

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Jeremiah and Nicole Reynolds to operate Escape Sheboygan at 1130 Geele Avenue. NC Zone

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

REPORT DATE: December 11, 2017

MEETING DATE: December 12, 2017

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:

Jeremiah and Nicole Reynolds are proposing to operate Escape Sheboygan at 1130 Geele Avenue. The applicant states the following:

- We seek to open an Escape Room. An escape room is a physical adventure game where players solve a series of puzzles and riddles using clues, hints and strategy to complete the objectives at hand. Players are given a set time limit to unveil the secret plot which is hidden within the rooms. Escape rooms are inspired by "escape-the-room" style video games. Games are set in a variety of fictional locations, such as prison cells, dungeons and space stations, and usually the various puzzles and riddles themselves follow the theme of the room.
- Most escape rooms offer plots and usually have a short introduction to establish how the player got there, and sometimes an outro when the game is finished. Rooms are played from a first person perspective, where the player usually needs to find clues and objects to interact with them. The rooms usually have multiple stages that are needed to be cleared in order to continue with the plot.
- Sessions usually last 60 minutes and can reach up to 120 minutes. The minimum amount of players is usually two (2) and can go up to eight (8). Some escape rooms will team you up with other random players in order to fill the required amount of players needed.
- Escape rooms usually have a minimalistic interface, an ambient soundtrack, and sometimes actors acting as plot characters. These elements are used to enhance the escaper's sense of isolation.
- Escape Sheboygan hopes to open at 1130 Geele Avenue in the early spring. Our target demographic is adults 18-40, although younger and older players would certainly enjoy

the experience. Escape Sheboygan will open with two or three rooms ready to play. We hope to begin "construction" immediately and we hope to open in April.

- Our initial target hours of operation are:
 - Monday – Wednesday closed.
 - Thursday - 5-10
 - Friday - 2-10
 - Saturday - 11-10
 - Sunday - 11-7
 - These days and hours may be changed based upon customer demand.
- We further intend to offer team building (or just plain fun) experiences to local businesses during regular business hours (M-F 8:00 - 5:00) by appointment.
- Each room will allow for up to 8 players each, and the sessions will be staggered so that the lobby area does not become congested and loud.

STAFF COMMENTS:

Applicant will need to meet all building codes prior to issuance of an occupancy permit to operate the Escape Room from 1130 Geele Avenue

ACTION REQUESTED:

Staff recommends approval of the Conditional Use Permit subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements and has addressed all occupancy concerns as noted in the November 20, 2017 Occupancy Inspection letter written by Building Inspector Jack Van Der Weele.
2. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs). Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. If the applicant proposes to expand the tenant space for the business, the applicant will obtain all land use, zoning and building permits before such expansion could take place.

8. If the owner leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy.
9. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
10. If there are any amendments to the approved use and/or 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 attachments.

PARCEL NO.

MAP NO.

ZONING CLASSIFICATION:

Office Use Only

APPLICATION/FILE NO.

REVIEW DATE:

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

CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT

Requirements Per Section 15.905

Revised May 2012

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

1. APPLICANT INFORMATION

APPLICANT: _____ Jeremiah and Nicole Reynolds _____

ADDRESS: 522 Niagara Ave 53081 E-MAIL: jeremiah.a.reynolds@gmail.com

PHONE: __ (920) 254-4662 _____ FAX NO. __ () _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: _Escape Sheboygan_____

ADDRESS OF PROPERTY AFFECTED: __ 1130 Geele Ave _____

LEGAL DESCRIPTION: __ Escape Room _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: ____ The address is currently vacant _____

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

- See attached

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

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

We seek to open an Escape Room. An escape room is a physical adventure game in which players solve a series of puzzles and riddles using clues, hints and strategy to complete the objectives at hand. Players are given a set time limit to unveil the secret plot which is hidden within the rooms. Escape rooms are inspired by "escape-the-room" style video games. Games are set in a variety of fictional locations, such as prison cells, dungeons and space stations, and usually the various puzzles and riddles themselves follow the theme of the room.

