

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

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use and variance application by the Blue Harbor Homeowner's Association to construct additional parking at the Blue Harbor Villas Condominiums located along Beach Front Drive in the S. Pier District. PUD Zone

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

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**REPORT DATE:** October 6, 2017

**MEETING DATE:** October 10, 2017

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**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

The Blue Harbor Homeowner's Association is proposing to construct additional parking at the Blue Harbor Villas Condominiums located along Beach Front Drive in the S. Pier District. The applicant states:

- The 4.5 acre parcel consists of 16 buildings each containing four (4) condos for a total of 64 condominiums.
- There are currently 95 parking spaces amounting to approximately 1.5 spaces per unit. Frequently there is not enough parking to meet the demand so the applicant is proposing to construct an additional 32 spaces bringing the total up to 127 spaces which is approximately two (2) spaces per unit.
- 22 parking spaces are proposed to be located along the north property line that is separated from the Blue Harbor Waterpark by a large pedestrian public space and walkway that leads to the lake. In addition, 10 parking spaces will be more centrally located within the property by the condos located at the southwest corner of the site.
- The applicant believes adding these additional parking spaces will alleviate some of the parking issues experienced by customers visiting the condos.

**STAFF COMMENTS:**

Applicant is requesting the following variances:

- Requesting a one (1) foot paving setback to the north property line - Minimum three (3) foot paving setback to property line required.

Adequate length of the parking spaces required the design to place the back of curb of these spaces one (1) foot from the property line. The one (1) foot setback still leaves at least a 10 foot width of greenspace between the added parking and the existing concrete of the pedestrian walkway.

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

Applicant is removing some of the existing landscaping in order to construct the new parking spaces as proposed. Applicant is proposing to relocate and add landscaping as a result of the new parking. A locational variance is requested because there is not enough green space based on the proposed one (1) foot paving setback between the new parking spaces and the lot line.

#### **ACTION REQUESTED:**

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

1. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, to building, electrical, storm drainage, etc.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a proposed landscape plan prior to building permit issuance.
4. Outdoor storage of materials or equipment shall be prohibited.
5. All 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. All areas used for parking/maneuvering of vehicles shall be paved and all areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
7. Applicant will provide adequate public access along adjacent streets and minimize the time period that these sidewalks/streets will be closed/affected.
8. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
9. Absolutely no portion of the new building, signs and/or site improvements shall cross the property line (buildings, parking, landscaping, signs, etc.).
10. Applicant shall obtain the necessary sign permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
11. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

#### **ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

PARCEL NO. 59281323 000  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: PUD

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 10/10/17

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

✓ 1010  
9/10/17

**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: Blue Harbor Homeowner's Association  
ADDRESS: 725 Blue Harbor Drive E-MAIL: dlesli@allightinginc.com  
PHONE: ( 414 ) 305-7700 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Blue Harbor Villas

ADDRESS OF PROPERTY AFFECTED: Beach Front Drive

Being the owners common are of the Blue Harbor Resort  
LEGAL DESCRIPTION: Condominium of Lots 12, 13, 14, 15, 16, 17, 18, and 19 of South Pier, Located in part of Government Lot 1, Section 26, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_  
Condominiums with 1.5 parking spaces/unit (see Narrative for details)

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_  
Condominiums with 2.0 parking spaces/unit (see Narrative for details)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: \_\_\_\_\_  
Variance from 3' pavement setback to 1' setback (see Narrative for details)

August 15, 2017

20215-003

Mr. David Leslie  
Blue Harbor Homeowner's Association  
725 Blue Harbor Drive  
Sheboygan, WI 53081

Subject: **Blue Harbor Villas Parking Expansion  
South Pier District in Sheboygan, Wisconsin**

Dear Mr. Leslie:

This narrative describing the proposed changes to the Blue Harbor Condominiums parking is being provided as part of the **Conditional Use** and **Erosion Control Permit** applications to the City for this proposed expansion of on-site parking. Details are shown on the accompanying 24" by 36" plan sheets, and the Conditional Use and Erosion Control permit applications are attached.

**Project Narrative**

The 4 ½ acre Blue Harbor Homeowner's Association parcel is leased from the City of Sheboygan. The complex consists of sixteen buildings of two story height that each contain four condominium units. There are currently 95 parking spaces on the property, amounting to 1 ½ spaces per unit. This is causing a strain on parking. The proposed parking expansion will provide an additional 32 spaces, bringing the total up to 127 and providing about 2 spaces per unit. Most of the proposed additional spaces will be located along the northeast property line that is separated from Blue Harbor's aquatic park by a pedestrian walk. The remaining spaces will be close to the center of the Association's property (see Sheet 2 of Site Plans).

To fit in the parking spaces along the northeast property line, a **variance for pavement setback** under this **Conditional Use Permit** will be required. Adequate length of parking spaces required the design to place the back of curb of these spaces one foot from the property line, whereas ordinance requires three feet. However, the one foot setback still leaves at least ten feet width of green space between the added parking and the existing concrete of the pedestrian walkway. This is the only variance required to accommodate the parking expansion.

The landscape plan that is included in this submittal meets the City of Sheboygan requirements. Some of the existing small trees will be relocated and there will be a substantial number of new plantings (see Sheet 3 of Site Plans). The project does not require a post-construction stormwater management plan and the **Erosion Control Permit** application is attached.

Sincerely,

MILLER ENGINEERS & SCIENTISTS



Brian Wells, EIT  
Project Engineer

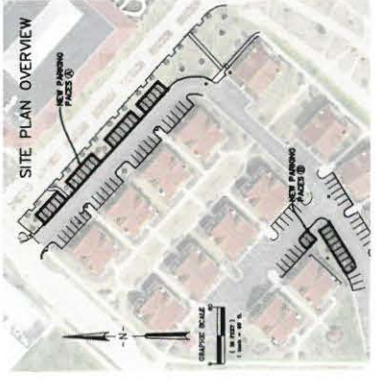
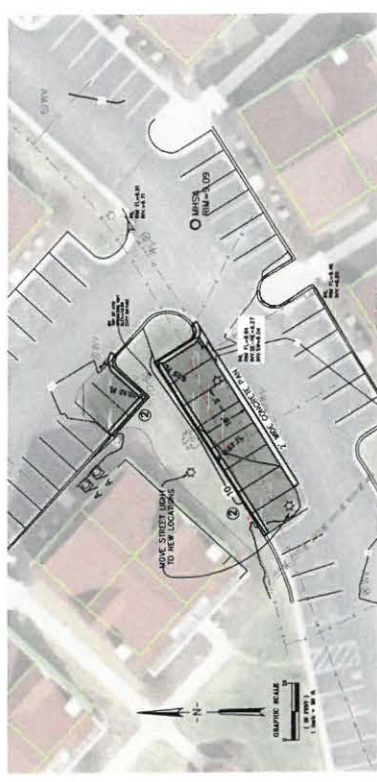
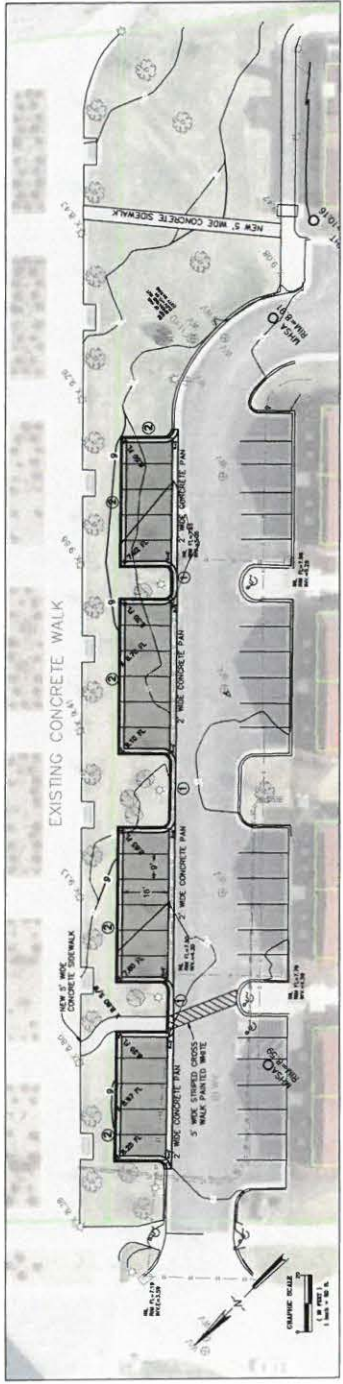


Roger G. Miller, PE  
President

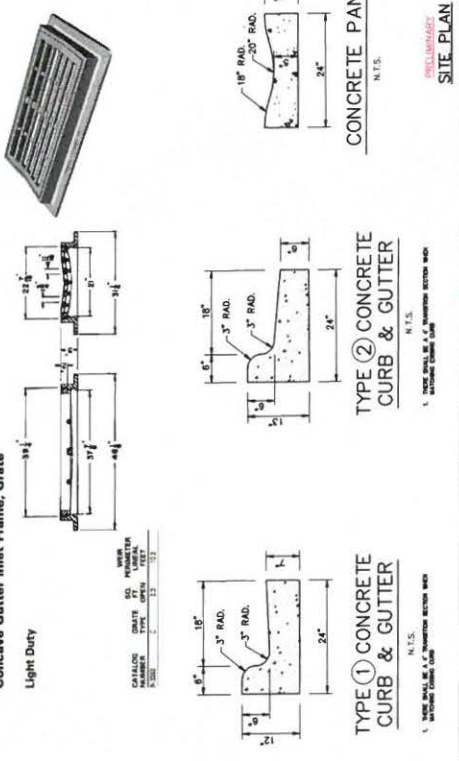
Enclosures: Conditional Use Permit Application Package  
Erosion Control Permit Application Package

Cc: City of Sheboygan (hard copy only)

NO.	DATE	DESCRIPTION



**NEENAH R-3362**  
**Concave Gutter Inlet Frame, Grate**



**CONCRETE**

1. CAST IN PLACE CONCRETE SHALL BE 4000 PSI PORTLAND CEMENT CONCRETE WITH 4% COMPRESSIVE STRENGTH AT 28 DAYS. ALL CONCRETE SHALL BE PLACED AND FINISHED TO MATCH THE SURROUNDING CONCRETE.
2. CONCRETE PLACEMENT AND FINISH SHALL BE IN ACCORDANCE WITH SD-10.
3. ALL CONCRETE SHALL BE PLACED AND FINISHED TO MATCH THE SURROUNDING CONCRETE.
4. FORMWORK SHALL BE IN ACCORDANCE WITH CITY OF SHEBOYGAN REQUIREMENTS.
5. CONCRETE SHALL BE PLACED AND FINISHED TO MATCH THE SURROUNDING CONCRETE.

**PARKING LOT ASPHALT PAVEMENT**

1. CONCRETE SIDE WALK CURBS OF 4" THICKNESS OF 4000-PSI PORTLAND CEMENT SHALL BE 1/2" THICK MAXIMUM.
2. THE SURFACE SHALL BE FINISHED TO MATCH THE SURROUNDING ASPHALT PAVEMENT. THE SURFACE SHALL BE FINISHED TO MATCH THE SURROUNDING ASPHALT PAVEMENT.
3. ALL ASPHALT SHALL BE PLACED AND FINISHED TO MATCH THE SURROUNDING ASPHALT PAVEMENT.
4. ALL ASPHALT SHALL BE PLACED AND FINISHED TO MATCH THE SURROUNDING ASPHALT PAVEMENT.
5. ALL ASPHALT SHALL BE PLACED AND FINISHED TO MATCH THE SURROUNDING ASPHALT PAVEMENT.

