscape. The primary building materials will be concrete and wood. Most of the façade will consist of custom precast concrete panels. These panels will be formed with a natural wood grain imprint and sand blasted to reveal locally sourced aggregates.
- The main entry will be surrounded by a collection of vertical wooden louvers. These louvers, in addition to being functional sunshades, will be rotated slightly off axis similar to the cadence of the trees found in the surrounding forest.
- Supporting the overall concept of a building integrated into the landscape, signage and lighting will be as inconspicuous as possible. There will be a lit entrance sign at the intersection of Lower Falls Road and Indiana Ave. and a small number of unlit directional signs near the new roads. Exterior lighting will be minimal and used only where required to light parking and main pedestrian paths to the building. We have also noted the location of a temporary signage in advance of construction. It shall consist of an unlit color sign roughly 4.5' x 8'. The temporary sign application is in the appendix. The permanent signage application shall follow at a later date.
- The landscaping around the building will utilize as light of a touch as possible, primarily featuring local trees, shrubs and grasses. Wherever possible existing trees will remain, especially where they are hardwood trees in excess of 40' in height. There are three primary areas where new trees will be planted. These are to the north and south of the Main Guest Parking and on the hillside to the south and west of the building. All areas will feature a mix of native trees and shrubs. Trees will be a mix of Coniferous (primarily White Pine) and Deciduous (a variety but generally focused on long living native species such as oaks, maples, and ginkos). Shrubs and grasses will be limited to native species that thrive in the local environment.

## Site improvements include:

- This will be a three story building with a 19,600sf footprint (approximately 180 x 100).
- The building is 53,000sf with 38,000sf devoted to collection space and 15,000sf devoted to classroom/archives and back of house uses.

- From the lowest grade, the structure will be 60 feet tall. Because the building is set into the hillside, the building's height is roughly 20 feet tall above the upper portion of the hill. Given it sits among the trees on the hillside, the building appears to nestle into the site.
- Site work shall consist of the creation of a looped drive and a service drive for public and private access to the site.
- Parking will consist of a loading area and 50 parking spots (47 paved parking spots, 3 accessible parking spots and a loading/service area.
- Approximately 58 spots in an overflow parking area that shall be permeable.
- A number of trails will be developed that will be available to the public—these will be unpaved and it is assumed they will be mown paths.
- Landscaping work will consist of supplementing the existing site with additional trees and shrubs around the building and a focus will be on removing invasive species.

#### **STAFF COMMENTS:**

The applicant is requesting the following exemptions (exemptions/variances are based on the SO zone):

- Maximum building height is 35 feet (Can exceed 35 feet with a conditional use permit) – Applicant is requesting a building height of 60 feet.

Dimensions of the building are roughly 180' x 100' and from the lowest level of grade the structure is 60' tall. Because the building is set into the hillside, the building's height is roughly 20' tall above the upper portion of the hill. Given that it sits among the trees on the hillside, the building appears to nestle into the site.

- Minimum number of parking spaces is 158 and spaces are to be paved - Applicant is requesting 108 parking spaces and the 58 space overflow parking lot will be permeable.

The overflow parking lot will be compacted fill with 4" of topsoil cover. The overflow parking area shall be mowed well in advance of any event that is believed to need it. It is assumed that the use of these parking spaces shall be fairly infrequent.

- Maximum 32sf temporary construction sign – Applicant is proposing a 36sf temporary sign during construction.

The applicant has provided conceptual sign drawings in this PIP. Staff recommends that the applicant work with staff with regards to appropriate signage. Applicant will be required to

submit the final design package in order to be incorporated into the approved PIP. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage.

The applicant has provided conceptual landscape plan drawings in this PIP. Applicant shall submit a landscape plan that specifically identifies the plant, provides the name of the plant, the quantity, plant size, points each and total points for each of the four (4) landscape criteria (create a legend along with the landscape plan site plan).

**ACTION REQUESTED:**

Staff recommends approval of the JMKAC Art Preserve PIP 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, State of Wisconsin DNR, Army Corp of Engineers, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant may only impact areas designated as wetlands if and only if they have written documentation (license, permit, etc.) from the DNR permitting them to do so. Applicant shall provide such documentation to the Department of City Development prior to impacting any designated wetlands.
3. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).
5. 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.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. 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.).
8. 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.
9. Applicant shall work with staff with regards to appropriate signage. Applicant will be required to submit the final design package in order to be incorporated into the approved PIP. 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.
10. 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.

11. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs.
12. All areas used for parking/maneuvering of vehicles shall be paved (except for overflow parking area granted a variance).
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
14. Applicant shall install bike rack(s).
15. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
16. 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.).
17. 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.).
18. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
19. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
20. 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, art, etc.
21. 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).
22. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
23. 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.
24. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the JMKAC Art Preserve facility.
25. If there are any amendments to the approved PIP (including but not limited to site plan, architectural design, etc.) the applicant will have to submit an amended PIP for review by the Plan Commission that accurately reflects any and all proposed changes.

**ATTACHMENTS:**

Precise Implementation Plan (PIP) and required attachments.

PARCEL NO. 216522+216517  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: JMKAC PD

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 1/19/18

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: Shawn Mather for John Michael Kohler Arts Center  
ADDRESS: 3821 Steele St, Unit B, Denver, CO 80205E-MAIL: sm@tresbirds.com  
PHONE: (720) 635 6468 FAX NO. (303) 444 1983

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: John Michael Kohler Arts Center Art Preserve  
ADDRESS OF PROPERTY AFFECTED: 3530 Lower Falls Rd. Sheboygan, WI  
LEGAL DESCRIPTION: Attached with Precise Implementation Plan

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Currently the site is a mix of undeveloped meadow, wooded areas, and farmland.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The site will become the JMKAC Art Preserve which shall be a dense repository of the JMKAC's Environment Builders Collection. The building shall be open to the public. The 55,000 SF, 3 story structure, shall house the collection and occasionally serve as a hub for outdoor activities.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: We are anticipating an exemption in parking spots as noted in the PIP submittal.

# John Michael Kohler Arts Center Art Preserve

## Precise Implementation Plan

3530 Lower Falls Road, Sheboygan, WI

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Date: December 15 2017

Client: John Michael Kohler Arts Center

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View from Lower Falls Road



Mid-Range View



Entry view



**tres birds workshop**  
3821 Steere Street, Unit B  
Denver, CO 80205

## Table of Contents

Architectural Drawings list	3
Intent of document	4
Project Name	
Project Owner	
Submitted by	
Contacts	
Zoning	5
Site information	5
Parcel Site	5
Existing Land use	5
Existing Zoning	5
Surrounding Land Use	5
Location Map	6
Certified Survey Map	7-12
Project Area Maps	13
Nearby Property Owners	14
Development Concept	15
Exterior Design Narrative	16
Signage and Lighting Narrative	17
Landscape Narrative	17
Site Use Description	18
Facility to present dense display of the JMKAC Vernacular Artist Built Environments	
Requested Zoning Exemptions	19
Requested Land Use Exemptions	19
Requested Residential Density and Intensity Exemptions	19
Requested Bulk Requirement Exemptions.	20



Architectural Drawings List

Overall Site plan	PIP-9
Site Plan	PIP-10
Landscape Plan	PIP-11
Aerial Image	PIP-12
Landscape Schedule	PIP-13
Level 1 Plan	PIP-20
Leve 2 Plan	PIP-21
Level 3 Plan	PIP-22
South Elevation	PIP-30
West Elevation	PIP-31
North Elevation	PIP-32
East Elevation	PIP-33



## Intent of Document

The intent of this document is to provide the City of Sheboygan with a Precise Implementation Plan complying with the approved General Development Plan summarizing the components of the John Michael Kohler Arts Center Art Preserve.

### Project Name

JMKAC Art Preserve

### Project Owner

Creation and Preservations Partners, Inc.

### Submitted By

Shawn Mather  
tres birds workshop  
3821 Steele St. Unit B  
Denver, CO 80205  
Tel: 720 635 6468  
[sm@tresbirds.com](mailto:sm@tresbirds.com)

### Contacts:

#### Applicant:

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3821 Steele St. Unit B  
Denver, CO 80205  
Tel: 720 635 6468  
[sm@tresbirds.com](mailto:sm@tresbirds.com)

Shawn Mather

#### Design Team:

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Denver, CO 80205  
Tel: 720 635 6468  
[sm@tresbirds.com](mailto:sm@tresbirds.com)

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Shawn Mather  
David Hoffman  
Doug Newby

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Sheboygan, WI 53081-8099  
TEL: (920) 458 6164  
FAX (920) 458 -0369

Roger G. Miller  
Pete Pittner  
Sarah Majerus



## ZONING REQUEST

Previous Zoning: Pre Planned Unit Development (PPUD)

Approved Zoning: JMKAC Planned Unit Development (JMKAC PUD)

## SITE INFORMATION

### Parcel size

The project area contains a single parcel that equals approximately 38 acres.

### Existing Land Use

The parcel is currently zoned as the JMKAC PUD. Flat portions of the site, adjacent to Lower Falls Road, are currently planted with corn. Areas of the hillside have natural trees as well as natural meadow space.

### Existing Zoning

JMKAC Pre-planned Unit Development

### Surrounding Land Uses

South - The property to the south across Lower Falls Road is owned by Sheboygan County and fronts the Sheboygan River.

Immediately to the south of the property on the north side of Lower Falls Rd. is a single family residence.

East – The property to the east is owned by the City of Sheboygan and is undeveloped.

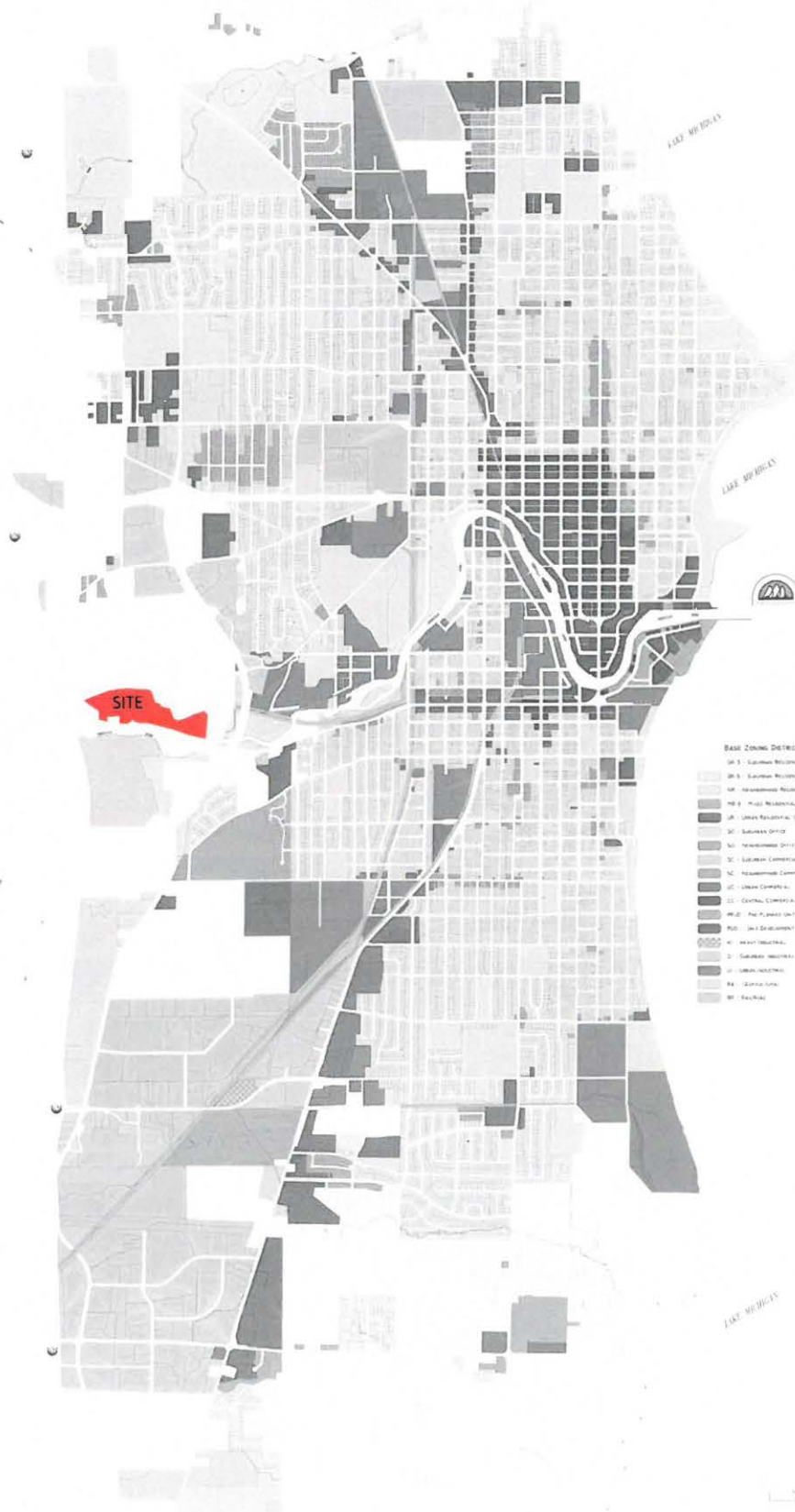
North – To the immediate north of the property is a railroad line that runs east to west. Beyond that, there is a single family residence accessed from the north. Otherwise, there are some vacant lands owned by private parties.

There is a single family residence north of the railroad tracks that must be provided access across 3530 Lower Falls Road.

West – To the west of the property is undeveloped land owned by a private party.



# CITY OF SHEBOYGAN 2011 ZONING MAP



- BASE ZONING DISTRICTS**
- SR-1 Single Residential, 1
  - SR-2 Single Residential, 2
  - SR-3 Single Residential, 3
  - SR-4 Single Residential, 4
  - SR-5 Single Residential, 5
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  - SR-41 Single Residential, 41
  - SR-42 Single Residential, 42
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  - SR-100 Single Residential, 100

SITE LOCATION - JOHN MICHAEL KOHLER ARTS CENTER ARTS PRESERVE

## Chaput Land Surveys LLC

October 2, 2017

Lot 1 of Certified Survey Map recorded in Volume 27, Pages 215-219 as Document No. 2024388, recorded on July 26, 2016, being part of the Northeast  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of Section 28, Township 15 North, Range 23 East in the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Northeast Section; thence South  $00^{\circ}31'23''$  West 1648.04 feet to the point of beginning of lands hereinafter described; thence South  $78^{\circ}12'15''$  East 78.76 feet to a point; thence North  $60^{\circ}31'33''$  East 230.12 feet to a point; thence South  $71^{\circ}38'48''$  East 398.30 feet to a point; thence South  $40^{\circ}31'14''$  East 122.26 feet to a point; thence South  $04^{\circ}55'06''$  West 558.15 feet to a point; thence South  $60^{\circ}10'53''$  West 92.48 feet to a point on the North line of Lower Falls Road; thence Northwesterly 74.86 feet along the arc of a curve and said North line whose center lies to the North, whose radius is 2684.55 feet and whose chord bears North  $70^{\circ}55'30''$  West 74.86 feet to a point; thence North  $70^{\circ}18'42''$  West along said North line 155.31 feet to a point; thence North  $81^{\circ}37'18''$  West along said North line 101.98 feet to a point; thence North  $70^{\circ}18'42''$  West along said North line 510.09 feet to a point; thence Northwesterly 841.61 feet along the arc of a curve and said North line, whose center lies to the South, whose radius is 3021.17 feet to a point and whose chord bears North  $78^{\circ}28'21''$  West 838.89 feet to a point; thence North  $32^{\circ}06'07''$  West along said North line 72.93 feet to a point; thence South  $06^{\circ}26'18''$  West along said North line 35.00 feet to a point; thence South  $49^{\circ}34'48''$  West along said North line 94.70 feet to a point; thence North  $87^{\circ}16'42''$  West along said North line 61.80 feet to a point; thence South  $83^{\circ}04'25''$  West along said North line 101.44 feet to a point; thence North  $87^{\circ}16'45''$  West along said North line 85.24 feet to a point; thence North  $02^{\circ}43'10''$  East 167.00 feet to a point; thence North  $87^{\circ}19'45''$  West 280.00 feet to a point; thence South  $02^{\circ}43'09''$  West 166.75 feet to a point on the North line of Lower Falls Road; thence North  $62^{\circ}35'03''$  West along said North line 112.38 feet to a point; thence North  $87^{\circ}14'47''$  West along said North line 82.89 feet to a point on the East line of Lot 1 of Certified Survey Map recorded in Volume 15 Page 330; thence North  $02^{\circ}43'15''$  East along said East line 270.00 feet to a point; thence North  $57^{\circ}16'46''$  West along said East line 430.73 feet to a point on the South line of the Union Pacific Railroad Right of Way; thence North  $60^{\circ}28'58''$  East along said South line 87.49 feet to a point; thence Northeasterly 811.54 feet along the arc of a curve and said South line, whose center lies to the South, whose radius is 1925.79 feet and whose chord bears North  $73^{\circ}23'20''$  East 805.55 feet to a point; thence Easterly 738.17 feet along the arc of a curve and said South line, whose center lies to the South, whose radius is 2797.18 feet and whose chord bears South  $88^{\circ}07'27''$  East 736.03 feet to a point; thence South  $22^{\circ}01'50''$  East 327.95 feet to a point; thence South  $73^{\circ}16'38''$  East 75.96 feet to a point; thence South  $47^{\circ}57'44''$  East 158.04 feet to a point; thence South  $84^{\circ}45'14''$  East 122.56 feet to a point; thence South  $21^{\circ}27'01''$  East 306.38 feet to a point; thence South  $78^{\circ}12'15''$  East 57.72 feet to the point of beginning.