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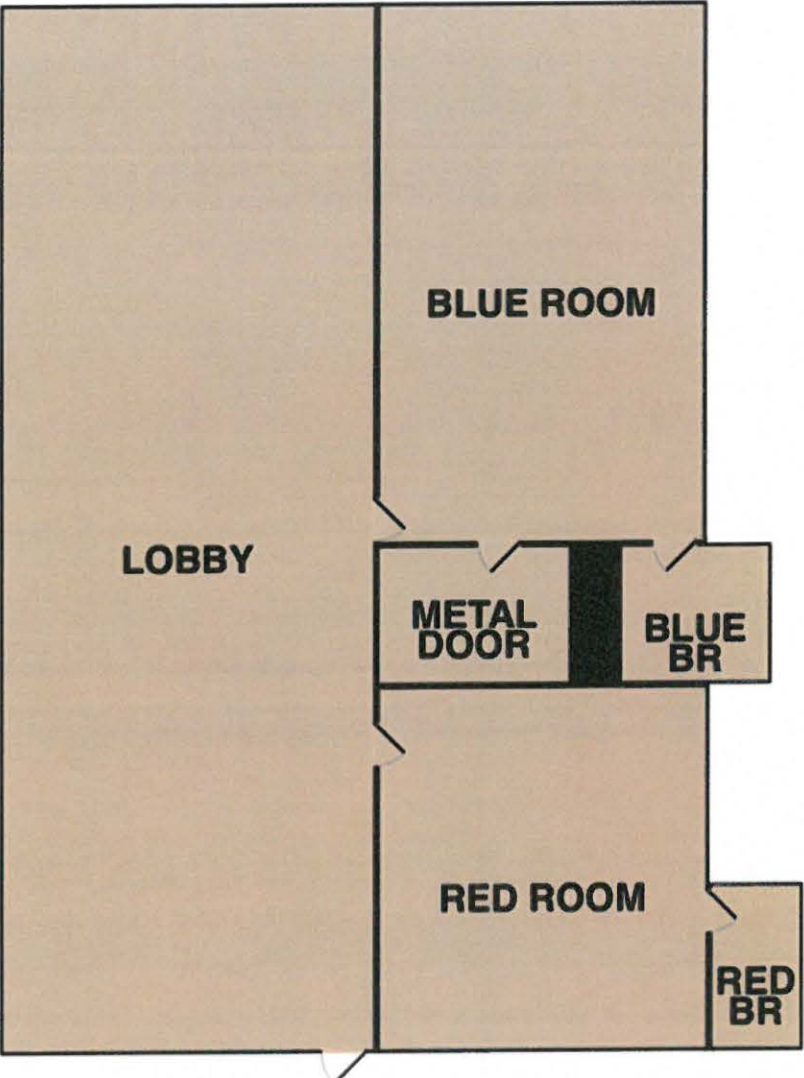
3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Three of the tenets of the Master Plan are listed below, accompanied by exactly how Escape Sheboygan harmonizes with them.

- Promoting infill development and redevelopment - this proposal uses existing infrastructure by putting its operation in a vacant building.
- Strengthening older neighborhoods - The neighborhood of 11th and Geele is seeing some redevelopment with the renovation of Washington School into an apartment complex. A facility like Escape Sheboygan will add more entertainment in that area within walking distance.
- Continuing the tradition of rich arts, cultural facilities, and events - Escape Sheboygan will become a Chamber member on its first day of inception. There are currently no other escape room entertainment venues in Sheboygan County, and fewer than 3 in Sheboygan and all surrounding counties. Part of our plan is to offer mobile escape room facilities that may be able to participate in many of the City's cultural festivals.

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 building is zoned commercial, and it's proposed use as described above is in line with such zoning.
- A floorplan has been attached to this application for a general idea of the layout of the building. I have also included a google maps satellite view of the property as well as photos of it's front and the adjacent parking lot.