**GENERAL NOTES**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SHEBOYGAN.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SERVICES.
3. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SERVICES.
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5. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SERVICES.

**GRADING NOTES**

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SHEBOYGAN REQUIREMENTS.
2. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SHEBOYGAN REQUIREMENTS.
3. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SHEBOYGAN REQUIREMENTS.
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**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use application by Lav Sat to operate Aum House of Arts from the multi-tenant facility located at 522 S. Pier Drive. PUD Zone.

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

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**REPORT DATE:** October 6, 2017

**MEETING DATE:** October 10, 2017

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**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Lav Sat is proposing to operate Aum House of Arts from the multi-tenant facility located at 522 S. Pier Drive (former Tres Chic Boutique retail store). The applicant states the following:

- The proposal is to start an arts studio that promotes happy living by providing yoga and arts classes (dance, guitar, saxophone depending on market availability) for adults. Focus will be on how yoga promotes both physical and mental being and not just flexibility. At least two types of dance, two types of language and two types of music sessions will be conducted. Music and dance will be from around the world.
- The proposal also includes activities for kids aiming at their physical, emotional and intellectual development - activity based games, music, language, dance, etc.
- We will also provide kids movie nights where parents can drop of their kids for up to 2 hours and kids will be played movies. This event will be mostly conducted on Friday and Saturday evenings. This event will be started once the arts house gains momentum.
- In addition, the following arts accessories will be sold (the offering will increase over time):
  - Earrings and necklaces made of non-precious metals
  - Books and CDs on arts
  - Decorative wall hangings and show case items
- Once the arts house starts to make profit, we will be collaborating with local colleges to provide projects to students on understanding arts and science connection. Understanding the math in music is an example

- The business will operate six (6) days a week – Monday through Saturday.
- The applicant believes that locating Aum House of Arts to the South Pier is an excellent opportunity for the business as well as for the City.

**A holistic happy living concept explanation:** Based on the definition from Carl Jung and research studies by Harvard business school and other institutions, at least 50% of happiness can be attributed to a healthy physical and mental wellbeing. It is safe to assume that a healthy mental wellbeing will cause a healthy social wellbeing. We believe that the arts have a strong connection in promoting a physical and mental wellbeing. Our aim is both to understand this connection and to promote different art forms from all over the world for learning in the City of Sheboygan.

**STAFF COMMENTS:**

Does the applicant intend on having any activities outside?

**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.
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. All signs, shall meet the S. Pier Design Guidelines. 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. Signage will be wood and will not be illuminated. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. If there are any exterior alterations, those alterations will be reviewed by the City of Sheboygan Architectural Review Board and shall meet the South Pier Design Guidelines.
8. 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. 323516  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: PUD

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 10/10/17

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

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

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: [Lavanyaa Surendar](#)

ADDRESS: [3725 Lakeshore road, Sheboyga, WI: 53083](#)

E-MAIL: [aslavanyaa@gmail.com](mailto:aslavanyaa@gmail.com)

PHONE: [503 333 9860](tel:5033339860)

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

NAME OF PROPOSED/~~EXISTING~~ BUSINESS: [AUM LLC](#)

ADDRESS OF PROPERTY AFFECTED: [522 S pier drive, Sheboygan, WI: 53083](#)

LEGAL DESCRIPTION: [Arts studio \(with retail\)](#)

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: [The property is currently vacant](#)

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: [The arts studio will host yoga, music and multicultural dance lessons for kids and adults. In addition it will host one hour workshops for that develops physical, mental and intellectual wellness of kids. It will also sell indian classical dance accessories such as ear rings, necklaces etc..](#)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: [No variance have been requested](#)

**3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

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

Hello Steve,

Please find below, the additional information that you had requested. Please let me know if you need more information.

What specific activities for kids will be included? I drop my kid off at the site, what will they specifically be doing? Is this day care? What specific products, services, etc. will you be selling (books, art, CD's gifts, food, etc.)?:

**This is not a day care.** Below is the list of activities along with the description, timings and target audience

Activity	Description	Timings	Target Audience
Yoga	Conventional yoga techniques will be followed both through in person and skype sessions (teachers from india) where focus will be on how yoga promotes both physical and mental being and not just flexibility	6-9 AM	Working professionals and senior citizens
Kids intellectual development	Activity for kids that is aimed at their intellectual development for kids. This will include activity based games. Parents can either stay or drop their kids off	9.30 AM – 10.30 AM	Infants of age 1.5 years to 4 years
Kids Emotional development	Activity for kids that is aimed at their emotional development. Kids will be exposed to different types of music and language. This will include activity based games. Parents can either stay or drop their kids off	9.45 AM – 10.45 AM	Infants of age 1.5 years to 4 years
Kids Physical development	Activity for kids that is aimed at their emotional development. Kids will be exposed to different types dance forms. This will include activity based games. Parents can either stay or drop their kids off	11.00 AM – 12:00 PM	Infants of age 1.5 years to 4 years
Dance/ Music and language classes	Atleast two types of dance, two types of language and two types of music sessions will be conducted. Music and dance will be from around the world	2:00 PM – 6 PM	Ages 6 and above

In addition to the above we will also be conducting:

1. Kids movie nights where parents can drop of their kids for up to 2 hours and kids will be played movies. This event will be mostly conducted on Friday and Saturday evenings. This event will be started once the arts house gains momentum
2. In addition the following arts accessories will be sold. The offering will increase with time:
  1. Earrings made of non precious metals
  2. Necklaces made of non precious metals
  3. Books and CDs on arts
  4. Decorative wall hangings and show case items
1. Once the arts house starts to make profit, we will be collaborating with local colleges to provide projects to students on understanding arts and science connection. Understanding the math in music is an example

**What days will you specifically be open?** 6 days a week – Monday through Saturday

**A holistic happy living concept explanation:** Based on a number of research including the definition from Carl Jung, research studies by Harvard business school and other institutions, at least 50% of happiness can be attributed to a healthy physical and mental well being. It is safe to assume that a healthy mental wellbeing will cause a healthy social wellbeing. We believe that arts has a strong connection in promoting a physical and mental wellbeing. Our aim is both to understand the connection and promote different art forms all over the world for learning in the city of Sheboygan.

**About Lavanyaa Surendar:** Lavanyaa Surendar holds Masters degree in Biology with specialization in molecular biology and also an associate degree in arts with specialization in BharathNatyam. She has held

position as director of Natyavidhyalaya, a dance institution in India with 10+ years of experience in training artists and understanding the connection between arts and human well being. In addition Lavanyaa also underwent more than 5 years of training in Yoga, veena (a string instrument) and vocal Carnatic music. She currently runs AUM LLC that trains over 30 students in dance and music

**How was this concept inspired?** My husband has his masters in analytical methods with background in music. He had been researching math involvement in music. He is also interested in being fit but was finding running monotonous and boring. So, I suggested him to start learning the dance form I practice as it involved both cardio and flexibility. To see if it was adding any value, we started making measurements on his weight, belly size (fat accumulation) and heart rate before and after workout. For this period, he stopped his dietary restrictions and any other form of work out. The results showed that his weight remained the same (statistically) by practicing this art for 20-30 minutes a day for at least 3 days a week. In addition he felt that his memory and consciousness increased. Although this can be attributed to placebo effect, this triggered my further investigation in arts and wellness concept. This eventually evolved to the concept we are currently requesting conditional use permit for.

**Official Business Name:** AUM LLC is the registered name of the business

Thanks  
Lavan

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

- **An explanation of the existing/previous use:** The place was running a boutique, named “Tres Chic”. It was a retail store primarily focused on selling women fashion clothing and accessories
- **An explanation of the proposed dance/art studio and all business services and activities to take place onsite:** The proposal is to start an arts studio that promotes happy living through providing yoga and arts (dance, guitar, saxophone depending on market availability) classes for adults. The proposal also includes activities for kids aiming at their physical, emotional and intellectual development. The location will also be selling accessories for arts.
- **Why was this site selected, who will use it, when you will begin construction, etc.:** There will be no modification or improvements done to the building. The site being close to the lake has a nice view of the lake and hence will be inspirational for arts and produce a calm ambience for the happy living concept. It will also be a good location due to the prime location for tourism.
- **Please explain how and where the proposed use is taking place in this building – please provide floor plan showing how the space is to be used (dance/training/art space, office, bathrooms, etc.):** Appendix I has the floor plan, The location is will be left as an open area where the activities will be taking place. There is one bathroom to which a baby changing station will be attached.
- **What are the proposed days and hours of operation (of all the different uses)?** The below is only a proposal and may be subjected to changes

Activity	Timing
Yoga & breakfast	6- 9 am
Kids activity I	9:30 am – 10:30 am
Kids activity II	10-30 am – 11:30 am
Kids activity III	11:30 am – 12:30 am
Kids activity IV	2 pm – 7 pm

\*The retail shop will be open from 8 am – 7 pm.

\* A particular dance type will be open for tourist on select times throughout the week

- **How many employees do you have? :** For the first 6 months one FTE other than the business owner acting as a full time employee will be employed. The FTE will be hourly contractors and hence will not exempt employees of AUM llc.

- How many customers per day/week?: Below is the expectation of the customers per day:

Kids activities : 9 per day

Yoga/fitness: 16 per day

Arts activities: 20 per day

- What are your expected parking needs? During the mornings from 6 am – 10 am we need around 25 spots and for rest of the day 10 parking spots is sufficient

- How will you ensure that the proposal will not become a nuisance to adjoining property owners (i.e. vehicles, equipment, lighting, noise, architectural style, outdoor storage of materials, generators or tanks, etc.)?: The activities themselves are not noisy. There will be no bands playing nor there will be outdoor activities. The only possible noise producing activity are the arts classes that involved music instruments. The building is has noise reduction walls and hence, there should be minimal to no noise traveling outside the walls.

- Any signage being proposed – no temporary signage permitted such as balloons, pennants, etc. will be permitted. Signage in the S. Pier District must be wood with carved insert letters: Noted. The only signage will be posters inside the wall and replacing the current Tres Chic approved out door hanging sign to AUM LLC board.

- Any other information that will be useful for the Plan Commission to understand your proposed business: None as of now.



**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use application by Anthony Flores to operate Anthony Flores Fitness from the multi-tenant shanty building located facility located at 641 Riverfront Drive. CC Zone.

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

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**REPORT DATE:** October 6, 2017

**MEETING DATE:** October 10, 2017

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**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Anthony Flores is proposing to operate Anthony Flores Fitness from the multi-tenant shanty building located facility located at 641 Riverfront Drive. The applicant states the following about the proposal:

- The proposal is to operate a fitness studio from this tenant space (formerly a chiropractic office).
- *Anthony Flores Fitness (AFF)* is a high energy fitness company focused on improving the lives of men and women. AFF's clients come from all walks of life but have the common goal of seeing results both physically and mentally.
- AFF focuses on movement patterns since the body is meant to move and move often with many types of training and resistance equipment.
- Small group training sessions ensure proper coaching for everyone.
- Each session is 45 minutes starting with movement preparation discussing today's training session, executing the session followed by a cool down.
- Personal training is also available for those who prefer not to work with a group.
- AFF will be open six (6) days a week Monday through Saturday; Monday-Thursday 5:15am to 7:30pm, Friday 5:15am to 6:30pm and Saturday 7:30am to 10:30am.
- Anthony Flores is the only employee at this time.
- I train people with the same principals and passion that I motivate myself, to rise above the mental and physical barriers that all of us face on a day to day basis. I train people so that they enjoy, have fun, smile and say they did their best in each and every workout.

