

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Site Plan Review application by Advanced Disposal to construct building additions at 2925 Paine Avenue. SI Zone

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

REPORT DATE: October 20, 2017

MEETING DATE: October 24, 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:

Advance Disposal is proposing to construct a couple of building additions at 2925 Paine Avenue. The applicant states the following:

- The project consists of constructing and enclosing two (2) exterior loading pits in order to meet new state laws requiring loading areas to be enclosed at trash storage and transfer facilities such as this. The additions will be constructed on the east and west sides of the front portion of the building.
- The project will increase the footprint of the building by 3,270sf – building will now be a total of 18,250sf.
- The additions will compromise of pre-engineered metal buildings with corrugated siding, exterior steel columns and exposed concrete foundations to match the existing building materials and colors. There will be a new metal overhead door and service door to replace the existing. The low slope roofs will be clad with metal roofing to match existing slope, material and color.
- The subject building is one of two existing buildings on the site. The current operation of the subject building is indoor storage of trash. There is no change to the existing land use.

STAFF COMMENTS:

This project is required by the State in order to meet new laws requiring loading areas at trash storage and transfer facilities to be enclosed. The use and intensity of the existing

use is not increasing and/or changing so staff is not requiring further property improvements. However, the applicant should be aware that if there are any changes in use, building additions, etc. proposed in the future, the applicant will be required to pave or landscape all areas that are presently gravel on the site.

ACTION REQUESTED:

Staff recommends approval of the site plan 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, health, storm drainage, State of Wisconsin DNR, 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 shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire/police departments, etc.).
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance.
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. 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.
9. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building plans.
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.

Office Use Only

PARCEL NO. 423704
MAP NO. _____
ZONING CLASSIFICATION: SI

DATE SUBMITTED: _____
REVIEW DATE: 10/24/17

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

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

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

1. APPLICANT INFORMATION

APPLICANT: Advanced Disposal c/o Paul Herrmann, Operations Manager

ADDRESS: 2925 Paine Avenue

E-MAIL ADDRESS: paul.herrmann@advanceddisposal.com

PHONE: (920) 694-3540 FAX NO. (920) 452-7254

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Advanced Disposal

ADDRESS OF PROPERTY AFFECTED: 2925 Paine Avenue

LEGAL DESCRIPTION: PARCEL NO. 423704 - SHEBOYGAN INDUSTRIAL
PARK NO 1 ALL OF LOT 1 BLK 1 EXC THE W 200.14' AND EXC THE N 80'
OF THE W 450' THAT IS DEDICATED FOR PAINE AVE 12.1 A

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

Indoor storage and sorting of trash.

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: _____

No change in operation or use.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: _____

Pre-engineered metal building with concrete foundation.



LEGACY
architecture

605 Erie Avenue, Suite 101
Sheboygan, Wisconsin 53081
(920) 783-6303
info@legacy-architecture.com
www.legacy-architecture.com

October 4, 2017

Steve Sokolowski
City of Sheboygan
Department of City Development
828 Center Avenue, Suite 104
Sheboygan Wisconsin 53081

Re: Site Plan Review Application
Advanced Disposal, 2925 Paine Avenue

Dear Steve:

Please review the attached Site Plan Review Application for two additions to the Advanced Disposal facility at 2925 Paine Avenue in the City of Sheboygan. The project consists of reconstructing and enclosing two existing exterior loading pits to meet new state laws requiring loading areas at trash storage and transfer facilities such as this to be enclosed.

Current land use present on the subject property.

The property is currently zoned Suburban Industrial (SI). The subject building is one of two existing buildings on the site. The current operation or land use of the subject building is indoor storage of trash. Indoor storage or wholesaling, oriented to the receiving, holding, and shipping of packaged materials for a single business is a land use permitted by right in the SI district.

Proposed land use for the subject property.

There will be no change in land use.

Projected number of residents, employees, and/or daily customers.

There will be no change in number of employees or daily customers.

Proposed number of dwelling units, floor area, and impervious area.

The project will increase floor area of the building by 3,268 square feet, from the existing 14,982 square feet to 18,250 square feet. As the footprint of the two additions will exactly replace areas of existing concrete pavement, there will be no change in the site's impervious surface area.

Operation considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer and traffic generation.

There will be no changes to the current hours of operation, projected normal and peak water usage, sanitary sewer and traffic generation.

Operational considerations relating to potential nuisance creation pertaining to compliance with performance standards address in Sub-Chapter 15-7 (Sections 15.701 – 15.721) of the Zoning Ordinance including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage and hazardous materials.

There will be no expected change in the potential nuisance creation pertaining to compliance with the performance standards addressed in Sub-Chapter 15-7 (Sections 15.701 – 15.721) of the Zoning Ordinance including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration,

noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage and hazardous materials. If anything, there will be a decrease in nuisance due to odor, waste materials, and drainage due to the enclosure of the loading pits causing existing operations that took place outdoors to now take place indoors. The proposed development complies with all requirements of Sub-Chapter 15-7. There are no plans for future expansion or related implications with requirements of Sub-Chapter 15-7.

Sincerely,

Legacy Architecture, Inc.

Jennifer L. Lehrke

Jennifer L. Lehrke, AIA, LEED AP, NCARB
Principal Architect & Historic Preservation Consultant

DRAWING INDEX		
SHEET NO.	SHEET NAME	REVISION DATE
A0 01	PROJECT INFORMATION, DRAWING INDEX, AREA MAP	
A0 02	GENERAL NOTES	
A1 01	FIRST FLOOR DEMO PLAN	
A2 01	FIRST FLOOR PLAN	
A2 02	ENLARGED FIRST FLOOR PLAN	
A3 01	ELEVATIONS	
A3 02	BUILDING SECTIONS	
A3 03	WALL SECTIONS	
SHEET TOTAL: 8		

PIT ENCLOSURE ADDITIONS FOR: ADVANCED DISPOSAL 2925 PAINE AVENUE SHEBOYGAN, WISCONSIN 53081

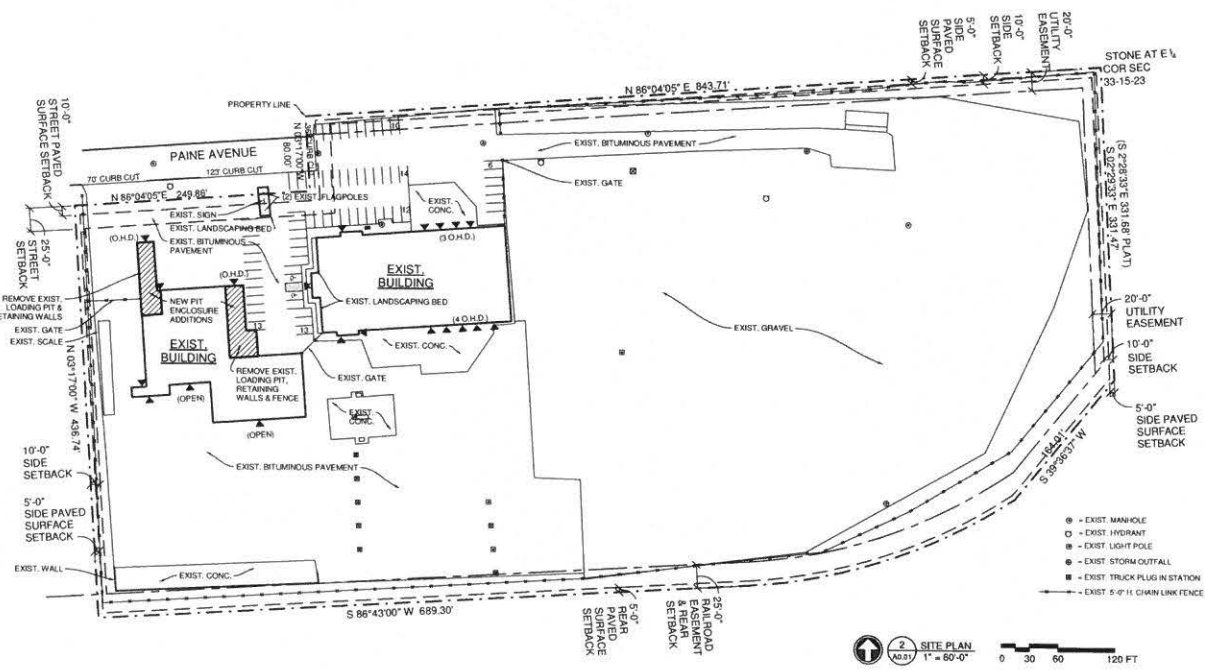
ABBREVIATIONS		
A.C.T. ACoustical CEILING TILE	F.E. FIRE EXTINGUISHER	P.C. PRE-CAST
A.F. ABOVE FINISH FLOOR	F.E.C. FIRE EXTINGUISHER CABINET	P.LAM. PLASTIC LAMINATE
ALUM. ALUMINUM	FR. FINISH	PL. PAPER
APPROX. APPROXIMATE	FLOR. FLUORESCENT	P.T. PRE-TREATED
ARCH. ARCHITECT	FRD. FOUNDATION	R. REEFER
B.L.D.G. BUILDING	FT. FOOT or FEET	R.A. ROOF DRAIN
B.L.O.C.K. BLOCKING	FT.F. FOOTING	RE. REFER TO
B.O.T. BOTTOM	GA. GAUGE	RECD. RECESSED
B.W. BETWEEN	GALV. GALVANIZED	R.O. ROUGH OPENING
B.W. BOTH WAYS	G.C. GENERAL CONTRACTOR	S.F. SQUARE FOOT or SQUARE FEET
C. CENTERLINE	G.P.B. GYPSUM BOARD	SHT. SHEET
C.G. CENTERLINE	H.B. HOSE BIB	S.M. SIMILAR
C.L. CLEAR	H.W. HARDWARE	SPEC. SPECIFICATION
C.M.U. CONCRETE MASONRY UNIT	H.M. HOLLOW METAL	S.Q. SQUARE
COL. COLUMN	H.V.A.C. HEATING, VENTILATION & AIR CONDITIONING	S.S. STAINLESS STEEL
CONC. CONCRETE	I.D. INSIDE DIAMETER	STL. STEEL
CONT. CONTINUOUS	INSUL. INSULATION	STRUC. STRUCTURAL
C.T. CERAMIC TILE	INT. INTERIOR	T. TREAD
D.F. DRINKING FOUNTAIN	N.S. NOT IN CONTRACT	T.O. TOP OF
DIA. DIAMETER	N.O. NUMBER	T. & B. TOP & BOTTOM
DIAG. DIAGONAL	NOM. NOMINAL	T.B. TOWER BAR
DN. DOWN	N.T.S. NOT TO SCALE	T. & G. TONGUE & GROOVE
DSP. DRAINSPOUT	O.C. ON CENTER	T.R. TRUCK
DWG. DRAWING	O.D. OUTSIDE DIMENSION	T.P. TOLERANCE
E.A. EACH	O.H. OVERHEAD	T.T. TOWEL TING
E.I.F.C. EXTERIOR INSULATION & FINISH SYSTEM	O.P.S. ORIENTED STRAND BOARD	TYP. TYPICAL
E.L. ELEVATION		U.O.N. UNLESS OTHERWISE NOTED
ELEC. ELECTRICAL		V.C.T. VERT. COMPOSITION TILE
ELEV. ELEVATION		VER. VERTIC
EQ. EQUIP.		VERT. VERTICAL
E.W. EACH WAY		V.F. VERT. IN FIELD
EX. EXISTING		V.W.C. VINYL WALL COVERING
EXT. EXTERIOR		W. WITH
F.A. FIRE ALARM		W.C. WATER CLOSET
F.D.C. FIRE DEPARTMENT CONNECTION		W.D. WOOD
		W/O WITHOUT

LEGEND	
MATERIAL DESIGNATIONS	ARCHITECTURAL SYMBOLS
ELEVATION	LAYOUT DESIGNATION:
CONCRETE	NEW NUMBER
STONE	EXIST. NUMBER
BRICK	SECTION
PLAN & SECTION	DETAIL
EARTH	ELEVATION
GRAVEL	NORTH DESIGNATION
CONCRETE	REVISION
CONCRETE BLOCK	ROOF SLOPE INDICATION
BRICK	
METAL	
WOOD or METAL STUDS	
DYNAMIC TILE	COLUMN GRID:
GLAZING	CENTER LINE:
SHINGLES	WALL TYPE:
WOOD BLOCKING	WINDOW TYPE:
FINISHED WOOD	DOOR NUMBER:
PLYWOOD or O.S.B.	ROOM NUMBER:
GYPSUM BOARD	ELEVATION TAG:
RIGID INSULATION	SPOT ELEVATION:
SPRAY FOAM INSULATION	EXISTING CONTOUR LINE:
LOOSE FILL or BATT INSULATION	NEW CONTOUR LINE:

NOTES

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. INFORMATION PERTAINING TO EXISTING PROJECT CONDITIONS, SUCH AS PRESENT LOCATIONS OF ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL, AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, HANGERS, AND OTHER MISCELLANEOUS CONSTRUCTION, APPEARS IN THE DRAWINGS, WHILE SUCH INFORMATION HAS BEEN BASED ON AVAILABLE RECORDS AND COLLECTED WITH REASONABLE CARE, THE ARCHITECT AND OWNER DO NOT ASSUME ANY EXPRESSED OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED ARE SHOWN ENTIRELY COMPLETE, CORRECT, AND REPRESENTATIVE OF THOSE ACTUALLY EXISTING. ALL CONTRACTORS SHALL SATISFY THEMSELVES AS TO ALL EXISTING JOB CONDITIONS PRIOR TO CONSTRUCTION AND VERIFY ALL DIMENSIONS AT THE SITE. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION.

CONTRACTOR	SITE DESCRIPTION
A. CHAPPA CONSTRUCTION 443 NORTH MAIN STREET SHEBOYGAN FALLS, WISCONSIN 53085 PHONE: (920) 463-9212 FAX: (920) 467-2268 BRAD TENPAS, PROJECT MANAGER BRAD@CHAPPACONSTRUCTION.COM	PARCEL NO. 423704 SHEBOYGAN INDUSTRIAL PARK NO 1 ALL OF LOT 1 B.LK 1 EXC THE W 206'14" AND EXC THE N 81' OF THE W 450' THAT IS DEDICATED FOR PAINE AVE 12.1 A



SITE PLAN NOTES

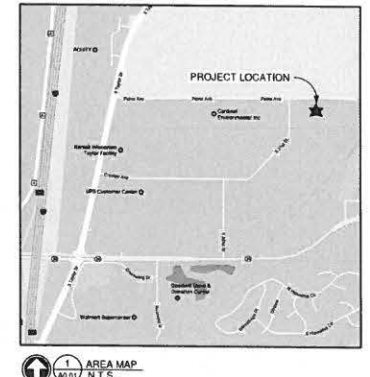
- SITE PLAN BASED ON A SURVEY PERFORMED BY: D & H LAND SURVEYS LLC, 1628 GEORGIA AVE., SHEBOYGAN, WISCONSIN 53081, PHONE: (920) 457-3892
- NORTH IS REFERENCED TO THE SHEBOYGAN COUNTY G.P.S. COORDINATE SYSTEM.
- BUILDING DIMENSIONS REPRESENT THE OUTSIDE DIMENSION OF THE FOUNDATION WALL.
- REMOVE & PROPERLY DISPOSE FROM THE PROPERTY THE ITEMS SHOWN ON THE PLAN TO BE REMOVED.
- ENTRANCES ARE DEMARCATED WITH A TRIANGLE.
- DRIVES & PARKING PAVEMENT: 3" ASPHALT PAVEMENT OVER 9" CRUSHED AGGREGATE 3/4" BASECOURSE
- SIDEWALK PAVEMENT: 4" CONC. PAVEMENT OVER 6" GRANULAR BASE (SAND OR GRAVEL)

PARKING REQUIREMENTS

# STALLS REQUIRED:	32 (1 PER 300, 9,600 S.F. OFFICE)
	25 (1 PER NON-OFFICE EMPLOYEE ON LARGEST SITE)
# STALLS PROVIDED:	66

PROJECT INFORMATION

CODE:	IBC 2009, IBC 2009
OCCUPANCY TYPE:	S-1 STORAGE
CONSTRUCTION CLASS:	TYPE
NUMBER OF FLOORS:	1
PROJECT AREA:	1,250 SF



NO.	REVISIONS	DATE

LEGACY architecture
605 Erie Avenue
Sheboygan, Wisconsin 53081
(920) 793-5330
www.legacy-architecture.com

**PIT ENCLOSURE ADDITIONS FOR:
ADVANCED DISPOSAL
2925 PAINE AVENUE
SHEBOYGAN, WISCONSIN 53081**

PROJECT NUMBER
16.077

DRAWN BY
B. SHORT

CHECKED BY
J. LEHRKE

DATE
10/5/17

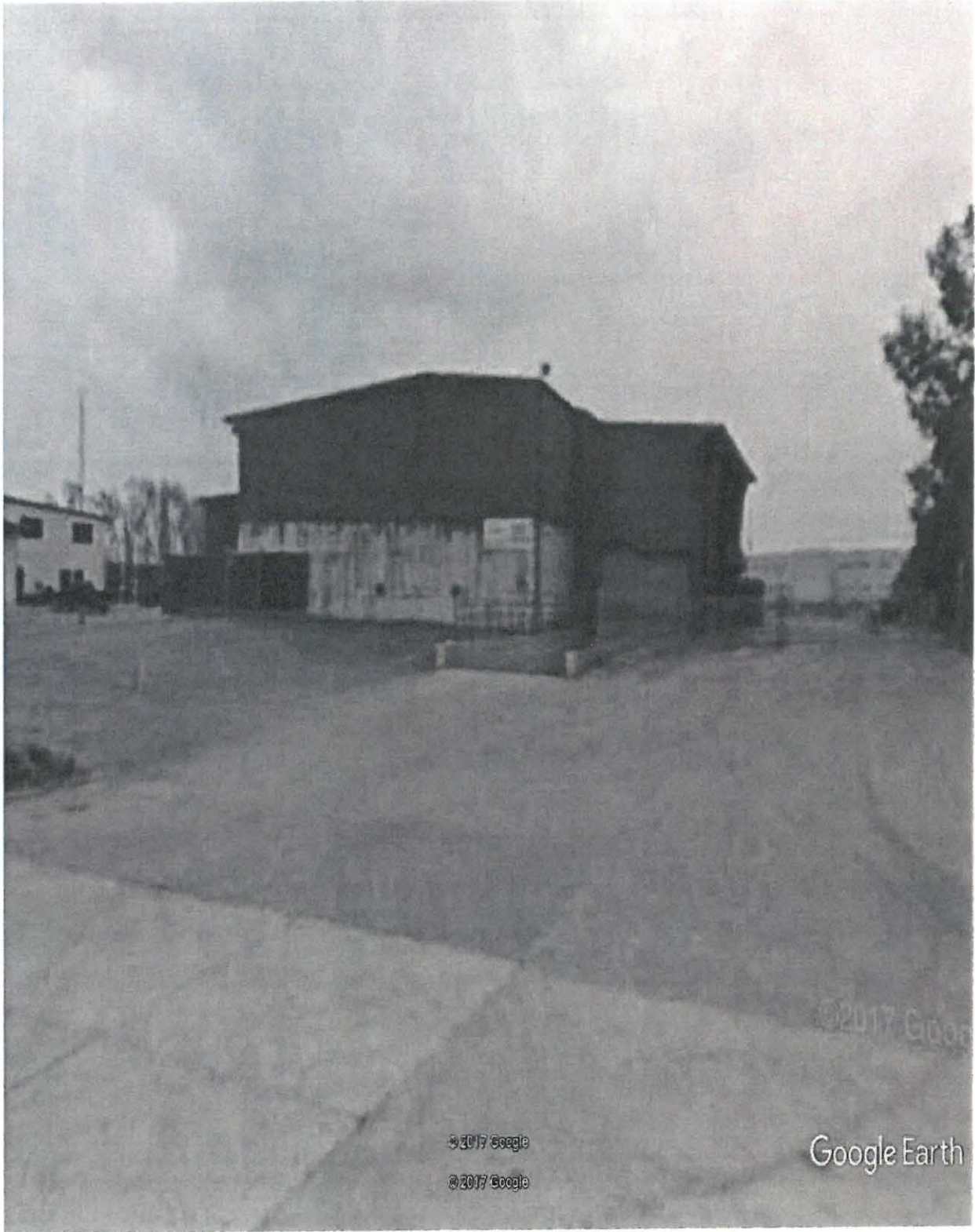
SHEET TITLE
PROJECT INFORMATION, DRAWING INDEX, AREA MAP

SHEET NUMBER
A0.01

FOR SITE PLAN REVIEW

10/20/17 1:27:34 PM





© 2017 Google

© 2017 Google

Google Earth



© 2017 Google

© 2017 Google

Google Earth

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 83-17-18 and G.O. 21-17-18 by Ald. Savaglio and Lewandoske amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of vacant land between North Taylor Drive and North 34th Street from Institutional Community Facilities to Community Mixed Use.