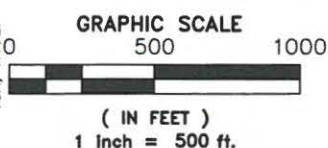
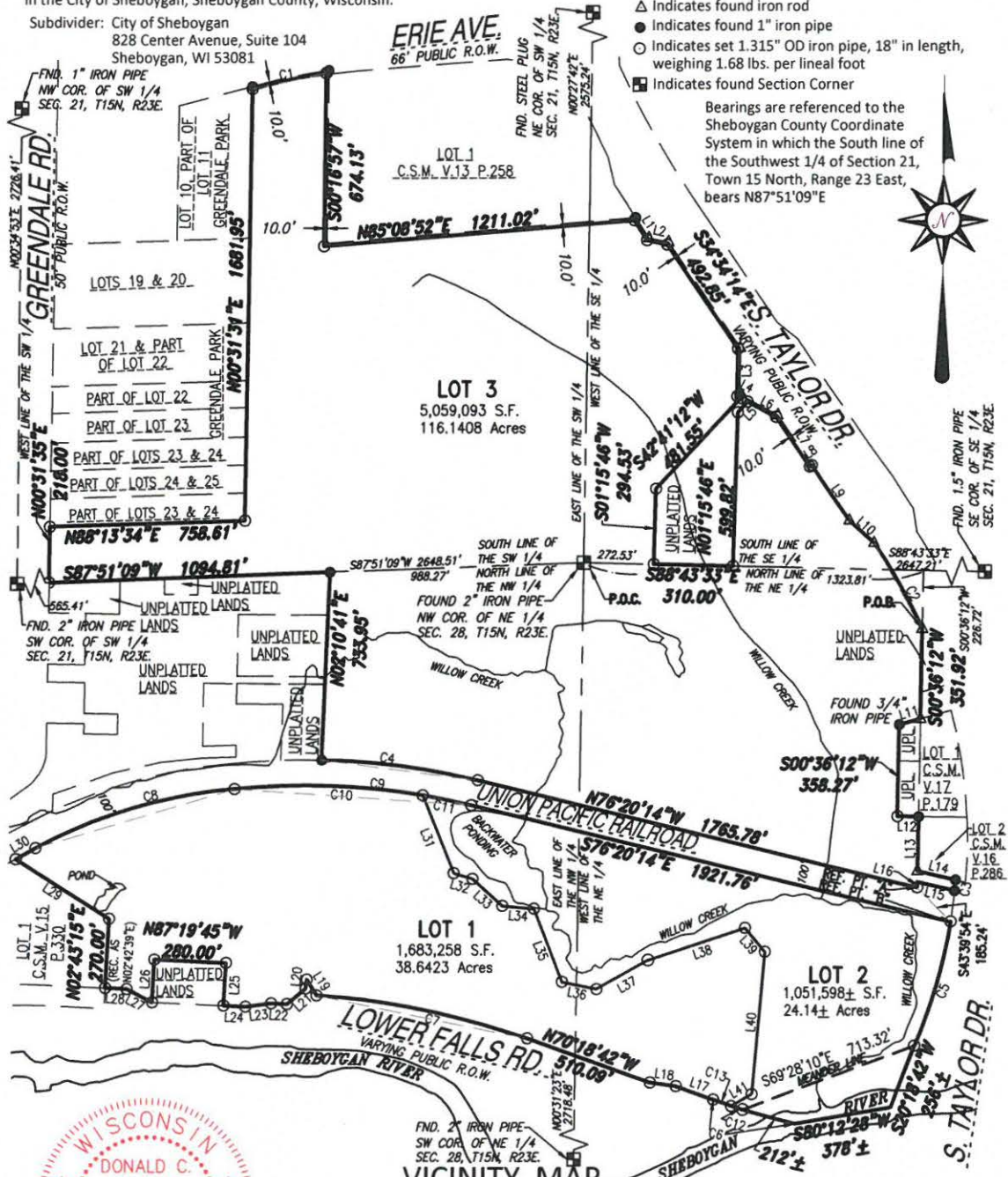
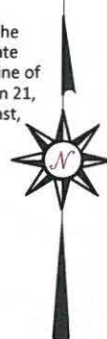
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lot 2, Certified Survey Map recorded in Volume 16, Pages 286 and 287 and lands in part of the NE 1/4, SE 1/4 and SW 1/4 of the SW 1/4, and the SW 1/4 of the SE 1/4 of Section 21, and parts of Gov't Lots 3 and 4 located in the NE 1/4, SE 1/4, SW 1/4 and NW 1/4 of the NW 1/4, and parts of Gov't Lots 1 and 2 located in the NE 1/4, SW 1/4 and NW 1/4 of the NE 1/4 of Section 28, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

Subdivider: City of Sheboygan  
828 Center Avenue, Suite 104  
Sheboygan, WI 53081

- △ Indicates found iron rod
- Indicates found 1" iron pipe
- Indicates set 1.315" OD iron pipe, 18" in length, weighing 1.68 lbs. per lineal foot
- Indicates found Section Corner

Bearings are referenced to the Sheboygan County Coordinate System in which the South line of the Southwest 1/4 of Section 21, Town 15 North, Range 23 East, bears N87°51'09"E



**CHAPUT LAND SURVEYS LLC**  
234 W. FLORIDA STREET  
MILWAUKEE, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

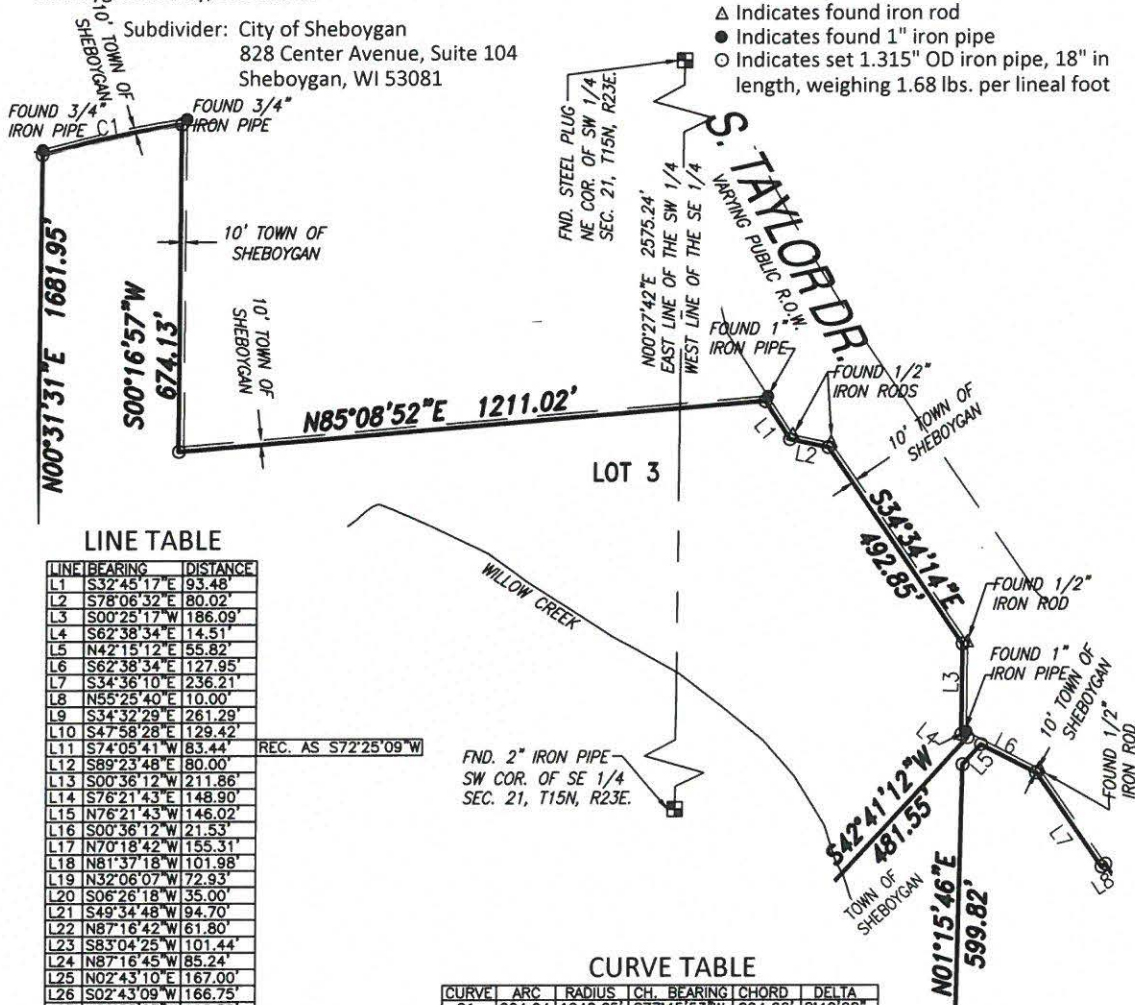
SHEET 1 OF 5  
Date: May 17, 2016  
Drawing No. 2242-dmb

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lot 2, Certified Survey Map recorded in Volume 16, Pages 286 and 287 and lands in part of the NE 1/4, SE 1/4 and SW 1/4 of the SW 1/4, and the SW 1/4 of the SE 1/4 of Section 21, and parts of Gov't Lots 3 and 4 located in the NE 1/4, SE 1/4, SW 1/4 and NW 1/4 of the NW 1/4, and parts of Gov't Lots 1 and 2 located in the NE 1/4, SW 1/4 and NW 1/4 of the NE 1/4 of Section 28, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

Subdivider: City of Sheboygan  
828 Center Avenue, Suite 104  
Sheboygan, WI 53081

- △ Indicates found iron rod
- Indicates found 1" iron pipe
- Indicates set 1.315" OD iron pipe, 18" in length, weighing 1.68 lbs. per lineal foot



LINE TABLE

LINE	BEARING	DISTANCE
L1	S32°45'17"E	93.48'
L2	S78°06'32"E	80.02'
L3	S00°25'17"W	186.09'
L4	S62°38'34"E	14.51'
L5	N42°15'12"E	55.82'
L6	S62°38'34"E	127.95'
L7	S34°36'10"E	236.21'
L8	N55°25'40"E	10.00'
L9	S34°32'29"E	261.29'
L10	S47°58'28"E	129.42'
L11	S74°05'41"W	83.44'
L12	S89°23'48"E	80.00'
L13	S00°36'12"W	211.86'
L14	S76°21'43"E	148.90'
L15	N76°21'43"W	146.02'
L16	S00°36'12"W	21.53'
L17	N70°18'42"W	155.31'
L18	N81°37'18"W	101.98'
L19	N32°06'07"W	72.93'
L20	S06°26'18"W	35.00'
L21	S49°34'48"W	94.70'
L22	N87°16'42"W	61.80'
L23	S85°04'25"W	101.44'
L24	N87°16'45"W	85.24'
L25	N02°43'10"E	167.00'
L26	S02°43'09"W	166.75'
L27	N62°35'03"W	112.38'
L28	N87°14'47"W	82.89'
L29	N57°16'46"W	430.73'
L30	N60°28'58"E	87.49'
L31	S22°01'50"E	327.95'
L32	S75°16'38"E	75.96'
L33	S47°57'44"E	158.04'
L34	S84°45'14"E	122.56'
L35	S21°27'01"E	306.38'
L36	S78°12'15"E	136.48'
L37	N60°31'33"E	230.12'
L38	N71°38'48"E	398.30'
L39	S40°31'14"E	122.26'
L40	S04°55'06"W	558.15'
L41	S60°10'53"W	92.48'

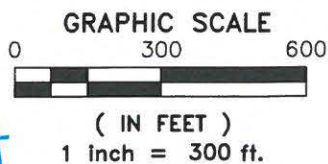
REC. AS S72°25'09"W

REC. AS N57°17'22"W

FND. 2" IRON PIPE  
SW COR. OF SE 1/4  
SEC. 21, T15N, R23E.

CURVE TABLE

CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA
C1	294.94	1940.65'	S77°45'53"W	294.66'	8°42'28"
C2	364.33	2078.59'	S29°16'25"E	363.78'	10°35'38"
C3	42.14	2038.59'	S04°25'45"W	42.14'	1°11'04"
C4	618.37	2830.12'	N82°40'15"W	615.15'	12°28'42"
C5	503.67	2030.32'	S15°31'03"W	502.38'	14°12'49"
C6	194.69	2684.57'	N72°12'13"W	194.65'	4°09'19"
C7	841.61	3021.17'	N78°28'21"W	838.89'	15°57'39"
C8	811.54	1925.79'	N73°23'20"E	805.55'	24°08'41"
C9	931.79	2797.18'	S86°08'28"E	927.49'	19°05'10"
C10	738.17	2797.18'	S88°07'27"E	736.03'	15°07'13"
C11	193.62	2797.18'	S78°34'52"E	193.58'	3°57'58"
C12	46.37	2684.57'	N72°13'07"W	46.37'	0°59'23"
C13	74.86	2684.57'	N70°55'30"W	74.86'	1°35'52"



CHAPUT LAND SURVEYS LLC

234 W. FLORIDA STREET  
MILWAUKEE, WI 53204  
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www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

SHEET 2 OF 5  
Date: May 17, 2016  
Drawing No. 2242-dmb

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lot 2, Certified Survey Map recorded in Volume 16, Pages 286 and 287 and lands in part of the NE 1/4, SE 1/4 and SW 1/4 of the SW 1/4, and the SW 1/4 of the SE 1/4 of Section 21, and parts of Gov't Lots 3 and 4 located in the NE 1/4, SE 1/4, SW 1/4 and NW 1/4 of the NW 1/4, and parts of Gov't Lots 1 and 2 located in the NE 1/4, SW 1/4 and NW 1/4 of the NE 1/4 of Section 28, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}  
  :SS  
MILWAUKEE COUNTY}

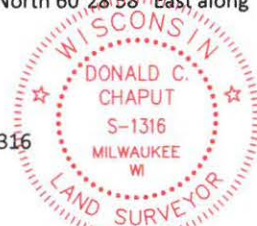
I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of a part of Lot 2, Certified Survey Map recorded in Volume 16, Pages 286 and 287 and lands in part of the NE 1/4, SE 1/4 and SW 1/4 of the SW 1/4, and the SW 1/4 of the SE 1/4 of Section 21, and parts of Gov't Lots 3 and 4 located in the NE 1/4, SE 1/4, SW 1/4 and NW 1/4 of the NW 1/4, and parts of Gov't Lots 1 and 2 located in the NE 1/4, SW 1/4 and NW 1/4 of the NE 1/4 of Section 28, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, bound and described as follows;

Commencing at the NW corner of the NE 1/4 of said Section 28; thence South 88°43'33" East along the North line of said 1/4 Section 1323.81 feet to a point; thence South 00°36'12" West 226.72 feet to the point of beginning of lands described hereinafter; thence South 00°36'12" West 351.92 feet to a point, said point being the Northwest corner of Lot 1 of Certified Survey Map recorded in Volume 17, Page 179; thence South 74°05'41" West 83.44 feet to a point; thence South 00°36'12" West 358.27 feet to a point; thence South 89°23'48" East 80.00 feet to a point, said point being the Northwest corner of Lot 2 of Certified Survey Map recorded in Volume 16, Page 286; thence South 00°36'12" West 211.86 feet along the West line of said Lot 2 a distance of 211.86 feet to the Southwest corner of said Lot 2; thence South 76°21'43" East along the South line of said Lot 2 a distance of 148.90 feet to the West line of South Taylor drive; thence Southerly along said West line 42.14 feet on the arc of a curve, whose radius is 2038.59, whose center lies to the West and whose chord bears South 04°25'45" West 42.14 feet; thence North 76°21'43" West 146.02 feet to a point; thence South 00°36'12" West 21.53 feet to Reference Point "A"; thence South 43°39'54" East 185.24 feet to a point on the West line of South Taylor Drive and Reference Point "B"; thence Southwesterly along said West line 503.67 feet on the arc of a curve, whose radius is 2,030.32 feet, whose center lies to the West and whose chord bears South 15°31'03" West 502.38 feet to a meander corner, said corner is 256 feet more or less Northeasterly from the centerline of the Sheboygan River; thence South 69°28'10" West along a meander line 713.32 feet to a point in the North line of Lower Falls Road, said point being 212 feet more or less Northwesterly from the centerline of the Sheboygan River; thence Northwesterly 121.23 feet along said North line on the arc of a curve, whose radius is 2,684.57 feet, whose center lies to the North and whose chord bears North 71°25'11" West 121.22 feet to a point; thence North 70°18'42" West along said North line 155.31 feet to a point; thence North 81°37'18" West along said North line 101.98 feet to a point; thence North 70°18'42" West along said North line 510.09 feet to a point; thence Northwesterly 841.61 feet along said North line on the arc of a curve, whose radius is 3021.17 feet, whose center lies to the South and whose chord bears North 78°28'21" West 838.89 feet to a point; thence North 32°06'07" West along said North line 72.93 feet to a point; thence South 06°26'18" West along said North line 35.00 feet to a point; thence South 49°34'48" West along said North line 94.70 feet to a point; thence North 87°16'42" West along said North line 61.80 feet to a point; thence South 83°04'25" West along said North line 101.44 feet to a point; thence North 87°16'45" West along said North line 85.24 feet to a point; thence North 02°43'10" East 167.00 feet to a point; thence North 87°19'45" West 280.00 feet to a point; thence South 02°43'09" West 166.75 feet to a point on the North line of Lower Falls Road; thence North 62°35'03" West along said North line 112.38 feet to a point; thence North 87°14'47" West along said North line 82.89 feet to the Southwest corner of Lot 1 of a Certified Survey Map recorded in Volume 15, Page 330; thence North 02°43'15" East along the East line of said Lot 1 aforesaid 270.00 feet to the North line of said Lot 1; thence North 57°16'46" West along said North line 430.73 feet to a point on the South line of the Union Pacific Railroad lands; thence North 60°28'58" East along said South line 87.49 feet to a point; (Continued on next sheet)