- The applicant believes the Sheboygan River front is a perfect fit for AFF because of its central location which will also allow his members to explore other river front businesses.

**STAFF COMMENTS:**

Plan Commission will want to have the applicant address if all training activities are going to take place inside the building. Plan Commission will want to consider a condition that requires all activities to take place inside the building (no outdoor activity).

Applicant has not submitted sign package at this time but the Sheboygan riverfront does have design guidelines that require sign to be wood with carved insert letters.

**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.
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. All signs, shall meet the S. Pier Design Guidelines. 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. Signage will be wood with carved insert letters, Sign shall not be illuminated. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. All training activities shall take place inside the building (no outdoor activity).
8. If there are any exterior alterations, those alterations will be reviewed by the City of Sheboygan Architectural Review Board. Any alteration to the building shall meet the South Pier Design Guidelines.
9. 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. 109517<sup>5</sup>  
CC

Office  
Use Only  
APPLICATION/FILE

MAP

NO.

10/10/17

NO.

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

REVIEW

ZONING

DATE:

CLASSIFICATION:

**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: Anthony Flores

ADDRESS: 1842 Cambridge Ave. E-MAIL: a.flores@342@gmail.com

PHONE: (920) 254-3543 FAX NO: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Anthony Flores Fitness (AFF)

ADDRESS OF PROPERTY AFFECTED: 641 Riverfront Dr.

LEGAL DESCRIPTION: Fitness Training

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

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

## **Anthony Flores Fitness (AFF) Conditional Use Permit**

- **An explanation of the existing/previous use.**

Previous use of this location was Intun Chiro Care. A Chiropractic office.

- **An explanation of the proposed fitness studio and all business services and activities to take place onsite (fitness, training, weights, indoor/outdoor activity, retail, days and hours of operation, parking, etc.).**

Anthony Flores Fitness (AFF) is a high energy fitness company focused on improving the lives of men and women varying in age, lifestyle, occupation and health. AFF's clients come from all walks of life, but have the common goal of seeing results both physically and mentally. How accomplish these goals is by creating short and long term goals for each client. We focus on movement patterns since the body is meant to move and move often. With tools such as: Kettlebells, TRX Suspension Trainer, TRX Rip Trainer, WeckMethod RMT Club, BOSU Elite, Surge, and bumper plates. With these tools we run small group training sessions that we cap off to 15 people per training session to ensure proper coaching will be available to everyone. Each session is 45 minutes worth starting with movement prep, explaining what today's training session will be like, executing the session, followed by a cool down. Personal Training will also be provided for those who do not want to be part of the group trainings as well.

- **Why was this site selected, who will use it, when you will begin operations, etc.**

This location on the Riverfront is a perfect fit for AFF for the convenience of its members being at the heart of Sheboygan. It's centrally located and members have the opportunity to explore, shop, and dine to what the Riverfront has to offer.

Intentions to start operations ASAP.

- **Please explain how and where the proposed use is taking place in this building – please provide floor plan showing how the space is to be used (training space, office, bathrooms, etc.).** N/A

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

AFF will be open 6 days a week Monday - Saturday. Hours of Operation will be:

Monday - Thursday 5:15a - 7:30p

Friday: 5:15a - 6:30p

Saturday: 7:30a - 10:30a

Training sessions will be used during hours of operation. Whether it would small group or personal training.

- **How many employees do you have?**

*I currently do not have any employees.*

- **How many customers per day/week?**

Members per day can range from 50-90 per day during Monday-Friday. 10-30 people on Saturday.

During the week the range of members can be 260-450 per week.

- **What are your expected parking needs?**

Since each training session is 45 mins worth with the following session starting up 15 mins later - we anticipate it to be a good rotation of 2-15 spots would be used every hour during hours of operation.

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

By building healthy relationships with the neighbors and landlords to ensure we are all on the same page on what would be expected to prevent or create a solution for any nuisance.

- **Any signage being proposed – no temporary signage permitted such as balloons, pennants, etc. will be permitted. Signage in the Sheboygan Riverfront District must be wood with carved insert letters.**

N/A

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

Consumers are looking for a different work-out approach to getting fit and healthy. Group fitness sessions are proving to be more enjoyable and beneficial for consumers. Participating in these group sessions provide more support, while establishing friendships, and accountability, all key ingredients in generating regular and long term participation.

What separates AFF from other competitors is Owner, Anthony Flores:

Once an obese, unmotivated young man, whom battled and conquered cancer, is now an Ironman and strong willed athlete. "I help and train people with the same principals and passion that I motivate myself, to rise above the mental and physical barriers that all of us face on a day to day basis. It's about the attitude, endurance and perseverance to break through your own comfort zone to keep reaching new aspirational goals and drive self continuous improvement. Most importantly, I train people so that they enjoy, have fun, smile and say they did their best in each and every workout."





PARCEL NO. 59281507590

MAP NO. \_\_\_\_\_

ZONING CLASSIFICATION: URBAN INDUSTRIAL

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



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**1. APPLICANT INFORMATION**

APPLICANT: Ben Stanley

ADDRESS: PO Box 1681 Appleton, WI 54912 E-MAIL: stanleyben@hotmail.com

PHONE: (608) 931-4236 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: \_\_\_\_\_

ADDRESS OF PROPERTY AFFECTED: 1336 Kentucky Ave Sheboygan, WI 53081

LEGAL DESCRIPTION: Original Plat Lot 7 & That PRT of Lots 8 & 9 Lying NWLY Of a Line Drawn Para With & 25' NWLY At R/A From CEN Line of Main Track of C & N W RWY Co BLK 256

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

Inside storage

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

We plan on using the building as self-storage. The proposed change would just be to build out the inside into individual storage units.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Conditional use - Personal Storage Facility

**3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use and variance application by Ben Stanley to operate a mini-storage facility from 1336 Kentucky Avenue. UI Zone.

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

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**REPORT DATE:** October 6, 2017

**MEETING DATE:** October 10, 2017

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Ben Stanley is proposing to operate a mini-storage facility from 1336 Kentucky Avenue. The applicant states:

- The proposed use of 1336 Kentucky Avenue is to be a self-storage facility. The reinvestment project will make significant improvements inside existing building. The facility will complement the addition of 100's of apartments in the downtown area. On average people use approximately eight (8) square feet of storage each. People will generally only travel one (1) to three (3) miles to store their household goods. Given this, there is a need for additional storage in a 3-mile radius.
- The storage facility will be professionally operated. We plan on having around 300 units ranging in sizes from 20sf (5x4) to 200sf (10x20). We will have a full time manager and possibly a couple of part-time managers. The facility will also be monitored with security cameras throughout the interior & exterior of the facility. The business operations will be maintained via computer software. We will keep the maintenance up on the building along with maintaining the interior of the building to create a clean facility.
- Facilities are established in close proximity to residential neighborhoods, light commercial or retail areas. Items commonly placed in storage include household furniture and belongings, recreational items, tools and equipment, business records, and inventories. For example, a home-based business may use self-storage to house its materials or inventories. Large businesses use self-storage to store seasonal displays and inventories. Businesses and professionals are subject to greater record keeping requirements and find self-storage as an economical means for compliance.

Economically, the rents may be much less than the cost of providing storage spaces at their business locations.

- The storage facility will not allow such items as hazardous or combustible materials, perishables such as food, plants, and live animals to be stored. Further, self-storage managers are usually told to advise their tenants that they should not store items of extraordinary value, such as antiques, furs, or coin collections in their storage spaces unless the facility specializes in storing such items. We will offer insurance to the customers storing items to help protect their possessions.
- The general wealth of today's society, joined with its mobility and desire to accumulate possessions, create a strong demand for self-storage. Persons relocating from one area to another often use self-storage while in transition. Realtors often suggest to home sellers that they use self-storage to clear clutter from their homes, thus making them show better. Home buyers often use self-storage while waiting for their new home purchases to close. In addition, people place a high sentimental value on their possessions and tend to hang onto items that they are unsure of whether or not to keep. Self-storage is a perfect place to safely store these items until they decide whether or not to keep them. Intentions to store items for only a short time are often extended because many procrastinate and, whereas the items stored may not be worth what has been spent to store them, they are usually worth more than next month's rent.
- The self-storage facility will provide a quiet transition from the commercial spaces on Indiana to the residential neighborhood on Kentucky. With the traffic generally being one (1) visit per 1,000sf, the streets should have minimal traffic impact. The hours of operation will typically be 7am to 7pm and this will reduce night traffic and noise. The motion sensor lights will reduce the light noise to the neighbors. The garbage will be maintained in dumpsters and located within the building. It will be the duty of the on-site manager to make sure the garbage is cleaned up.
- The interior will be built out. It will consist of metal panels & garage doors for the most part on the interior. We plan to use Trachte to build out the inside of the building since they are the supplier along with the installer of their storage systems.
- Along with the interior, we plan on adding signage on the west side of the building facing 14<sup>th</sup> Street. We are proposing to pave the parking lot along with updating the sidewalk up to the door on the east side of the building. The building can be accessed via overhead doors on East side of the building.

#### **STAFF COMMENTS:**

Applicant is proposing 300 mini-storage units in this 5-story, 54,000sf building (building footprint is approximately 10,000sf).

Although it appears there is a driveway on Kentucky Avenue, the building technically only has access from the alley that services this property from N. 13<sup>th</sup> Street because the property line ends at the southeast corner of the facility. The existing driveway and a significant portion of the existing gravel parking lot are located on the Union Pacific Railroad right-of-way property. Thus, the Plan Commission needs to be aware that there is a possibility that all future mini-storage customers may have to utilize this alley to access this facility/property at 1336 Kentucky Avenue.

The applicant indicates they would like to pave this gravel area up to their property line and into the Union Pacific property. The applicant will not be able to pave this Union Pacific property because they do not own this property. The only way the applicant can pave this property is if they are able to obtain official documentation from Union Pacific granting the applicant to pave on Union Pacific's property. It would also be a good idea to obtain an access easement that would permit the applicant to gain driveway access from Union Pacific's property along Kentucky Avenue.

The exterior of the building is tired and weathered and is certainly in need of remodeling especially since it is located at this very visible Indian Avenue and S. 14<sup>th</sup> Street intersection that leads to downtown Sheboygan, the riverfront and lakefront. The applicant has indicated that they are considering some exterior remodeling to this facility. Plan Commission may want to ask the applicant what they are considering and when such an exterior remodel to this building could take place.

The applicant is requesting the following variances:

- Requesting a parking lot paving setback of 0 feet – Minimum paving setback is five (5) feet to the property line.

If the applicant requests a paving variance staff will be requiring the applicant to provide a survey to show exactly where the property line is so we know exactly what the variance is and where exactly the applicant is proposing to pave their property. In addition, the applicant will have to create a driveway off of the alley the lies entirely on the applicant property and not on the railroad property.

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

**ACTION REQUESTED:**

Staff does not object to the proposal.