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

REPORT DATE: October 20, 2017

MEETING DATE: October 24, 2017

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:

Robustan, LLP is proposing to amend the City's Future Land Use Map of the Comprehensive Plan to change the Land Use Classification of a portion of property located at 3215 Saemann Avenue from Institutional and Community Facilities to Employment to Community Mixed Use. The applicant states:

- The applicant indicates that Robustan, LLP is a real estate holding company that owns the dental office located at 1630 N. Taylor Drive and leases the office to Feider, Tiboris and Bistran. Feider, Tiboris and Bistran own and operate a five (5) member dental practice at this facility.
- Applicant is seeking to expand its dental office and add approximately 660sf to the west side of their existing facility. In addition, applicant is proposing to construct additional parking for the dental office operations on land it intends on purchasing from Ebenezer Church of Christ who is the adjacent property owner. This is the portion of property that the applicant is requesting to amend (see proposed 2.185 acre Lot 1 in the attached CSM).
- Ebenezer Church of Christ is the present owner of the parcel that is proposed to be amended. The applicant is under contract to purchase this 2.185 acre parcel of land from the church for their expansion purposes.

- Robustan, LLP is requesting to amend the City's Comprehensive Plan Map for this portion of property in order to pursue a conditional use permit for the proposed development.

STAFF COMMENTS:

The surrounding neighborhood land use designations are:

- The properties to the north are designated Institutional and Community Services.
- The properties to the south are designated Multi-Family Residential.
- The properties to the east are designated Community Mixed Use, Multi-Family Residential and Institutional and Community Services.
- The properties to the west are designated Single-Family Residential.

Staff has several concerns with the proposal as presently requested:

- The applicant does not specifically detail why Robustan, LLP needs to purchase property that runs all the way to a residential neighborhood along N. 34th Street (proposed Lot 1). It appears that the applicant is able to proceed with their building and parking addition development proposal even if they purchased the east half of the property that they are presently looking to purchase from the Church. Such a proposal would reduce the potential impact on the existing residential neighborhood around N. 34th Street.
- If the Plan Commission and Council approve the amendment/rezone as proposed, any use that is permitted or conditionally permitted in the Suburban Office (SO) zone could be applied for and possibly developed on this property. Those uses include but are not limited to office, professional service, restaurants, taverns, hotels, etc.
- It is staff position that these types of uses are not compatible with the residential uses that presently exists in this neighborhood.

It should be noted that staff made the applicant aware of these concerns prior to submitting the comprehensive plan map amendment and rezone application. The applicant was also informed that staff would likely support a proposal that encompassed the eastern half of proposed Lot 1 and encouraged the applicant to submit such a proposal (reconfigure the proposed parcels so Lot 1 is not extending all the way to N. 34th St.). That being said, the applicant has elected to submit the request that is before you today.

Therefore, staff is recommending that the Plan Commission make a recommendation to deny the proposed amendment to the City of Sheboygan Comprehensive Plan Future Land Use Maps from Institutional and Community Facilities to Community Mixed Use because the proposal is more intense and not compatible/consistent with all of the adjoining land uses and zoning in this area/neighborhood.

ACTION REQUESTED:

Motion to recommend the Common Council deny the proposed amendment to the City of Sheboygan Comprehensive Plan Future Land Use Maps from Institutional and Community Facilities to Community Mixed Use for a portion of property located 3215 Saemann Avenue (proposed Lot 1).

ATTACHMENTS:

Rezone Application and required attachments.

~~A~~

8.1

Gen. Ord. No. 21 - 17 - 18. By Alderpersons Savaglio and Lewandoske.
October 16, 2017.

AN ORDINANCE amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of vacant land between North Taylor Drive and North 34th Street from Institutional and Community Facilities to Community Mixed Use.

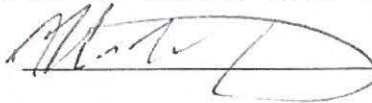
THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Chapter 2 of the Sheboygan Comprehensive Plan establishing future land use classifications is hereby amended by changing the Future Land Use Maps thereof and Use Classifications of the following described lands from Institutional and Community Facilities to Community Mixed Use:

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N 00°-18'-23" E, 861.34 feet along the East line of said Southwest Quarter (SW1/4); thence S 89°-05'-28" W, 43.36 feet to the West right-of-way line of North Taylor Drive; thence S 89°-05'-28" W, 165.07 feet to the POINT OF BEGINNING of this description; thence S 00°-18'-23" W, 208.94 feet; thence S 88°-46'-23" W, 453.43 feet; thence N 00°-29'-52" E., 211.47 feet; thence N 89°-05'-28" E, 452.67 feet to the point of beginning.

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.



City Plan

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

X

8.2

Gen. Ord. No. 22 17 - 18. By Alderpersons Savaglio and Lewandoske.
October 16, 2017.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of vacant land between North Taylor Drive and North 34th Street from Class UR - Urban Residential to Class SO - Suburban Office.

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

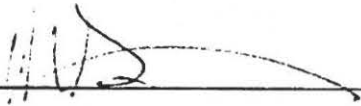
Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described vacant land between North Taylor Drive and North 34th Street from Class UR - Urban Residential to Class SO - Suburban Office:

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N 00°-18'-23" E, 861.34 feet along the East line of said Southwest Quarter (SW1/4); thence S 89°-05'-28" W, 43.36 feet to the West right-of-way line of North Taylor Drive; thence S 89°-05'-28" W, 165.07 feet to the POINT OF BEGINNING of this description; thence S 00°-18'-23" W, 208.94 feet; thence S 88°-46'-23" W, 453.43 feet; thence N 00°-29'-52" E., 211.47 feet; thence N 89°-05'-28" E, 452.67 feet to the point of beginning.

City Plan

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.



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

II

53

R. O. No. 192 - 17 - 18. By CITY CLERK. October 16, 2017.

Submitting an application from Robustan, LLP, (by Matthew Bistan) for a change in the zoning classification of vacant land between North Taylor Drive and North 34th Street from Class UR - Urban Residential to Class SO Suburban Office Classification.

City Plan

City Clerk

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: \$200.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (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: Robustan, LLP, by Matthew Bistan PHONE NO: (920) 889-4503
ADDRESS: 1630 North Taylor Drive, Sheboygan, WI E-MAIL: mrb@ftbdds.com
OWNER OF SITE: Ebenezer United Church of Christ PHONE NO: (920) 452-9766

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: vacant land between North Taylor Drive and North 34th Street, Sheboygan, Wisconsin
LEGAL DESCRIPTION: Lot 1 of Certified Survey Map attached hereto as Exhibit A.
PARCEL NO. Part of 59281-631530 NO. _____
EXISTING ZONING DISTRICT CLASSIFICATION: Urban Residential
PROPOSED ZONING DISTRICT CLASSIFICATION: Suburban Office
BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: vacant land located adjacent to existing dental office.
BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: to expand the existing dental office on land adjacent to property and development of a parking lot.

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? The proposed zoning map amendment reduces the potential for land use conflicts between institutional community facilities and encourage appropriate community mixed use development.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- Explain: An existing dental office serving the Sheboygan Community for many years needs to grow and expand to continue to provide important dental and health care services to the Sheboygan Community.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Existing dental office has operated at its current location without conflict with adjacent neighbors for many years. Zoning map changes will allow current land use to continue.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

Applicant believes existing dental practice is consistent and in harmony with comprehensive plan that calls for community mixed use rather than institutional and community facilities that may include large scale buildings that generate traffic, noise, and conflict with adjacent residential land users.

4. CERTIFICATE

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

ROBUSTAN, LLP



APPLICANT'S SIGNATURE

10/4/2017

DATE

By: Matthew Bistan, Partner

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned; see attached **Exhibit A**.
- All lot dimensions of the subject property; see attached **Exhibit B**.
- All other lands within 200 feet of the subject property; **Exhibit C** to be provided by the City of Sheboygan.
- Application to Amend City of Sheboygan Comprehensive Plan Adopted December 5, 2011; see attached **Exhibit D**.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

OWNER AUTHORIZATION TO REZONE

We, Cheryl Dodds and Ronald Rindfleish, of Ebenezer United Church of Christ (Owner), hereby authorize Matthew R. Bistan, Partner of Roubustan, LLP, (Buyer) to submit a comprehensive plan and rezone amendment application on the property located at 3215 Saemann Avenue, Sheboygan, Wisconsin 53081.

Dated this 4th day of October, 2017.

EBENEZER UNIT CHURCH OF CHRIST

By: Cheryl Dodds
Cheryl Dodds

Its: _____

By: Ronald Rindfleish
Ronald Rindfleish

Its: _____

EXHIBIT A

Legal Description of Property Proposed to be Rezoned

Legal Description of Property Proposed to be Rezoned

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N 00°-18'-23" E, 861.34 feet along the East line of said Southwest Quarter (SW1/4); thence S 89°-05'-28" W, 43.36 feet to the West right-of-way line of North Taylor Drive; thence S 89°-05'-28" W, 165.07 feet to the POINT OF BEGINNING of this description; thence S 00°-18'-23" W, 208.94 feet; thence S 88°-46'-23" W, 453.43 feet; thence N 00°-29'-52" E., 211.47 feet; thence N 89°-05'-28" E, 452.67 feet to the point of beginning.

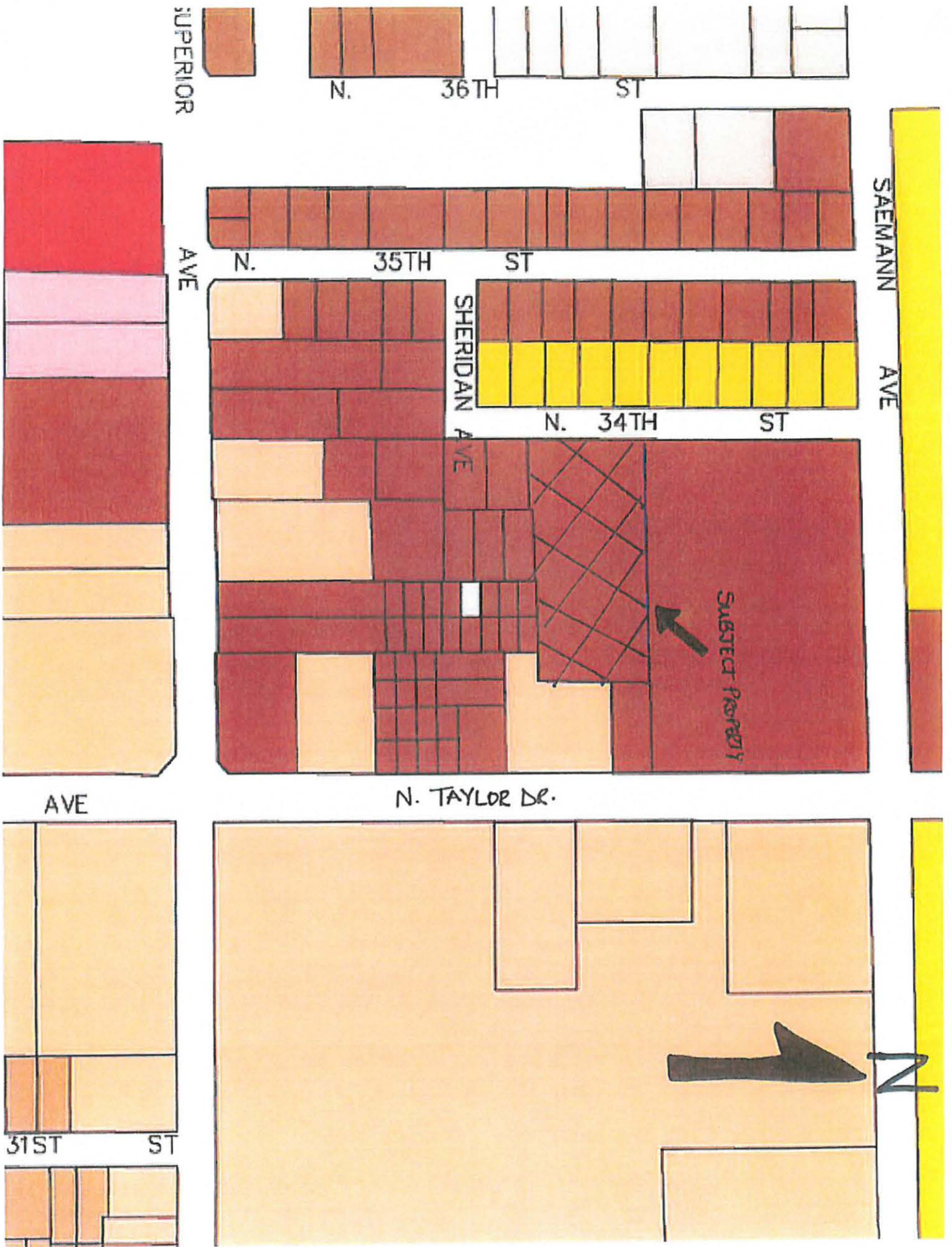
Part of PIN: 59281-631530

To be known as:

Lot 1 of a Certified Survey Map recorded in Volume _____ of Certified Survey Maps at Pages _____, as Document No. _____, being a part of the Southeast Quarter (SE/14) of the Southwest Quarter (SW1/4) of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

Part of PIN: 59281-631530

R:\CLIENT\12806\00001\00116187.DOCX



BASE ZONING DISTRICTS

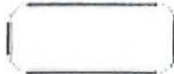
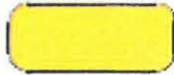
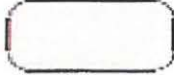












	SR-3 - SUBURBAN RESIDENTIAL 3
	SR-5 - SUBURBAN RESIDENTIAL 5
	NR - NEIGHBORHOOD RESIDENTIAL
	MR-8 - MIXED RESIDENTIAL 8
	UR - URBAN RESIDENTIAL 12
	SO - SUBURBAN OFFICE
	NO - NEIGHBORHOOD OFFICE
	SC - SUBURBAN COMMERCIAL
	NC - NEIGHBORHOOD COMMERCIAL
	UC - URBAN COMMERCIAL
	CC - CENTRAL COMMERCIAL
	PPUD - PRE-PLANNED UNIT DEVELOPMENT
	PUD - UNIT DEVELOPMENT
	HI - HEAVY INDUSTRIAL
	SI - SUBURBAN INDUSTRIAL
	UI - URBAN INDUSTRIAL
	RA - /AGRICULTURAL
	RR - RAILROAD

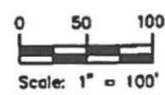
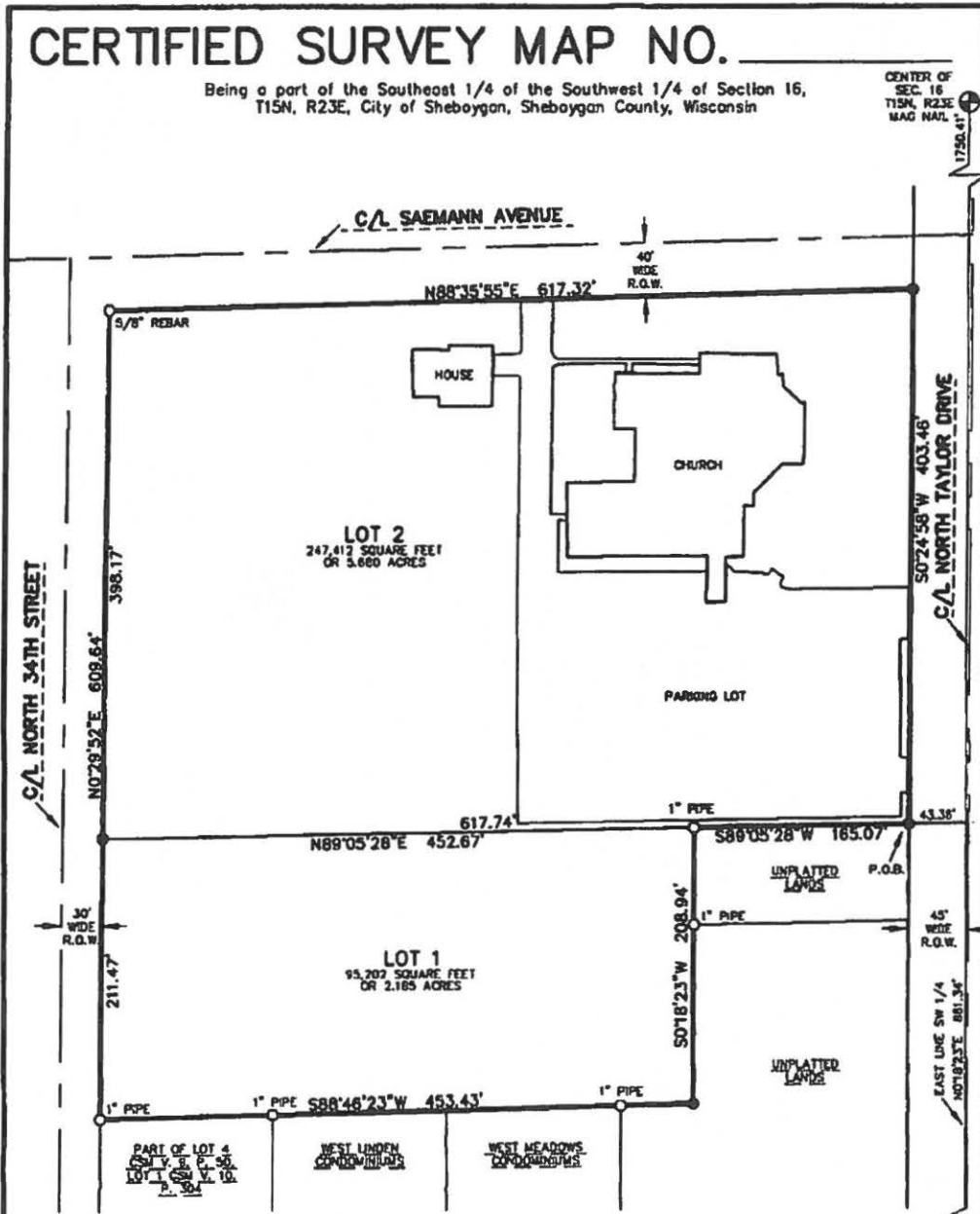
EXHIBIT B

Certified Survey Map

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 16,
T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin

CENTER OF
SEC. 16
T15N, R23E
MAG NAIL



- LEGEND**
- = Pipe Found
 - = Set 3/4"x18" Rebar min. 1.13 lbs. per foot
 - ⊙ = Section Corner Monument

941 Center Avenue, Suite 1
Oostburg, WI 53070
920-447-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 16,
T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Benjamin J. Reenders, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part of the Southeast 1/4 of the Southwest 1/4 of Section 16, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N00°18'23"E 861.34 feet along the East line of said Southwest 1/4; thence S89°05'28"W 43.36 feet to the West R.O.W. line of N. Taylor Drive to the POINT OF BEGINNING of this description; thence S89°05'28"W 165.07 feet; thence S00°18'23"W 208.94 feet; thence S88°46'23"W 453.43 feet; thence N00°29'52"E 609.64 feet along the East R.O.W. line of N. 34th Street; thence N88°35'55"E 617.32 feet along the South R.O.W. line of Saemann Avenue; thence S00°24'58"W 403.46 feet along the West R.O.W. line of N. Taylor Drive to the point of beginning. This parcel contains 342,614 square feet or 7.865 acres..