May 17, 2016  
DATE

  
DONALD C. CHAPUT  
PROFESSIONAL LAND SURVEYOR S-1316



CHAPUT LAND SURVEYS LLC  
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This instrument was drafted by Donald C.  
Chaput Professional Land Surveyor S-1316

SHEET 3 OF 5  
Drawing No. 2242-dmb

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lot 2, Certified Survey Map recorded in Volume 16, Pages 286 and 287 and lands in part of the NE 1/4, SE 1/4 and SW 1/4 of the SW 1/4, and the SW 1/4 of the SE 1/4 of Section 21, and parts of Gov't Lots 3 and 4 located in the NE 1/4, SE 1/4, SW 1/4 and NW 1/4 of the NW 1/4, and parts of Gov't Lots 1 and 2 located in the NE 1/4, SW 1/4 and NW 1/4 of the NE 1/4 of Section 28, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
  :SS  
MILWAUKEE COUNTY}

(Continued)....thence Northeasterly 811.54 feet along said South line on the arc of a curve, whose radius is 1925.79 feet, whose center lies to the South and whose chord bears North 73°23'20" East 805.55 feet to a point; thence Easterly 931.79 feet along said South line on the arc of a curve, whose radius is 2797.18 feet, whose center lies to the South and whose chord bears South 86°08'28" East 927.49 feet to a point; thence South 76°20'14" East 1921.76 feet to Reference Point "B"; thence North 43°39'54" West 185.24 feet to Reference Point "A"; thence North 76°20'14" West along the North line of the Union Pacific Railroad lands 1765.78 feet to a point; thence Northeasterly 616.37 feet along said North line on the arc of a curve, whose radius is 2830.12 feet, whose center lies to the South and whose chord bears North 82°40'15" West 615.15 feet to a point; thence North 02°10'41" East 733.95 feet to a point on the North line of said NW 1/4 of Section 28, said point being South 87°51'09" West 988.27 feet from the NE corner of the NW 1/4 of said Section; thence South 87°51'09" West along said North line 1094.81 feet to a point on the East line of Greendale Road, said point being North 87°51'09" East 565.41 feet from the SW corner of the SW 1/4 of Section 21; thence North 00°31'35" East along said East line 218.00 feet to a point on the South line of Greendale Park, a recorded subdivision; thence North 88°13'34" East along said South line 758.61 feet to a point on the East line of said Greendale Park; thence North 00°31'31" East along said East line 1681.95 feet to a point 10 feet south of the South line of Erie Avenue; thence Easterly 294.94 feet along the arc of a curve 10 feet south of and parallel to said South line, whose radius is 1940.65, whose center lies to the South and whose chord bears North 77°45'53" West 294.66 feet to a point 10 feet West of the West line of a Lot 2, Certified Survey Map recorded in Volume 13 of Page 258; thence South 00°16'57" West 674.13 feet on a line 10 feet west of and parallel to the West line of said Lot 2, to a point; thence North 85°08'52" East 1211.02 feet on a line 10 feet South of and Parallel to the South line of said Lot 2, to a point 10 feet West of the Southwesterly right of way for South Taylor Drive; thence South 32°45'17" East parallel to said Southwesterly line 93.48 feet to a point; thence South 78°06'32" East parallel to said Southwesterly line 80.02 feet to a point; thence South 34°34'14" East parallel to said Southwesterly line 492.85 feet to a point; thence South 00°25'17" West parallel to said Southwesterly line 186.09 feet to a point; thence South 62°38'34" East parallel to said Southwesterly line 14.51 feet to a point; thence South 42°41'12" West 481.55 feet to a point; thence South 01°15'46" West 294.53 feet to a point on the South line of the SE 1/4 of Section 21, said point being South 88°43'33" East 272.53 feet from the SW corner of the SE 1/4 of Section 21; thence South 88°43'33" East along said South line 310.00 feet to a point; thence North 01°15'46" East 599.82 feet to a point; thence North 42°15'12" East 55.82 feet to a point 10 West of the Southwesterly right of way for South Taylor Drive; thence South 62°38'34" East 127.95 feet parallel to said Southwesterly line; thence South 34°36'10" East 236.21 on a line 10 feet and parallel to said Southwesterly line to a point; thence North 55°25'40" East 10.00 feet to the Southwesterly right of way of South Taylor Drive; thence South 34°32'29" East along said Southwesterly line 261.29 feet to a point; thence South 47°58'28" East along said Southwesterly line 129.42 feet to a point; thence along said Southwesterly line and the arc of a curve a distance of 384.33 feet, whose radius is 2078.59 feet, whose center lies to the Southwest and whose chord bears South 29°16'25" East 383.78 feet to the point of beginning.

Said lands contain 7,756,950 square feet, more or less, or 178.08 acres, more or less.

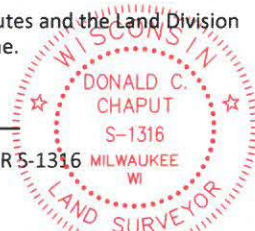
THAT I have made the survey, land division and map by the direction of City of Sheboygan, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Sheboygan in surveying, dividing and mapping the same.

May 17, 2016  
DATE

  
DONALD C. CHAPUT  
PROFESSIONAL LAND SURVEYOR S-1316

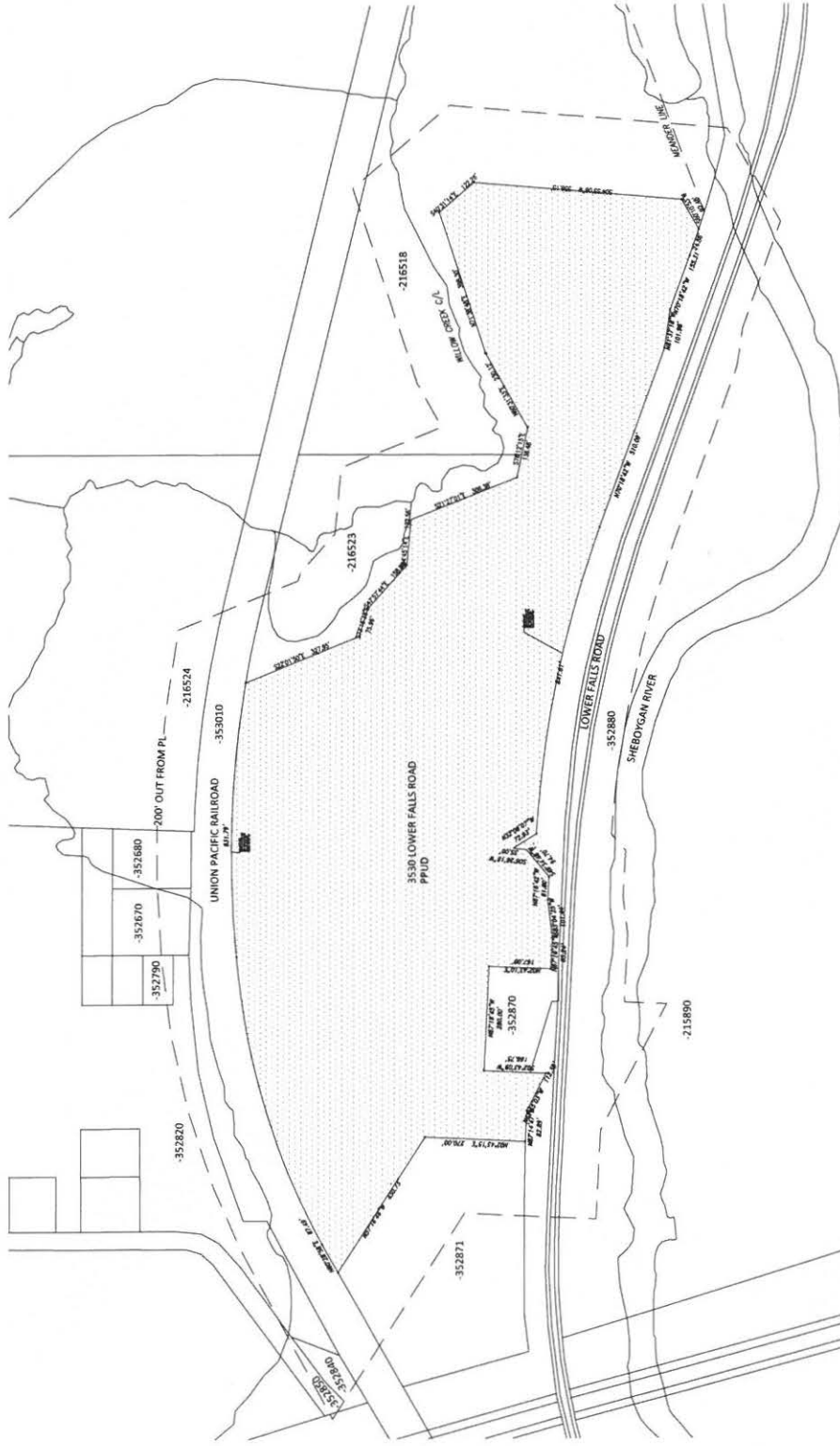


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This instrument was drafted by Donald C.  
Chaput Professional Land Surveyor S-1316

SHEET 4 OF 5  
Drawing No. 2242-dmb





JMKAC Art Preserve Project Area Map



09/18/2017

## Nearby Property Owners

<u>Address</u>	<u>Tax ID</u>	<u>Property Owner</u>
3022 Lower Falls Rd.	59281216518	City of Sheboygan
	59281216524	City of Sheboygan
	59281216523	City of Sheboygan
Lower Falls Rd.	59024352871	Thomas G. DuCharme
1115 Greendale Rd.	59024352820	Thomas G. DuCharme
1008 Greendale Rd.	59024352850	St. Cyril and Methodius
Greendale Rd.	59024352790	Walter Gersmehl
3702 Lower Falls Rd.	59024352870	David and Patricia Mohnsam
3301 Lower Falls Rd.	59024352880	Sheboygan County
Railroad easement	59024353010	Union Pacific Railroad Tax Dept.
3618 Lower Falls Rd.	59024352670	Todd and Melissa Bertschy
	59024352680	Todd and Melissa Bertschy
	59024352840	Town of Sheboygan
1 University Dr.	59281215890	Sheboygan County U.W.



## Development Concept

The Art Preserve is being constructed to house the John Michael Kohler Arts Center's collection of art-environment builders. There are roughly 35 artists in the current collection and new work is acquired every year.

The new building's mission statement is: The Art Preserve exists to preserve and make accessible a dynamic collection of artist-built environments to promote scholarship and the exploration of the human capacity for self-expression.

Further, per the John Michael Kohler Arts Center website, art-environment builders:

*significantly transform their personal surroundings, for example—their home or yard—into exceptional, multifaceted works of art. Often these art environments embody the maker's life experience and express the locale in which the builder lives and works. Materials often include local supplies such as concrete, wood, or found materials. Every art environment is different in intent, meaning, scale, or material; however, they share a role as a unique, visual record of personal histories.*

With any art-environment builder site, the ideal situation is for the artist's work to stay in its original location. However, this is not always possible. In the case of Loy Bowlin for example, his entire house was preserved and will be displayed within the Art Preserve. Other examples of work to be shown include Wisconsin artists such as Mary Nohl, Fred Smith and Eugene Von Bruenchenhein as well as international artists such as Nek Chand (refer to Appendix for examples of artist works)

With its mix of exhibition and dense display of artwork, this facility will be open to the public, scholars, and curiosity seekers of all ages. The current plan is that the building will be open 6 days a week from 10-6.

Programmatically speaking:

- over 70% of the building will be devoted to publically accessible collection space.
- the building will also have a classroom/multi-purpose room, archive room and a study/library space as well as support spaces for the collection.
- Aside from its internal use, it is intended that the Art Preserve shall serve as a hub for outdoor activities including:
  - outdoor movies/concerts
  - walking trails for the surrounding site
  - potential connections to a future nature preserve to the east of the building (Glacial Lakes Conservancy).

The John Michael Kohler Arts Center Art Preserve is the perfect fit for the natural environs of the Lower Falls Road site. With its mix of farmland, wooded hillside and natural meadow, this site evokes much of the natural spaces that originally were home to many of the art-environment collections. The concept of the building itself is intended to approximate a “walk in the woods.” The visitors enter the building at grade and engages the art on three floors of the structure as it meanders up the wooded hillside to end at the upper meadow. It is the hope that the visitor will be able to experience both art and natural environment of the site through strategically placed windows within the structure.

The Art Preserve is not another Arts Center, instead its goal is to complement the current facility by providing a publically accessible repository for the art-environment builder’s collection. With the creation of this cultural space in the midst of this natural site, it is hoped that this “hub” will become a culturally significant entity for the community equal to that of the John Michael Kohler Arts Center.

While future development may be possible, it is not currently planned and it is understood that a new PIP would need to be submitted if scope exceeds the work shown in this current submittal.

## Exterior Design Narrative

Much like the art this museum will display, the building itself seeks to engage and complement the existing landscape. The building will be sited approximately 350’ north of Lower Falls road and recessed into the hillside. The hillside is the most heavily wooded area on the site. Placing the building here and recessing it into the hillside allows for a design that compliments the natural landscape rather than overpowering it.

Material choice is key for a design that integrates into the landscape. The primary building materials will be concrete and wood. Most of the façade will consist of custom precast concrete panels. These panels will be formed with a natural wood grain imprint and sand blasted to reveal locally sourced aggregates.

The main entry will be surrounded by a collection of vertical wooden louvers. These louvers, in addition to being functional sunshades, will be rotated slightly off axis similar to the cadence of the trees found in the surrounding forest.





## Requested Zoning Exemptions

John Michael Kohler Art Preserve

The City of Sheboygan Zoning Ordinance requires a list of exemptions from the site's existing zoning as part of the General Development Plan (GDP) in the Planned Unit Development (PUD) Process.

The existing zoning for this project is Pre-Planned Unit Development which has no established requirements, therefore we used Suburban Office (SO) as the base zoning for this site.

The following illustrates how the JMKAC Art Preserve project, which requests JMKAC PUD zoning differs from Suburban Office (SO) per the City of Sheboygan Zoning Ordinance requirements.

## Requested Land Use Exemptions

No land use exemptions are requested. Indoor Institutional uses are permitted as special use in the Suburban Office zoning.

## Requested Density and Intensity Exemptions

No density and intensity exemptions are requested. The building has a footprint of 19,600 SF \* - (.45 acres) and is located on a site of +38 acres.

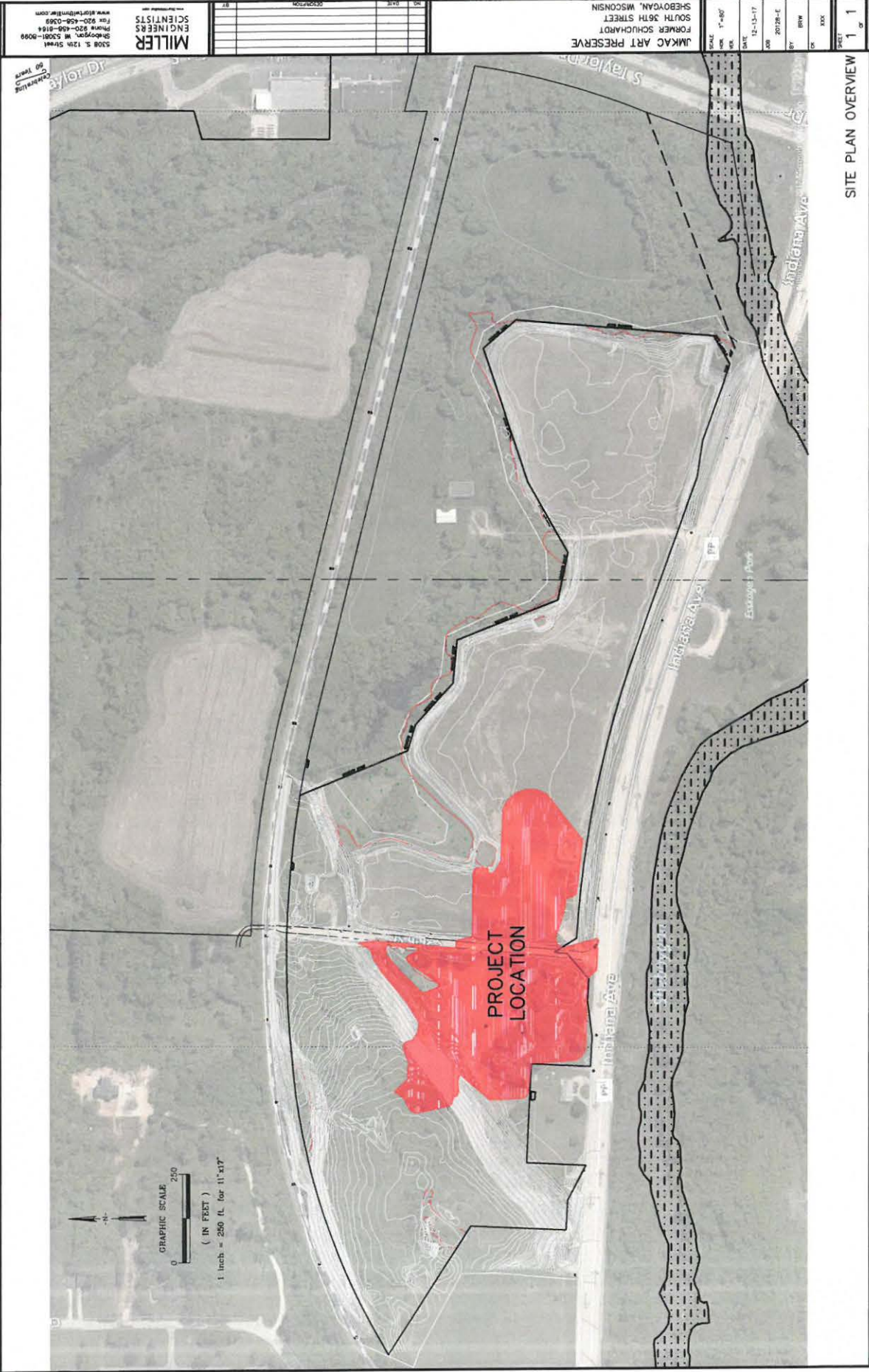
The minimum landscape surface ratio is roughly .98 which exceeds the required ratio of .25

The 38 acre property exceeds the 1 acre minimum lot requirement.