If the Plan Commission elects to approve the conditional use permit and variances, staff would recommend the following conditions of approval:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water,

- sewer, storm drainage, hazardous materials, 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. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
  7. Outdoor storage of materials, products or equipment shall be prohibited.
  8. 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.).
  9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent streets and/or properties.
  10. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
  11. All areas used for parking or maneuvering of vehicles shall be paved. Prior to issuance of a building permit, the applicant shall provide a survey showing the property lines and showing the exact location of the areas proposed to be paved, landscaped, etc.
  12. Applicant may only pave their property at 1336 Kentucky Avenue. Applicant may pave adjacent property to the east if they provide official documentation from that property owner allowing such paving to occur. Applicant would then have to submit the required site plan and obtain the required permits to construct this parking lot addition.
  13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
  14. Any new or modified ingress/egress driveway openings and any existing driveways to be closed shall be improved to standard City specifications.
  15. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
  16. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
  17. Applicant will provide adequate public access along the street and alley and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
  18. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy.
  19. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

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

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?

The proposed conditional use of self-storage facility is in harmony with the City of Sheboygan Comprehensive Master Plan in many ways including economic growth & reinvestment in Indiana corridor, adding economic diversification, helping the transition from commercial to residential and supplement the addition of 100's of new apartments in the area.

First, self-storage will help with self-sustaining economy. Self-storage has 40% less traffic than residential according to APA report #396. On average 1 trip per day per 1,000 sq ft for a self-storage facility. With less trips to the facility on a daily basis, the facility will have minimal impact on the sewer system/water system. We plan on using motion sensed LED lights when feasible to reduce the electrical foot print. With the self-storage facility remaining self-contained on the internal parts of the building, we plan to leave the green space as is.

The self-storage facility will provide a quiet transition from the commercial spaces on Indiana to the residential neighborhood on Kentucky. With the traffic generally being 1 visit per 1,000 sq ft, the streets should have less traffic. The hours of operation will be typically be 7am to 7pm and this will reduce the traffic at night to reduce noise. The motion sensed lights will reduce the light noise as well to the neighbors. Overall, the self-storage business will create a buffer between the businesses on Indiana and the residents on Kentucky.

The development of a self-storage facility will complement the development of 100's of apartments within the 1 mile radius. On average, the average use of self-storage is about 7-8 sq ft per person. The current facilities are at or near capacity for storage, so the people will need a place to store their household goods. Stats show people will travel 2-3 miles at most to store their goods. So, the addition of 800+ apartment units in the next year will increase the need for self-storage near the harbor and downtown area.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

The proposed storage facility should help the neighborhood & streets through reduction in noise, good buffer between commercial & residential and lessen burden on streets & infrastructure. The biggest improvement that will be visible from the street will be the re-skinning of the building to take care of the deferred maintenance. There will be limited hours of operation to reduce the traffic at night. The storage units are all contained within the building. The light noise should be at a minimum because we will have motion-sensored lights within the building. Storage facilities on average have 40% less traffic than residential and this will help the sustainability of the sewer and roads around the facility. We plan on improving the lot by putting in a parking lot and increasing the landscaping as well. We want the facility to fit in the neighborhood without disturbance.

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 conditional use permit and variance application will need to include the following:

1. Fill out conditional use permit application and submit required fee of \$250.00 fee.
2. You will provide written documentation specifically explaining/detailing the proposed use:
  - You will provide written documentation specifically explaining/detailing the proposed use:
  - An explanation of the previous/existing use and all business activities to take place onsite.
  - An explanation of the proposed use and all business activities that will take place onsite (mini-storage, office, etc.).
  - Please explain why indoor mini-storage is being proposed from this property and why the plan commission should consider approving the proposal at this site.
  - Provide a very specific explanation of your business – How many mini-storage units? How do you operate and monitor facility? What types of materials are permitted to be stored (vehicles, trailers, boats, equipment, etc.)? What are the sizes of the storage units?
  - Who are your clients?

The proposed use of 1336 Kentucky Ave is to be a self-storage facility. The reinvestment project will make significant improvements inside existing building. The facility will complement the addition of 100's of apartments in the downtown area. On average people use 7-8 sq ft of storage each. People will only travel 1 to 3 miles to store their household goods generally. Given this, there is a need for additional storage in a 3-mile radius. The facility will bring in significant reinvestment in the Indiana corridor that will help continue to revitalize it.

The storage facility will be operated professionally. We plan on having between around 300 units ranging in sizes from 5x4 to 10x20. We will have a full time manager and possibly a couple of part-time managers. The facility will also be monitored with security cameras throughout the interior & exterior of the facility. The business operations will be maintained via computer software. We will keep the maintenance up on the building along with maintaining the interior of the building to create a clean facility.

Facilities are established in close proximity to residential neighborhoods, light commercial or retail areas. Items commonly placed in storage include household furniture and belongings, recreational items, tools and equipment, business records, and inventories. For example, a home-based business may use self-storage to house its materials or inventories. Large businesses use self-storage to store seasonal displays and inventories. Businesses and professionals are subject to greater record keeping requirements and find self-storage as an economical means for compliance. Economically, the rents may be much less than the cost of providing storage spaces at their business locations.

The storage facility will not allow such items as hazardous or combustible materials, perishables such as food, plants, and live animals to be stored. Further, self-storage managers are usually told to advise their tenants that they should not store items of extraordinary value, such as antiques, furs, or coin collections in their storage spaces unless the facility specializes in storing such items. We will offer insurance to the customers storing items to help protect their possessions.

The general wealth of today's society, joined with its mobility and desire to accumulate possessions, create a strong demand for self-storage. Persons relocating from one area to another often use self-storage while in transition. Realtors often suggest to home sellers that they use self-storage to clear clutter from their homes, thus making them show better. Home buyers often use

self-storage while waiting for their new home purchases to close. In addition, people place a high sentimental value on their possessions and tend to hang onto items that they are unsure of whether or not to keep. Self-storage is a perfect place to safely store these items until they decide whether or not to keep them. Intentions to store items for only a short time are often extended because many procrastinate and, whereas the items stored may not be worth what has been spent to store them, they are usually worth more than next month's rent.

- Please provide a specific description of all equipment required for indoor mini-storage (plans and or pictures would be helpful).
- Explain all improvements proposed for the site (building addition, interior buildout, architectural renovations, parking lot, landscaping, signage, mechanicals, etc.).
  - An explanation of the proposed architectural style and materials and how it is compatible with the development in and around the area. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures. An explanation of any interior and/or exterior renovations.
- What are the days and hours of operation?
- How many employees will you have?
  - Number of parking spaces you have and the number of parking spaces required.
  - How will site be accessed and where are the proposed access points?
- Any signage being proposed?
- How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. smell, waste product, outdoor storage of materials, vehicles, equipment, lighting, noise, garbage, etc.)?  
Are you proposing any fencing and landscaping? What are your plans to properly screen/landscape (landscaping, fencing, etc.) the parking lot from adjoining neighbors (vehicle lighting, vehicles, equipment, lighting, noise, etc.)?

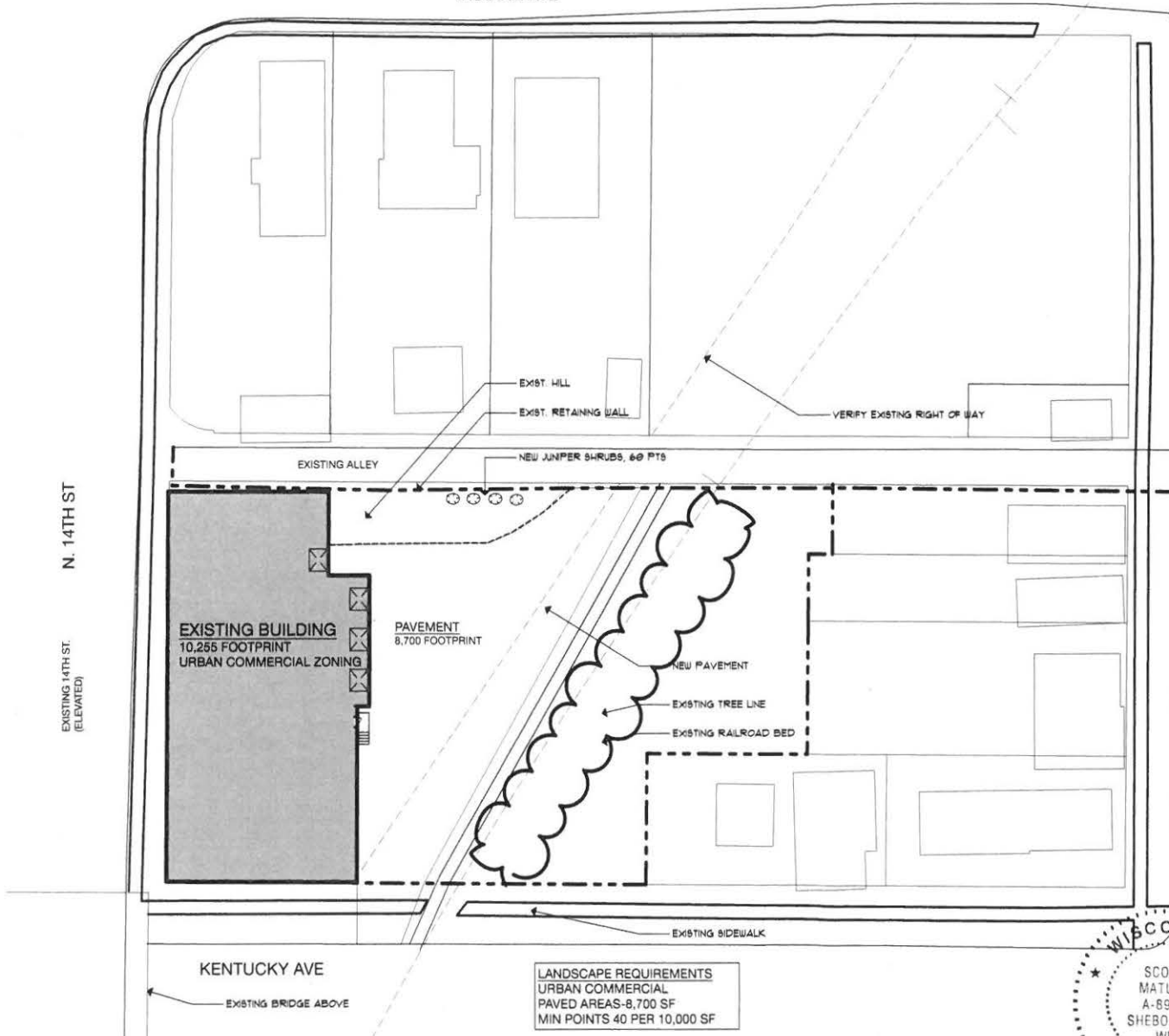
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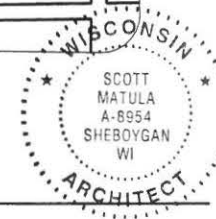
**name**  
 1336 KENTUCKY  
 SHEBOYGAN, WI.