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 238.34 of the Wisconsin Statutes and the subdivision regulation of the City of Sheboygan in surveying, dividing and mapping the same.

Benjamin J. Reenders Dated this 16th day of June, 2017
Benjamin J. Reenders PLS S-3114



CORPORATE OWNERS CERTIFICATES

Ebenezer United Church of Christ as Owner, does hereby certify that we have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the City of Sheboygan for approval.

_____ Dated _____, 2017
Managing Member

STATE OF WISCONSIN
SHEBOYGAN COUNTY) ss

PERSONALLY came before me on this _____ day of _____, 2017

to me known to be the persons who executed the foregoing certificate and acknowledged the same.

_____ My Commission Expires _____
Notary Public

CITY OF SHEBOYGAN APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the City of Sheboygan is hereby approved by the city board of the City of Sheboygan.

on this _____ day of _____, 2017.

City Chairman

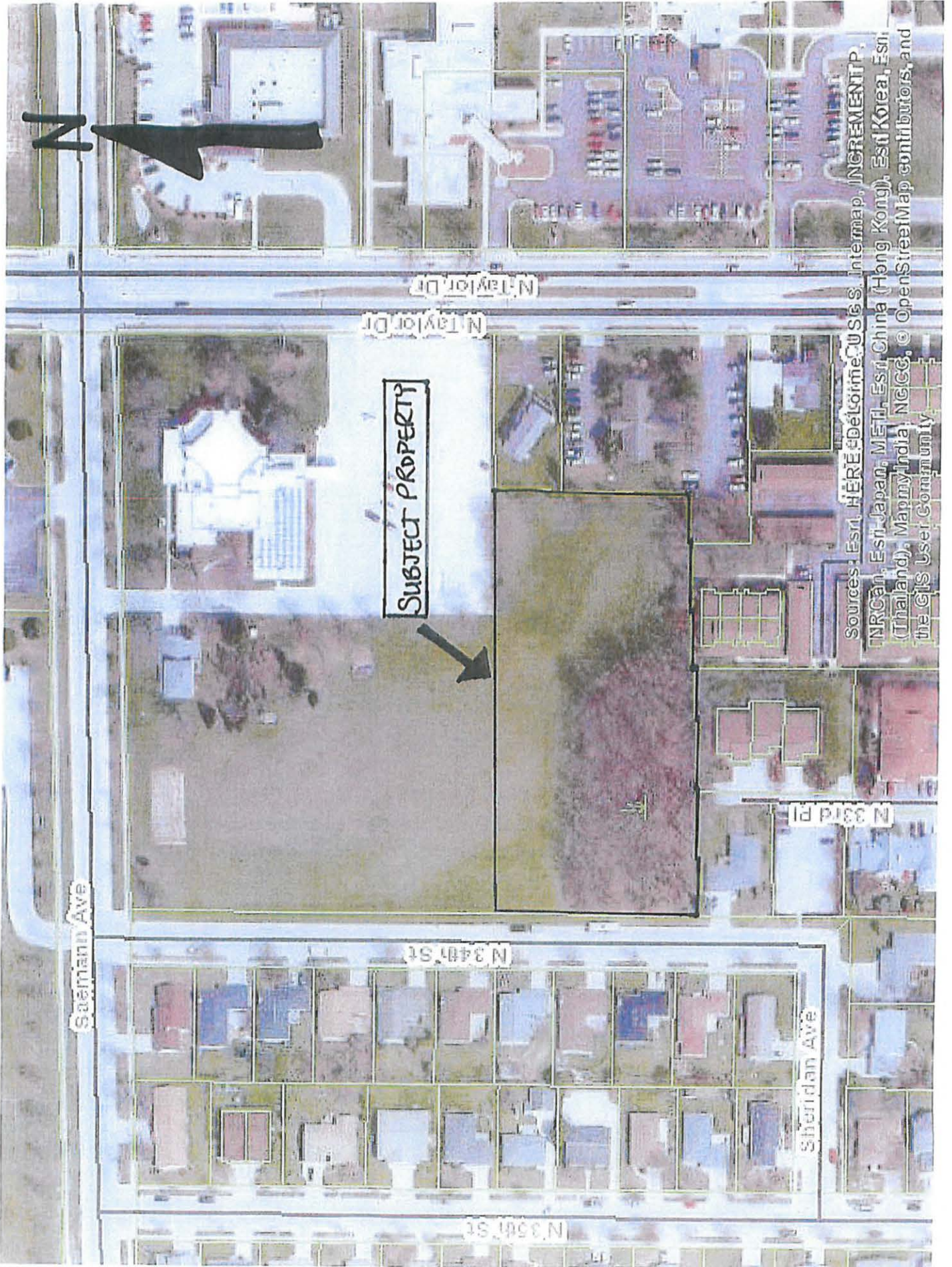
I hereby certify that the foregoing is a copy of a resolution adopted by the City Board of the City of Sheboygan.

on this _____ day of _____, 2017.

City Clerk

941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENTP, NRCAn, Esri-Japan, METI, Esri-China (Hong Kong), Esri-Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

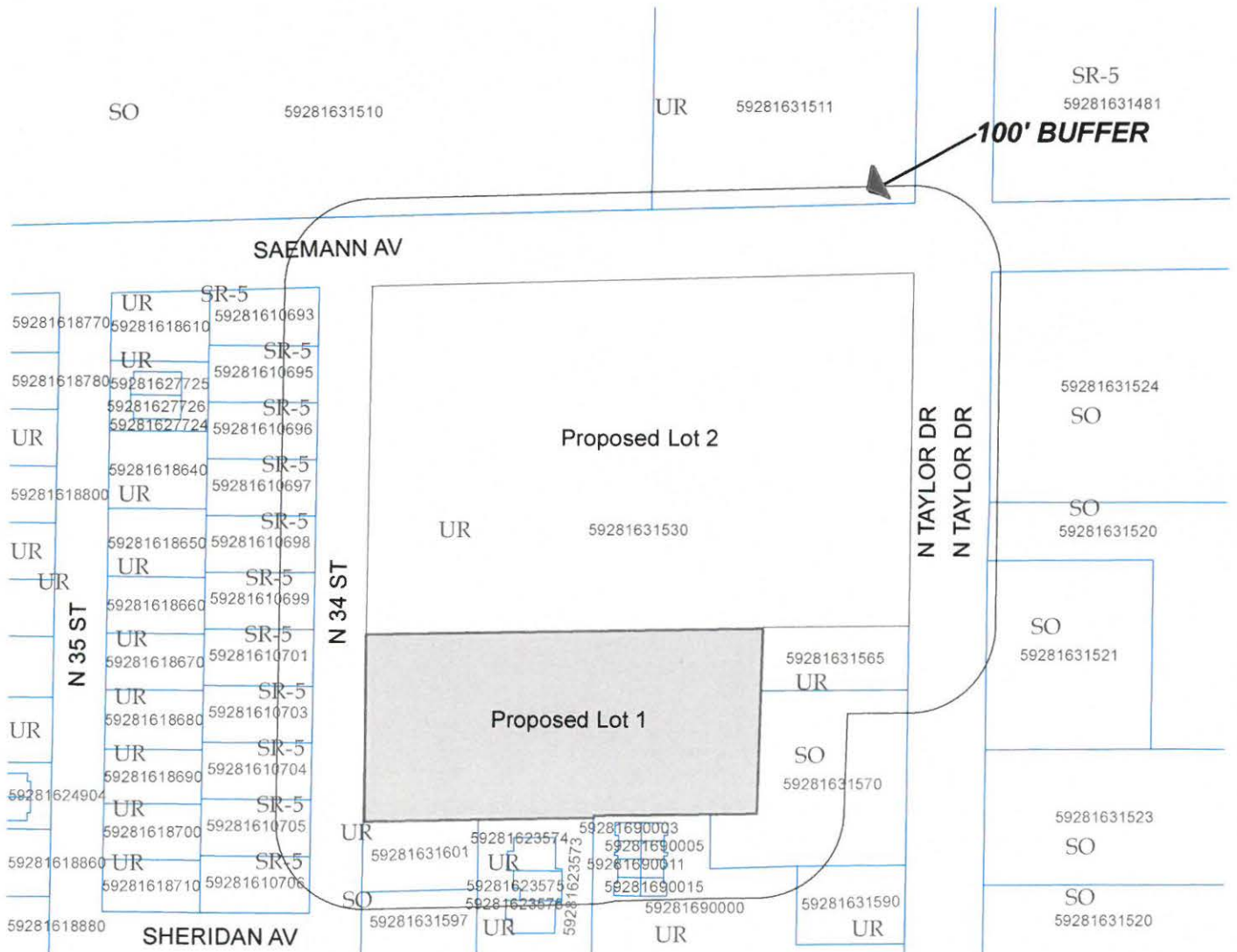
EXHIBIT C

(To be provided by the City of Sheboygan)

PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM INSTITUTIONAL AND COMMUNITY FACILITIES TO COMMUNITY MIXED USE SECTION 16, TOWN 15N, RANGE 23E

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N 00°-18'-23" E, 861.34 feet along the East line of said Southwest Quarter (SW1/4); thence S 89°-05'-28" W, 43.36 feet to the West right-of-way line of North Taylor Drive; thence S 89°-05'-28" W, 165.07 feet to the POINT OF BEGINNING of this description; thence S 00°-18'-23" W, 208.94 feet; thence S 88°-46'-23" W, 453.43 feet; thence N 00°-29'-52" E., 211.47 feet; thence N 89°-05'-28" E, 452.67 feet to the point of beginning.



PROPOSED ZONING CHANGE FROM URBAN RESIDENTIAL (UR-12) SUBURBAN OFFICE (SO)

SECTION 16, TOWN 15N, RANGE 23E

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N 00°-18'-23" E, 861.34 feet along the East line of said Southwest Quarter (SW1/4); thence S 89°-05'-28" W, 43.36 feet to the West right-of-way line of North Taylor Drive; thence S 89°-05'-28" W, 165.07 feet to the POINT OF BEGINNING of this description; thence S 00°-18'-23" W, 208.94 feet; thence S 88°-46'-23" W, 453.43 feet; thence N 00°-29'-52" E., 211.47 feet; thence N 89°-05'-28" E, 452.67 feet to the point of beginning.

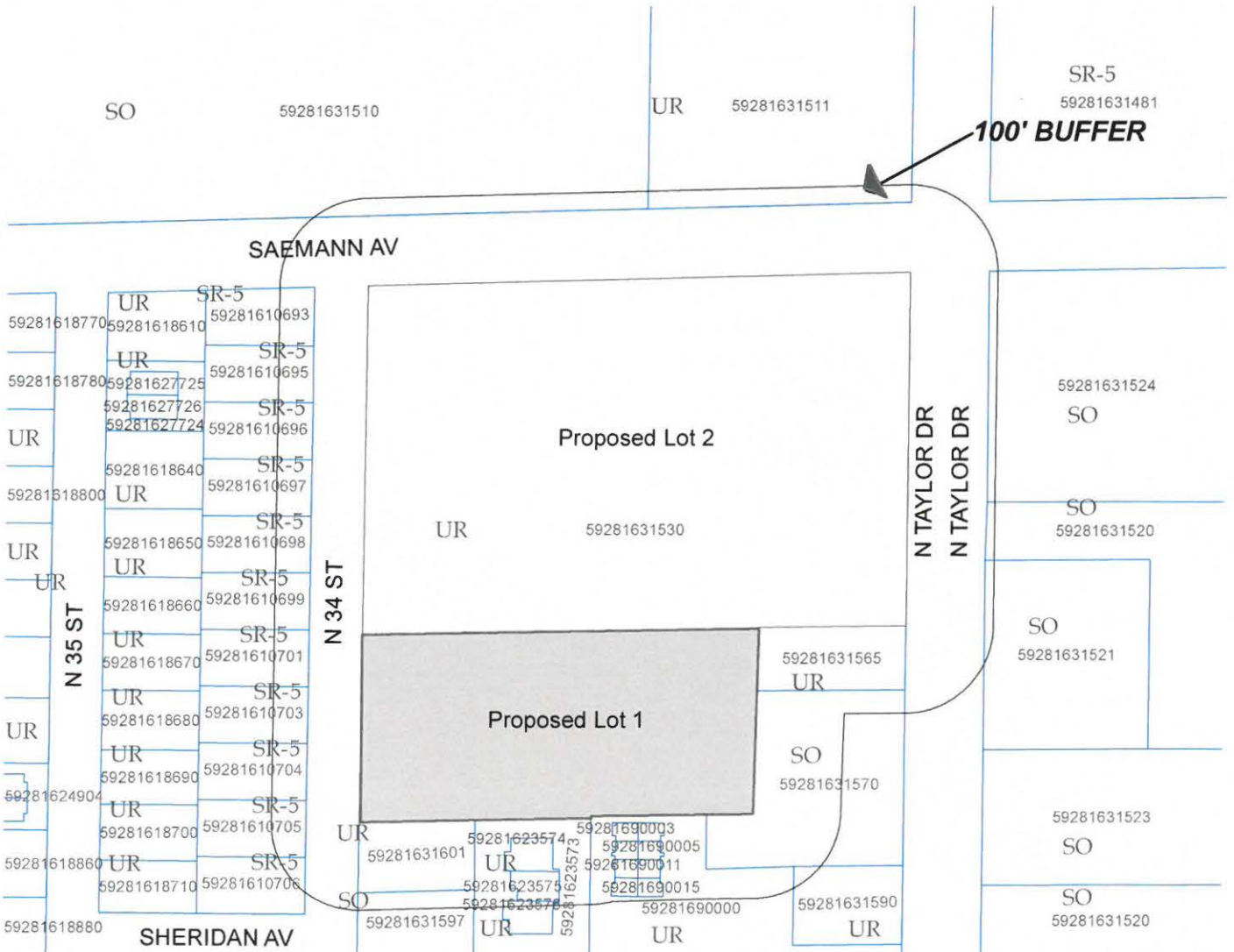


EXHIBIT D

**Application to Amend City of Sheboygan
Comprehensive Plan
Adopted December 5, 2011**

Application to Amend the December 5, 2011 City of Sheboygan Comprehensive Plan

Applicant, Robustan, LLP, is a real estate holding company that owns a dental office located at 1630 N. Taylor Drive, in Sheboygan, Wisconsin, 53081. Robustan, LLP leases the office to Feider, Tiboris and Bistran DDS, SC which owns and operates a five member dental practice at this facility. Applicant seeks to expand its dental office and add approximately 660 square feet to the west side of its existing office. A preliminary site plan is attached. Applicant proposes to construct additional parking for the dental office operations on land that it intends to purchase from an adjacent property owner.