## Requested Bulk Requirement, Parking, Landscape Exemptions

Suburban Office (SO) Zoning District	JMKAC PUD	
Minimum Lot Area (1 Acre)	Satisfied	38 Acres
Minimum lot width (100 ft)	Satisfied	+3000 SF
<b>Minimum Setbacks</b>		
Building to Front or Street Side Lot Line (25 feet)	Satisfied	158'
Building to Residential Side Lot line (25 feet)	Satisfied	365'
Building to Residential Rear Lot line (25 feet)	Satisfied	375'
Building to Nonresidential Side lot line (10 feet)	N/A	
Building to Nonresidential Rear Lot line (10 feet)	N/A	
Peripheral Setback	N/A	
Minimum Paved Surface setback: 5 feet from side or rear	Satisfied	20'
Minimum Building Separation (20 feet)	Satisfied	250'
Maximum building ht. (35 feet)	<b>Exemption</b>	60 feet
<b>Minimum Number of Off street Parking Spaces required on the lot.</b>		
Per 15.206, 3 (c) Indoor Institutional = 1 spot per 250 Gross SF of Public Space: 152 Patrons + 6 employees = 158 Spots	<b>Exemption</b>	50 spaces + 58 spaces at overflow parking = 108 spaces
<b>Landscaping</b>		
<u>Landscaping Points (SO)</u>		
Perimeter: 700 LF= 7 x 40 = 280 points required	Landscaping Approach is shown on PIP-11 and PIP-13. The final signage application will follow under separate cover.	
Area: 18,000 SF = 18 x 15 = 270 points required.		
Frontage: 2000 LF, 20 x 40 = 800 points required.		
Paved Area: 57,274 SF = 458 points required.		
Total points required: 1808 required		



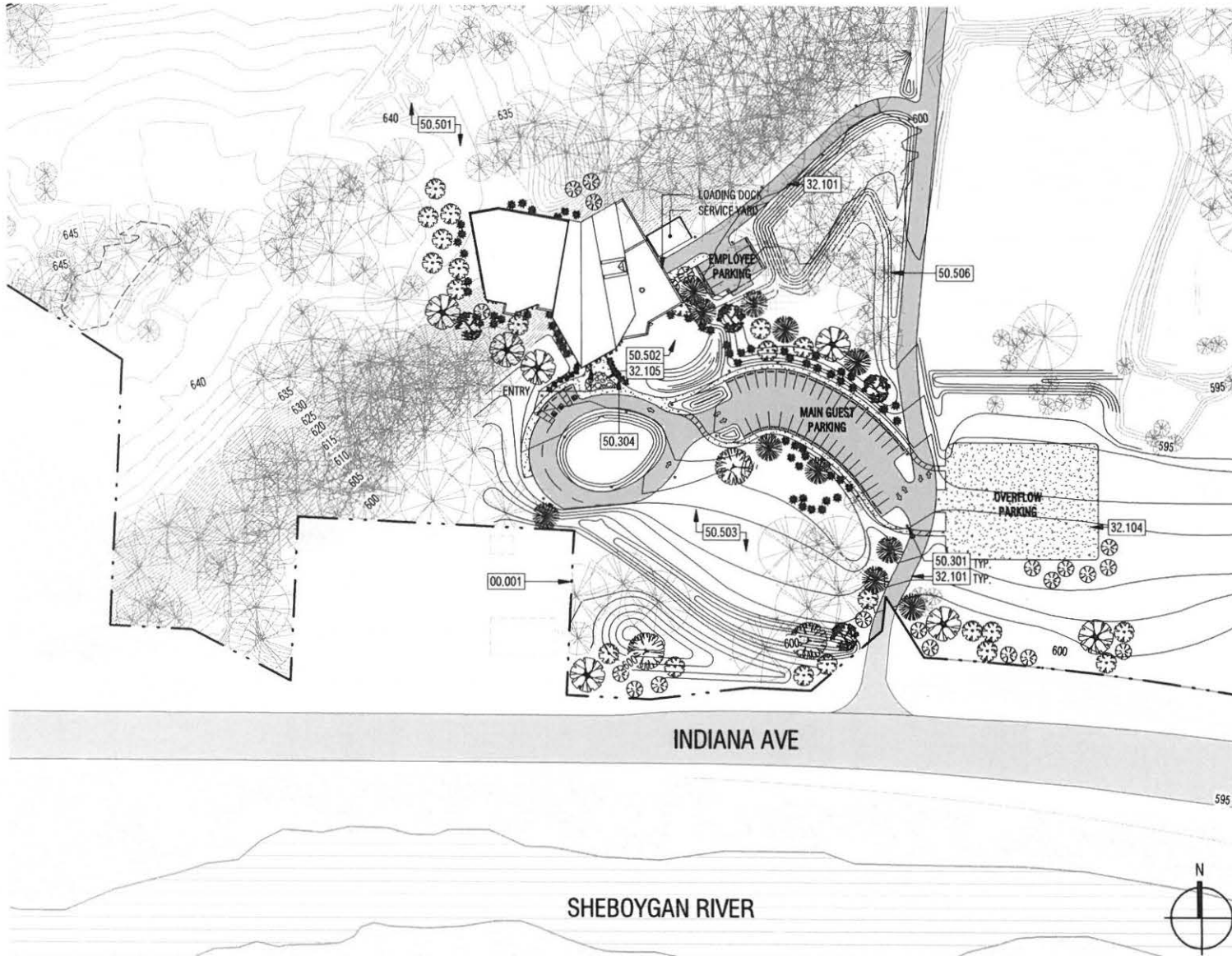
MILLER  
 ENGINEERS  
 SCIENTISTS  
 5208 S. 12th Street  
 Sheboygan, WI 53081-0989  
 Phone 920-456-8184  
 Fax 920-456-0288  
 www.millerengineers.com

NO.	DATE	DESCRIPTION

JMKAC ART PRESERVE  
 FORMER SCHUCHARDT  
 SOUTH 36TH STREET  
 SHEBOYGAN, WISCONSIN  
 SCALE: 1"=400'  
 DATE: 12-13-17  
 JOB: 2017B-E  
 BY: BFW  
 CK: XXX  
 SHEET: 1 OF 1

SITE PLAN OVERVIEW

PIP-9



### PROJECT INFORMATION

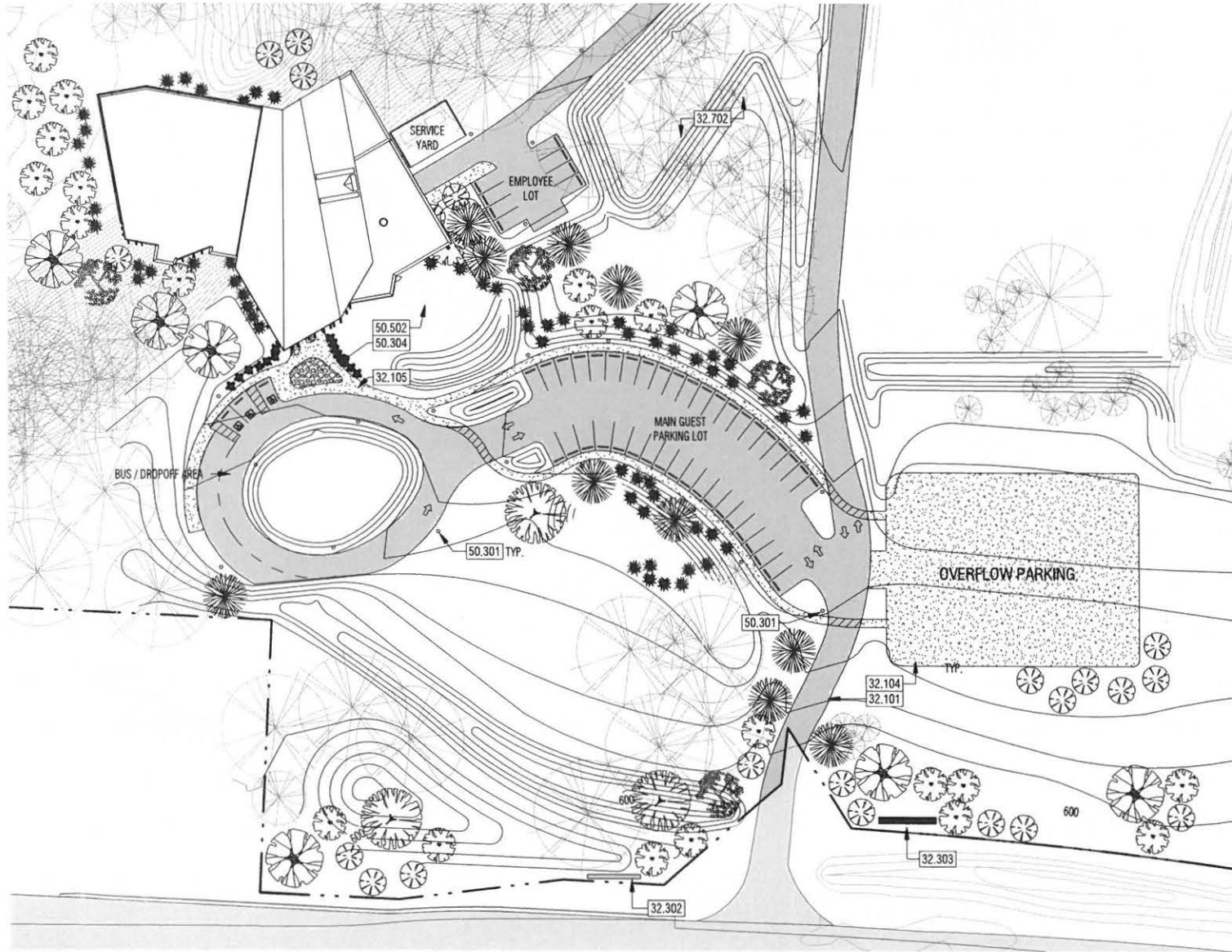
OWNER:	John Michael Kohler Arts Center 608 New York Avenue, Sheboygan WI 53081 920 458 6144
DESIGN TEAM:	tres birds workshop 3821 Steele St. Unit B, Denver CO 80205 contact: Shawn Mather 720 635 6468

### PARKING SCHEDULE

TYPE	#	COMMENTS
<b>EMPLOYEE LOT</b>		
Typical Parking Stall	8	SPACES RESERVED FOR ART PRESERVE STAFF
<b>MAIN GUEST LOT</b>		
ADA Stall	3	ADJACENT TO MAIN ENTRANCE
Typical Parking Stall	40	
<b>OVERFLOW LOT</b>		
Overflow Lot Parking Space	58	GRAVEL PARKING LOT

### KEYNOTES


- 00.001 PROPERTY LINE
- 32.101 PAVED ASPHALT
- 32.104 GRAVEL PARKING LOT
- 32.105 PATHWAY
- 50.301 STREET LIGHT
- 50.304 LED BOLLARDS TO LIGHT PATHWAY
- 50.501 UPPER MEADOW
- 50.502 OUTDOOR GATHERING SPACE
- 50.503 MEADOW
- 50.506 EXISTING TREE TO REMAIN



## KEYNOTES

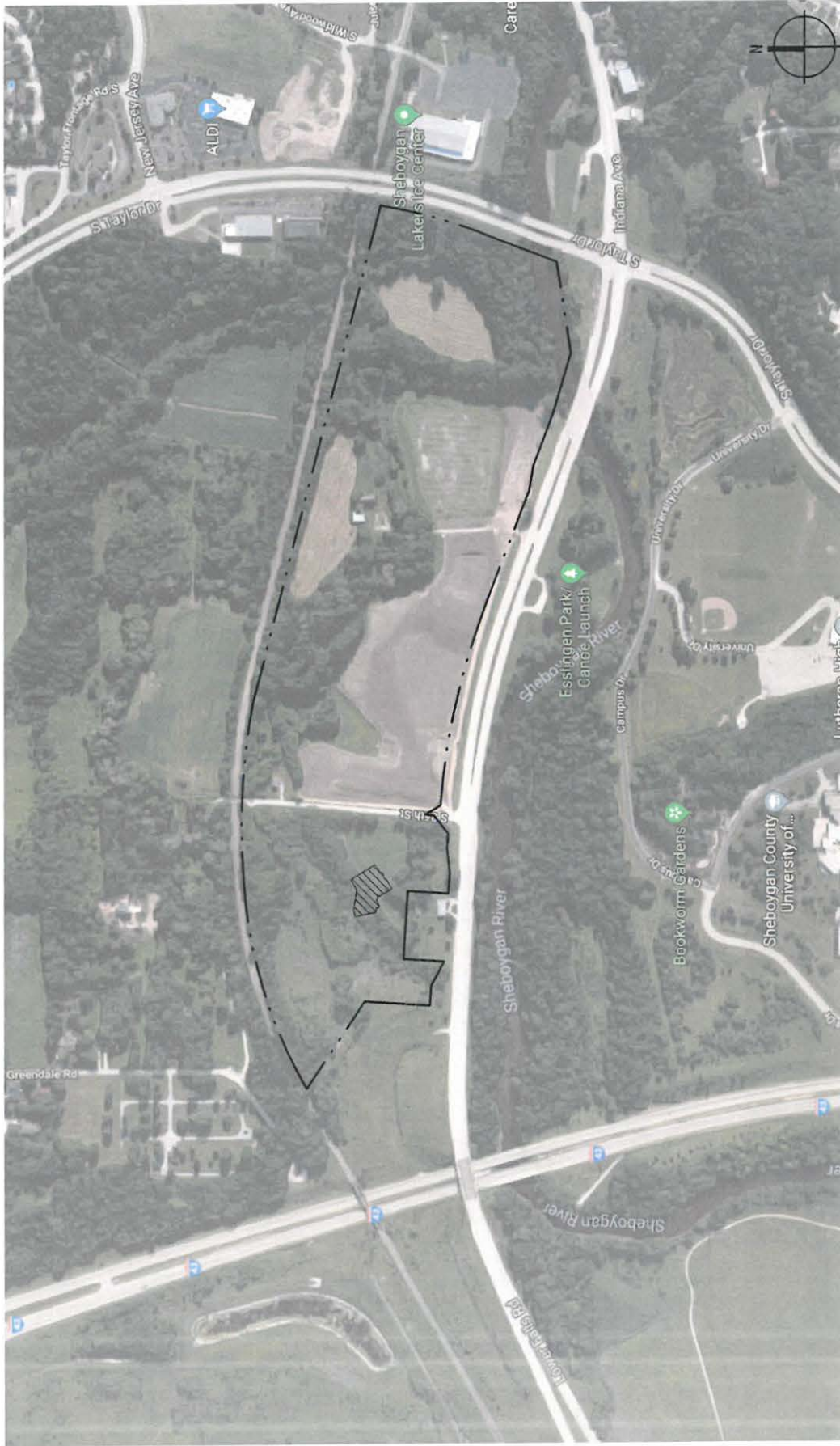
- 32.101 PAVED ASPHALT
- 32.104 GRAVEL PARKING LOT
- 32.105 PATHWAY
- 32.302 TEMPORARY SIGN
- 32.303 FUTURE PERMANENT SIGN WITH INTEGRATED LIGHTING
- 32.702 BIOSWALE AREA
- 50.301 STREET LIGHT
- 50.304 LED BOLLARDS TO LIGHT PATHWAY
- 50.502 OUTDOOR GATHERING SPACE

## LEGEND

-  WHITE PINE - TALL EVERGREEN
-  HAWTHORNE - LOW TREE
-  FLOWERING CRABAPPLE - LOW TREE
-  SUGAR MAPLE - CLIMAX TREE
-  PIN OAK - CLIMAX TREE
-  GINKGO - CLIMAX TREE
-  ARROWWOOD VIBURNUM - TALL SHRUB
-  SUMAC - TALL SHRUB
-  SNOWBERRY - LOW SHRUB
-  EXISTING TREE - TO REMAIN



1" = 60'-0"



1" = 400'-0"

AERIAL IMAGE  
PIP-12

tres birds workshop 12.12.2017

Legend: [Symbol] [Symbol] [Symbol] [Symbol]

## PLANTING SCHEDULE

QUANTITY	MIN. PLANTING SIZE	COMMON NAME	SCIENTIFIC NAME	POINTS (EACH)	TOTAL	NOTES
4	1 1/2" Caliper	Ginkgo	Ginkgo Biloba	75	300	Climax Tree
3	1 1/2" Caliper	Pin Oak	Quercus Sp.	75	225	Climax Tree
7	1 1/2" Caliper	Sugar Maple	Acer Saccharum	75	525	Climax Tree
11	2" Caliper	White Pine	Pinus Sp.	40	440	Tall Evergreen
22	4" Tall	Flowering Crabapple	Malus Donald Wyman	10	220	Low Deciduous Tree
21	4" Tall	Hawthorne	Crataegus Sp.	10	210	Low Deciduous Tree
40	36" Tall	Arrowwood Viburnum	Viburnum Dentatum	5	200	Tall Deciduous Shrub
20	36" Tall	Sumac	Rhus Glabra	5	100	Tall Deciduous Shrub
15	18" Tall	Snowberry	Symphoricarpos Rivalaris	1	15	Low Deciduous Shrub