SHEET INDEX	
ID	Name
C.1.1	SITE DETAILS
C.1.2	SITE PLANS
C.1.3	SITE LIGHTING AND LANDSCAPING
A.2.1	FIRST FLOOR PLAN
A.2.2	2ND & 3RD FLOOR

BUILDING DATA	
ZONING	---
REQUIRED SETBACK FRONT	0
PROVIDED SETBACK FRONT	N/A
REQUIRED SETBACK SIDE	0
PROVIDED SETBACK SIDE	N/A
REQUIRED SETBACK BACK	0
PROVIDED SETBACK BACK	N/A
BUILDING TYPE	VB UNSPRINKLERED
BUILDING USE	B
ALLOWABLE AREA	10875
ALLOWABLE PROVIDED AREA	7400
1ST FLOOR EXISTING	0 1ST FLOOR ADDITION
2ND FLOOR EXISTING	0 2ND FLOOR ADDITION
TOTAL EXISTING	0 TOTAL ADDITION
TOTAL BUILDING SIZE NEW	7,400



**LANDSCAPE REQUIREMENTS**  
 URBAN COMMERCIAL  
 PAVED AREAS-8,700 SF  
 MIN POINTS 40 PER 10,000 SF



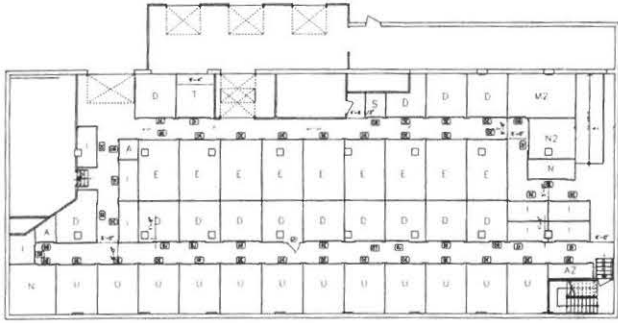
**RAGE BUILDING CONVERSION for:**  
**name**  
 1336 KENTUCKY SHEBOYGAN WI

ASPIRE ARCHITECTURE & DESIGN, LLC  
 1416 N. 5th St. Sheboygan, WI. 53081  
 920-457-4884  
 scott@aspirearchitects.com  
 www.aspirearchitects.com

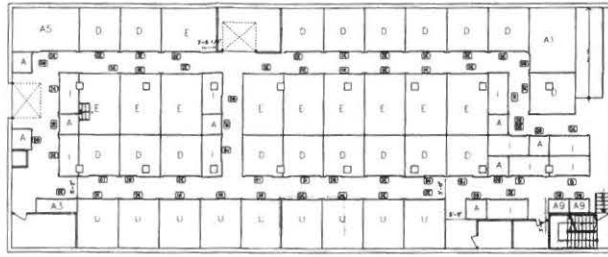


issue 2.19.17  
 rev. --  
 09-003  
**A1.1**

**4 SITE PLAN**  
 SCALE: 1" = 40'



LOWER LEVEL 8'-6" PARTITION SYSTEM



FLOOR 1 8'-6" PARTITION SYSTEM

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
A	5 x 5	42	13.2	1050.0
B	5 x 10	2	0.6	100.0
C	5 x 12.5	12	3.9	750.0
A9	5 x 4	8	2.6	160.0
S	5 x 6	9	2.9	270.0
T	9 x 10.33	1	0.3	93.0
I	10 x 5	29	9.3	1450.0
D	10 x 10	89	28.6	8900.0
N2	10 x 11.5	1	0.3	115.0
U	10 x 12	48	15.4	5760.0
E	10 x 16.5	52	16.7	2860.0
M2	10 x 16.5	1	0.3	165.0
A5	10 x 17.5	2	0.6	350.0
A3	10 x 3	4	1.3	120.0
TC	10 x 6	2	0.6	120.0
A2	11 x 5.66	1	0.3	40.3
VC	12 x 10	5	1.6	600.0
N	12 x 11.5	2	0.6	276.0
A1	15 x 10.75	1	0.3	161.3
<b>TOTAL</b>		<b>311</b>	<b>100</b>	<b>28280.5</b>

DOOR SCHEDULE						
QTY	CODE	TYPE	SIZE	ROUGH OPENING	MANUF.	DESCRIPTION
4	BC	ROLL-UP	4'-8" x 7'-0"	4'-8" x 7'-0"	TRAC-RITE/eq	ROLL-UP DOOR, 944
11	Bj	ROLL-UP	5'-8" x 7'-0"	5'-8" x 7'-0"	TRAC-RITE/eq	ROLL-UP DOOR, 944
87	DB	ROLL-UP	3'-8" x 7'-0"	3'-8" x 7'-0"	TRAC-RITE/eq	ROLL-UP DOOR, 944
184	DE	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE/eq	ROLL-UP DOOR, 944
9	Di	ROLL-UP	7'-8" x 7'-0"	7'-8" x 7'-0"	TRAC-RITE/eq	ROLL-UP DOOR, 944
9	Dt	ROLL-UP	6'-8" x 7'-0"	6'-8" x 7'-0"	TRAC-RITE/eq	ROLL-UP DOOR, 944
7	S	SWING	3'-0" x 7'-0"	3'-0" x 7'-0"	TRACITE	DOOR, SWING, CORRUGATED

ROLL-UP DOORS MEET ASTM E330

DOOR SIZES MAY VARY DUE TO ENGINEERING ISSUES

\*\* THE ABOVE PLAN MAY NOT REFLECT THE IMPLICATIONS OF SECTION 903.2.9 OF THE 2012 OR 2015 IBC CODE WHICH MAY REQUIRE 3 HOUR FIREWALLS EVERY 2,500 SQFT OR MAY REQUIRE YOU TO SPRINKLE THE BUILDING.

\*\*\* TRACITE RECOMMENDS (IN USA ONLY) THAT ALL PROJECTS REQUIRE A NUMBER OF UNITS BE ADA ACCESSIBLE. IF A CUSTOMER CHOOSES TO NOT CONFORM TRACITE WILL NOT BE HELD ACCOUNTABLE.

"NOTICE"

NO FABRICATION CAN BE SCHEDULED OR BEGUN UNTIL "APPROVED" OR "APPROVED AS NOTED" DOCUMENTS ARE RECEIVED BY TRACITE BUILDING SYSTEMS. COMPLETE THE FOLLOWING:

- \_\_\_ APPROVED - RELEASE FOR FABRICATION
- \_\_\_ APPROVED AS NOTED - RELEASE FOR FABRICATION
- \_\_\_ NOT APPROVED - REVISE AND RESUBMIT

SIGNATURE \_\_\_\_\_

COMPANY \_\_\_\_\_

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

Revisions:	By:	TRACITE BUILDING SYSTEMS, Inc.	Job Description:	1 of 2
		This drawing and all parts thereof is the exclusive property of Tracite Building Systems, Inc. 314 Wilbur Road, Sun Prairie, Wisconsin (608) 256-5824 (local) 608/837-7699 and may not be reproduced in whole or part without written permission.	Ben Stanley Sheboygan Self Storage, LLC 1336 Kentucky Avenue Sheboygan, WI 53081	
Name: PAS	Scale: 1" = 30'	Date: 6/2/17	Sheet Title:	Plan #
			FLOOR PLAN	49276