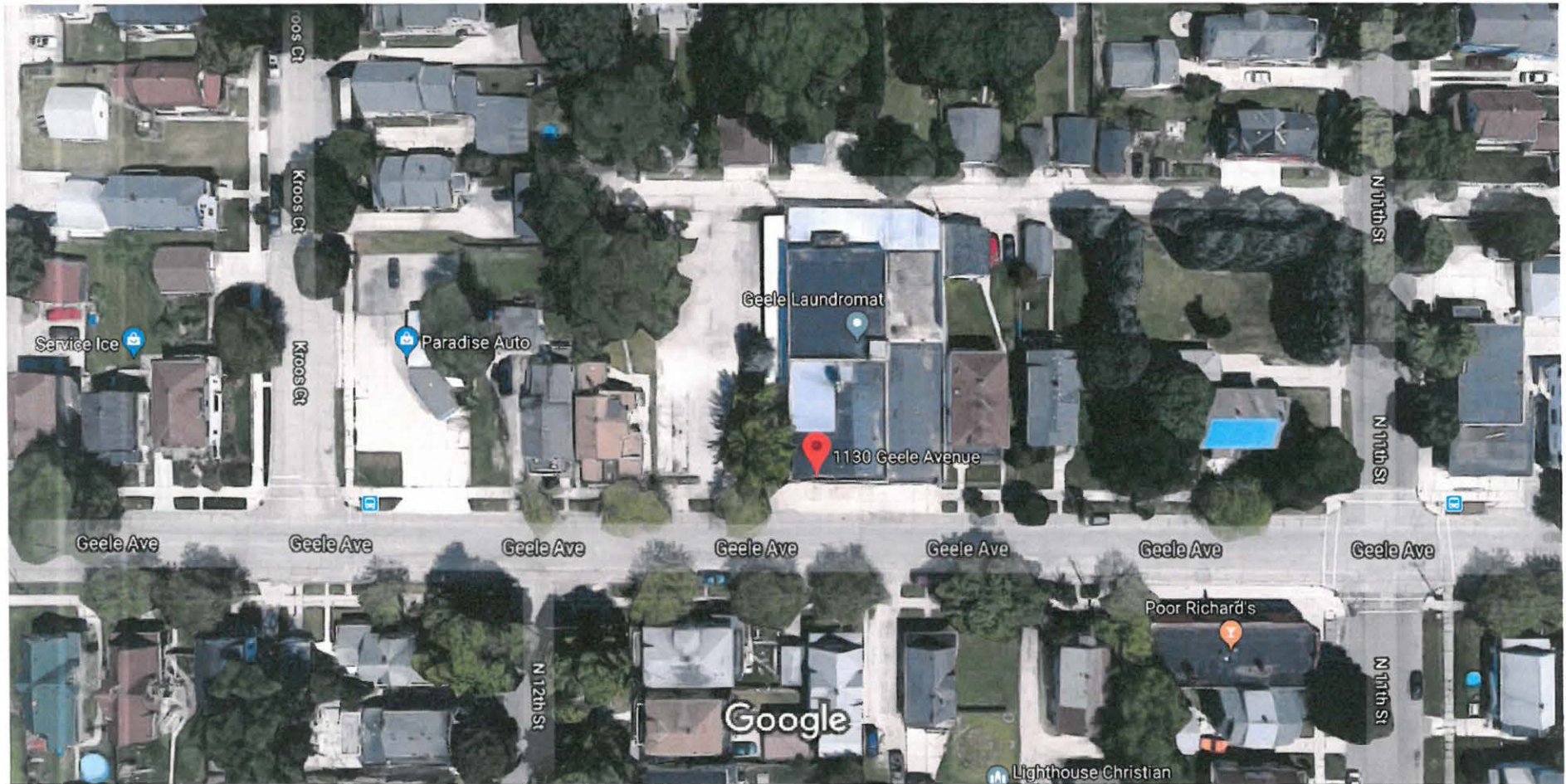




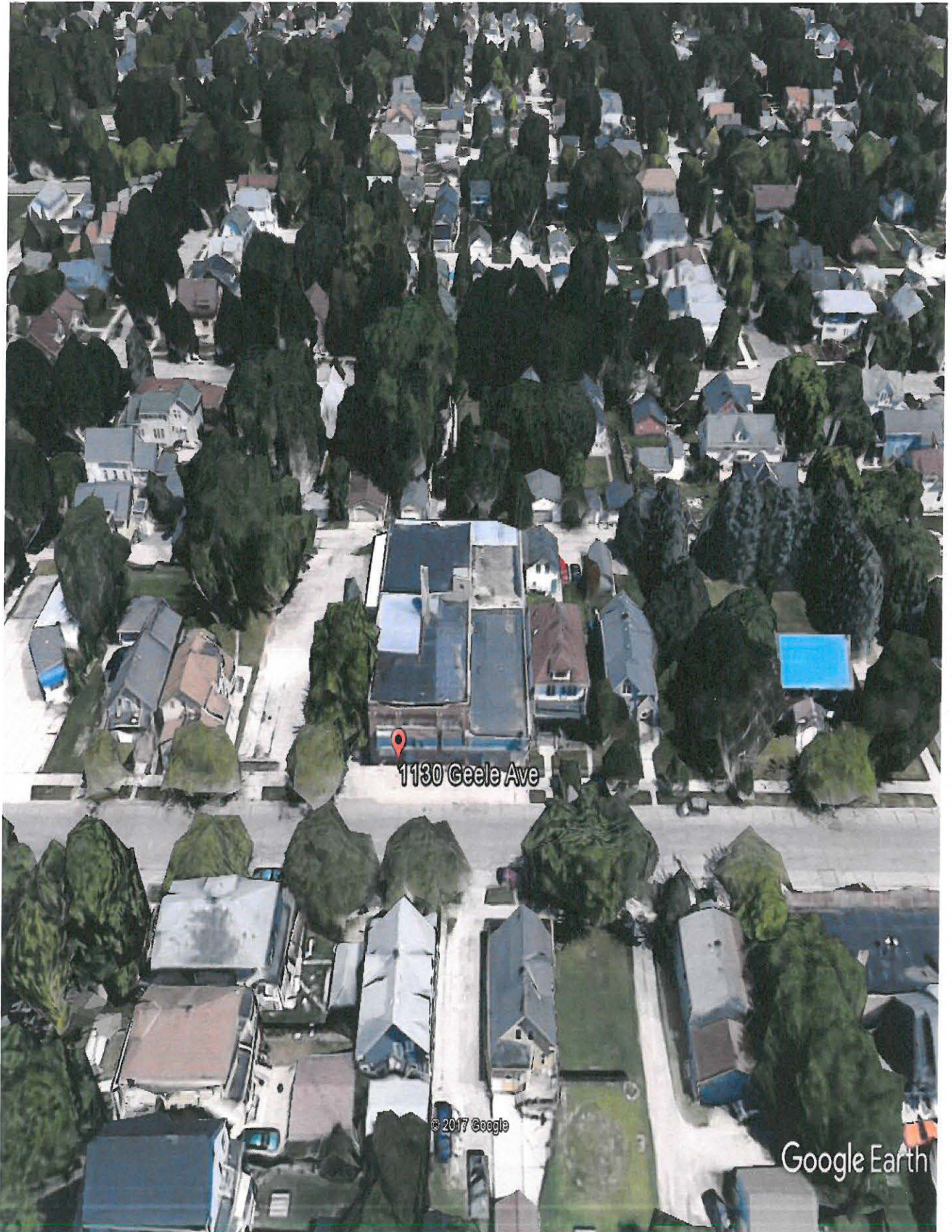




Google Maps 1130 Geele Ave



Imagery ©2017 Google, Map data ©2017 Google 50 ft

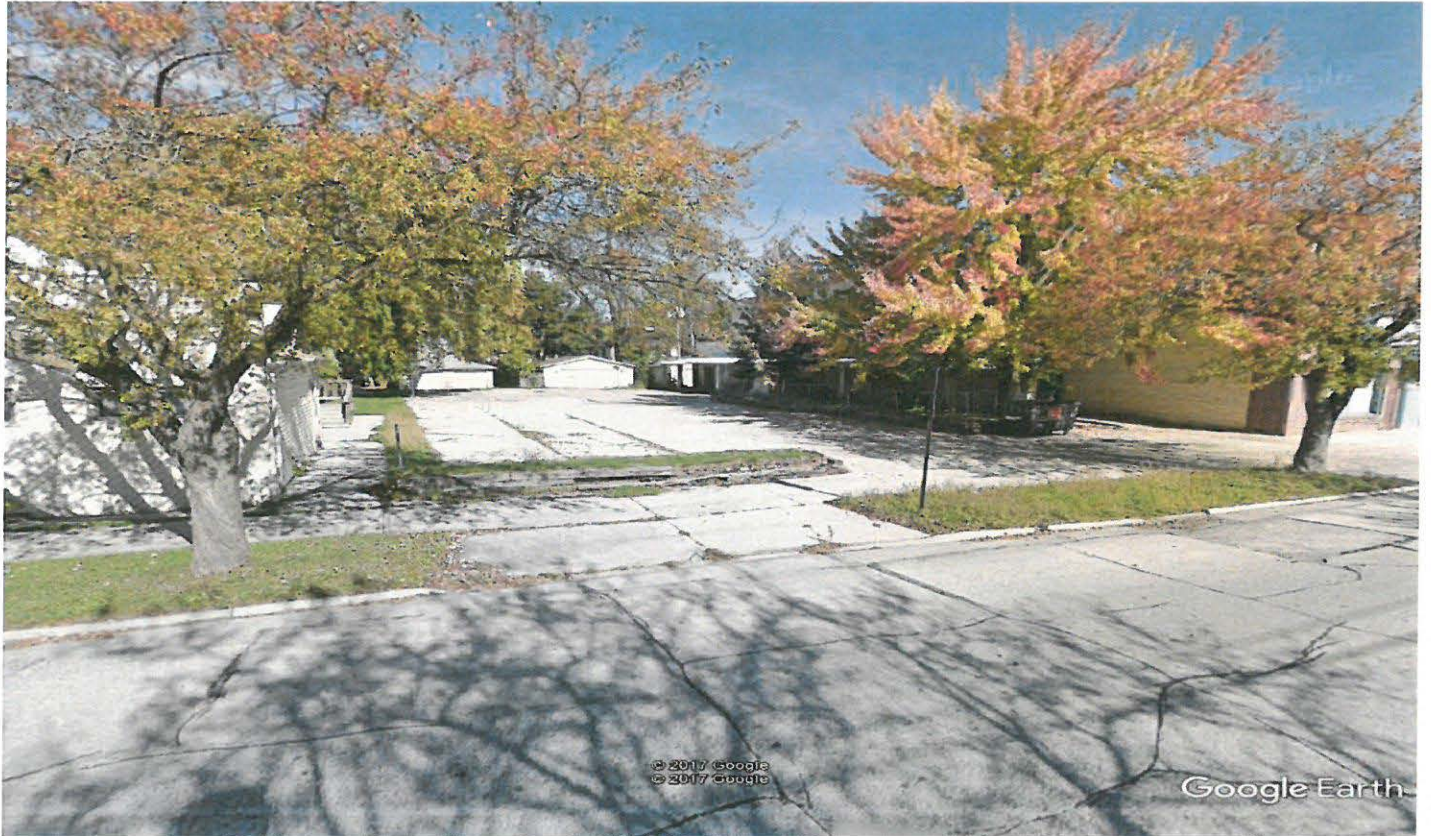


1130 Geele Ave

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Google Earth





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: G.O. 32-17-18 by Alderpersons Holzschuh and Schneider annexing territory owned by the City to the City of Sheboygan, Wisconsin.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: December 11, 2017

MEETING DATE: December 12, 2017

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 City recently purchased this vacant and undeveloped 3.99 acre parcel. This parcel is planned to be a part of the future business center.