Total: 143

2235

## PLANTING SCHEDULE (BY LOCATION)

LANDSCAPE CALCULATION	DATA	POINTS REQ'D	POINTS PROVIDED	CLIMAX TREE (75)	TALL EVERGREEN (40)	DECIDUOUS TREE (10)	TALL SHRUB (5)	LOW SHRUB (1)
Paved Area (SF)	57,274 SF	458	740	4	6	3	34	0
Street Frontage (LF)	2000 LF	800	820	6	3	25	0	0
Building Perimeter (LF)	700 LF	280	295	0	0	15	26	15
Building Footprint Area (SF)	18,000 SF	270	380	4	2	0	0	0
<b>TOTAL:</b>		<b>1808</b>	<b>2235</b>	<b>14</b>	<b>11</b>	<b>43</b>	<b>60</b>	<b>15</b>

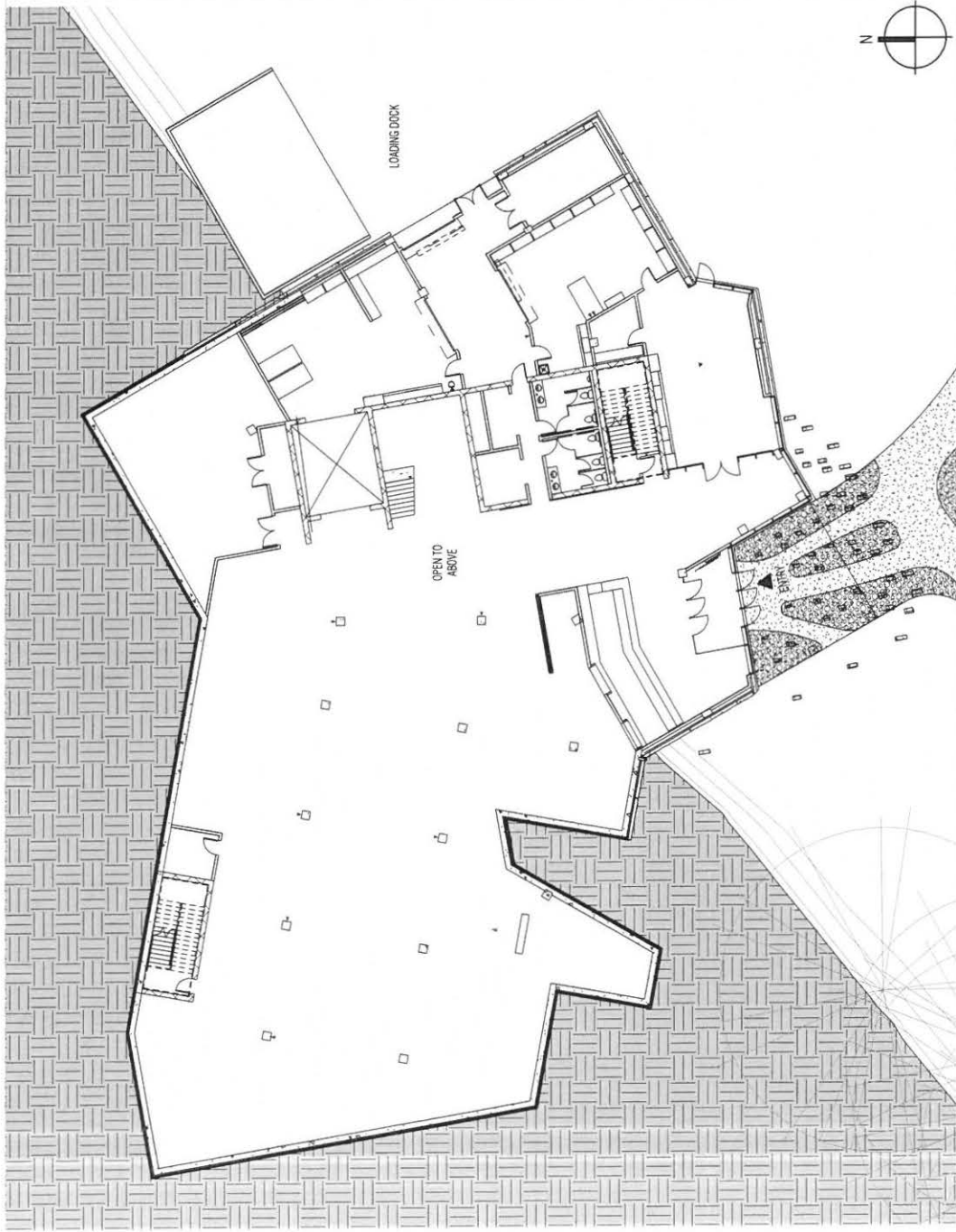
## PROJECT AREAS

NAME	AREA	%
SITE		
UNDEVELOPED SITE	2633305 SF	96%
PAVED ROAD / PARKING	57274 SF	2%
OVERFLOW PARKING	19007 SF	1%
GRAVEL PATHWAYS	4390 SF	0%
BUILDING FOOTPRINT	20144 SF	1%
	2734119 SF	100%