Ebenezer United Church of Christ (the "Church") is the owner of the adjacent vacant land containing approximately 7.865 acres of land with street frontage on Taylor Drive on the east, Saemann Avenue on the north, and N. 34th Street on the west (the "Property"). Applicant is under contract to purchase from the Church and the Church is under contract to sell to Applicant 2.185 acres of the Property, subject to zoning and other City approvals

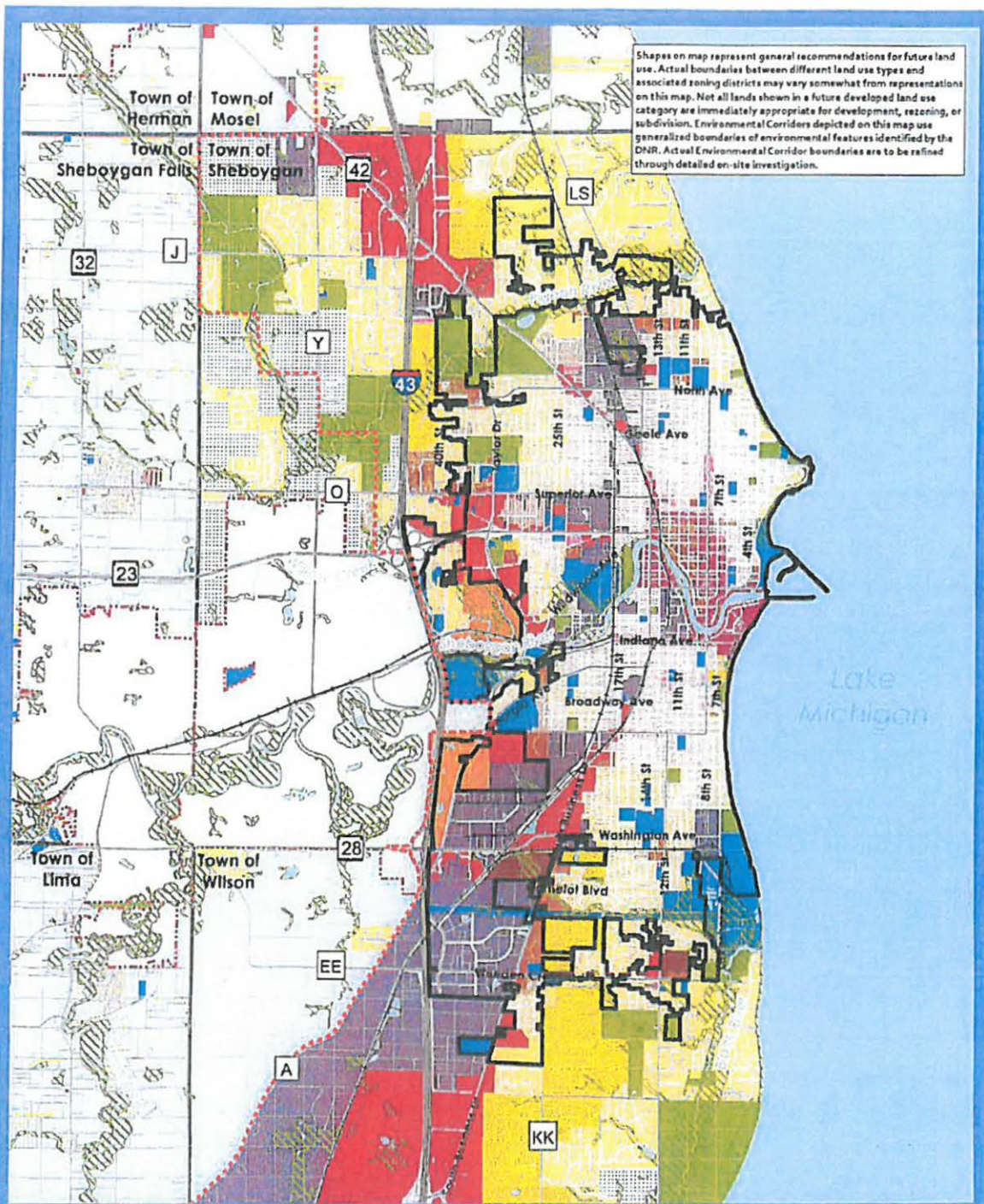
The City of Sheboygan Comprehensive Plan adopted December 5, 2011 designates the future land use for the Church Property to be "Institutional and Community Facilities". A copy of the description of the future land use titled "Institutional and Community Facilities" is found at pages 23-24 of the Comprehensive Plan which is attached for your review and consideration. It provides as follows:

This future land use category is designed to facilitate large-scale public buildings, schools, religious institutions, power plants and substations, water utility, wastewater treatment plants, hospitals, and special care facilities. Future small-scale institutional uses and community facilities may also be located in areas planned for residential, commercial, office, industrial, mixed uses, while larger-scale institutional uses should generally be avoided in planned residential or Planned Neighborhood areas. Institutional and community facilities are permitted in the City's non-residential districts and are allowed as conditional uses in residential zoning districts.

The current City of Sheboygan Comprehensive Plan designates the future land use for Applicant's dental office property as "Community Mixed Use". A copy of the description of the future land use titled "Community Mixed Use" is found at pages 22-23 of the Comprehensive Plan which is attached for your review and consideration. It provides as follows:

This future land use category is intended for community-scale commercial, office, service, and retail uses. Community Mixed Use areas may also accommodate some multi-family residential development, primarily within large, mixed-use buildings. Depending on the use, the City's Suburban Commercial SC, Suburban Office SO, Urban Commercial UC, Mixed Residential MR-8 and Urban Residential UR-12 are the most appropriate zoning districts to implement this future land use category.

The current dental office and proposed office expansion is consistent and compatible with community-scale commercial and office use as described by the "Community Mixed Use" district of the Comprehensive Plan. Therefore, applicant seeks an amendment to the Comprehensive Plan and a rezoning of 2.185 acres of land to Suburban Office (SO) to allow the proposed dental office expansion to occur.



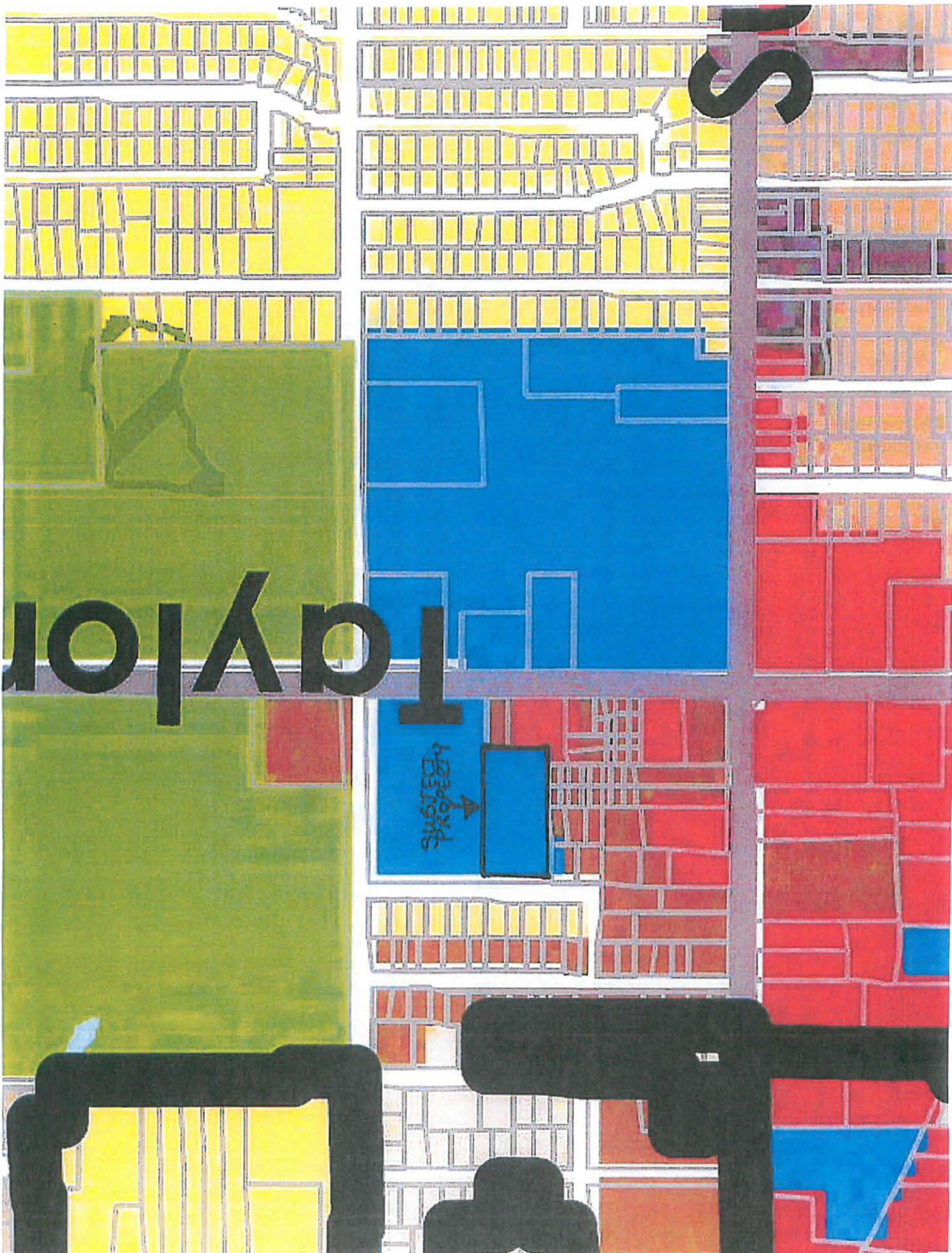
Map 2-1 Future Land Use City of Sheboygan Comprehensive Plan

City of Sheboygan Municipal Boundary	Agricultural/Rural	Community Mixed Use	0 0.25 0.5 1 Miles
Other City or Village Municipal Boundaries	Single Family Residential	Central Mixed Use	
Town Boundaries	Neighborhood Preservation	Institutional and Community Facilities	 City of Sheboygan Spirited and the Lake!
City of Sheboygan Extraterritorial Jurisdiction	Two Family Residential	Employment	
Major Road	Multi Family Residential	Public Parks and Open Space	Adopted: 12/5/2011 VANDEWALLE & ASSOCIATES INC. SHEBOYGAN AND WAUWATOSH TOWNSHIPS
Interstate	Mobile Home Park	Town Development Area	
Railroad	Planned Neighborhood	Environmental Corridor	Data Sources: City of Sheboygan, DNR, V&A, Bay Lake RPC, Sheboygan County
Water	Neighborhood Mixed Use		
	Office Park		

S

Taylor

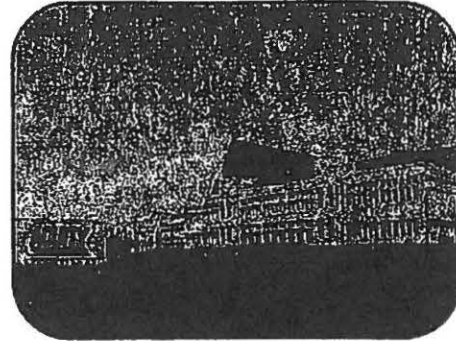
ARROW
POINTS
TO
SOUTH



Office Park

This future land use category is intended for high-quality office, institutional, and research land uses with generous landscaping and limited signage. The ACUTY Insurance corporate campus and the Willow Creek Business Park are mapped in this future land use category. The City's Suburban Office SO zoning district is the most appropriate zoning district to implement areas mapped under this future land use category.

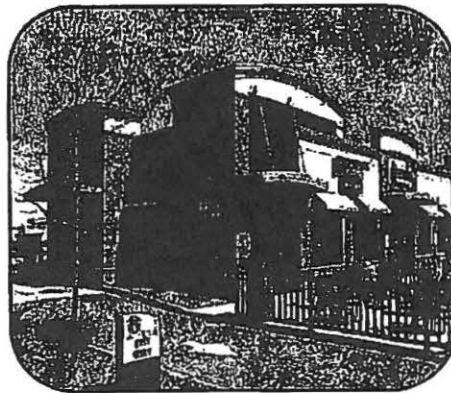
1. Market these areas for technology, research, and development uses; corporate and professional offices; and private institutional uses like medical centers.
2. Limit warehousing, assembly and manufacturing uses in the Office Park designation unless the site is specifically designed to blend within an office/research setting.
3. Adhere to very high quality site and building design guidelines and to local ordinances on other aspects of those projects like signage, landscaping, and lighting.
4. Require that all projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.



Community Mixed Use

This future land use category is intended for community-scale commercial, office, service, and retail uses. Community Mixed Use areas may also accommodate some multi-family residential development, primarily within large, mixed-use buildings. Depending on the use, the City's Suburban Commercial SC, Suburban Office SO, Urban Commercial UC, Mixed Residential MR-8 and Urban Residential UR-12 are the most appropriate zoning districts to implement this future land use category.

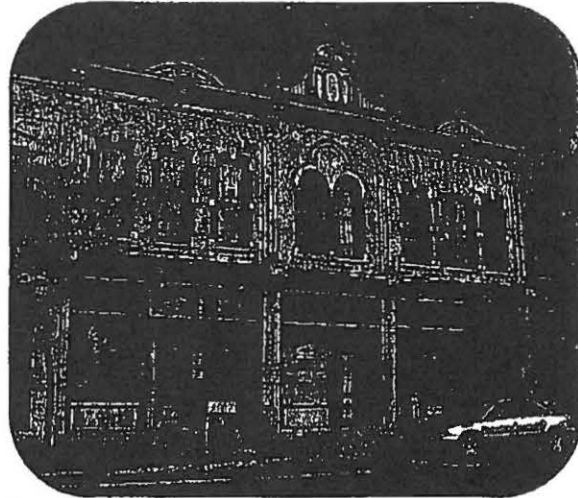
1. Require that all proposed business projects submit a detailed site plan including building elevations, proposed location of the building(s), parking, storage, loading, lighting, landscaping, grading, and stormwater management prior to development approval.
2. Delay rezoning any area designated for Community Mixed Use development until public sanitary sewer and water service is available, and a specific development or redevelopment proposal is offered for a site. Existing parcels zoned and/or used for industrial purposes (as of the date of Plan adoption) may continue in that zoning district or use.
3. Consider the relationship between development in the Community Mixed Use areas, and existing and future development near these sites. Avoid inhibiting future access to sites behind commercial properties and creating an unattractive appearance which will hinder future development of these sites.



Central Mixed Use

Downtown Sheboygan is intended to remain the civic, social, and commercial hub of the community. The Central Mixed Use future land use category is mapped over the historic downtown area. This category is intended for a mix of retail, commercial service, office, resort, government, institutional, and residential (mainly upper stories) uses arranged in a pedestrian-oriented environment with on-street parking; minimal building setbacks; and building designs, materials, placement, and scale that are compatible with the character of existing development. The City's Central Commercial CC zoning district is most appropriate for areas in this future land use category.

1. Continue to collaborate with the Sheboygan County Economic Development Corporation, Chamber of Commerce, Redevelopment Authority, Downtown BID, businesses, the development community, and other economic development entities to implement the recommendations of the Harbor Centre Master Plan.
2. Preserve the architectural and historic character of the core downtown historic buildings.
3. Encourage commercial developments that are most appropriate for the historic downtown to locate or remain there, rather than in other commercial districts in the City.
4. Promote the expansion, retention, and upgrading of specialty retail, restaurants, resorts, financial services, offices, professional services, and community uses through marketing, investment and incentive strategies.
5. Promote residential land uses on upper floors to fill housing needs for young professionals and others seeking residency in a vibrant, downtown setting.
6. Take actions to discourage and prevent downtown blight, promote area stability, and reduce building vacancy.

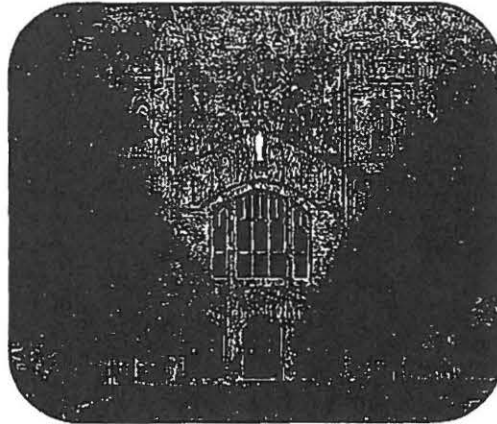


Institutional and Community Facilities

This future land use category is designed to facilitate large-scale public buildings, schools, religious institutions, power plants and substations, water utility, wastewater treatment plants, hospitals, and special care facilities. Future small-scale institutional uses and community facilities may also be located in areas planned for residential, commercial, office, industrial, mixed uses, while larger-scale institutional uses should generally be avoided in planned residential or Planned Neighborhood areas. Institutional and community facilities are permitted in the City's non-residential districts and are allowed as conditional uses in residential zoning districts.

1. Require detailed site and operation plans before new or expanded institutional uses are approved.

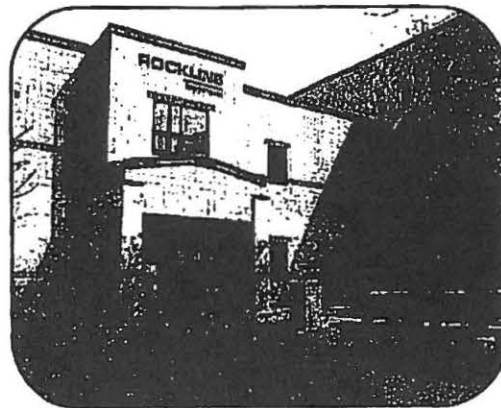
2. Consider the impact on neighboring properties before approving any new or expanded institutional use.
3. Continue to work with the Sheboygan School District, private education providers, Lakeland College, Lakeshore Technical College, and UW-Sheboygan to coordinate uses and activities on college- and district-owned land, and to collaborate on issues of mutual concern.
4. Encourage collaboration among various City departments, and other providers of City services, on accommodating future service needs.
5. Encourage the adaptive reuse of vacant and/or underutilized buildings and properties.



Employment

This future land use category is intended to accommodate high-quality office, research and development, light indoor manufacturing, data processing, and other jobs-focused uses. This group of categories also encompasses support uses for office and business parks, such as banks and child care centers. Employment focused areas are mapped on the Future Land Use Map in the City's existing and future office and industrial parks, along rail corridors, and along the south Interstate 43. The City's Suburban Industrial SI, Urban Industrial UI, and Suburban Office SO zoning districts are appropriate to implement this future land use category.

1. Encourage the use of high quality building materials, improved window treatments, high-quality loading and storage screening devices and landscaping.
2. As opportunities for reinvestment and redevelopment occur, improve the appearance of building facades exposed to the public view, including loading docks and storage areas.
3. Ensure that future employment development is appropriately buffered from existing and planned residential development areas.
4. Rezoning areas designated for employment development may be considered provided public sanitary sewer and water service is ensured and the City has approved an overall conceptual development plan and covenants.
5. Adhere to adopted site and building design guidelines for industrial projects, and ordinances on other aspects of those projects like signage, landscaping, and lighting.
6. Require that for all projects in Employment areas, detailed building elevations and site plans showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting are submitted and approved prior to development approval.