STAFF COMMENTS:

Staff is recommending approval of this City annexation request.

ACTION REQUESTED:

Motion to recommend the Common Council to approved Gen. Ord. No. 32-17-18 by Alderpersons Holzschuh and Schneider annexing territory owned by the City to the City of Sheboygan, Wisconsin and assigning the zoning designation of Suburban Industrial (SI).

ATTACHMENTS:

G.O. No. 32-17-18

X

Other Matters

8.2

Gen. Ord. No. 32- 17 - 18. By Alderpersons Holzschuh and Schneider.
December 4, 2017.

AN ORDINANCE annexing territory owned by the City to the City of Sheboygan, Wisconsin.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. **Territory Annexed.** In accordance with sec. 66.0223 of the Wisconsin Statutes, the following described territory in the Town of Wilson, Sheboygan County, Wisconsin, owned by the City of Sheboygan and lying contiguous to the City, is hereby annexed to the City of Sheboygan, Wisconsin:

Part of the South One-Half (S1/2) of the Southwest Quarter (SW1/4) of Section 9, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin, described as follows:

Commencing at the South Quarter corner of said Section 9; thence South 89°48'50" West, along the South line of said Section 9 and the centerline of Stahl Road, 253.89 feet to its intersection with the centerline of County Trunk Highway OK; thence continuing South 89°48'50" West along the South line of said Section 9 and centerline of Stahl Road, 912.66 feet to the Point of Beginning; thence North 01°09'24" West, 694.60 feet; thence South 89°35'56" West, 250.02 feet; thence South 01°09'24" East, 693.66 feet; thence North 89°48'50" East along the South line of said Section 9 and the centerline of Stahl Road, 250.04 feet to the Point of Beginning, being subject to Stahl Road along the Southerly 33 feet.

Section 2. **Effect of Annexation.** This ordinance shall take effect upon passage and publication, and upon the filing of seven (7) certified copies of this ordinance in the office of the Secretary of the Department of Administration of the State of Wisconsin, together with seven (7) copies of a plat showing the boundaries of the territory attached to the City. From and after the effective date of this ordinance, the territory described in Section 1 shall be a part of the City of Sheboygan for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Sheboygan.

Section 3. **Ward Designation.** The territory described in Section 1 of this ordinance is hereby made a part of the 23rd Ward, 10th Aldermanic District, 10th Supervisory District, 26th Assembly District and the 9th

City Plan

Senatorial District, subject to the ordinances, statutes, rules and regulations governing wards and districts.

Section 4. **Severability.** If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 5. **Zoning.** Upon recommendation of the Plan Commission, the territory annexed to the City by this ordinance is temporarily zoned as Suburban Industrial (SI), a designation that is consistent with the City of Sheboygan Comprehensive Plan for that area.