## GROSS BUILDING AREAS

NAME	AREA	%
GROUND LEVEL		
LEVEL 1	17036 SF	30%
LEVEL 2	19708 SF	35%
	56252 SF	100%

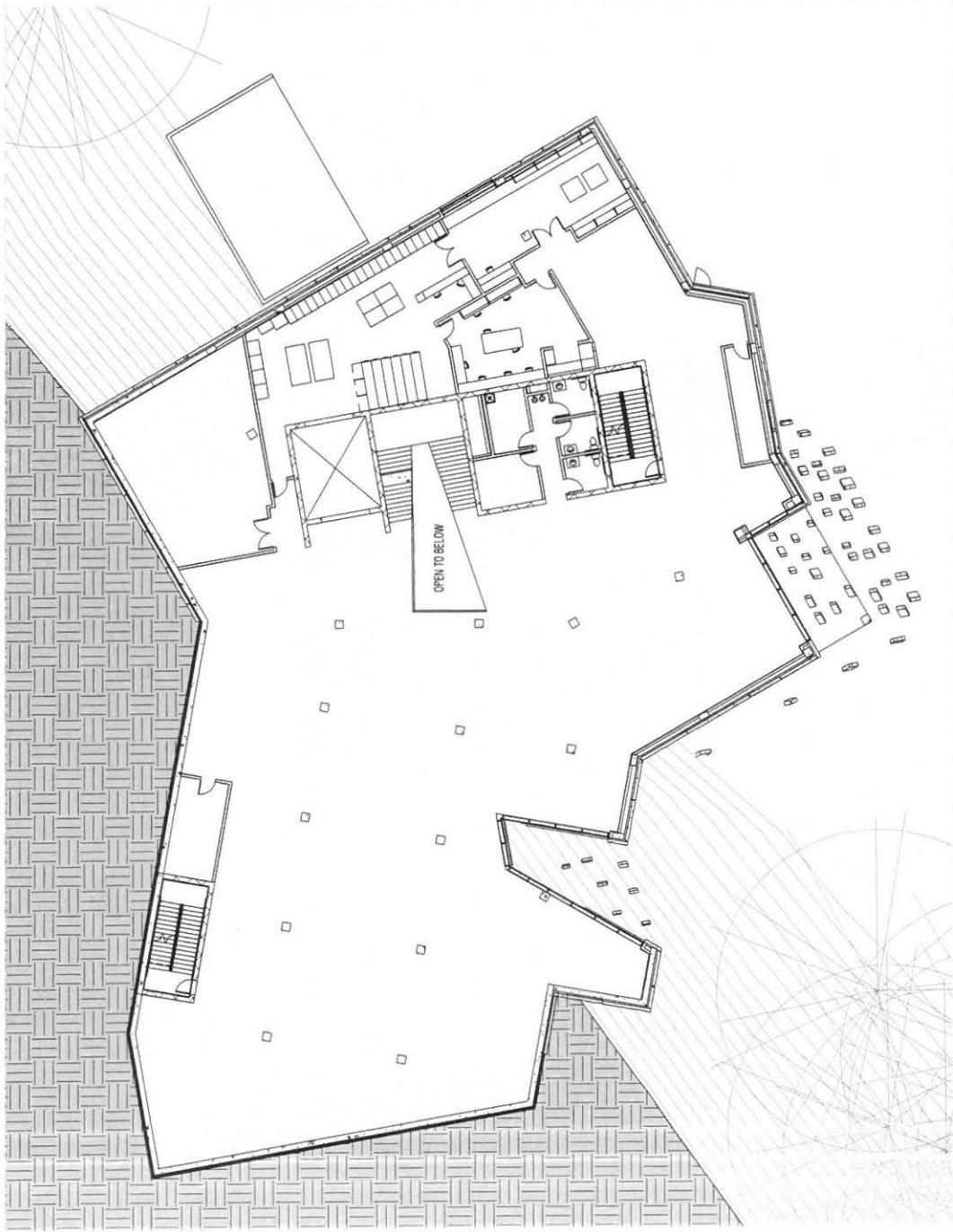
**KEYNOTES**



1" = 20'-0"  
LEVEL 01 PLAN  
PIP-20

■ ■ ■ tres birds workshop 12.12.2017

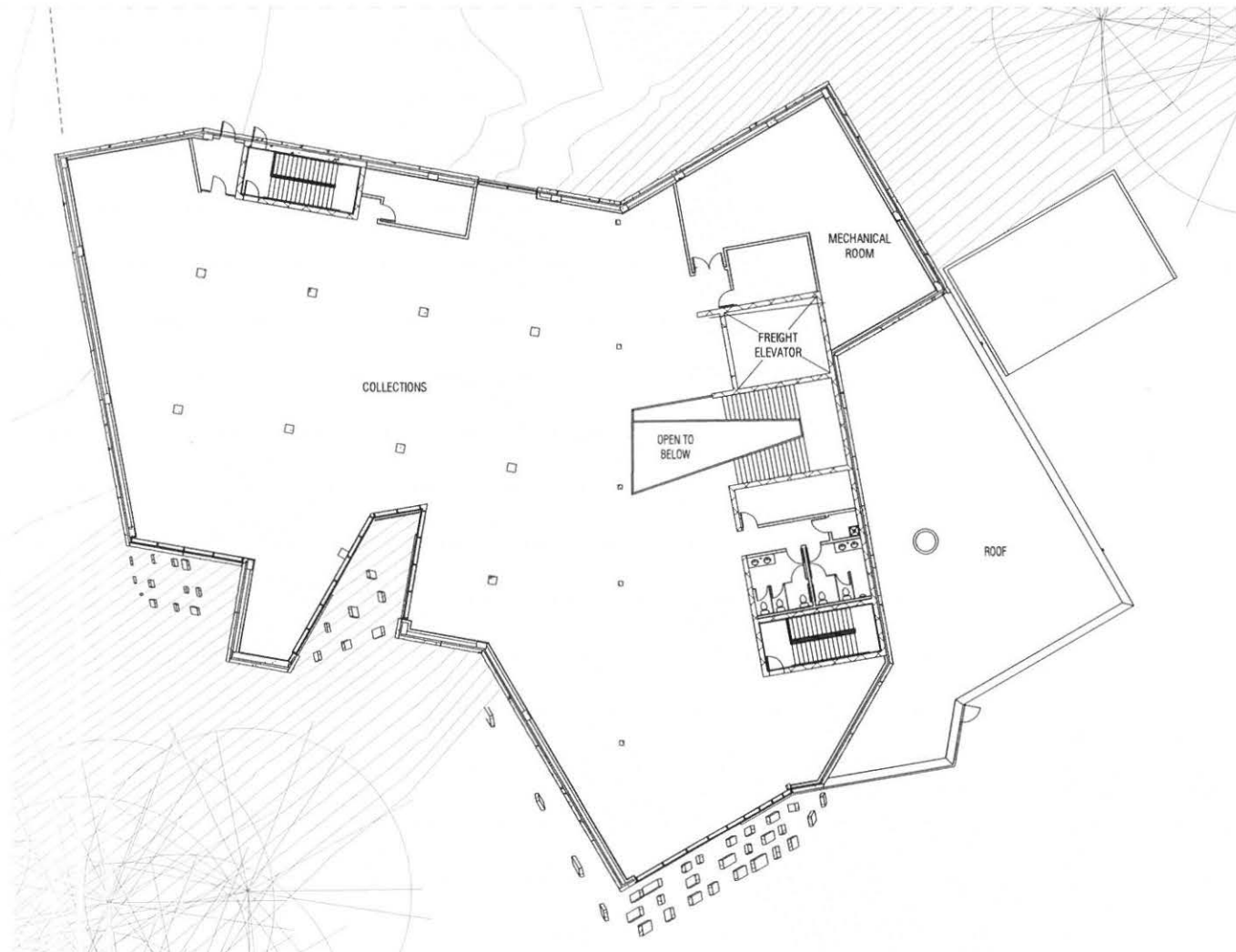
**KEYNOTES**



1" = 20'-0"  
LEVEL 02 PLAN  
PIP-21

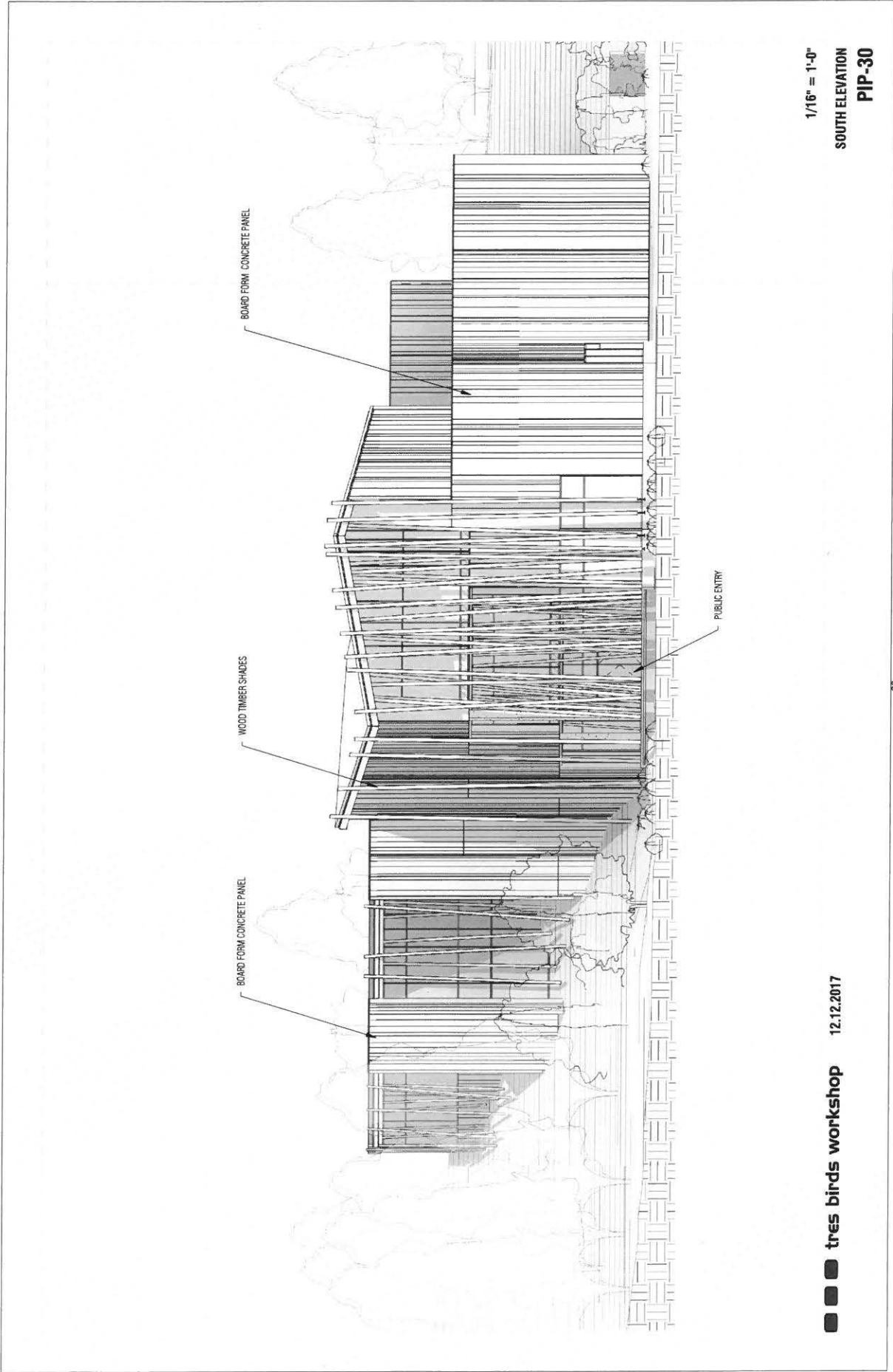
tres birds workshop 12.12.2017

**KEYNOTES**



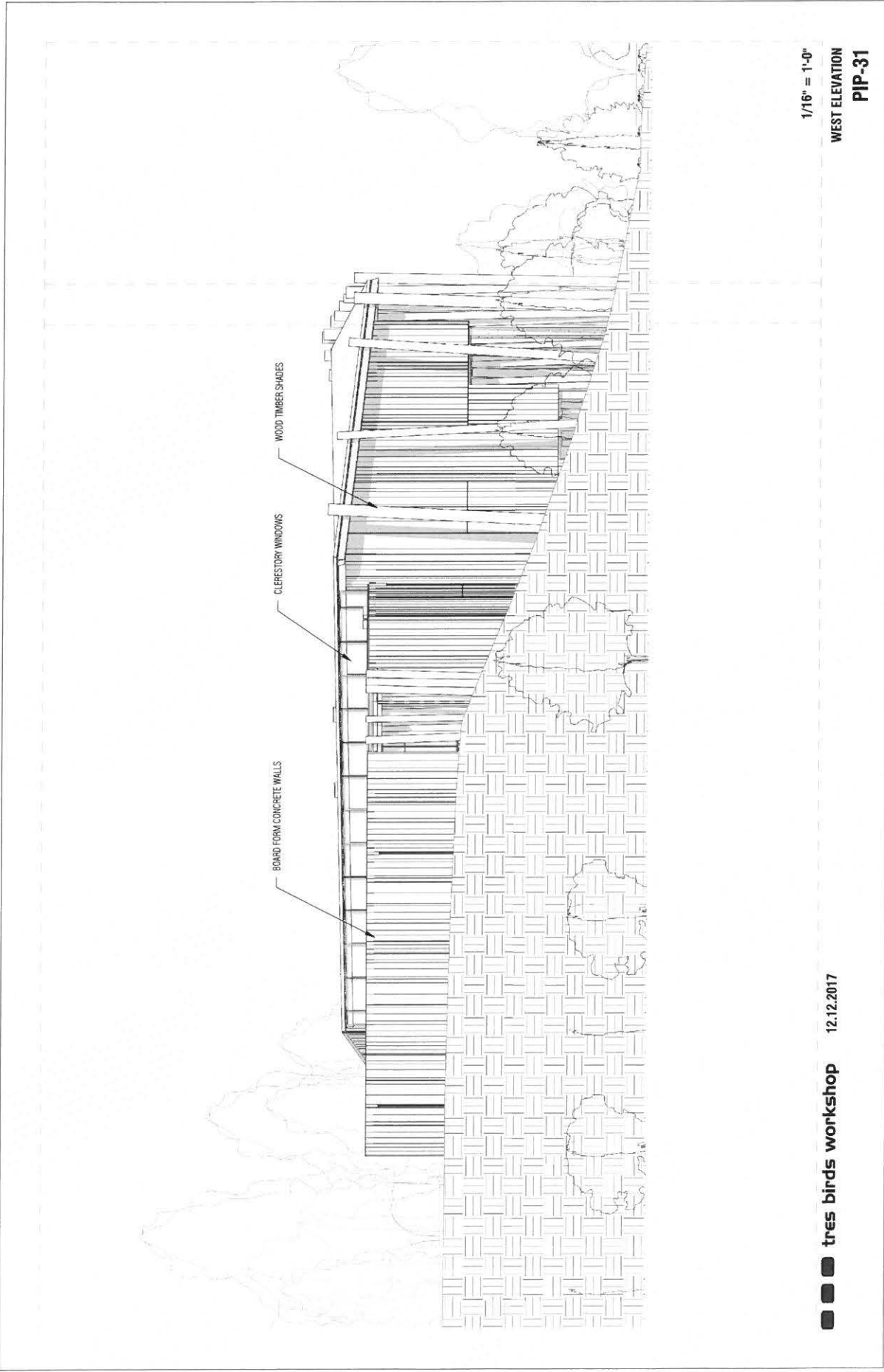
■ ■ ■ tres birds workshop 12.12.2017

1" = 20'-0"  
LEVEL 03 PLAN  
PIP-22



1/16" = 1'-0"  
SOUTH ELEVATION  
PIP-30

tres birds workshop 12.12.2017

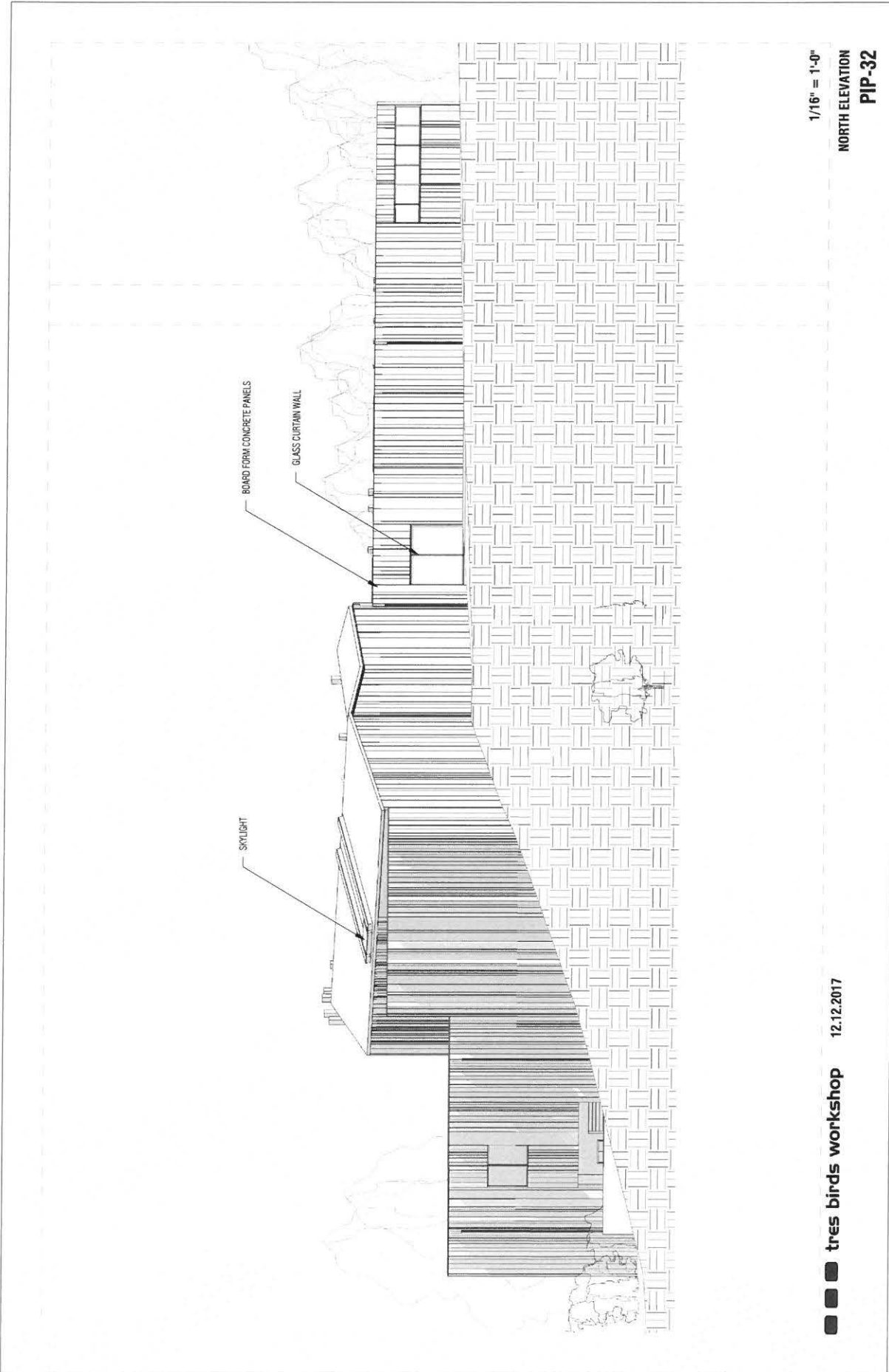


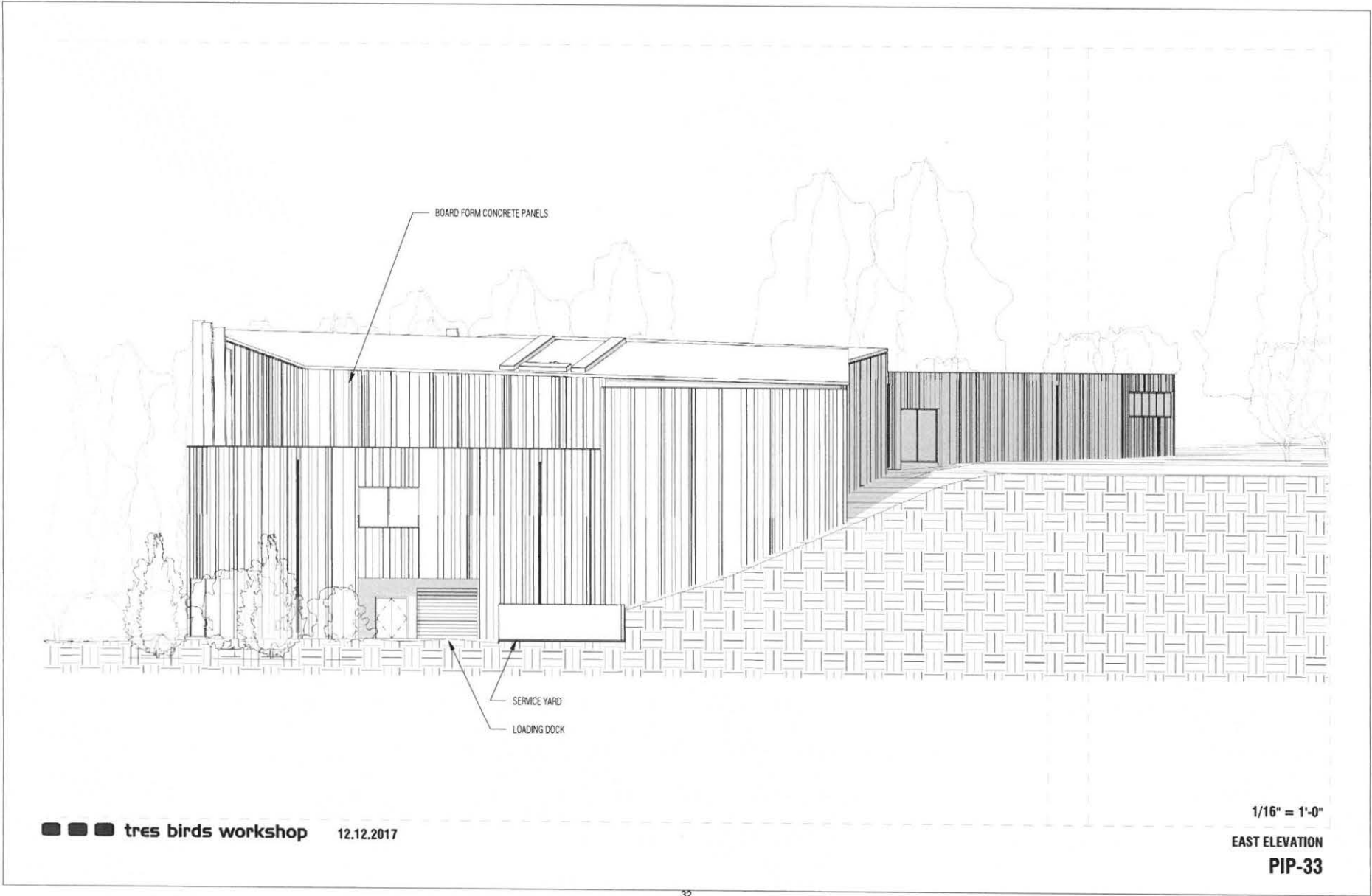
1/16" = 1'-0"

WEST ELEVATION

PIP-31

tres birds workshop 12.12.2017





## Appendix:

### Examples of Art-Environment Builders to be shown at the Art Preserve

Fred Smith



Mary Nohl



Loy Bowlin:



Nek Chand



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: Mortenson Construction

ADDRESS: 17975 W Sarah Lane, Brookfield, WI 53045

E-MAIL ADDRESS: Brian.Tobiczyk@mortenson.com

PHONE: (262) 792-2923 FAX NO:

**2. OWNER INFORMATION**

OWNER OF SITE: John Michael Kohler Arts Center

ADDRESS: 608 New York Ave, Sheboygan, WI 53081

PHONE: (920) 458-6144 FAX NO: (920) 458-4473

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

NAME OF PROPOSED/EXISTING BUSINESS:  
John Michael Kohler Arts Center – Art Preserve

ADDRESS OF PROPERTY AFFECTED: Intersection of Indiana Ave and S 36<sup>th</sup> St.  
Sheboygan, WI 53081

USE OF PROPERTY: Construction of Institution

TYPE OF SIGN: Temporary Construction Site Signage, 'Coming Soon' Sign

DESCRIPTION OF PROPOSED SIGN: Informational 'Coming Soon' Sign on future building site. Shows name image of structure.

# FUTURE HOME OF

JOHN MICHAEL KOHLER  
**ARTS CENTER**

920.458.6144  
[www.jmkac.org](http://www.jmkac.org)

■ ■ ■ tres birds workshop

303.442.3790  
[www.tresbirds.com](http://www.tresbirds.com)

  
**Mortenson**  
construction

262.879.2500  
[www.mortenson.com](http://www.mortenson.com)

JOHN MICHAEL KOHLER ARTS CENTER ART PRESERVE



Size: 36 sqft

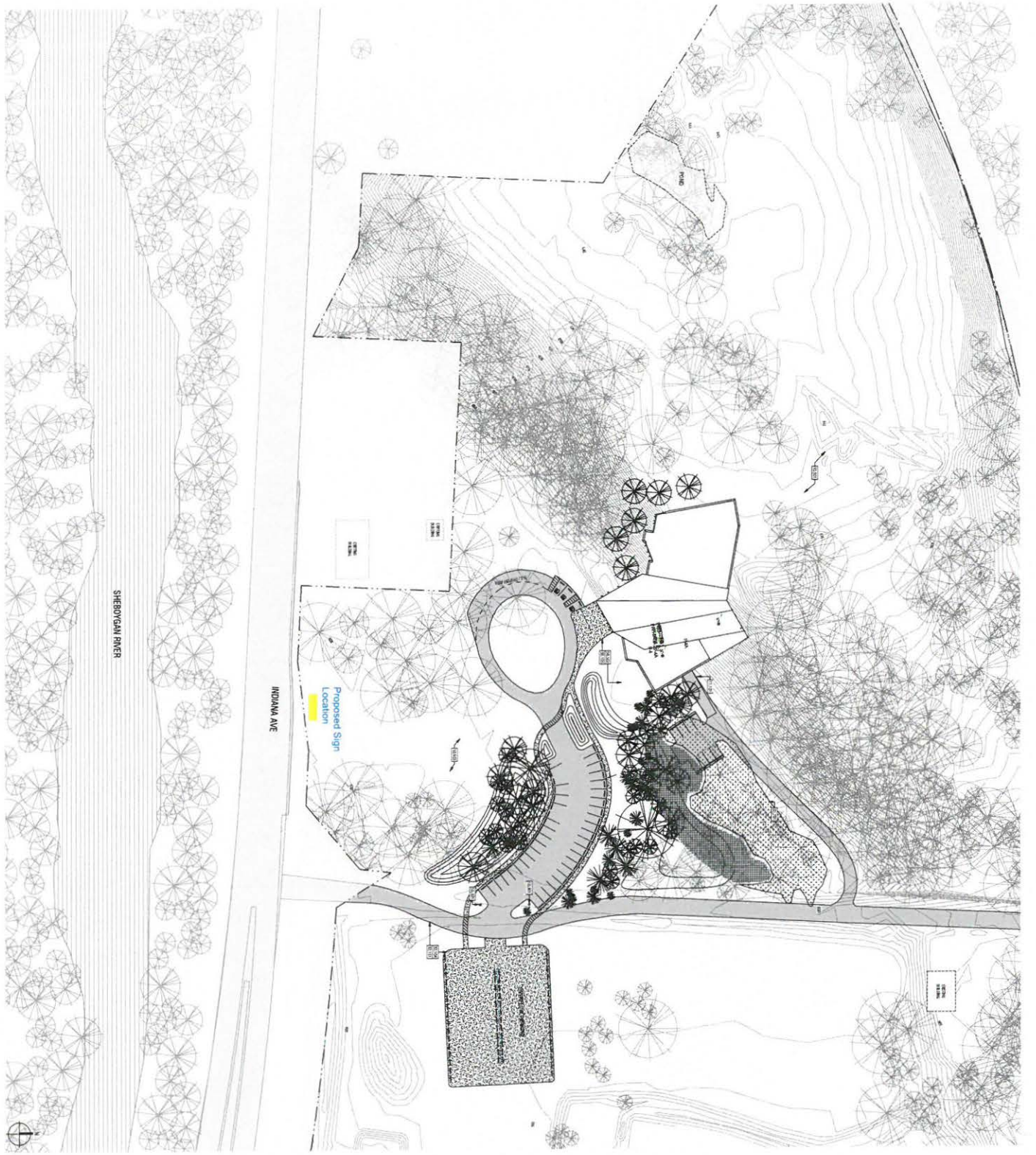
Method of Attachment: sign mounted on wood posts in ground

Method of Illumination: None

Sign Materials: MDO plywood, Wood

Zoning Classification:

Total Site Sign Area: 36 sqft



**SITE PLAN NOTES**

- 1. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE SITE PLAN.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- 5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS.
- 6. THE CONTRACTOR SHALL INSTALL ALL NEW PLANTINGS AND LANDSCAPE AS SHOWN ON THE LANDSCAPE DRAWINGS.
- 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND DRIVEWAY SURFACING.
- 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND DRIVEWAY SURFACING.
- 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND DRIVEWAY SURFACING.
- 10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND DRIVEWAY SURFACING.