The Architects Collaborative, Inc.
 100 North 10th Street
 Philadelphia, PA 19107
 P 215 571 4000 F 215 571 4001

Bistan Dental

Architects & Interiors
 101 North 10th Street
 Philadelphia, PA 19107

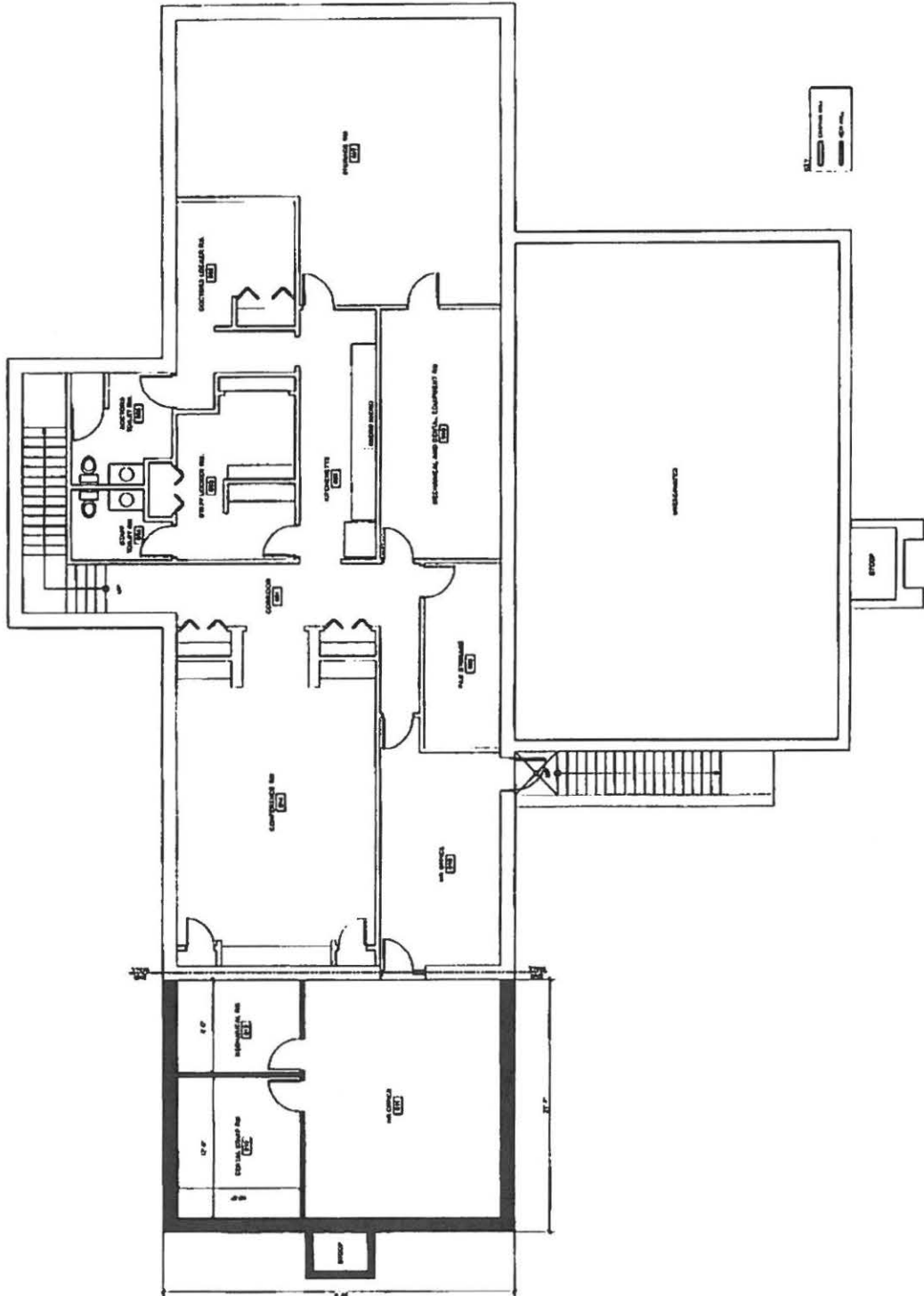
PRELIMINARY
 NOT FOR
 CONSTRUCTION

DATE: 01.20.17
 PROJECT: BISTAN DENTAL
 PROJECT NO: 170316-00

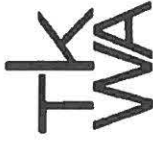
DATE: 01.20.17

**Lower Level
 Plan**

A1.0



1 Lower Level Plan
 A1.0 Scale: 1/4" = 1'-0"



The above information is provided for informational purposes only. It is not intended to constitute an offer of insurance or any other financial product. For more information, please contact your agent.

Bistan Dental

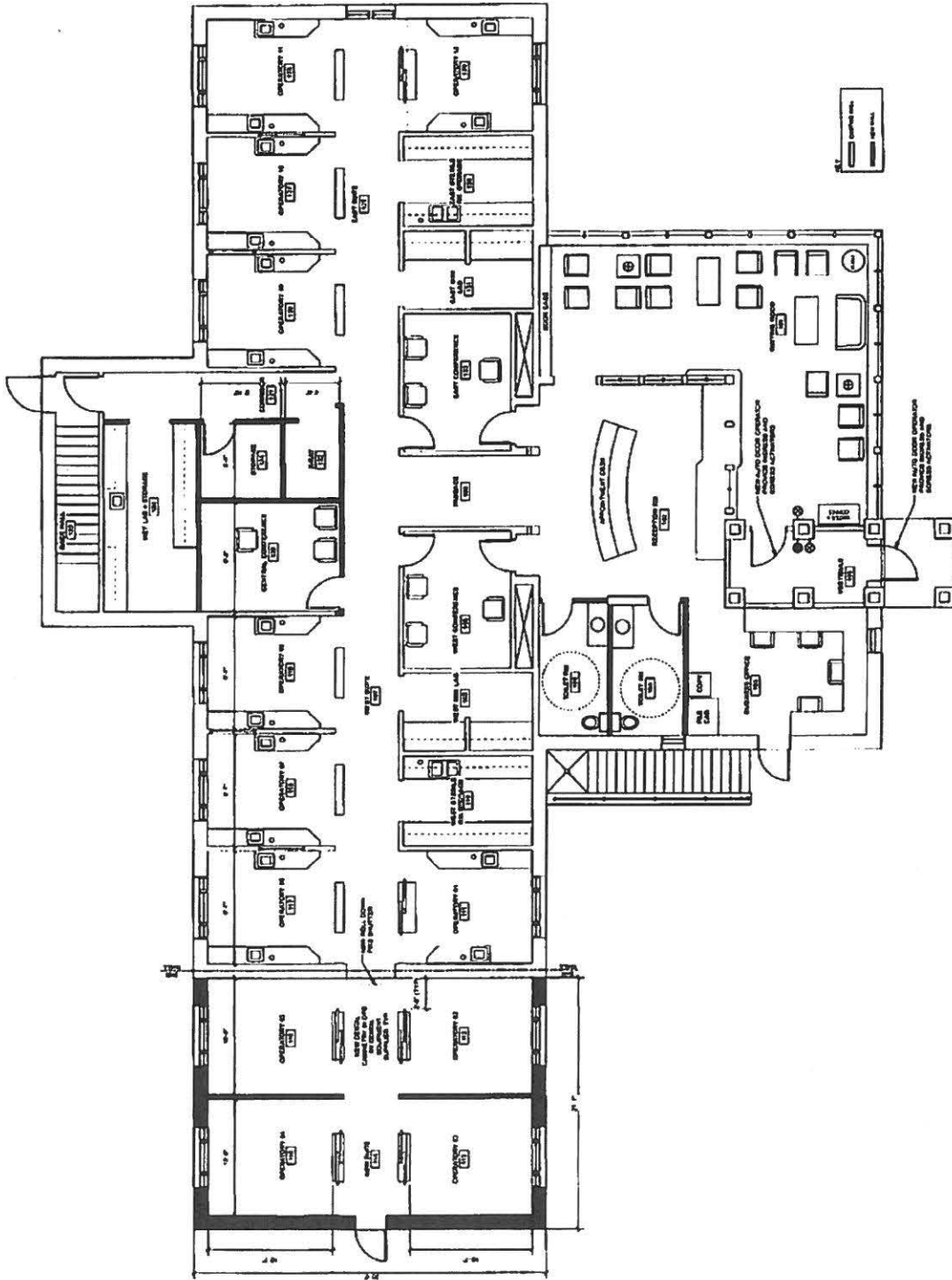
ADDISON & BIRNBAUM
10000 North Loop West
Houston, TX 77037

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 01/25/2017
PROJECT NUMBER: 716916.00
SCALE: 1/8" = 1'-0"

**Upper Level
Plan**

A1.1



1. Upper Level Plan
Scale: 1/8" = 1'-0"





Looking South from church parking lot



Looking West from Dentist parking lot



Looking north from dentist parking lot

West side of dentist office



church parking facing west



Looking east - west side of dentist



Looking west from dentist parking lot

West

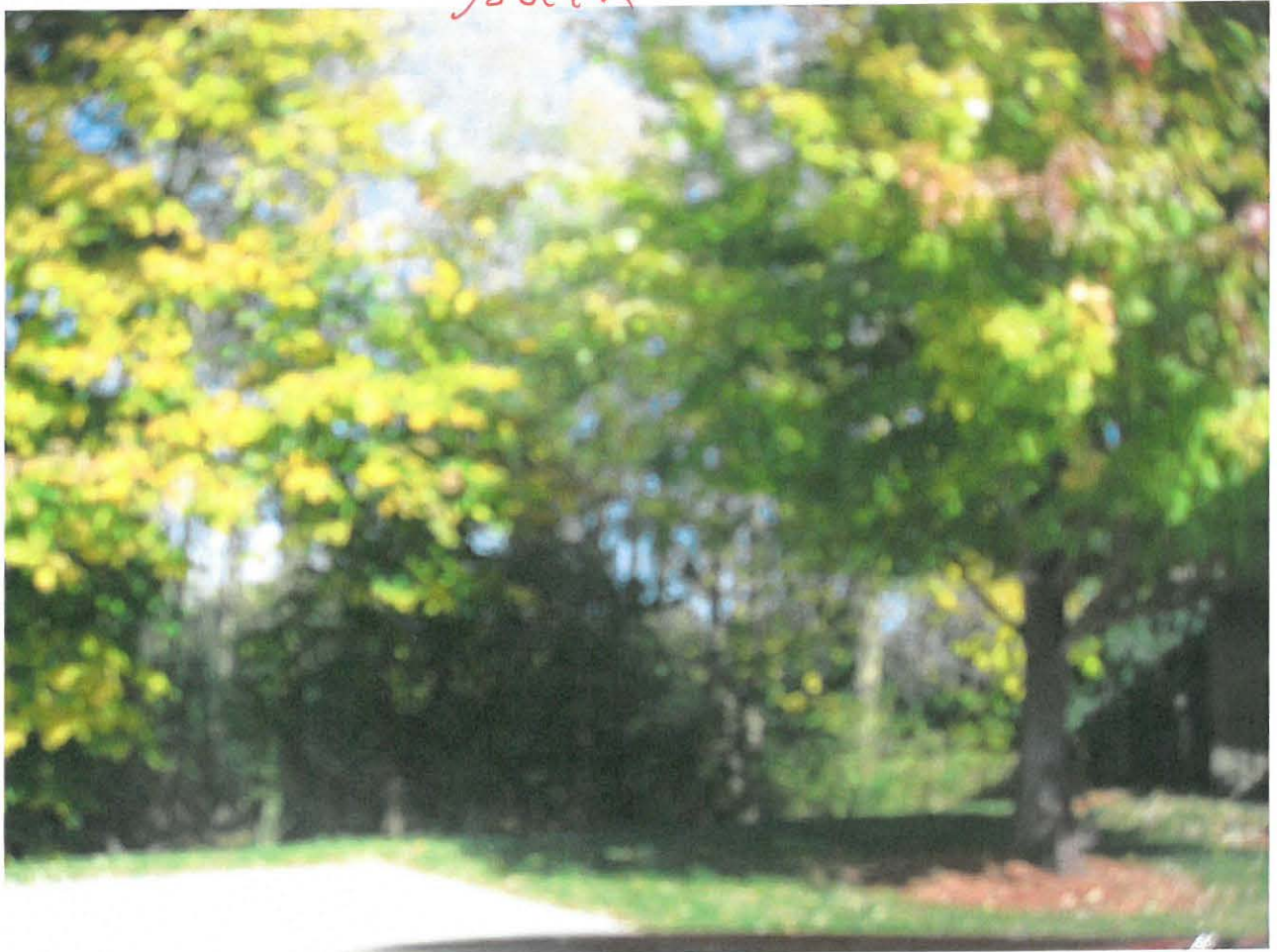


U. 344th St



West

South



South



South

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 82-17-18 and G.O. 22-17-18 by Ald. Savaglio and Lewandoske amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of vacant land between North Taylor Drive and North 34th Street from Class UR - Urban Residential to Class SO - Suburban Office

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

REPORT DATE: October 20, 2017

MEETING DATE: October 24, 2017

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:

Robustan, LLP is proposing to amend the City of Sheboygan Official Zoning Map to change the land use classification of a portion of property located at 3215 Saemann Avenue from Class UR - Urban Residential to Class SO - Suburban Office. The applicant states:

- The applicant indicates that Robustan, LLP is a real estate holding company that owns the dental office located at 1630 N. Taylor Drive and leases the office to Feider, Tiboris and Bistran. Feider, Tiboris and Bistran own and operate a five (5) member dental practice at this facility.
- Applicant is seeking to expand its dental office and add approximately 660sf to the west side of their existing facility. In addition, applicant is proposing to construct additional parking for the dental office operations on land it intends on purchasing from Ebenezer Church of Christ who is the adjacent property owner. This is the portion of property that the applicant is requesting to amend (see proposed 2.185 acre Lot 1 in the attached CSM).
- Ebenezer Church of Christ is the present owner of the parcel that is proposed to be amended. The applicant is under contract to purchase this 2.185 acres of land from the church for the expansion purposes.
- Robustan, LLP is requesting to amend the City's Comprehensive Plan Map for this portion of property in order to pursue a conditional use permit for the proposed development.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north are zoned Urban Residential (UR-12) and Suburban Residential (SR-5)
- The properties to the south are zoned Urban Residential (UR-12)
- The properties to the east are zoned Suburban Office (SO) and Urban Residential (UR-12).
- The properties to the west are zoned Suburban Residential (SR-5).

Staff has several concerns with the proposal as presently requested:

- The applicant does not specifically detail why they need to purchase all of this proposed Lot 1 property that runs all the way to a residential neighborhood along N. 34th Street. It appears that the applicant is able to proceed with their building and parking addition proposal even if they purchased the east half of the property that they are presently looking to purchase from the Church.
- If the Plan Commission and Council approve the amendment/rezone as proposed any use permitted or conditionally permitted in the Suburban Office (SO) zone could be applied for and possibly developed on this property. Those uses include but are not limited to office, professional service, restaurants, taverns, hotels, etc.
- It is staff position that these types of uses are not compatible with the residential uses that presently exists in this neighborhood.

It should be noted that staff made the applicant aware of these concerns prior to submitting the comprehensive plan map amendment and rezone application. The applicant was also informed that staff would likely support a proposal that encompassed the eastern half of proposed Lot 1 and encouraged the applicant to submit such a proposal (reconfigure the proposed parcels so Lot 1 is not extending all the way to N. 34th St.). That being said, the applicant has elected to submit the request that is before you today.

The Plan Commission needs to understand that the comprehensive plan land use map must be consistent with the zoning map. If the Plan Commission previously denied/approved the proposed comprehensive plan map amendment then the commission must also deny/approve the proposed zone change in order to meet this consistency requirement.

Staff is recommending that the Plan Commission make a recommendation to deny the proposed rezone from Urban Residential (UR-12) to Suburban Office (SO) because the proposal is more intense and not compatible/consistent with all of the adjoining land uses and zoning in this area/neighborhood.

ACTION REQUESTED:

Motion to recommend the Common Council deny the proposed rezone from Urban Residential (UR-12) to Suburban Office (SO) for a portion of property located 3215 Saemann Avenue.

ATTACHMENTS:

Rezone Application and required attachments.



Gen. Ord. No. 21 - 17 - 18. By Alderpersons Savaglio and Lewandoske. October 16, 2017.

AN ORDINANCE amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of vacant land between North Taylor Drive and North 34th Street from Institutional and Community Facilities to Community Mixed Use.

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

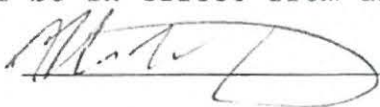
Section 1. Chapter 2 of the Sheboygan Comprehensive Plan establishing future land use classifications is hereby amended by changing the Future Land Use Maps thereof and Use Classifications of the following described lands from Institutional and Community Facilities to Community Mixed Use:

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N 00°-18'-23" E, 861.34 feet along the East line of said Southwest Quarter (SW1/4); thence S 89°-05'-28" W, 43.36 feet to the West right-of-way line of North Taylor Drive; thence S 89°-05'-28" W, 165.07 feet to the POINT OF BEGINNING of this description; thence S 00°-18'-23" W, 208.94 feet; thence S 88°-46'-23" W, 453.43 feet; thence N 00°-29'-52" E., 211.47 feet; thence N 89°-05'-28" E, 452.67 feet to the point of beginning.

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

City Plan



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

X

8.2

Gen. Ord. No. 22 17 - 18. By Alderpersons Savaglio and Lewandoske.
October 16, 2017.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of vacant land between North Taylor Drive and North 34th Street from Class UR - Urban Residential to Class SO - Suburban Office.

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

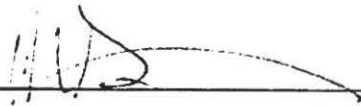
Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described vacant land between North Taylor Drive and North 34th Street from Class UR - Urban Residential to Class SO - Suburban Office:

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N 00°-18'-23" E, 861.34 feet along the East line of said Southwest Quarter (SW1/4); thence S 89°-05'-28" W, 43.36 feet to the West right-of-way line of North Taylor Drive; thence S 89°-05'-28" W, 165.07 feet to the POINT OF BEGINNING of this description; thence S 00°-18'-23" W, 208.94 feet; thence S 88°-46'-23" W, 453.43 feet; thence N 00°-29'-52" E., 211.47 feet; thence N 89°-05'-28" E, 452.67 feet to the point of beginning.

City Plan

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.



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

II

53

R. O. No. 192 - 17 - 18. By CITY CLERK. October 16, 2017.

Submitting an application from Robustan, LLP, (by Matthew Bistan) for a change in the zoning classification of vacant land between North Taylor Drive and North 34th Street from Class UR - Urban Residential to Class SO Suburban Office Classification.

City Plan

City Clerk

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: \$200.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (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: Robustan, LLP, by Matthew Bistan PHONE NO: (920) 889-4503
 ADDRESS: 1630 North Taylor Drive, Sheboygan, WI E-MAIL: mrb@ftbdds.com
 OWNER OF SITE: Ebenezer United Church of Christ PHONE NO: (920) 452-9766

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: vacant land between North Taylor Drive and North 34th Street, Sheboygan, Wisconsin
 LEGAL DESCRIPTION: Lot 1 of Certified Survey Map attached hereto as Exhibit A.
 PARCEL NO. Part of 59281-631530 NO. _____
 EXISTING ZONING DISTRICT CLASSIFICATION: Urban Residential
 PROPOSED ZONING DISTRICT CLASSIFICATION: Suburban Office
 BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: vacant land located adjacent to existing dental office.
 BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: to expand the existing dental office on land adjacent to property and development of a parking lot.

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? The proposed zoning map amendment reduces the potential for land use conflicts between institutional community facilities and encourage appropriate community mixed use development.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- Explain: An existing dental office serving the Sheboygan Community for many years needs to grow and expand to continue to provide important dental and health care services to the Sheboygan Community.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Existing dental office has operated at its current location without conflict with adjacent neighbors for many years. Zoning map changes will allow current land use to continue.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

Applicant believes existing dental practice is consistent and in harmony with comprehensive plan that calls for community mixed use rather than institutional and community facilities that may include large scale buildings that generate traffic, noise, and conflict with adjacent residential land users.