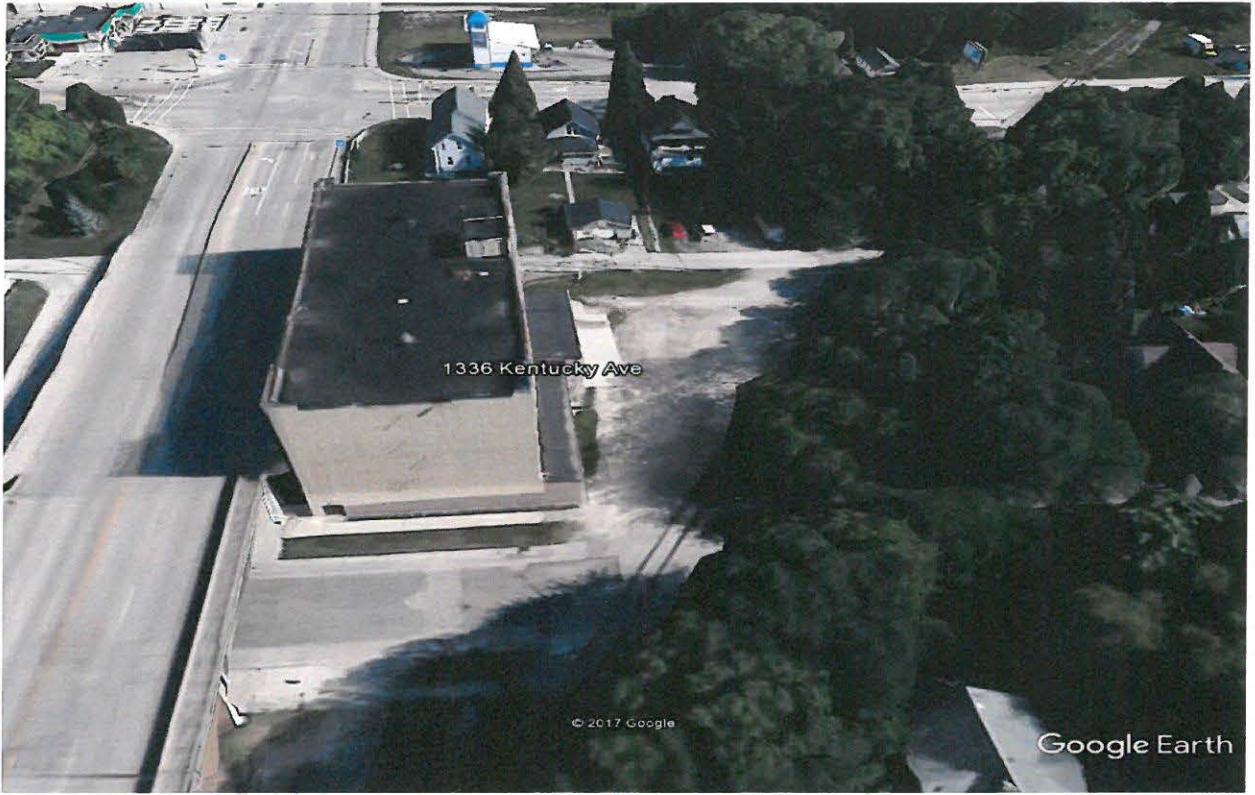


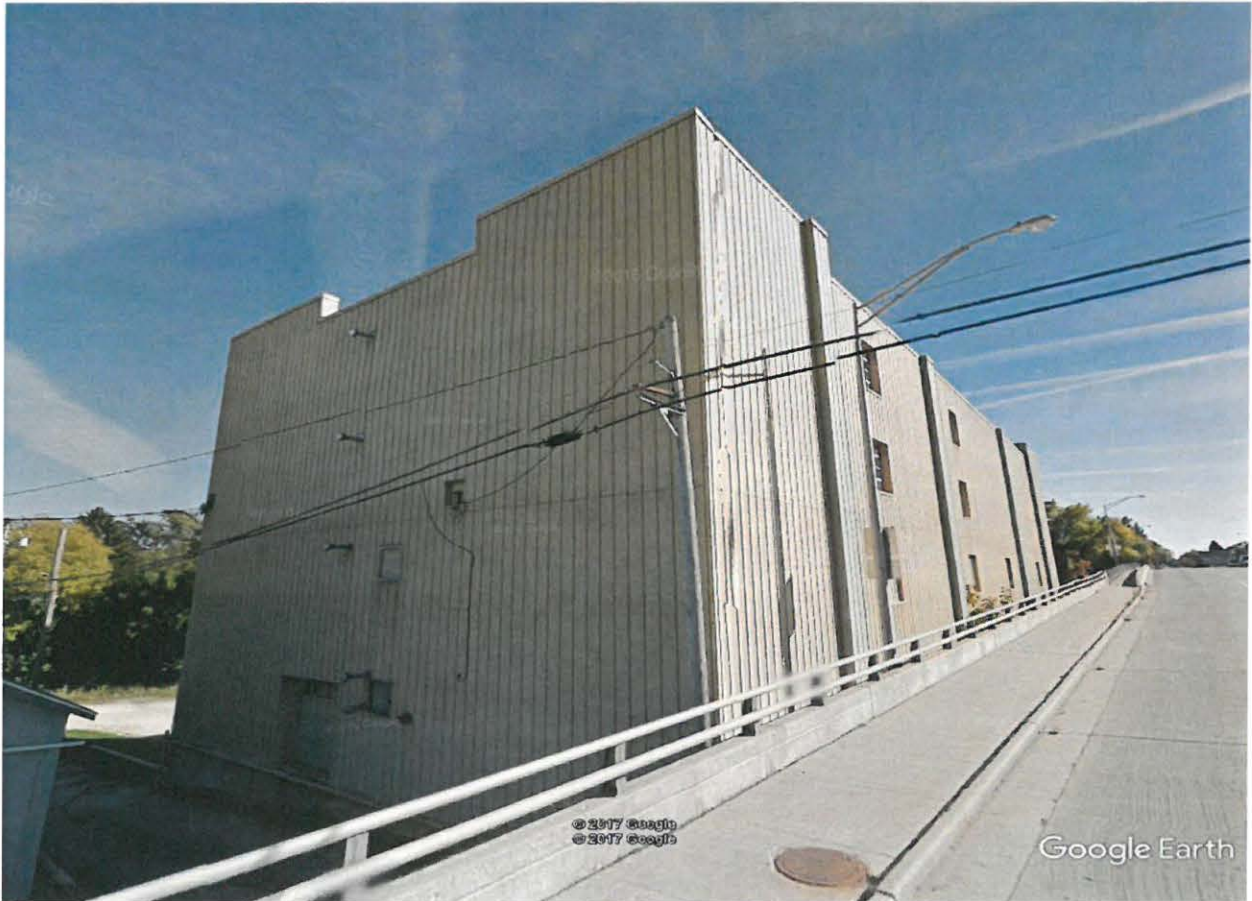












**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional use and variance application by AAMAY, LLC to construct a new Hampton Inn along Greenwing Drive (Parcel #479118). SC Zone

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

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**REPORT DATE:** October 6, 2017

**MEETING DATE:** October 10, 2017

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**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

AAMAY, LLC is proposing to construct and operate a new Hampton Inn along Greenwing Drive on Parcel #479118. The applicant states the following about the project:

- AAMAY, LLC is requesting conditional use approval for construction of a new Hampton Inn located on the east side of Greenwing Drive, south of the Goodwill and east of Walmart. The Union Pacific Railroad borders the southeast side of the parcel.
- Hampton Inn is a Hilton franchise fitting the mid-price range of business and leisure accommodation. This hotel will serve customers for whom the greater Sheboygan area is their destination for business and/or leisure.
- This is an 11 million dollar investment which conforms to Hilton Development's specific standards for this brand in terms of amenities, architecture and site development features. This includes an indoor swimming pool and outdoor patio at the west end of the building. This site also accommodates a dog run in the greenspace at the northeast corner of the parcel. Architectural style is depicted in the attached figures with exterior material textures and colors as yet to be determined. The style is consistent with adjacent and nearby contemporary buildings.
- The existing site is a vacant and undeveloped 6.2 acre property that may eventually consists of two (2) commercial properties designated for development. This is Phase 1 of an overall development of possibly two (2) hotels.
- The Hampton Inn will be 4-story, 15,272sf hotel consisting of a 95 guest rooms and is located on the north side of this property.

- There will be a maximum of eight (8) employees per shift. There will be approximately 25 employees, eight (8) to 10 of which will be on site at any one time. This will include a full-time maintenance person.
- The location was selected because of visibility, ease of access to I-43 and its proximity to other complementary uses (restaurants, gas stations, recreations, etc.).

Site improvements include:

- New 4-story hotel building with parking, landscaping, signage and associated utilities (stormwater management, sanitary sewer, water distribution system, etc.).
- Two (2), 24 foot wide access drives on the north and south sides off of Greenwing Drive will serve the hotel. Future development may include sharing the southern access drive.
- The site layout and parking are designed to meet the City of Sheboygan Zoning Code. The required parking calculation of 116 stalls will be exceeded. Site improvements include 108 parking stalls located around the building, an outdoor patio at the west end of the building, a dumpster enclosure, etc.
- The majority of storm water will be conveyed via an existing drainage swale that flows northward along the eastern edge of the site (along the railroad track) to the municipal Greenwing Storm Water ponds.
- Landscaping and exterior lighting will conform to city requirements.

### **STAFF COMMENTS:**

The applicant has provided only conceptual drawings/renderings of the proposed hotel architecture. Official drawings will need to be submitted to and reviewed by the City of Sheboygan Architectural Review Board prior to building permit issuance.

The applicant has not provided a sign package at this time.

The Plan Commission is only considering the Hampton Inn development on the north parcel (1<sup>st</sup> Phase). Plan Commission may review a future conditional use permit if the applicant proposes development on the vacant, undeveloped property to the south (a separate parcel would likely be created at that time). As a part of that development, several easements will be required to serve the two (2) hotels that may include cross access, shared parking, drainage, and utility easements will all be blanket easements to include both parcels.

The applicant is requesting the following land use variances:

- Applicant is proposing a building height of 58 feet - The maximum building height permitted is 50 feet tall.

The Suburban Commercial (SC) zone states that the maximum building height is 50 feet tall, however, the maximum building can be exceeded with a conditional use permit. There is just a small tower element of the hotel that extends to 58 feet. Based on the building quality design, staff sees no issues with the proposed building height of 58 feet.

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

The Plan Commission may want to have the applicant address their construction schedule.

**ACTION REQUESTED:**

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, 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. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
5. 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.).
6. Outdoor storage of materials, products or equipment shall be prohibited.
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. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
9. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback is 12 feet with a maximum height of 8 feet.
10. Applicant shall be permitted to install individual letter signs only on the structure (no cabinet or flat panel signs are permitted). Applicant may work with staff provided signs meet zoning ordinance requirements.
11. All areas used for parking or maneuvering of vehicles shall be paved.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. Any new or modified ingress/egress driveway openings and any existing driveways to be closed shall be improved to standard City specifications.

14. Absolutely no portion of the new building and other site improvements shall cross the property line including but not limited to balconies, decks, foundation, walls, gutters, eaves, roof, signs, landscaping, retaining walls, etc.).
15. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
16. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, etc.).
17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
18. All vehicles, equipment, materials, products, etc. shall temporarily be located on the parking lot property to the north per the developer's agreement.
19. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
20. Applicant will take all appropriate actions to minimize the time period that adjacent properties and streets are impacted by the development (utilities, streets, etc.).
21. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
22. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
23. Maximum building height permitted is 58 feet (grade to peak).
24. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building plans.
25. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

PARCEL NO. 479118  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: SC

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 10/10/17

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

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

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

**1. APPLICANT INFORMATION**

APPLICANT: AAMAY, LLC (Mike Patel)  
ADDRESS: 9749 Clark Drive, Rossford, OH 43460 E-MAIL: patel.mike@icloud.com  
PHONE: ( 419 ) 560-4843 FAX NO. ( 419 ) 872-0001

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

NAME OF PROPOSED/EXISTING BUSINESS: Hampton Inn

ADDRESS OF PROPERTY AFFECTED: Greenwing Drive

LEGAL DESCRIPTION: Lot 2 CSM V25, P198 Located in the NE 1/4 of the NW 1/4  
Sec. 4, T14N, R23E, City of Sheboygan, Sheboygan County, Wisconsin

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Vacant land, prepared  
for development

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Construction and operation of a 95-unit,  
four-story hotel

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Building parapets will extend more than 50 feet high above  
ground

## Conditional Use Permit Application Narrative

### Hampton Inn – Sheboygan

Owner: AAMAY, LLC

Hampton Inn is a Hilton franchise fitting the mid-price range of business and leisure accommodation. It will serve customers for whom the greater Sheboygan area businesses and attractions throughout the county are their destination, as well as accommodating travelers along I-43 for whom Sheboygan is a convenient stopover. Access to the hotel will be via Greenwing Drive from its signaled intersection with Washington Avenue (STH 28). Traffic generation will be small in comparison to the local and collector street capacities.

This site, a vacant 6.2 acre parcel, was selected by AAMAY, LLC for the Hampton Inn-Sheboygan because of its proximity to STH 28's access to Interstate Highway I-43, collector arteries that provide easy access throughout the city, and nearby restaurants. Municipal water supply and sanitary sewer are in place within the Greenwing Drive right-of-way, as are natural gas and power. The majority of storm water will be conveyed via an existing drainage swale that flows northward along the eastern edge of the site (along the railroad track) to the municipal Greenwing Storm Water ponds.

Amenities and the architectural and site development features of this 11 million dollar investment conform to Hilton Development's specific standards for this brand. This includes an indoor swimming pool and outdoor patio at the west end of the building. This site also accommodates a dog run in a meadow in the northeast corner of the parcel. Building architectural style is depicted in the attached figures, with exterior material textures and colors as yet to be determined. The style is consistent with adjacent and nearby contemporary buildings. The hotel will be four stories tall and include 95 units. Preliminary floor plans are attached. All parking (108 spaces, one for each unit plus 13 for staff and service) will be on site, as shown on the attached Site Plans. No fencing is planned and the dumpster enclosure will match the materials of the building. Landscaping and exterior lighting will conform to city requirements.

The managing member of AAMAY, LLC is Mike Patel, who is a second generation, experienced, hospitality operator and developer. Day-to-day operations will be managed by a local, full time site manager that will oversee all aspects of maintenance and operations. There will be approximately 25 employees, 8 to 10 of which will be on site at any one time. This will include a full-time maintenance person. Local service companies will be retained for grounds care, snow removal, and building systems maintenance and repair.