**KEYNOTES**

- 11. SEE LANDSCAPE DRAWING FOR LANDSCAPE DETAILS.
- 12. SEE LANDSCAPE DRAWING FOR LANDSCAPE DETAILS.
- 13. SEE LANDSCAPE DRAWING FOR LANDSCAPE DETAILS.
- 14. SEE LANDSCAPE DRAWING FOR LANDSCAPE DETAILS.
- 15. SEE LANDSCAPE DRAWING FOR LANDSCAPE DETAILS.
- 16. SEE LANDSCAPE DRAWING FOR LANDSCAPE DETAILS.
- 17. SEE LANDSCAPE DRAWING FOR LANDSCAPE DETAILS.
- 18. SEE LANDSCAPE DRAWING FOR LANDSCAPE DETAILS.
- 19. SEE LANDSCAPE DRAWING FOR LANDSCAPE DETAILS.
- 20. SEE LANDSCAPE DRAWING FOR LANDSCAPE DETAILS.

**PROJECT AREAS**

NAME	AREA	%
LANDSCAPE	10,000	10
DRIVEWAY	5,000	5
PARKING	15,000	15
WALKWAYS	2,000	2
UTILITIES	1,000	1
STRUCTURES	50,000	50
TOTAL	83,000	83

**GROSS BUILDING AREAS**

NAME	AREA	%
OFFICE	10,000	10
RETAIL	5,000	5
RESTAURANT	15,000	15
TOTAL	30,000	30

**PARKING SCHEDULE**

TYPE	NO. OF SPACES
PERMANENT	100
TEMPORARY	50
TOTAL	150

**GENERAL NOTES**

- 1. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE SITE PLAN.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- 5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS.
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- 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND DRIVEWAY SURFACING.
- 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND DRIVEWAY SURFACING.
- 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND DRIVEWAY SURFACING.
- 10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND DRIVEWAY SURFACING.

**PROJECT INFORMATION**

**Client:** Ant Preserve  
**Project Name:** Lower 7th Road  
**Location:** Sheboygan, WI  
**Site Area:** 100,000 sq. ft.  
**Site Plan Scale:** 1" = 40'

**Design Team**

**Architect:** ARUP  
**Site Plan Designer:** [Name]  
**Site Plan Date:** 08/15/2017

**Project Information**

**Project Name:** Lower 7th Road  
**Location:** Sheboygan, WI  
**Site Area:** 100,000 sq. ft.  
**Site Plan Scale:** 1" = 40'

**ANT PRESERVE**  
 Lower 7th Road  
 Sheboygan, WI  
 Site Area: 100,000 sq. ft.  
 Site Plan Scale: 1" = 40'

**Design Team**  
 Architect: ARUP  
 Site Plan Designer: [Name]  
 Site Plan Date: 08/15/2017

**Project Information**  
 Project Name: Lower 7th Road  
 Location: Sheboygan, WI  
 Site Area: 100,000 sq. ft.  
 Site Plan Scale: 1" = 40'

**ARCHITECTURAL SITE PLAN**  
**A-100**

**1** GDP MASTER PLAN  
 SCALE: 1" = 40'

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

---

**ITEM DESCRIPTION:** Sheboygan County YMCA time extension request to a previously approved conditional use permit to construct building additions and to relocate their outdoor playground on the west side of the facility located at 812 Broughton Drive. NR Zone

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

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**REPORT DATE:** January 5, 2018

**MEETING DATE:** January 9, 2018

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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

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**BACKGROUND / ANALYSIS:**

On March 14, 2017, the City of Sheboygan Plan Commission approved a conditional use and variances by Sheboygan County YMCA to construct building additions and to relocate their outdoor playground on the west side of the facility located at 812 Broughton Drive. The Plan Commission approved the conditional use permit and variance with 17 conditions of approval.

The applicant has completed the playground improvements but has not completed the building additions and dumpster enclosure as proposed.

The applicant stated the following about the proposed building additions:

- We are proposing an addition of a small maintenance shop (to include the removal of the 2 current storage sheds) on the west side of the current building, an additional storage building on the west side of the gymnasium after the current playground is relocated and a new dumpster enclosure.
- The proposed 800 sf (15 x 50) garage addition is to replace the existing garage and storage building that is being removed from the site. The use will remain the same as the existing garage with the exception of that it will be connected to the existing facility and will be constructed with materials to match the existing facility providing a seamless transition to the overall existing appearance. The proposed addition also provided access to the new garage from the existing facility without having to go outside first.

- The proposed 832sf (27.8 x 30) storage addition is providing new storage space for existing equipment that is now being stored on the existing floor space of the existing gymnasium. This will allow for the existing gymnasium to regain its existing overall floor area. The proposed storage addition is to be connected to the existing facility similar to the proposed garage addition to provide a seamless transition into the overall existing appearance.
- We will also be constructing a new 400sf (20 x 20) dumpster enclosure.

### **STAFF COMMENTS:**

Section 15.905(9), Conditional Use Review and Approval, of the City of Sheboygan Zoning Ordinance states:

*The start of construction of any and all conditional uses shall be initiated within 365 days of their approval by Plan Commission and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use. **Prior to such a revocation, the applicant may request an extension of this period.** Said request shall require formal approval by Plan Commission and shall be based upon a showing of acceptable justification (as determined by Plan Commission).*

Today, the Plan Commission is reviewing the attached December 18, 2017 YMCA time extension request letter. The letter has been forwarded to the Plan Commission because the YMCA needs to complete a facility assessment at their three (3) branches in order to determine the amount of funds available for the 812 Broughton Drive. The YMCA is requesting a six (6) month extension until September 14, 2018.

### **ACTION REQUESTED:**

Staff recommends approval of the YMCA time extension request and would recommend a new deadline date of **September 14, 2018**.

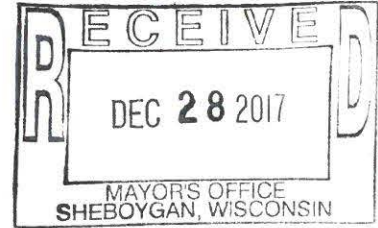
The City Plan Commission approved the playground relocation and building additions conditional use permit and variances with the following conditions:

1. Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, State of Wisconsin certification, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant will obtain all required licenses to operate the day care facility.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a proposed landscape plan prior to building permit issuance.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
6. If fencing is to be installed, fencing shall be installed per Section 15.720(3)(c) of the City

- of Sheboygan Zoning Ordinance. The fence shall have black vinyl coating.
7. 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.).
  8. 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 street and properties.
  9. All areas used for parking and maneuvering of vehicles shall be paved prior to issuance of an occupancy permit.
  10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping prior to issuance of an occupancy permit.
  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. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
  13. Applicant will provide adequate public access along N. Franklin Street, Washington Court, and Wisconsin Avenue and will take all appropriate actions to minimize the time period that these streets, sidewalks and driveways will be closed/affected.
  14. Absolutely no portion of the building, parking lot, landscaping, etc. shall cross the property line (appears the building, fencing and landscaping is very close to the property line). It is the applicant's responsibility to insure the new structures meet the approved setbacks.
  15. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet signs.
  16. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building and sign design.
  17. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Extension Request Letter and Conditional Use Permit Application and required attachments.



December 18, 2017

Mayor Michael Vandersteen and City of Sheboygan Plan Commission  
828 Center Avenue Suite 204  
Sheboygan, WI 53081

Dear Mayor and Plan Commission Members,

On behalf of the Sheboygan County YMCA Board of Directors I am writing to request a time extension for the conditional use permit issued on March 14, 2017 for 812 Broughton Drive.

Original date of the conditional use permit was March 14, 2018. I am requesting a six month extension to September 14, 2018.

Reason for the request is to complete a facility assessment at our three branches to determine the amount of funds available for the 812 Broughton Drive project.

Please let me know if you need further information.

Sincerely,

Donna Wendlandt, CEO

**SHEBOYGAN COUNTY YMCA**

812 Broughton Drive, Sheboygan WI 53081

P 920 451 8000 F 920 451 8019 [www.sheboygancountyyymca.org](http://www.sheboygancountyyymca.org)

**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

---

**ITEM DESCRIPTION:** Conditional Use and variance application by Sheboygan County YMCA to construct building additions and to relocate their outdoor playground on the west side of the facility located at 812 Broughton Drive. NR Zone

---

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

---

**REPORT DATE:** March 10, 2017

**MEETING DATE:** March 14, 2017

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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

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**BACKGROUND / ANALYSIS:**

Sheboygan County YMCA is proposing to construct building additions and to relocate their outdoor playground on the west side of the facility located at 812 Broughton Drive.

The applicant states the following about the daycare and playground use:

- We are proposing to move our playground from its current location on the west side of the building to the southwest corner of the property (currently an open area that used to be a residential house). A 4'-0" tall fence is proposed to surround the perimeter of the new playground equipment. The fence is to be a chain link style fence with a black vinyl coating.
- The play space, commonly known as the "play yard" does not allow for a significant amount of active play. This is due to the fact that the playground is extremely narrow, and does not allow a lot of room for children to run.
- The playground is geared towards children ages two (2) to four (4). School-aged children do not presently have a safe fenced in area to at the YMCA. Unfortunately this is a deciding factor for many parents in determining an afterschool program to enroll their children. Many parents are frustrated and weary of the fact that school-aged children are required to visit off-site parks in order to play outside.

- In the spring and winter month's children are not able to play outside due to the fact that the snow banks prevent the fence from opening.
- The large play structure on the play yard is constructed of wood. Even with close monitoring and supervision, children have gotten splinters from the wood.
- Wood chips are at the base of the play structure. These wood chips are required to be replaced often, as they are required to be 9 inches deep at all times. This becomes an annual cost that could be prevented by researching a variety of other, permanent options for a playground base.
- Children are required to walk past dumpsters and other maintenance equipment in order to gain access to the play area. This is unsanitary and often dangerous.
- Currently, the YMCA daycare (YDA) is under a variance for playground space and the new playground will help the YDA meet this requirement.
- The current play structure is nearly 30 years old, it's time for something new. Relocating the playground to the new location will improve the appearance of the YMCA property and will provide the children with a new, safer, state of the art playground.

The applicant states the following about the proposed building additions:

- We are proposing an addition of a small maintenance shop (to include the removal of the 2 current storage sheds) on the west side of the current building, an additional storage building on the west side of the gymnasium after the current playground is relocated and a new dumpster enclosure.
- The proposed 800sf (15 x 50) garage addition is to replace the existing garage and storage building that is being removed from the site. The use will remain the same as the existing garage with the exception of that it will be connected to the existing facility and will be constructed with materials to match the existing facility providing a seamless transition to the overall existing appearance. The proposed addition also provided access to the new garage from the existing facility without having to go outside first.
- The proposed 832sf (27.8 x 30) storage addition is providing new storage space for existing equipment that is now being stored on the existing floor space of the existing gymnasium. This will allow for the existing gymnasium to regain its existing overall floor area. The proposed storage addition is to be connected to the existing facility similar to the proposed garage addition to provide a seamless transition into the overall existing appearance.

- We will also be constructing a new 400sf (20 x 20) dumpster enclosure.

**STAFF COMMENTS:**

The applicant is requesting the following variances:

- Requesting a 12.3 foot setback for the new storage garage building addition to N. Franklin Street – Minimum street setback is 25 feet.
- Requesting a 1.9 foot setback for the new storage room building addition to N. Franklin Street – Minimum street setback is 25 feet.

The applicant states that the two (2) proposed building additions blend into the existing facility and do not create a setback situation that does not already exist with the existing facility. Also, the existing facility does not butt up against any other properties. The existing facility is surrounded by city streets on all four sides. We are asking that the variance be granted due to the already existing conditions that remain.

- Requesting a one (1) foot paving setback variance for the new playground sidewalk N. Franklin Street and Wisconsin Avenue – Minimum street paving setback is 10 feet to the street.
- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

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

1. Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, State of Wisconsin certification, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant will obtain all required licenses to operate the day care facility.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a proposed landscape plan prior to building permit issuance.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
6. If fencing is to be installed, fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. The fence shall have black vinyl coating.
7. 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.).
8. 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 street and properties.
9. All areas used for parking and maneuvering of vehicles shall be paved prior to issuance of an occupancy permit.

10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping prior to issuance of an occupancy permit.
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. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
13. Applicant will provide adequate public access along N. Franklin Street, Washington Court, and Wisconsin Avenue and will take all appropriate actions to minimize the time period that these streets, sidewalks and driveways will be closed/affected.
14. Absolutely no portion of the building, parking lot, landscaping, etc. shall cross the property line (appears the building, fencing and landscaping is very close to the property line). It is the applicant's responsibility to insure the new structures meet the approved setbacks.
15. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet signs.
16. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building and sign design.
17. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ACTION REQUESTED:**

Motion to approve with possible amendments as determined by the Plan Commission.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

PARCEL NO. 112840  
MAP NO. 23408003  
ZONING CLASSIFICATION: NR

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 3/14/17

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: SHEBOYGAN COUNTY YMLA  
ADDRESS: 812 BROUGHTON DR. E-MAIL: JPOST@SHEBOYGANCOUNTYVMLA.ORG  
SHEA., WI 53081  
PHONE: (920) 451-8600 FAX NO. ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

- A. NAME OF PROPOSED/EXISTING BUSINESS: SHEBOYGAN COUNTY YMLA
- B. ADDRESS OF PROPERTY AFFECTED: 812 BROUGHTON DR.  
SHEA., WI 53081
- C. LEGAL DESCRIPTION: SEE INCLUDED NARRATIVE
- D. BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: \_\_\_\_\_  
SEE INCLUDED NARRATIVE
- E. DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_  
SEE INCLUDED NARRATIVE
- F. BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: \_\_\_\_\_  
SEE INCLUDED NARRATIVE



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### Youth Development Center Outdoor Play Space

Outdoor play is a necessary component to a child's day for a variety of reasons. To begin, children need time outdoors to explore their environment, use and develop gross motor skills, and gain social and emotional confidence while playing with peers. Additionally, play is an essential part of every child's day; through play, children learn necessary and life-long skills that they will carry with them from years to come.

As the Childcare Director at the Sheboygan YMCA, I feel that we currently do not have an adequate outdoor play space for our children to utilize during childcare. The following are important facts to understand about our current outdoor play space.

- The play space, commonly known as the "play yard" does not allow for a significant amount of active play. This is due to the fact that the playground is extremely narrow, and does not allow a lot of room for children to run.
- The playground is geared towards children ages two through four. School-aged children do not have a safe, fenced in area to play located on the premises of the Sheboygan YMCA. Unfortunately, for many parents, this is a deciding factor in determining an afterschool program to enroll their children. Many parents are frustrated and weary of the fact that school-aged children are required to visit off-site parks in order to play outside.
- In the spring and winter months children are not able to play outside due to the fact that the snow banks prevent the fence from opening.
- The large play structure on the play yard is constructed of wood. Even with close monitoring and supervision, children have gotten splinters from the wood.
- Wood chips are at the base of the play structure. These wood chips are required to be replaced often, as they are required to be 9 inches deep at all times. This becomes an annual cost that could be prevented by researching a variety of other, permanent options for a playground base.
- Children are required to walk past dumpsters and other maintenance equipment in order to gain access to the play area. This is unsanitary and often dangerous.
- The area is completely covered by trees, allowing nearly no exposure to sunshine while playing outside. Although this could be considered positive, because children will less likely get a sunburn, a certain amount of direct sun exposure is important. Additionally, the shade often bring mosquitos and other unpleasant bugs.
- Currently, YDC is under a variance for playground space. To explain, we do not have nearly enough playground space on site for all children. The following is an excerpt taken directly from the Wisconsin Childcare Licensing Handbook, "*The total outdoor play space of a center shall accommodate not less than 1/3 of the number of children for which the center is licensed or shall be a minimum of 750 square feet, whichever is greater. The number of children under one year of age need not be included for purposes of computing the minimum required outdoor play space if the center provides spaces in wheeled vehicles such as strollers and wagons equal to the number of children under one year of age.*" YDC is licensed for 160 children (only reaching this number in the summer months), 1/3 of 160 is roughly 53 children. The construction

#### **SHEBOYGAN COUNTY YMCA**

812 Broughton Drive, Sheboygan WI 53081

P 920 451 8000 F 920 451 8019 [www.sheboygancountymca.org](http://www.sheboygancountymca.org)



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## City of Sheboygan Application for Conditional Use Permit

### **2C. Legal Description:**

ELLIS ADDN PRT OF LOTS 18 & 19 AND ALL OF LOTS 19,20,21,22 & 23 W OF BROUGHTON DR DESC AS: COM AT A POINT ON THE S LINE OF LOT 18 OF ELLIS ADDN 56' E OF THE SW COR OF LOT 18, TH E 242' ALG SD S LINE AND ITS EXTENSION TO THE W LINE OF BROUGHTON DR, THNLY 150' ALG SD W LINE, TH CONT NWLY 157' ALG SD W LINE TO THE ELY EXT N LINE OF LOT 23, TH W ALG SD N LINE OF LOT 23 AND ITS EXTENSION 260' TO THE NW COR OF SD LOT 23, TH SLY 210' ALG THE E LINE N FRANKLIN ST, TH E 51'-7", TH SLY 90' TO THE POINT OF BEG; AND ALSO COM AT INTER OF E LINE OF FRANKLIN ST & N LINE OF WIS AVE, TH E 56', N 90', W 51 7/12', TH S TO BEG, BEING PRTS OF LOTS 18 & 19.