4. CERTIFICATE

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

ROBUSTAN, LLP



APPLICANT'S SIGNATURE

10/4/2017

DATE

By: Matthew Bistan, Partner

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned; see attached **Exhibit A**.
- All lot dimensions of the subject property; see attached **Exhibit B**.
- All other lands within 200 feet of the subject property; **Exhibit C** to be provided by the City of Sheboygan.
- Application to Amend City of Sheboygan Comprehensive Plan Adopted December 5, 2011; see attached **Exhibit D**.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

OWNER AUTHORIZATION TO REZONE

We, Cheryl Dodds and Ronald Rindfleish, of Ebenezer United Church of Christ (Owner), hereby authorize Matthew R. Bistan, Partner of Roubustan, LLP, (Buyer) to submit a comprehensive plan and rezone amendment application on the property located at 3215 Saemann Avenue, Sheboygan, Wisconsin 53081.

Dated this 4th day of October, 2017.

EBENEZER UNIT CHURCH OF CHRIST

By: Cheryl Dodds
Cheryl Dodds

Its: _____

By: Ronald Rindfleish
Ronald Rindfleish

Its: _____

EXHIBIT A

Legal Description of Property Proposed to be Rezoned

Legal Description of Property Proposed to be Rezoned

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

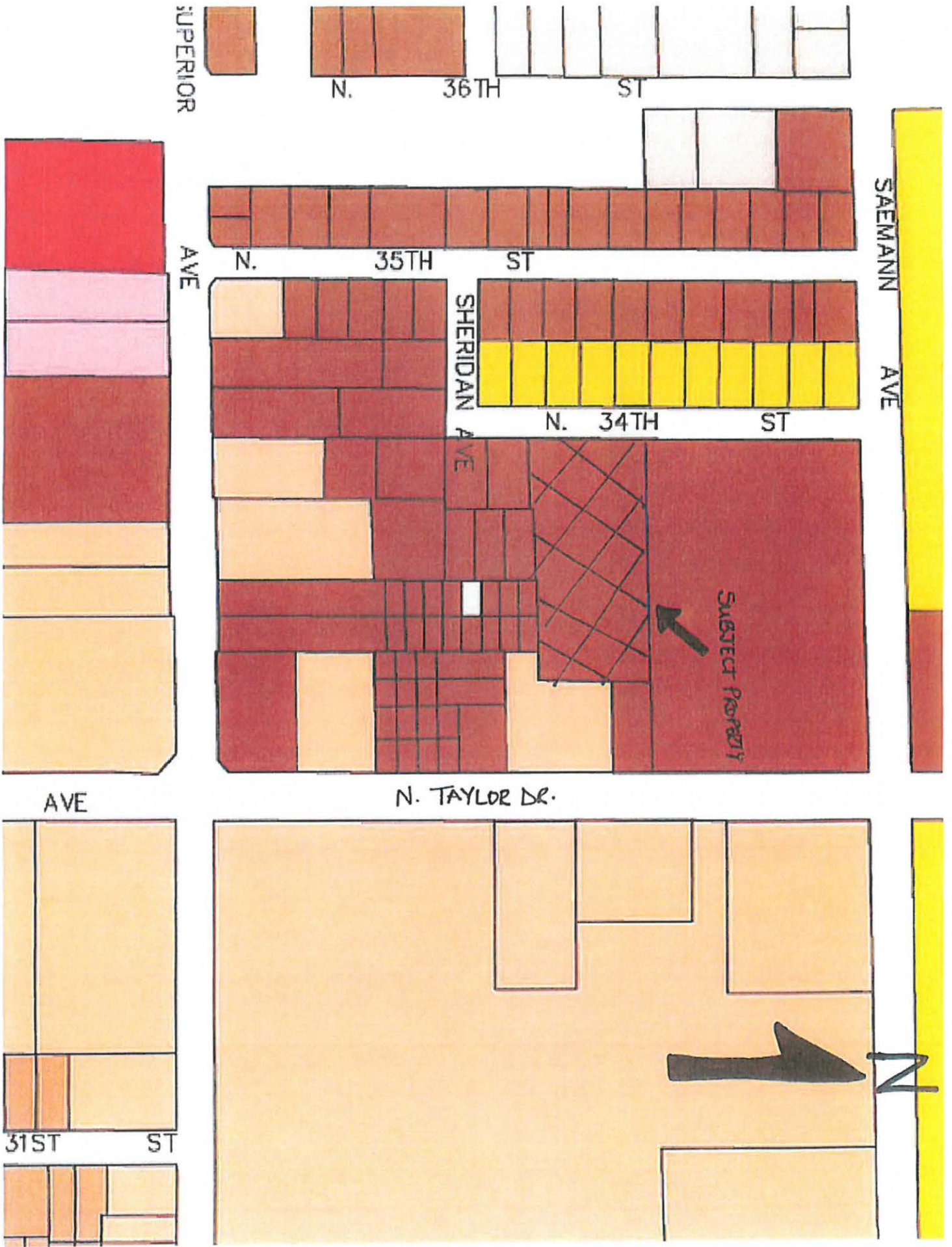
Commencing at the South 1/4 corner of said Section 16; thence N 00°-18'-23" E, 861.34 feet along the East line of said Southwest Quarter (SW1/4); thence S 89°-05'-28" W, 43.36 feet to the West right-of-way line of North Taylor Drive; thence S 89°-05'-28" W, 165.07 feet to the POINT OF BEGINNING of this description; thence S 00°-18'-23" W, 208.94 feet; thence S 88°-46'-23" W, 453.43 feet; thence N 00°-29'-52" E., 211.47 feet; thence N 89°-05'-28" E, 452.67 feet to the point of beginning.

Part of PIN: 59281-631530

To be known as:

Lot 1 of a Certified Survey Map recorded in Volume _____ of Certified Survey Maps at Pages _____, as Document No. _____, being a part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

Part of PIN: 59281-631530



SUPERIOR

N.

36TH

ST

AVE

N.

35TH

ST

SHERIDAN AVE

N.

34TH

ST

SAEMANN AVE

AVE

N. TAYLOR DR.

31ST

ST

N

BASE ZONING DISTRICTS



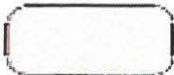










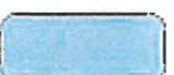

	SR-3 - SUBURBAN RESIDENTIAL 3
	SR-5 - SUBURBAN RESIDENTIAL 5
	NR - NEIGHBORHOOD RESIDENTIAL
	MR-8 - MIXED RESIDENTIAL 8
	UR - URBAN RESIDENTIAL 12
	SO - SUBURBAN OFFICE
	NO - NEIGHBORHOOD OFFICE
	SC - SUBURBAN COMMERCIAL
	NC - NEIGHBORHOOD COMMERCIAL
	UC - URBAN COMMERCIAL
	CC - CENTRAL COMMERCIAL
	PPUD - PRE-PLANNED UNIT DEVELOPMENT
	PUD - UNIT DEVELOPMENT
	HI - HEAVY INDUSTRIAL
	SI - SUBURBAN INDUSTRIAL
	UI - URBAN INDUSTRIAL
	RA - /AGRICULTURAL
	RR - RAILROAD

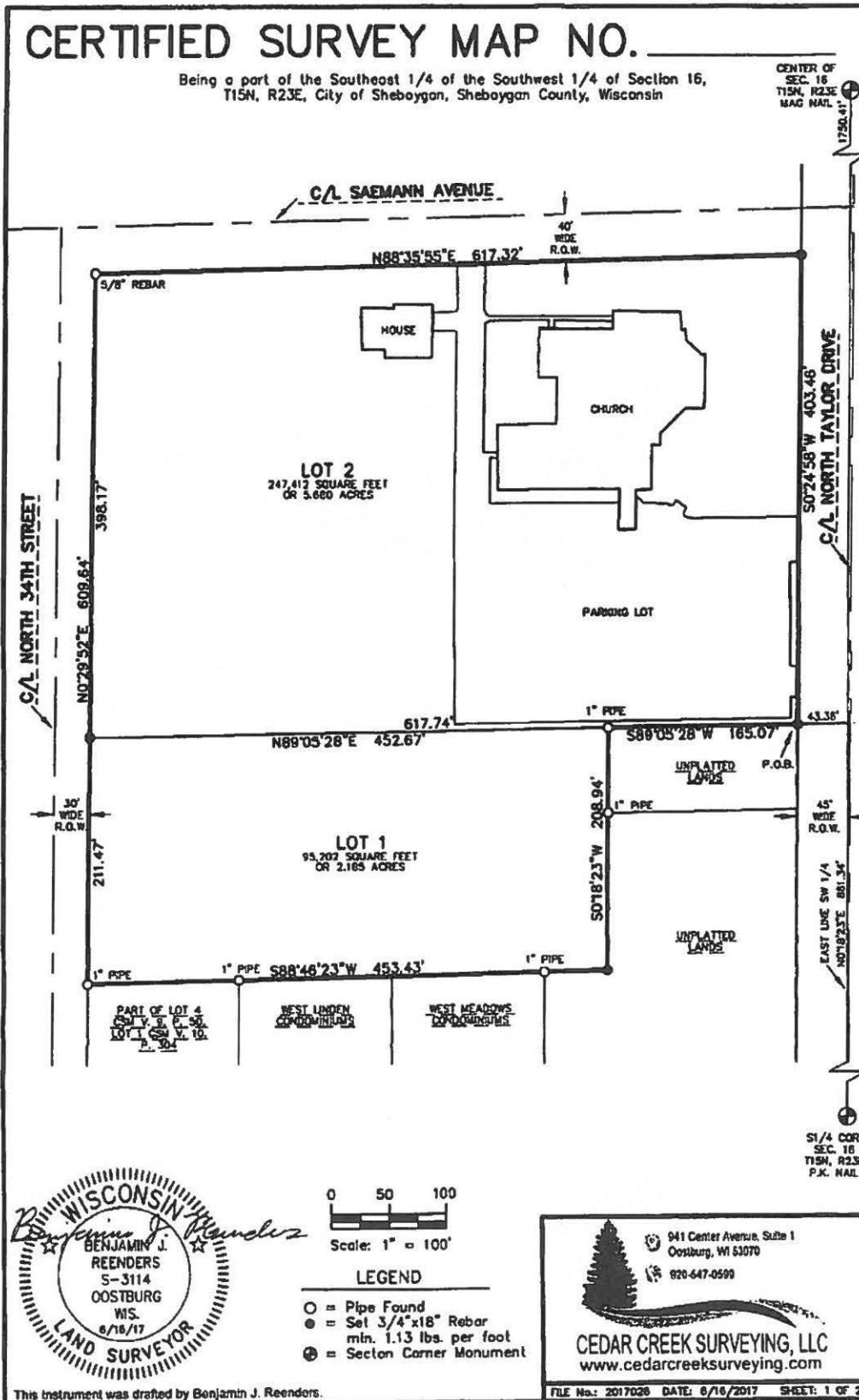
EXHIBIT B

Certified Survey Map

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 16,
T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin

CENTER OF
SEC. 16
T15N, R23E
MAG. NAIL



This instrument was drafted by Benjamin J. Reenders.

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 16,
T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Benjamin J. Reenders, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part of the Southeast 1/4 of the Southwest 1/4 of Section 16, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N00°18'23"E 851.34 feet along the East line of said Southwest 1/4; thence S89°05'28"W 43.36 feet to the West R.O.W. line of N. Taylor Drive to the POINT OF BEGINNING of this description; thence S89°05'28"W 165.07 feet; thence S00°18'23"W 208.94 feet; thence S88°46'23"W 453.43 feet; thence N00°29'52"E 609.64 feet along the East R.O.W. line of N. 34th Street; thence N88°35'55"E 617.32 feet along the South R.O.W. line of Soemann Avenue; thence S00°24'58"W 403.46 feet along the West R.O.W. line of N. Taylor Drive to the point of beginning. This parcel contains 342,614 square feet or 7.865 acres..

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulation of the City of Sheboygan in surveying, dividing and mapping the same.

Benjamin J. Reenders Dated this 16th day of June, 2017
Benjamin J. Reenders PLS S-3114



CORPORATE OWNERS CERTIFICATES

Ebenezer United Church of Christ as Owner, does hereby certify that we have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the City of Sheboygan for approval.

_____ Dated _____, 2017
Managing Member

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) ss

PERSONALLY came before me on this _____ day of _____, 2017

to me known to be the persons who executed the foregoing certificate and acknowledged the same.

_____ My Commission Expires _____
Notary Public

CITY OF SHEBOYGAN APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the City of Sheboygan is hereby approved by the city board of the City of Sheboygan.

on this _____ day of _____, 2017.

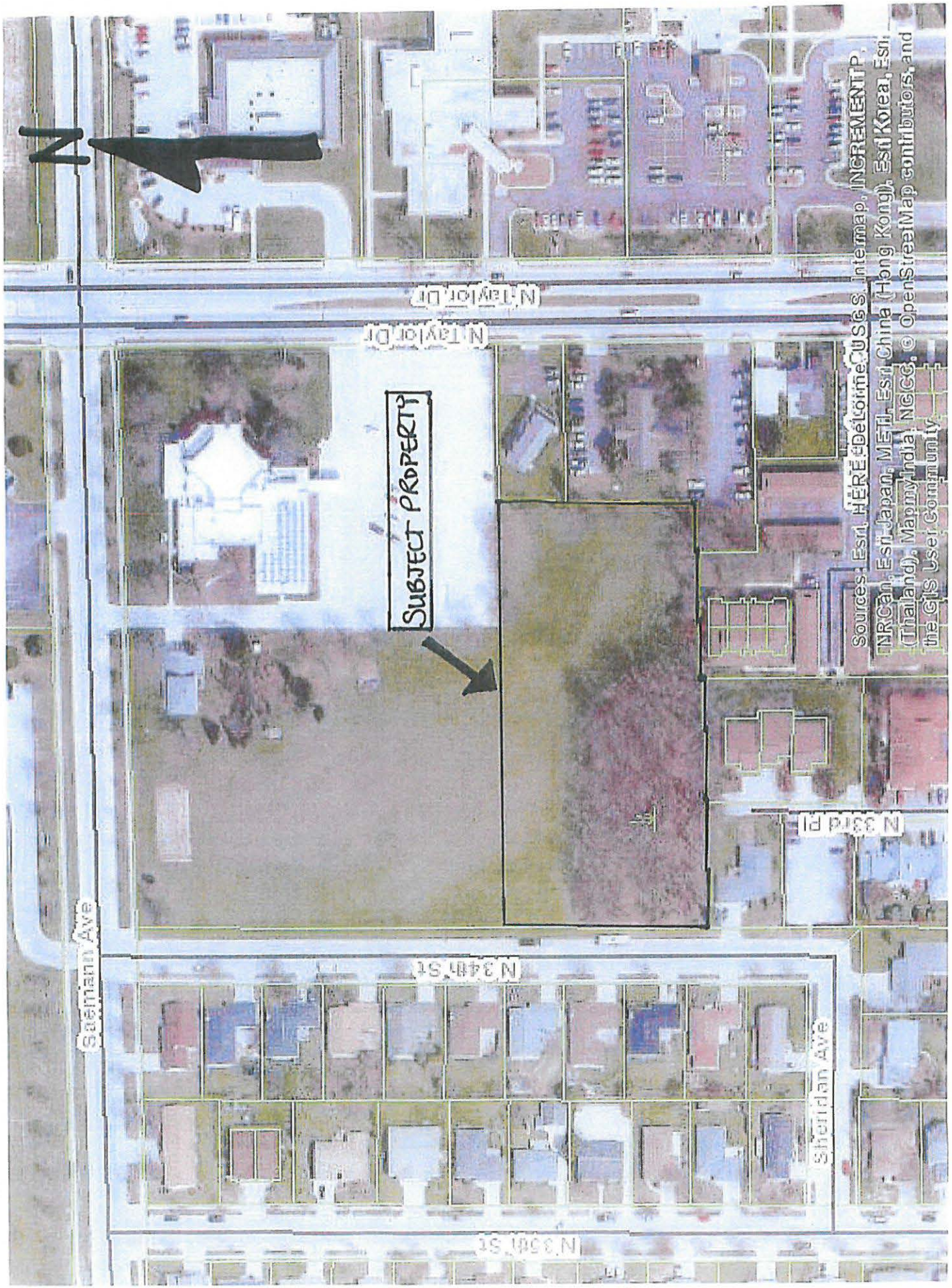
City Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the City Board of the City of Sheboygan.

on this _____ day of _____, 2017.

City Clerk

941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599
CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENTIP, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGIS, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT C

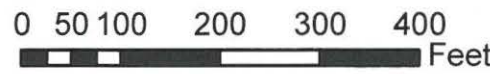
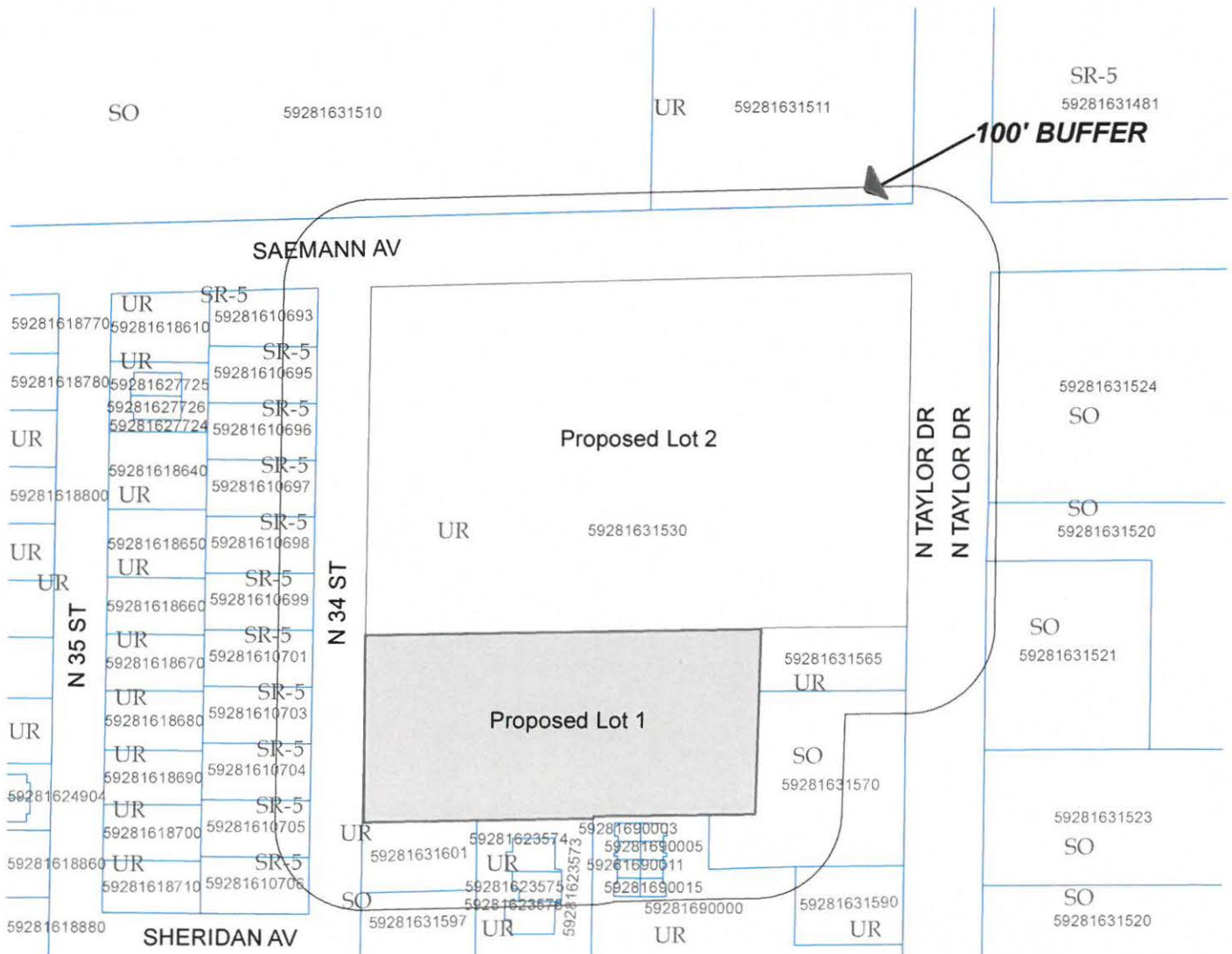
(To be provided by the City of Sheboygan)

PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM INSTITUTIONAL AND COMMUNITY FACILITIES TO COMMUNITY MIXED USE

SECTION 16, TOWN 15N, RANGE 23E

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N 00°-18'-23" E, 861.34 feet along the East line of said Southwest Quarter (SW1/4); thence S 89°-05'-28" W, 43.36 feet to the West right-of-way line of North Taylor Drive; thence S 89°-05'-28" W, 165.07 feet to the POINT OF BEGINNING of this description; thence S 00°-18'-23" W, 208.94 feet; thence S 88°-46'-23" W, 453.43 feet; thence N 00°-29'-52" E., 211.47 feet; thence N 89°-05'-28" E, 452.67 feet to the point of beginning.