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VICINITY MAP

SHEET 1 1

AMAY, LLC  
 LOT 2 CSM V25 P198  
 GREENING DRIVE  
 SHEBOYGAN, WISCONSIN

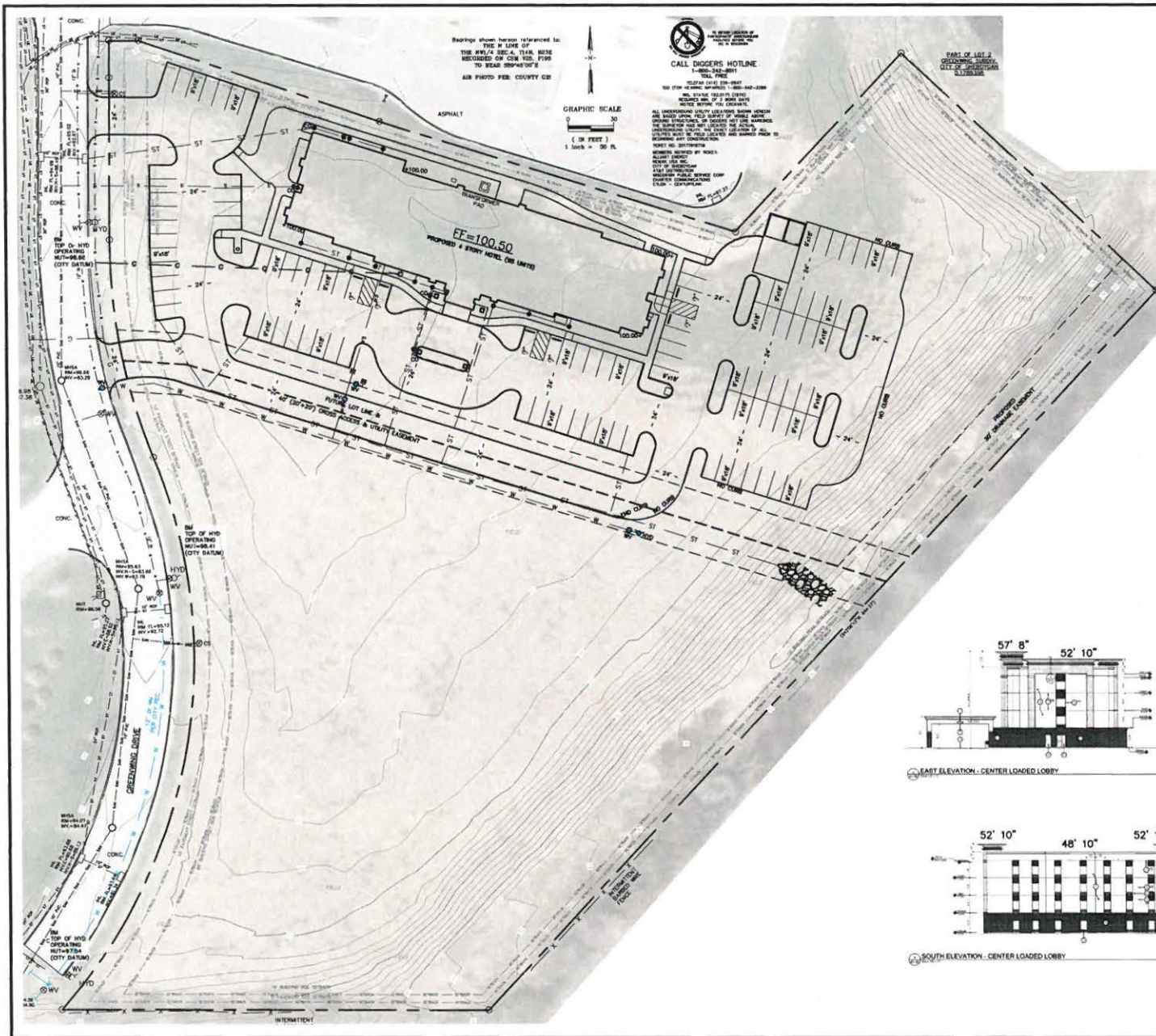
MILLER  
 ENGINEERS  
 SCIENTISTS  
 5308 S. 12th Street  
 Sheboygan, WI 53081-8008  
 Phone: 920-458-0184  
 Fax: 920-458-0389  
 www.millerengineers.com

CONVEYING  
 30 YEARS

102414203002032 - Cabinet Hoist (Revised) CAD2022-7 Existing Conditions Survey.dwg, 3/26/2023 7:40:13 PM, DWG TO PDF.plt

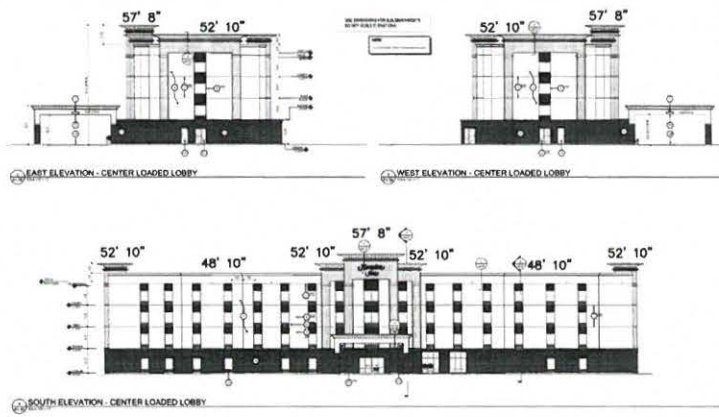






SUBURBAN COMMERCIAL ZONING REQUIREMENTS		
MINIMUM LANDSCAPE SURFACE RATIO	25%	72% (PRESENT) 48% (AFTER FUTURE COM)
BUILDING STREET SETBACK	25 FEET	130 FEET
BUILDING TO SIDE/REAR SETBACK	10 FEET	19 FEET
PAVED SURFACE STREET SETBACK	10 FEET	25 FEET
PAVED SURFACE SIDE/REAR SETBACK	5 FEET	5 FEET
MINIMUM BUILDING SEPARATION	20 FEET	65 FEET
MAXIMUM BUILDING HEIGHT	50 FEET	*57 FEET 8 INCHES
MINIMUM PARKING SPACES	105 SPACES	108 SPACES

\* ONLY PORTIONS OF PARAPET ARE GREATER THAN 50 FEET HIGH (SEE ELEVATIONS)



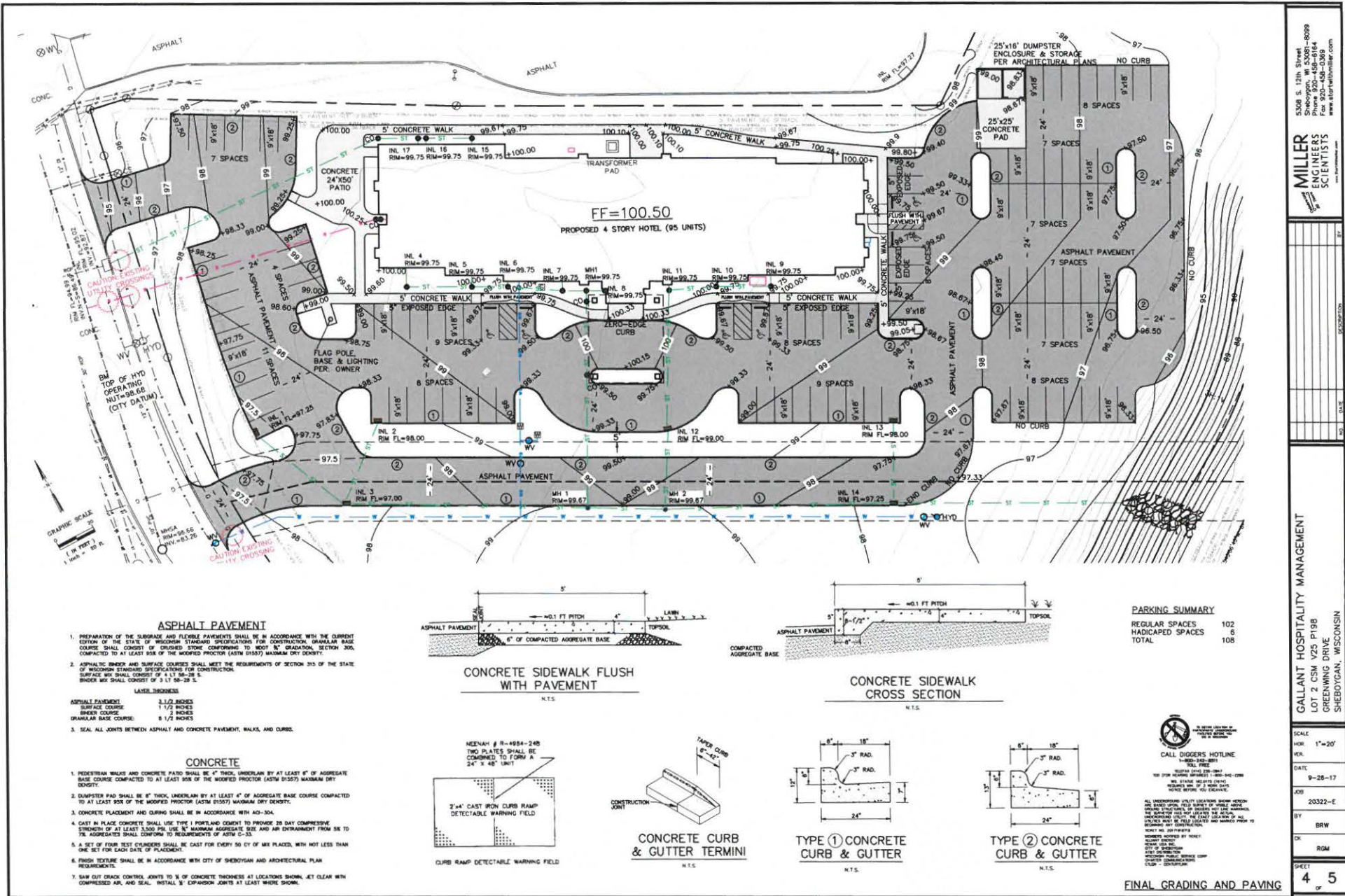
SITE AND ZONING PLAN

5308 S. 12th Street  
 Milwaukee, WI 53207  
 Phone: 920-458-8099  
 Fax: 920-458-0369  
 www.storfmiller.com

**MILLER**  
 ENGINEERS  
 SCIENTISTS

AAAMAY, LLC  
 LOT 2 CS# V25 P198  
 GREENWING DRIVE  
 SHEBOYGAN, WISCONSIN

SCALE  
 HOR: 1"=50'  
 VER:  
 DATE: 9-28-17  
 JOB: 20322-E  
 BY: BRW  
 CK: RGM  
 SHEET: 1 OF 1



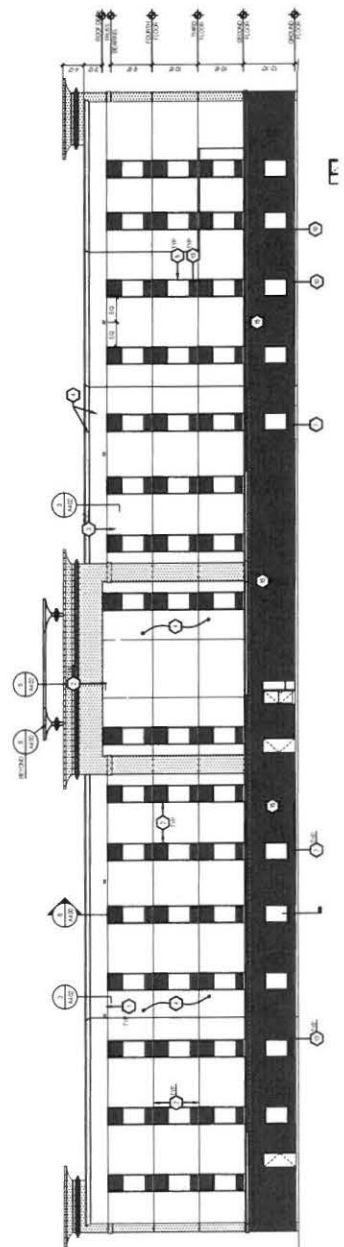
5308 S. 12th Street  
Sheboygan, WI 53081-8099  
Phone: 920-458-0399  
Fax: 920-458-0396  
www.starfallmiller.com

**MILLER**  
ENGINEERS  
SCIENTISTS

**GALLANT HOSPITALITY MANAGEMENT**  
LOT 2 GSM 025 P198  
GREENING DRIVE  
SHEBOYGAN, WISCONSIN

SCALE: 1"=20'  
HOR.  
VER.  
DATE: 9-28-17  
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BY: BRW  
CHK: RGM  
SHEET: 4 OF 5