### **2D. Brief Description of Existing Operation or Use:**

The YMCA is a full family, - value centered recreational facility with a full state licensed daycare childcare center. With operation hours for the dates listed as follows:

#### **Hours** – January 2 – June 3, 2017

Monday – Thursday – 5:00am – 10:00pm

Friday 5:00am – 9:00pm

Saturday 7:00am – 5:30pm

Sunday 7:00am – 4:00pm

#### **Coffee Shop**

Posted

#### **Babysitting** – January 2 – June 3, 2017

Monday – Friday – 8:15am – 12:15pm

Monday & Wednesday – 4:30pm – 7:45pm

Tuesday & Thursday – 4:00pm – 7:45pm

#### **Daycare Playground**

Monday – Friday – 9:00am – 6:00pm

### **2E. Detailed Description of Proposed Operation or Use Including any Changes to Existing Use:**

We are proposing to move our Playground from its current location to the southwest corner of the property (currently an open area that used to be a residential house). We are also proposing the addition of a small maintenance shop (to include the removal of the 2 current storage sheds) on the west side of the current building and an additional storage on the west side of the gymnasium after the current playground is relocated. The existing operation of the YMCA will remain unchanged.

The following is a detailed description from Tanya Goes, Sheboygan County YMCA Child Care Director, on the importance of moving and upgrading the outdoor playground:

## **SHEBOYGAN COUNTY YMCA**

812 Broughton Drive, Sheboygan WI 53081

P 920 451 8000 F 920 451 8019 [www.sheboygancountymca.org](http://www.sheboygancountymca.org)



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of a new playground would provide ample space for 1/3 of our children to be outside at one time; thus, allowing the variance to be an issue of the past.

Over all, a new play space would provide the children enrolled in YDC a safe place to play on a daily basis. The current play structure is nearly 30 years old. It's time for something new! Additionally, when families drive past a brand new, state of the art play space, they may certainly become interested in finding more out about the YMCA!

**2F. Brief Description of All Requested Variances form Provisions of the Zoning Ordinance, which are Related to the Proposed Operation or Use:**

We are requesting all required variances for the desired uses above. We believe these are as follows:

1. Setback requirements of the new additions - The new addition setbacks are consistent with existing building setbacks on the site.

**3A. How is the Proposed Conditional Use (Independent of it's Location) in Harmony with the Purposes, Goals, Objectives, Policies, and Standards of the City of Sheboygan Comprehensive Master Plan?**

By relocating our playground to the new location it will improve the appearance and quality of our existing playground with a new, safer, state of the art playground.

The new maintenance shop will replace two old and dated storage sheds with a new brick addition that will blend in with the existing building to look as one building. We will also be constructing a new dumpster enclosure to properly screen the dumpsters.

The storage addition will add much needed storage for our gymnasium which will match the existing building.

**3B. Does the Conditional Use, in it's Proposed Location, Result in any Substantial or Undue Adverse Impact on Nearby Property the Character of the Neighborhood, Environment, Traffic, Parking, Public Improvements, Public Property Rights-of-Way?**

No. We believe the proposed improvements will enhance our current land use by installing a beautiful state of the art playground. There will be no impact on any parking, traffic patterns, public improvements for public property right-of-way.

**3C. How does the Proposed Conditional Use Maintain the Desired Consistency of Land Uses in Relation to the Setting within which the Property is Located?**

The relocation of the current playground to the new location will enhance the current use substantially by bringing a beautiful code compliant playground to our full family,-value centered recreational facility. Also, by connecting the two new additions to the current building and removing two existing storage garages we will greatly enhance the desired consistency of land use.

**SHEBOYGAN COUNTY YMCA**

812 Broughton Drive, Sheboygan WI 53081

P 920 451 8000 F 920 451 8019 [www.sheboygancountnymca.org](http://www.sheboygancountnymca.org)



## **CITY OF SHEBOYGAN CONDITIONAL USE ADDITIONAL INFORMATION**

- **Give an explanation of the proposed building additions.**

The proposed garage addition is to replace the existing garage and storage building that is being removed from the site. The use will remain the same as the existing garage with the exception of that it will be connected to the existing facility and will be constructed with materials to match the existing facility providing a seamless transition to the overall existing appearance. The proposed storage addition is providing new storage space for existing equipment that is now being stored on the existing floor space of the existing gymnasium. This will allow for the existing gymnasium to regain its existing overall floor area. The proposed storage addition is to be connected to the existing facility similar to the proposed garage addition to provide a seamless transition into the overall existing appearance.

- **Why are the building additions needed? What purposes will they serve? Why are they proposed to be located in these areas? How big are the additions?**

As stated in above comments. The proposed storage addition is to provide storage for existing equipment that is now being stored in the existing gymnasium space. The additional storage will allow the gymnasium to regain its existing floor area for the intended use. The garage addition is needed to consolidate the existing exterior garage and storage building into one building with all the contents under one roof. The proposed addition also provided access to the new garage from the existing facility without having to go outside first. The two new additions are proposed to be in the locations that they are because provide direct access to the areas that they are providing the service for, both the storage area and the garage. The proposed garage addition is 27'-9" x 30'-0", adding an area of 832 square feet. The height of the proposed garage addition is to match the existing building it is attaching to, which is approximately 12'-0". The proposed storage addition is 15'-0" x 50'-8", adding an area of 760 square feet. The height of the proposed storage addition is to be approximately 12'-0".

- **Are structures being removed? If so, what specific structures are being removed from the site?**

There are two structures being removed from the existing site. The existing garage building and the existing storage building adjacent to the existing garage (refer to the site plans for additional information).



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- **What are the building addition setbacks? Are variances required? If so, the applicant needs to provide justifications why the structures should be approved with the setbacks as proposed. Burden is on the applicant to provide Plan Commission with legitimate justifications for the proposed setback variances.**

The proposed garage addition is located 12.3 feet from the existing property line. The proposed storage addition is located 1.9 feet from the existing property line at its closest condition. We will be requesting for a variance for both of the proposed building additions. The existing zoning requires 25 feet from the property line. In the overall scheme of the existing facility in relationship to it meeting the existing zoning requirements the facility does not. On almost all sides of the existing facility it is either almost directly constructed on the existing property line or within just a few feet of the existing property lines. The two proposed building additions blend into the existing facility and do not create a setback situation that does not already exist with the existing facility. Also, the existing facility does not butt up against any other properties. The existing facility is surrounded by city streets on all four sides. We are asking that the variance be granted due to the already existing conditions that remain.

- **You need to provide me with the exact variances you are seeking (building setbacks, paving, landscaping, etc.)?**

Nonresidential Bulk Requirements:

Minimum setbacks: Building to Front or Street Side Lot Line: 25 feet.

Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street.  
(New Concrete Walk in Playground Area – See Site Plan for additional information)

- **Fence – how tall, where is it located, materials, colors, etc. Please provide an example of what is to be installed.**

The proposed fence is to be 4'-0" tall and it surrounds the perimeter of the new playground equipment (See Site Plan for additional information). The fence is to be a chain link style fence with a black vinyl coating. I don't not have a sample, but it will look very similar to the fence that separates the walkway from the river at the Water Street Park and the park directly to the south.

- **How far is the proposed sidewalk to the property line?**

The proposed sidewalk is to be 1 foot from the existing south and west property line. (See Site Plan for additional information)



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- **What are you proposing for the curb cuts and driveways? What is the existing condition and what are you proposing?**

A 3.7' foot curb cut is proposed to widen the existing sidewalk on N. Franklin Street to allow wider access to the proposed playground area. This is to allow for ease of installing or removing equipment and for ease of access for maintenance to the proposed playground area.

- **What are you doing from a landscaping perspective? Are you requesting variances to landscape ratio, locational landscaping, etc.?**

In the process of determining the landscape at this time.

- **Do you have a specific playground layout/plan, perspective, etc.. If so, please include it because right now there is only the site plan that does not give the Plan Commission any idea of what you are proposing and what they are approving.**

The playground equipment supplier is in the process of re-designing the playground equipment layout. Color product photo renderings have been included to view what the equipment will look like. These renderings do not reflect the actual existing property environment.



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## CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

### 2. DESCRIPTION OF THE SUBJECT/ PROPOSED PROJECT

#### DESCRIPTION OF PROPOSED PROJECT:

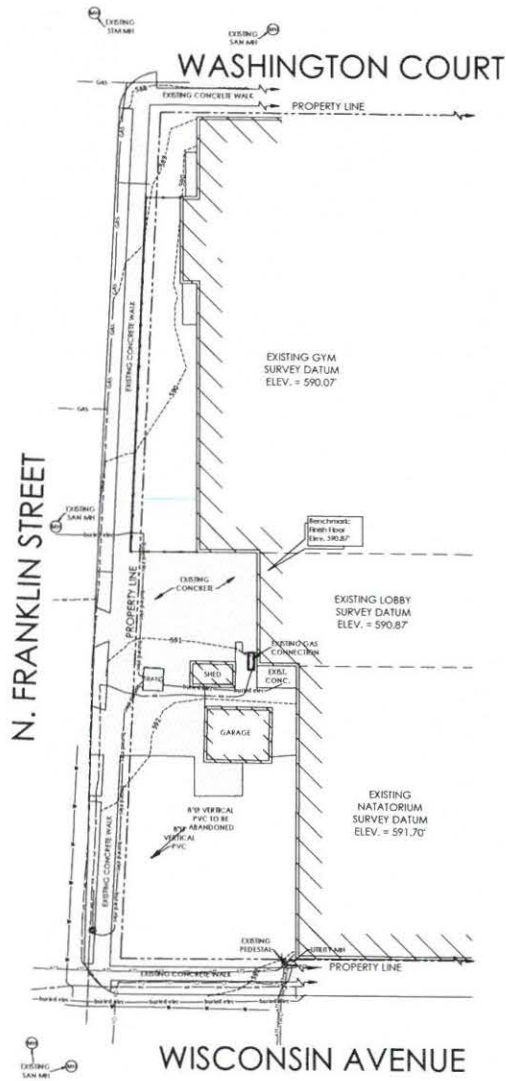
New Storage Room (15'-0" x 50'-8"0), Storage Garage (27'-9" x 30'-0"), and Dumpster Enclosure (20'-0" x 20'-0") to be added to the west side of the existing YMCA facility, see plans for exact locations. New Storage Room, Storage Garage, and Dumpster Enclosure being proposed are to replace and improve the existing stand alone storage buildings and storage garage and provide an enclosure for the existing dumpsters that currently exposed and stored on the existing concrete walkway. The new building additions and enclosure are proposed to replace the existing operations while creating a clean seamless transition into existing buildings. These proposed additions and enclosure will also enhance the existing site conditions and overall visual appearance of the West side of the existing facility.

#### DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS:

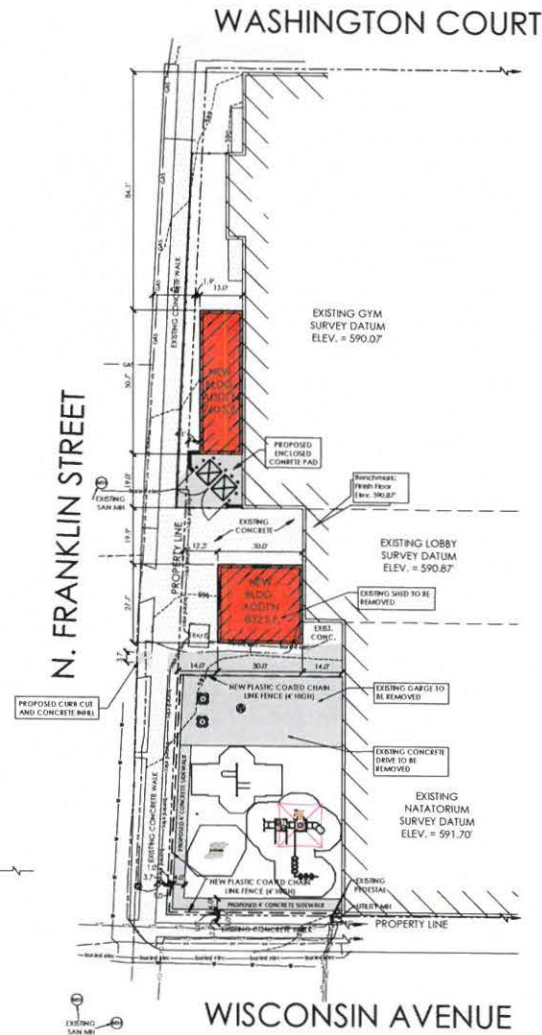
The existing building design is made up of masonry cavity wall with a modular brick veneer, exterior insulation finish system (E.I.F.S.) and pre-finished metal wall panels over structural steel frame (refer to exterior elevations for material locations).

#### DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:

The New Storage Room and Storage Garage are to be a masonry cavity wall construction with a modular brick veneer to match the existing modular brick. The hollow metal doors and frames will be finished to match the existing door and frame finishes. The steel overhead door is to be finished with the manufacturer's standard paint finish to match existing. All pre-finished metal roof coping and fascia trim finishes to match existing pre-finished metal trim. Stone coping for the Dumpster Enclosure to match existing building stone coping. Using materials that match existing allow for new building additions and enclosure to provide a seamless transition to the existing exterior appearance.



EXISTING SITE PLAN  
SCALE: 1"=20'



CONCEPTUAL SITE PLAN  
SCALE: 1"=20'



REVISIONS:

NOTE TO BIDDERS  
READ THIS WITH ALL DRAWINGS AND ALL SPECIFICATIONS. CHECK FOR CONFLICTS AND REPORT TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

MARCH 8, 2017  
NEW BUILDING ADDITIONS  
SHEBOYGAN COUNTY YMCA

812 BROUGHTON AVENUE, SHEBOYGAN, WISCONSIN 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 652-4444 | 225 EAST 1ST, PAUL AVE. MILWAUKEE, WI 53202 | (414) 857-4450

DRAWN BY: J.E.G

CHECKED BY: J.R.V.

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2017-27



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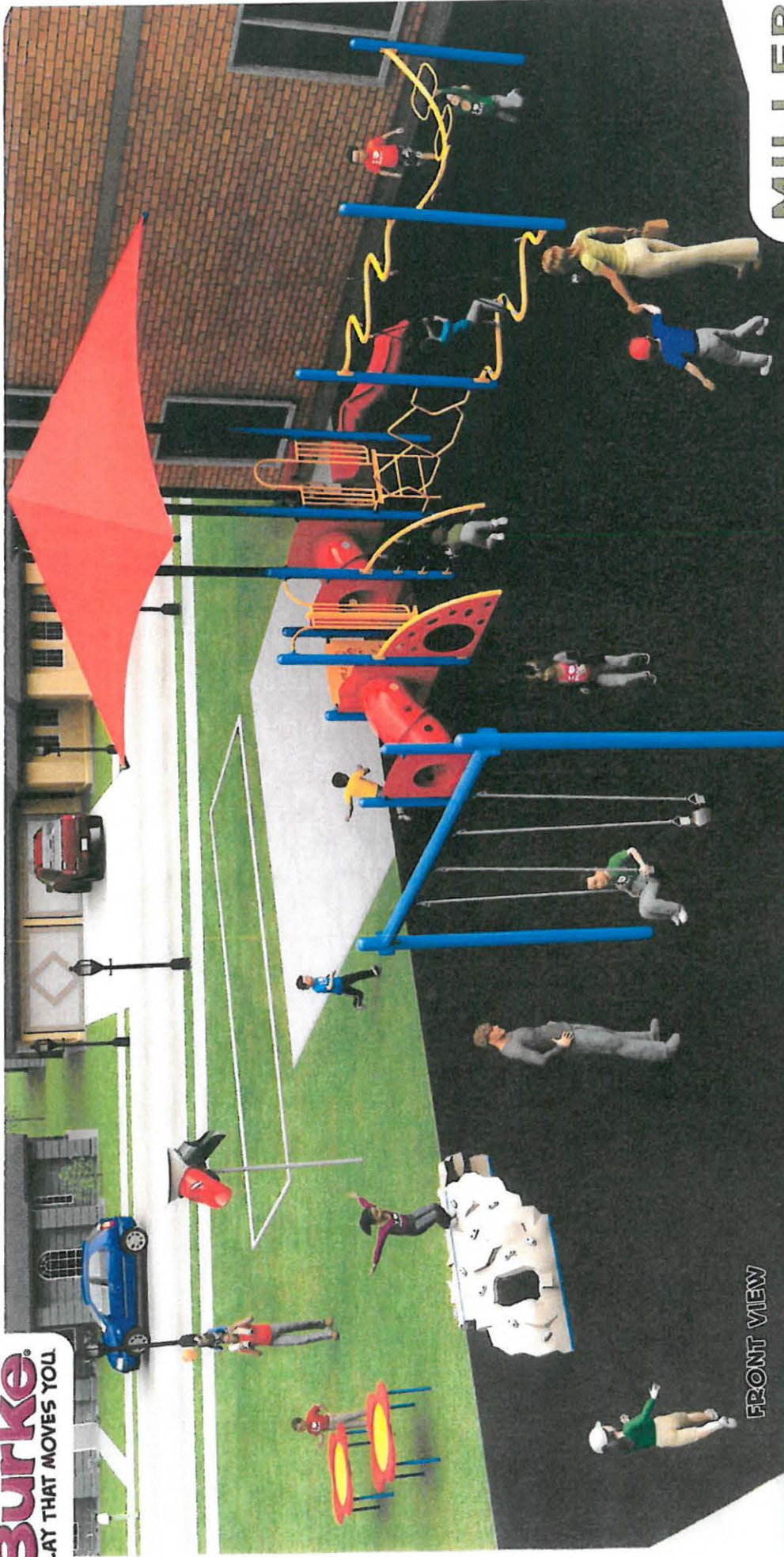
REVERSE VIEW

PROPOSAL: 30-96562-2

**SHEBOYGAN YMCA**

**MILLEI**  
& ASSOCIATES-SAUK PRAIRIE

**Burke**  
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FRONT VIEW

PROPOSAL: 30-96562-2

SHEBOYGAN YMCA

**MILLER**  
& ASSOCIATES-SIAUX PRAIRIE, INC.