PROPOSED ZONING CHANGE FROM URBAN RESIDENTIAL (UR-12) SUBURBAN OFFICE (SO)

SECTION 16, TOWN 15N, RANGE 23E

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N 00°-18'-23" E, 861.34 feet along the East line of said Southwest Quarter (SW1/4); thence S 89°-05'-28" W, 43.36 feet to the West right-of-way line of North Taylor Drive; thence S 89°-05'-28" W, 165.07 feet to the POINT OF BEGINNING of this description; thence S 00°-18'-23" W, 208.94 feet; thence S 88°-46'-23" W, 453.43 feet; thence N 00°-29'-52" E., 211.47 feet; thence N 89°-05'-28" E, 452.67 feet to the point of beginning.

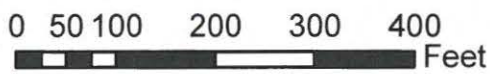
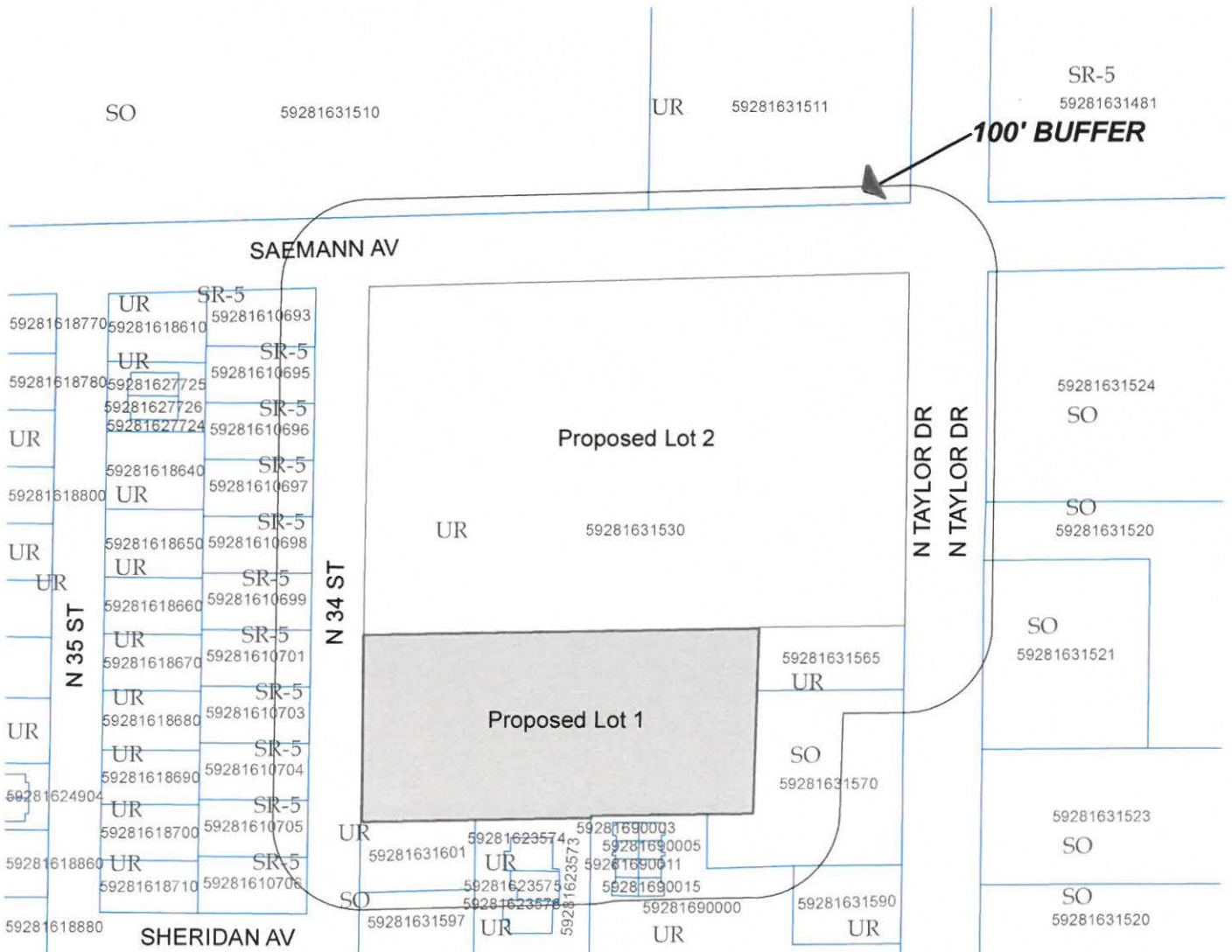


EXHIBIT D

**Application to Amend City of Sheboygan
Comprehensive Plan
Adopted December 5, 2011**

Application to Amend the December 5, 2011 City of Sheboygan Comprehensive Plan

Applicant, Robustan, LLP, is a real estate holding company that owns a dental office located at 1630 N. Taylor Drive, in Sheboygan, Wisconsin, 53081. Robustan, LLP leases the office to Feider, Tiboris and Bistran DDS, SC which owns and operates a five member dental practice at this facility. Applicant seeks to expand its dental office and add approximately 660 square feet to the west side of its existing office. A preliminary site plan is attached. Applicant proposes to construct additional parking for the dental office operations on land that it intends to purchase from an adjacent property owner.

Ebenezer United Church of Christ (the "Church") is the owner of the adjacent vacant land containing approximately 7.865 acres of land with street frontage on Taylor Drive on the east, Saemann Avenue on the north, and N. 34th Street on the west (the "Property"). Applicant is under contract to purchase from the Church and the Church is under contract to sell to Applicant 2.185 acres of the Property, subject to zoning and other City approvals

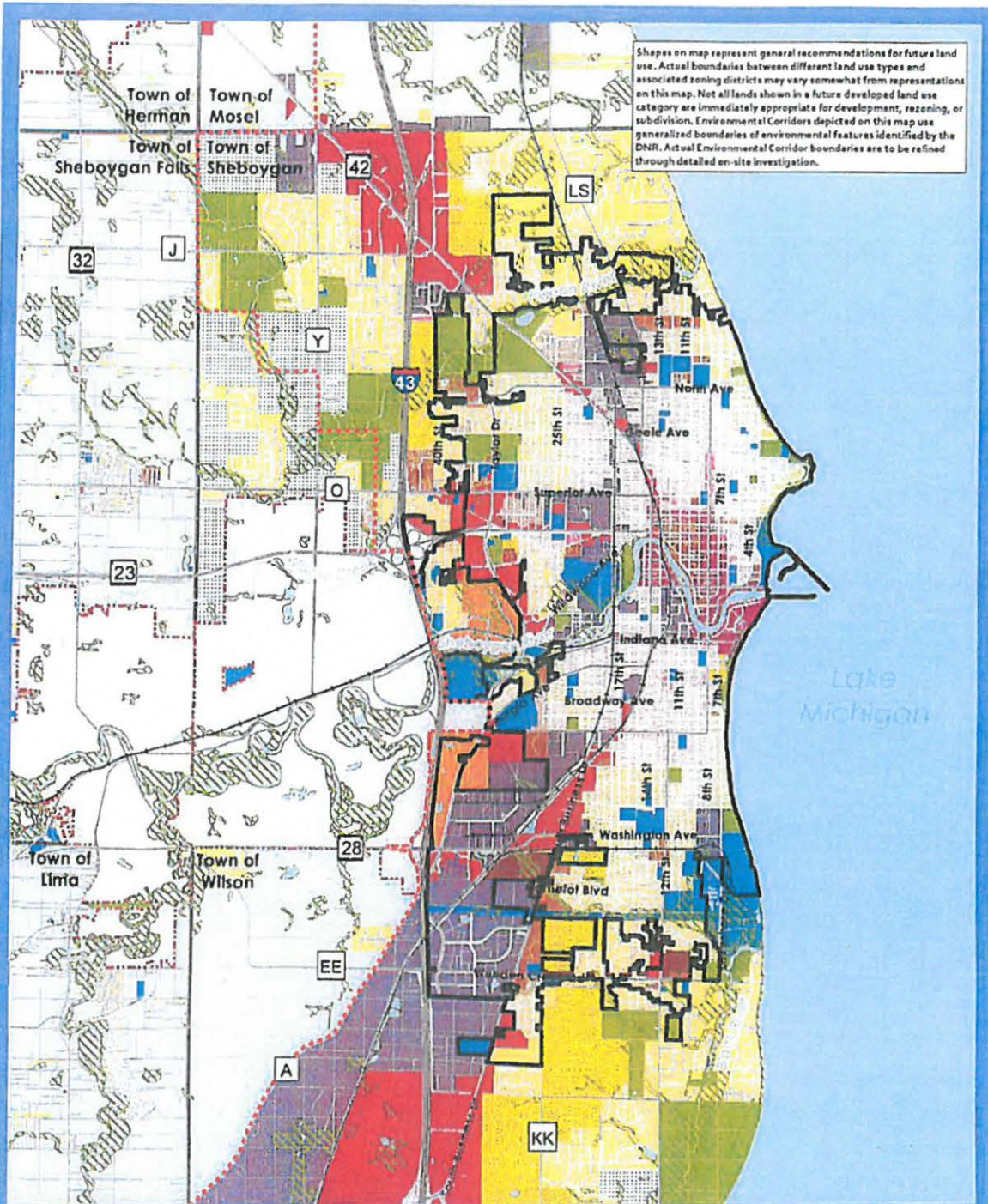
The City of Sheboygan Comprehensive Plan adopted December 5, 2011 designates the future land use for the Church Property to be "Institutional and Community Facilities". A copy of the description of the future land use titled "Institutional and Community Facilities" is found at pages 23-24 of the Comprehensive Plan which is attached for your review and consideration. It provides as follows:

This future land use category is designed to facilitate large-scale public buildings, schools, religious institutions, power plants and substations, water utility, wastewater treatment plants, hospitals, and special care facilities. Future small-scale institutional uses and community facilities may also be located in areas planned for residential, commercial, office, industrial, mixed uses, while larger-scale institutional uses should generally be avoided in planned residential or Planned Neighborhood areas. Institutional and community facilities are permitted in the City's non-residential districts and are allowed as conditional uses in residential zoning districts.

The current City of Sheboygan Comprehensive Plan designates the future land use for Applicant's dental office property as "Community Mixed Use". A copy of the description of the future land use titled "Community Mixed Use" is found at pages 22-23 of the Comprehensive Plan which is attached for your review and consideration. It provides as follows:

This future land use category is intended for community-scale commercial, office, service, and retail uses. Community Mixed Use areas may also accommodate some multi-family residential development, primarily within large, mixed-use buildings. Depending on the use, the City's Suburban Commercial SC, Suburban Office SO, Urban Commercial UC, Mixed Residential MR-8 and Urban Residential UR-12 are the most appropriate zoning districts to implement this future land use category.

The current dental office and proposed office expansion is consistent and compatible with community-scale commercial and office use as described by the "Community Mixed Use" district of the Comprehensive Plan. Therefore, applicant seeks an amendment to the Comprehensive Plan and a rezoning of 2.185 acres of land to Suburban Office (SO) to allow the proposed dental office expansion to occur.



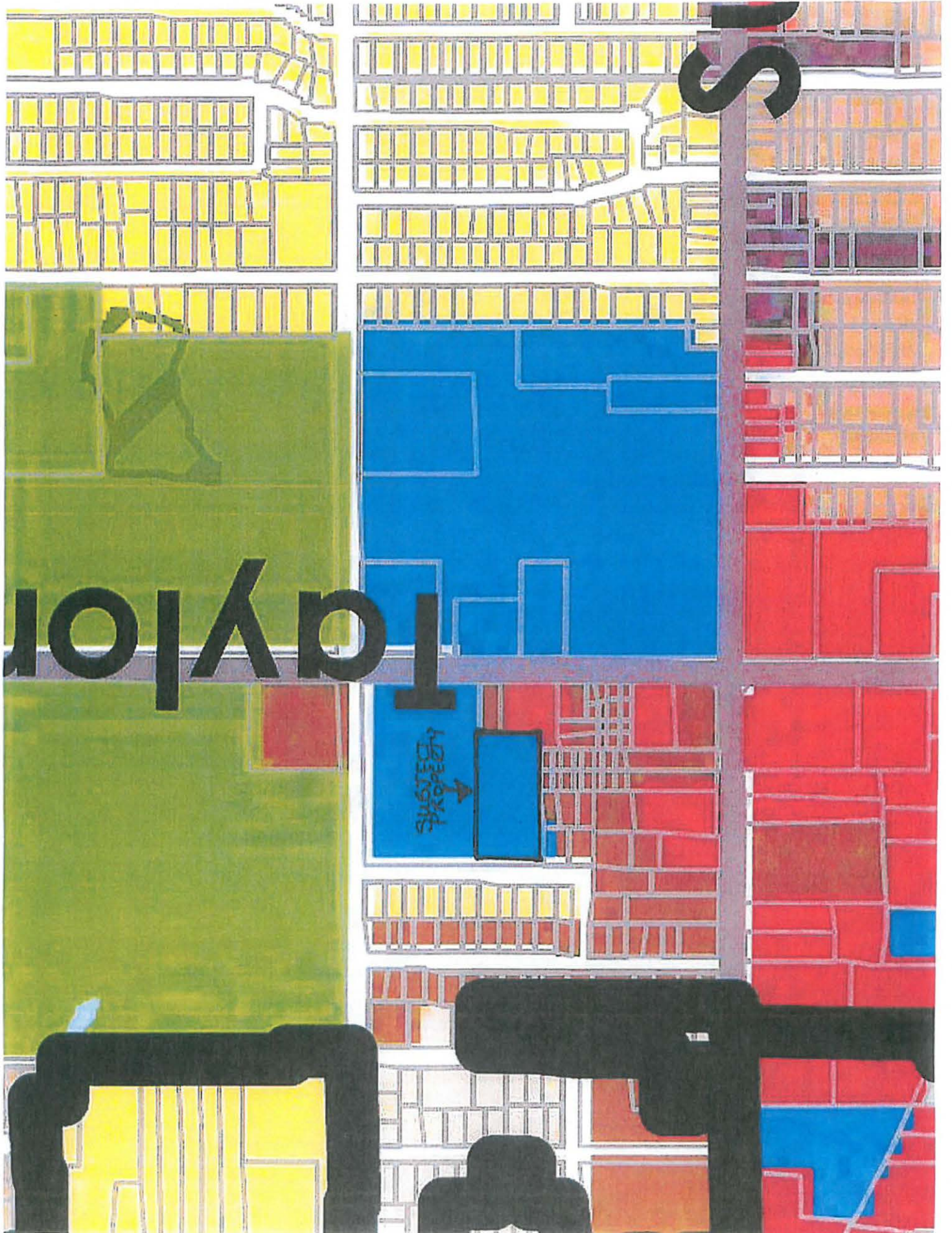
Map 2-1 Future Land Use City of Sheboygan Comprehensive Plan

- | | | |
|---|---------------------------|--|
| City of Sheboygan Municipal Boundary | Agricultural/Rural | Community Mixed Use |
| Other City or Village Municipal Boundaries | Single Family Residential | Central Mixed Use |
| Town Boundaries | Neighborhood Preservation | Institutional and Community Facilities |
| City of Sheboygan Extraterritorial Jurisdiction | Two Family Residential | Employment |
| Major Road | Multi Family Residential | Public Parks and Open Space |
| Interstate | Mobile Home Park | Town Development Area |
| Railroad | Planned Neighborhood | Environmental Corridor |
| Water | Neighborhood Mixed Use | |
| | Office Park | |

0 0.25 0.5 1 Miles



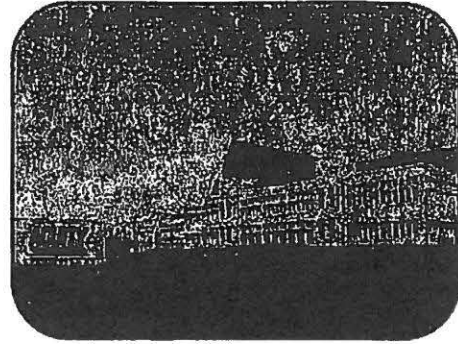
Adopted: 12/5/2011
 VANDEWALLE & ASSOCIATES INC.
 Data Sources: City of Sheboygan, DNR, V&A, Bay Lake RPC, Sheboygan County



Office Park

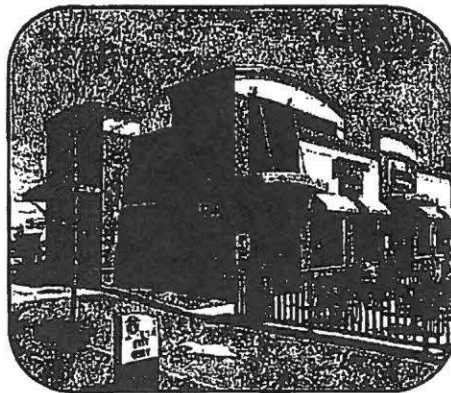
This future land use category is intended for high-quality office, institutional, and research land uses with generous landscaping and limited signage. The AUCITY Insurance corporate campus and the Willow Creek Business Park are mapped in this future land use category. The City's Suburban Office SO zoning district is the most appropriate zoning district to implement areas mapped under this future land use category.