Juan J. Holzocher
Lucasnaie Jester

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

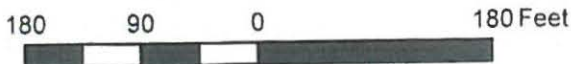
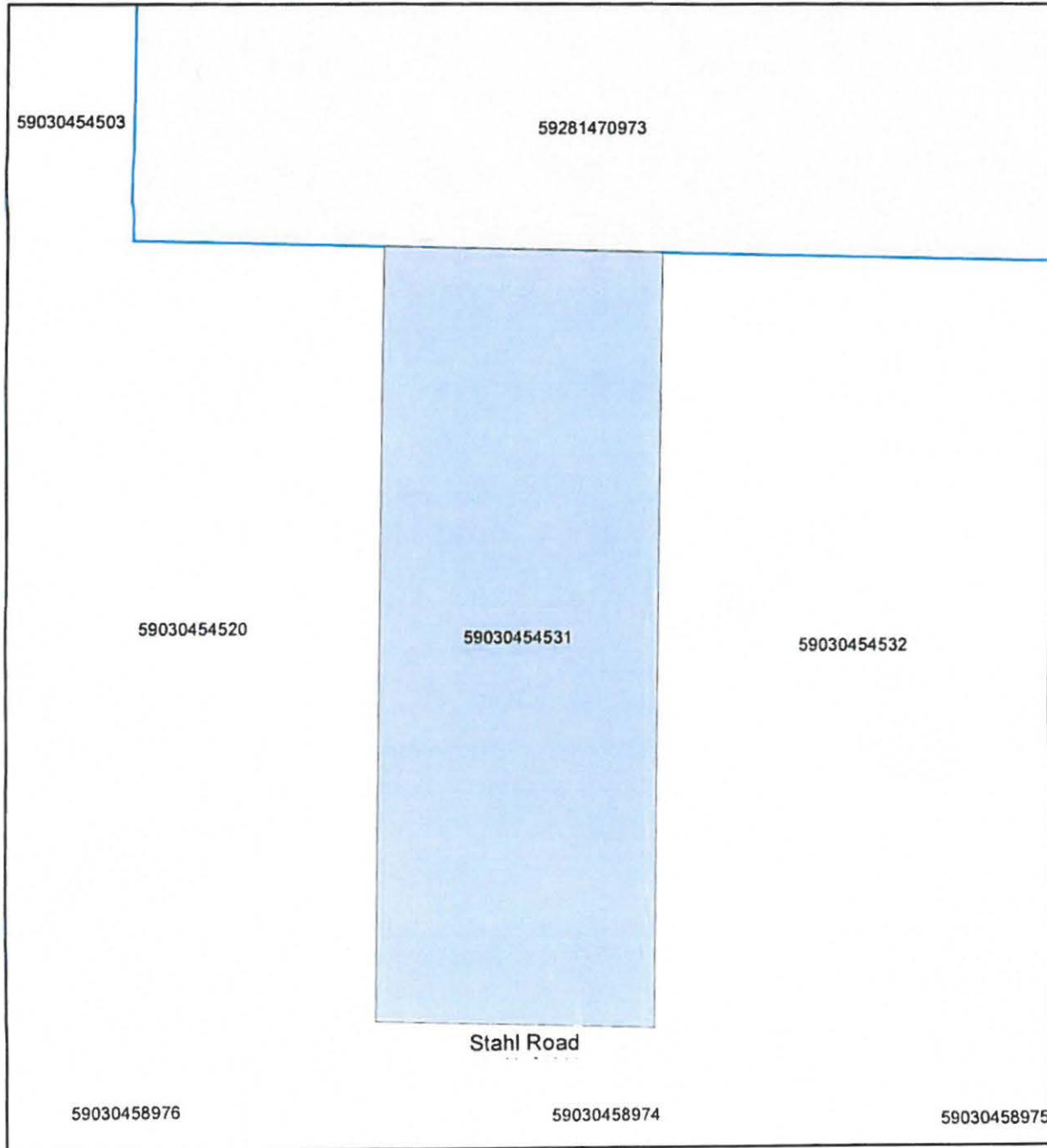
Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor



Proposed Annexation of Parcel 59030454531

Part of the South One-Half (S1/2) of the Southwest Quarter(SW1/4) of Section 9, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin, described as follows:

Commencing at the South Quarter corner of said Section 9; thence South 89°48'50" West, along the South line of said Section 9 and the centerline of Stahl Road, 253.89 feet to its intersection with the centerline of County Trunk Highway OK; thence continuing South 89°48'50" West along the South line of said Section 9 and centerline of Stahl Road, 912.66 feet to the Point of Beginning; thence North 01°09'24" West, 694.60 feet; thence South 89°35'56" West, 250.02 feet; thence South 01°09'24" East, 693.66 feet; thence North 89°48'50" East along the South line of said Section 9 and the centerline of Stahl Road, 250.04 feet to the Point of Beginning, being subject to Stahl Road along the Southerly 33 feet.



Legend

-  Parcel Proposed for Annexation
-  City of Sheboygan Parcels