1. Market these areas for technology, research, and development uses; corporate and professional offices; and private institutional uses like medical centers.
2. Limit warehousing, assembly and manufacturing uses in the Office Park designation unless the site is specifically designed to blend within an office/research setting.
3. Adhere to very high quality site and building design guidelines and to local ordinances on other aspects of those projects like signage, landscaping, and lighting.
4. Require that all projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.

**Community Mixed Use**

This future land use category is intended for community-scale commercial, office, service, and retail uses. Community Mixed Use areas may also accommodate some multi-family residential development, primarily within large, mixed-use buildings. Depending on the use, the City's Suburban Commercial SC, Suburban Office SO, Urban Commercial UC, Mixed Residential MR-8 and Urban Residential UR-12 are the most appropriate zoning districts to implement this future land use category.

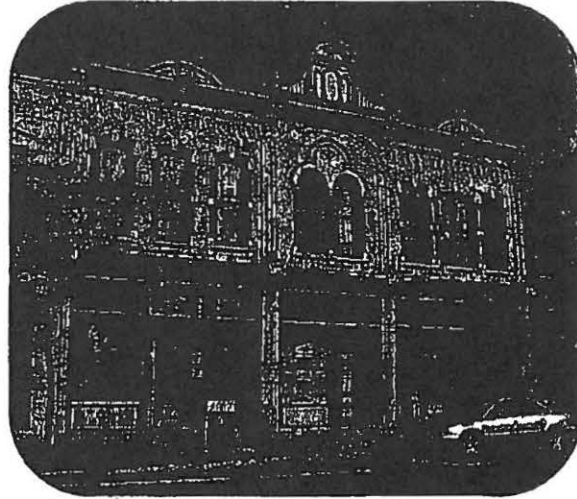
1. Require that all proposed business projects submit a detailed site plan including building elevations, proposed location of the building(s), parking, storage, loading, lighting, landscaping, grading, and stormwater management prior to development approval.
2. Delay rezoning any area designated for Community Mixed Use development until public sanitary sewer and water service is available, and a specific development or redevelopment proposal is offered for a site. Existing parcels zoned and/or used for industrial purposes (as of the date of Plan adoption) may continue in that zoning district or use.
3. Consider the relationship between development in the Community Mixed Use areas, and existing and future development near these sites. Avoid inhibiting future access to sites behind commercial properties and creating an unattractive appearance which will hinder future development of these sites.



Central Mixed Use

Downtown Sheboygan is intended to remain the civic, social, and commercial hub of the community. The Central Mixed Use future land use category is mapped over the historic downtown area. This category is intended for a mix of retail, commercial service, office, resort, government, institutional, and residential (mainly upper stories) uses arranged in a pedestrian-oriented environment with on-street parking; minimal building setbacks; and building designs, materials, placement, and scale that are compatible with the character of existing development. The City's Central Commercial CC zoning district is most appropriate for areas in this future land use category.

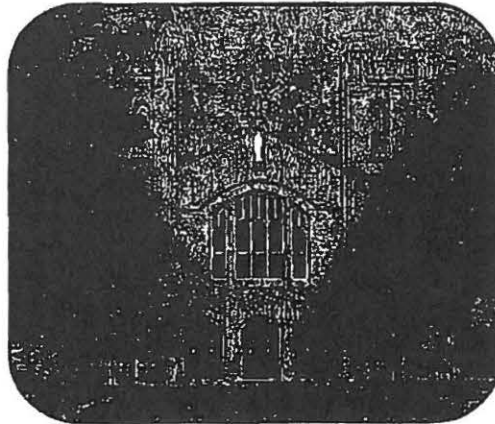
1. Continue to collaborate with the Sheboygan County Economic Development Corporation, Chamber of Commerce, Redevelopment Authority, Downtown BID, businesses, the development community, and other economic development entities to implement the recommendations of the Harbor Centre Master Plan.
2. Preserve the architectural and historic character of the core downtown historic buildings.
3. Encourage commercial developments that are most appropriate for the historic downtown to locate or remain there, rather than in other commercial districts in the City.
4. Promote the expansion, retention, and upgrading of specialty retail, restaurants, resorts, financial services, offices, professional services, and community uses through marketing, investment and incentive strategies.
5. Promote residential land uses on upper floors to fill housing needs for young professionals and others seeking residency in a vibrant, downtown setting.
6. Take actions to discourage and prevent downtown blight, promote area stability, and reduce building vacancy.

*Institutional and Community Facilities*

This future land use category is designed to facilitate large-scale public buildings, schools, religious institutions, power plants and substations, water utility, wastewater treatment plants, hospitals, and special care facilities. Future small-scale institutional uses and community facilities may also be located in areas planned for residential, commercial, office, industrial, mixed uses, while larger-scale institutional uses should generally be avoided in planned residential or Planned Neighborhood areas. Institutional and community facilities are permitted in the City's non-residential districts and are allowed as conditional uses in residential zoning districts.

1. Require detailed site and operation plans before new or expanded institutional uses are approved.

2. Consider the impact on neighboring properties before approving any new or expanded institutional use.
3. Continue to work with the Sheboygan School District, private education providers, Lakeland College, Lakeshore Technical College, and UW-Sheboygan to coordinate uses and activities on college- and district-owned land, and to collaborate on issues of mutual concern.
4. Encourage collaboration among various City departments, and other providers of City services, on accommodating future service needs.
5. Encourage the adaptive reuse of vacant and/or underutilized buildings and properties.



Employment

This future land use category is intended to accommodate high-quality office, research and development, light indoor manufacturing, data processing, and other jobs-focused uses. This group of categories also encompasses support uses for office and business parks, such as banks and child care centers. Employment focused areas are mapped on the Future Land Use Map in the City's existing and future office and industrial parks, along rail corridors, and along the south Interstate 43. The City's Suburban Industrial SI, Urban Industrial UI, and Suburban Office SO zoning districts are appropriate to implement this future land use category.

1. Encourage the use of high quality building materials, improved window treatments, high-quality loading and storage screening devices and landscaping.
2. As opportunities for reinvestment and redevelopment occur, improve the appearance of building facades exposed to the public view, including loading docks and storage areas.
3. Ensure that future employment development is appropriately buffered from existing and planned residential development areas.
4. Rezoning areas designated for employment development may be considered provided public sanitary sewer and water service is ensured and the City has approved an overall conceptual development plan and covenants.
5. Adhere to adopted site and building design guidelines for industrial projects, and ordinances on other aspects of those projects like signage, landscaping, and lighting.
6. Require that for all projects in Employment areas, detailed building elevations and site plans showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting are submitted and approved prior to development approval.





The information on this plan is based on the information provided by the applicant and is not to be used for any other purpose.

Bisstan Dental

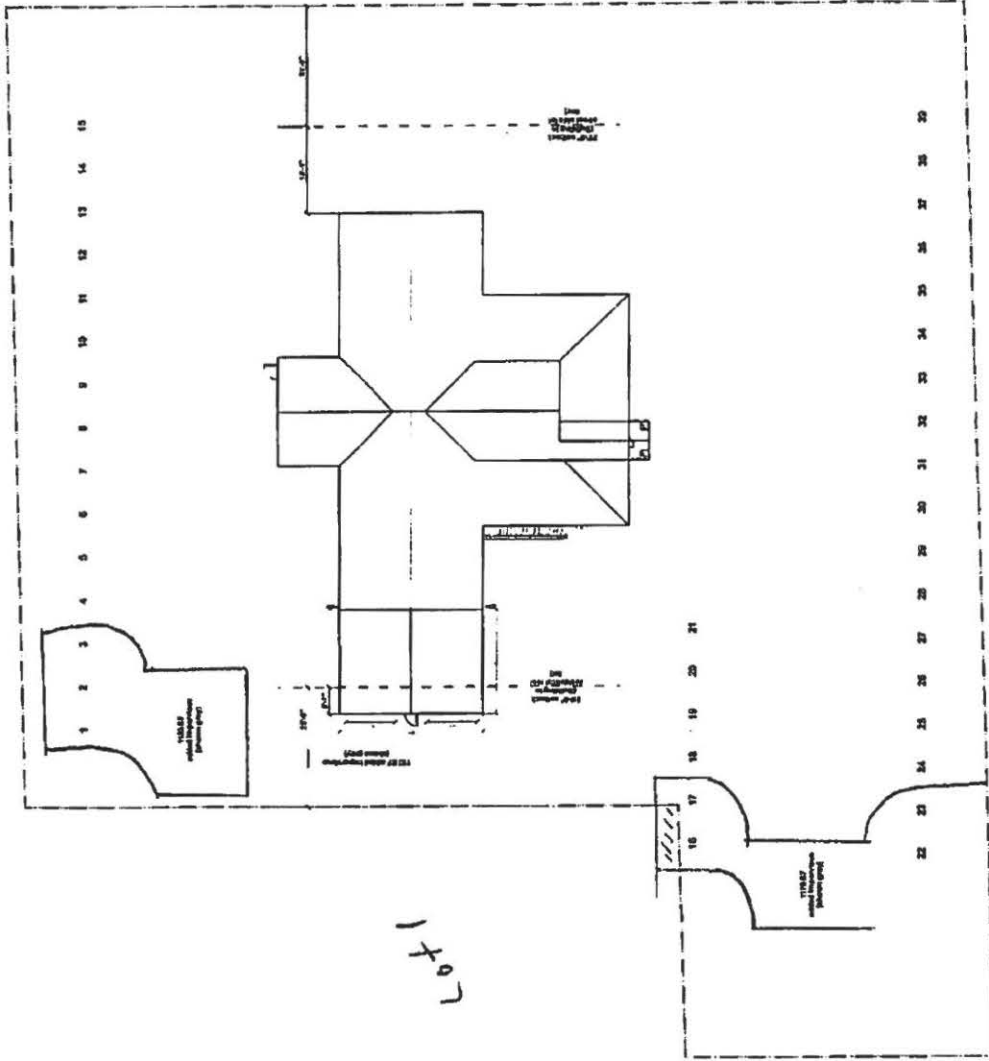
Address & Contact
11111 1st Ave. S.
Burien, WA 98148
Phone: (206) 835-1111

PRELIMINARY
NOT FOR
CONSTRUCTION

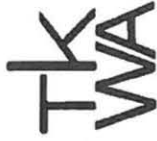
January 20, 2017
216016 00

Site Plan

C1.0



1 Site Plan
Scale 1/8" = 1'-0"



The Tacoma Northwest Architects, Inc.
 1001 1st Avenue, Suite 100
 Tacoma, WA 98402
 P 252.233.1100 F 252.233.1101
 www.tkwa.com

Bistan Dental

Address: 8th & Rainier
 1001 8th Avenue, Suite 100
 Tacoma, WA 98402

PRELIMINARY
 NOT FOR
 CONSTRUCTION

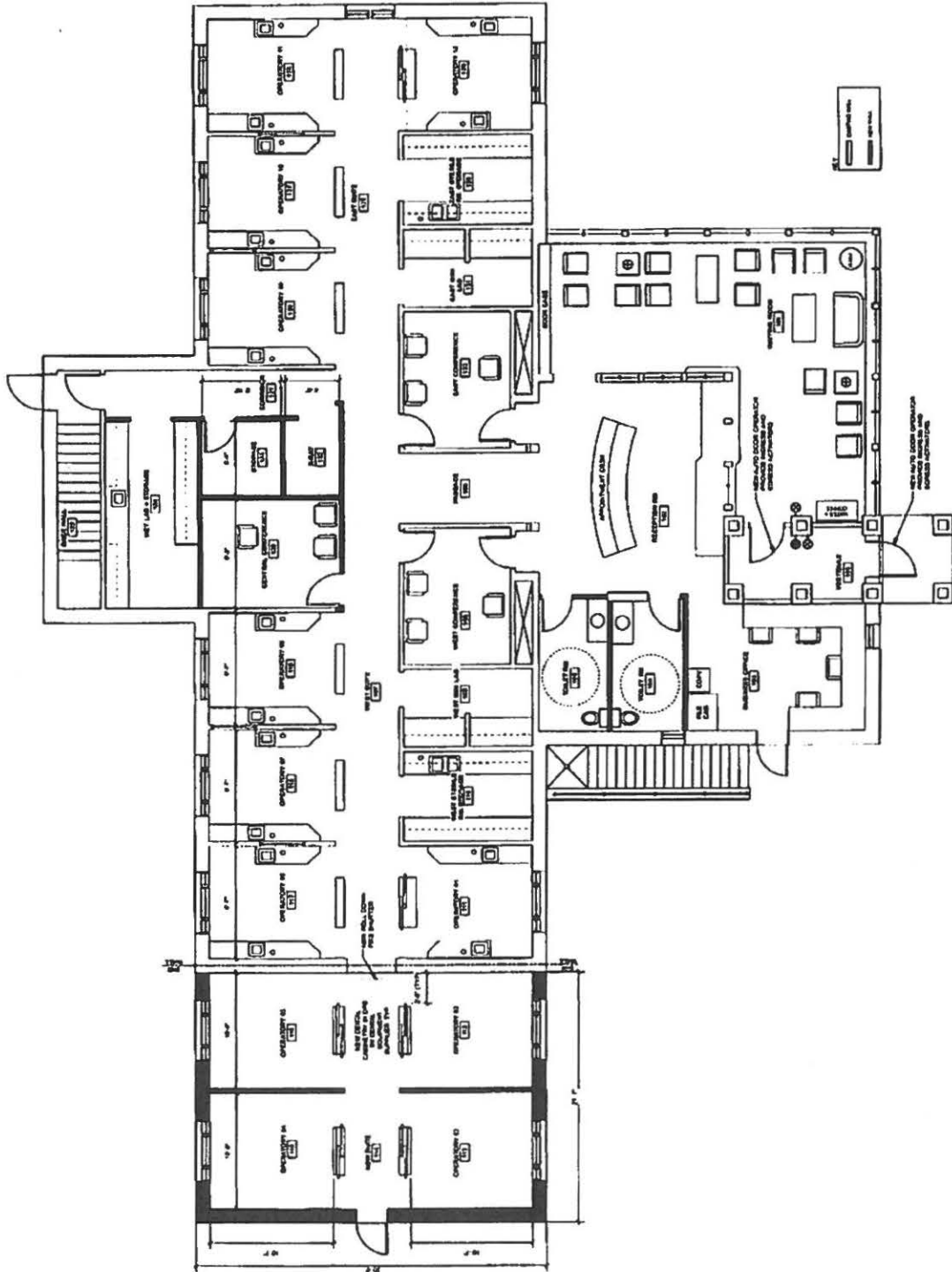
DATE	1/25/17
PROJECT NUMBER	216016-00
SCALE	1/8" = 1'-0"

JANUARY 25, 2017

216016-00

Upper Level
 Plan

A1.1



Upper Level Plan
 1/8" = 1'-0"





Looking South from church parking lot



Looking west from dentist parking lot



Looking north from dentist parking lot

West side of Dentist office



church parking facing west



Looking east - west side of dentist



Looking west from dentist parking lot

West

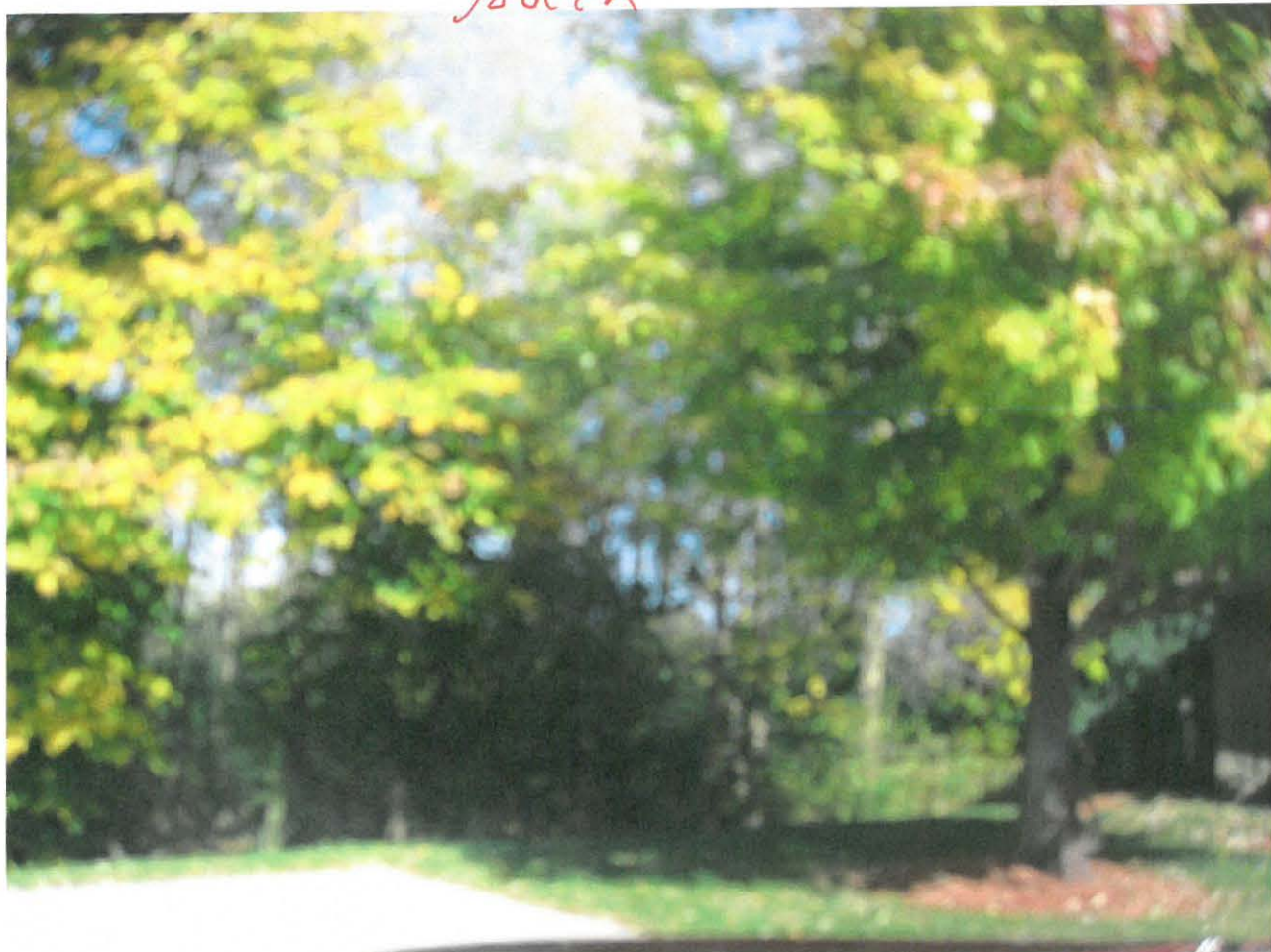


U. 344th St



West

South



South



South