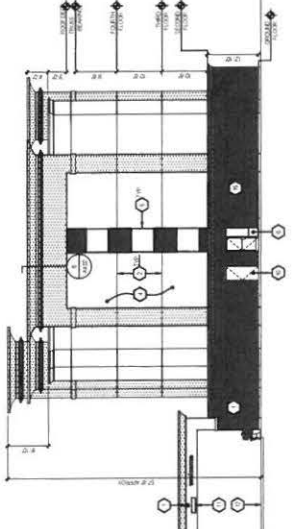
**FINAL GRADING AND PAVING**



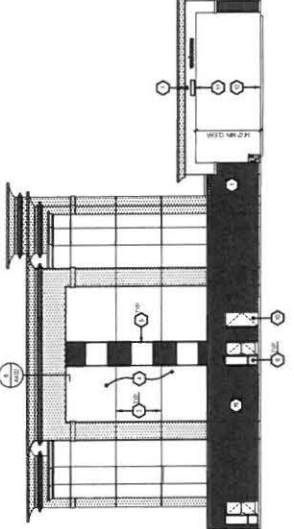
1 NORTH ELEVATION - CENTER LOADED LOBBY  
A1.09 1/8" = 1'-0"

USE DIMENSIONS FOR BUILDING HEIGHTS  
DO NOT SCALE ELEVATIONS

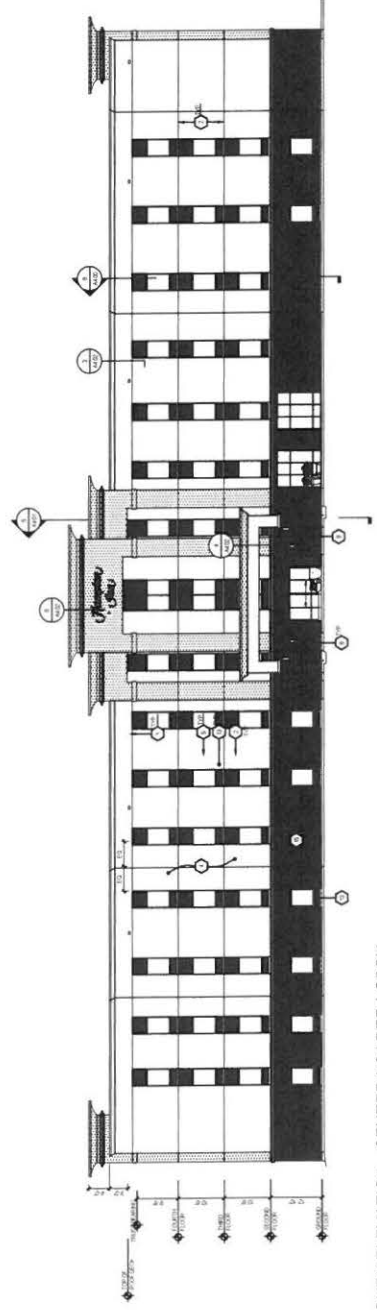
NOTE:  
REPRESENTATIVE FINISHES ONLY



2 EAST ELEVATION - CENTER LOADED LOBBY  
A1.09 1/8" = 1'-0"



3 WEST ELEVATION - CENTER LOADED LOBBY  
A1.09 1/8" = 1'-0"



4 SOUTH ELEVATION - CENTER LOADED LOBBY  
A1.09 1/8" = 1'-0"

- 4.1.1 NOTES
1. ROOM SCHEDULE
  2. FINISH SCHEDULE
  3. MATERIAL SCHEDULE
  4. ELECTRICAL SCHEDULE
  5. MECHANICAL SCHEDULE
  6. PLUMBING SCHEDULE
  7. SANITARY SCHEDULE
  8. FURNITURE SCHEDULE
  9. EQUIPMENT SCHEDULE
  10. SIGNAGE SCHEDULE
  11. LIGHTING SCHEDULE
  12. PAINT SCHEDULE
  13. GLASS SCHEDULE
  14. METALS SCHEDULE
  15. MASONRY SCHEDULE
  16. CONCRETE SCHEDULE
  17. WOODWORK SCHEDULE
  18. ROOFING SCHEDULE
  19. EXTERIOR FINISHES SCHEDULE
  20. INTERIOR FINISHES SCHEDULE
  21. GENERAL NOTES

- 4.1.2 NOTES
1. ALL FINISHES TO BE AS SHOWN ON FINISH SCHEDULE UNLESS NOTED OTHERWISE.
  2. FINISHES TO BE APPLIED TO ALL SURFACES UNLESS NOTED OTHERWISE.
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- 4.1.3 NOTES
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- 4.1.4 NOTES
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**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Gen. Ord. No. 20-17-18 and R. O. No 186-17-18 rezoning properties located at 3530 Lower Falls Road (parcel #'s 216522 and 216517) from class PPUD Pre-Planned Unit Development to Class JMKAC PUD Planned Unit Development 2017 Classification.

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

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**REPORT DATE:** October 6, 2017

**MEETING DATE:** October 10, 2017

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**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Today, the Plan Commission will be reviewing the JMKAC Art Preserve General Development Plan (GDP) for property located at 3530 Lower Falls Road (parcel #'s 216522 and 216517). The process for review and approval of the GDP is similar to zoning map amendments. Thus, the Plan Commission will be reviewing the GDP and making a recommendation to the Common Council to rezone the proposed project area from Pre-Planned Unit Development (PPUD) to JMKAC Art Preserve PUD 2017.

The applicant states the following concerning the John Michael Kohler Art Center (JMKAC) Art Preserve development project:

- The John Michael Kohler Arts Center Art Preserve is the perfect fit for the natural environs of the Lower Falls Road site, the Schuchardt Farm). With its mix of farmland, wooded hillside and natural meadow, this site evokes much of the natural spaces that originally were home to the art collection. The concept of the building itself is intended to approximate a "walk in the woods." Visitors enter the building at grade and engage the art on three floors of the structure as it meanders up the wooded hillside to end at the upper meadow. It is the hope that the visitor will be able to experience both art and natural environment of the site through strategically placed windows within the structure.
- The structure itself will serve as a publicly accessible repository for a collection of vernacular built art environments. The collection will be exhibited in a fashion that is denser than a traditional art museum.

- The facility will be open for scholarly research as well as curiosity seekers of all ages. It will showcase work from a number of artists that are local, regional, national, and international.
- Lastly, the concept of preservation and art manifested in the built structure correlates nicely with the concept of a nature preserve that is proposed at the site to the east of the JMKAC property.
- JMKAC Art Preserve development project will serve as another unique asset to the City of Sheboygan.

Site improvements include:

- This will be a three story building with a 19,600sf footprint (approximately 180 x 100).
- The building is 53,000sf with 38,000sf devoted to collection space and 15,000sf devoted to classroom/archives and back of house uses.
- From the lowest grade, the structure will be 60 feet tall.
- Landscaping concept is that the area around the structure shall have a more formal landscape. Landscaping on the remainder of the property shall be cleared of invasive species while maintaining its natural appearance.
- Applicant is proposing a loading area and 50 parking spots.
- There will also be an approximately 60 space overflow parking area that shall be permeable.
- A number of trails will be developed that will be available to the public—these will be unpaved and it is assumed they will be mown paths.

### **STAFF COMMENTS:**

The Plan Commission may want to have the applicant specifically describe:

- Exactly what is the JMKAC Art Preserve?
- What a person (visitor, employee, artist, etc.) will experience when they visit the art preserve facility/property.
- The architecture of this uniquely designed facility and how the proposed architecture will co-exist with the natural landscape.

The surrounding neighborhood zoning is:

- The properties to the east are zoned Pre-Planned Unit Development (PPUD).
- The properties to the north are zoned Pre-Planned Unit Development (PPUD) and Town of Sheboygan Zoning.
- The properties to the south and west are Town of Sheboygan Zoning.

If the Common Council approves the rezone, the applicant needs to be aware that a Precise Implementation Plan (conditional use) will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of the new art preserve facility.

The applicant shall provide much more detail in the Precise Implementation Plan (PIP) including but not limited to:

1. Applicant shall provide architectural drawings that specifically detail exactly what is to be constructed on this site.
2. Applicant shall provide a much more detailed sign plan specifically detailing design and appearance, materials, dimensions, locations, method of illumination, landscaping, storm drainage, etc.
3. Applicant will completely address all PIP criteria.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from PPUD Pre-Planned Unit Development to JMKAC PUD Planned Unit Development 2017 for properties located at 3530 Lower Falls Road (parcel #'s 216522 and 216517).

**ATTACHMENTS:**

General Development Plan and required attachments.

*X*

*Other Matters*

*7.2*

Gen. Ord. No. 20 - 17 - 18. By Alderpersons Savaglio and Lewandoske.  
October 2, 2017.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 3530 Lower Falls Road from Class PPUD Pre-Planned Unit Development to Class JMKAC PUD Planned Unit Development Classification.

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 lands from Class PPUD Pre-Planned Unit Development to Class JMKAC PUD Planned Unit Development Classification:

Property located at 3530 Lower Falls Road more particularly described as:

Lot 1 of Certified Survey Map recorded in Volume 27, Pages 215-219 as Document No. 2024388, recorded on July 26, 2016, being part of Government Lots 2, 3, and 4 located in the Northeast ¼ and the Northwest ¼ of Section 28, Township 15 North, Range 23 East in the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Northeast ¼ of Section 28; thence South 00°31'23 West 1648.04 feet to the point of beginning of lands hereinafter described; thence South 78°12'15" East 78.76 feet to a point; thence North 60°31'33" East 230.12 feet to a point; thence North 71°38'48" East 398.30 feet to a point; thence South 40°31'14" East 122.26 feet to a point; thence South 04°55'06" West 558.15 feet to a point; thence South 60°10'53" West 92.48 feet to a point on the North line of Lower Falls Road; thence Northwesterly 74.86 feet along the arc of a curve and said North line whose center lies to the North, whose radius is 2684.57 feet and whose chord bears North 70°55'30" West 74.86 feet to a point; thence North 70°18'42" West along said North line 155.31 feet to a point; thence North 81°37'18" West along said North line 101.98 feet to a point; thence North 70°18'42" West along said North line 510.09 feet to a point; thence Northwesterly 841.61 feet along the arc of a curve and said North line, whose center lies to the South, whose radius is 3021.17 feet to a point and whose chord bears North 78°28'21" West 838.89 feet to a point; thence North 32°06'07" West along said North line 72.93 feet to a point; thence South 06°26'18" West along said North line 35.00 feet to a point; thence South 49°34'48" West along said North line 94.70 feet to a point; thence North 87°16'42" West along said North line 61.80 feet to a point; thence

*City Plan*

South 83°04'25" West along said North line 101.44 feet to a point; thence North 87°16'45" West along said North line 85.24 feet to a point; thence North 02°43'10" East 167.00 feet to a point; thence North 87°19'45" West 280.00 feet to a point; thence South 02°43'09" West 166.75 feet to a point on the North line of Lower Falls Road; thence North 62°35'03" West along said North line 112.38 feet to a point; thence North 87°14'47" West along said North line 82.89 feet to a point on the East line of Lot 1 of Certified Survey Map recorded in Volume 15 Page 330 as Document No. 1531364; thence North 02°43'15" East along said East line 270.00 feet to a point; thence North 57°16'46" West along said East line 430.73 feet to a point on the South line of the Union Pacific Railroad Right of Way; thence North 60°28'58" East along said South line 87.49 feet to a point; thence Northeasterly 811.54 feet along the arc of a curve and said South line, whose center lies to the South, whose radius is 1925.79 feet and whose chord bears North 73°23'20" East 805.55 feet to a point; thence Easterly 738.17 feet along the arc of a curve and said South line, whose center lies to the South, whose radius is 2797.18 feet and whose chord bears South 88°07'27" East 736.03 feet to a point; thence South 22°01'50" East 327.95 feet to a point; thence South 73°16'38" East 75.96 feet to a point; thence South 47°57'44" East 158.04 feet to a point; thence South 84°45'14" East 122.56 feet to a point; thence South 21°27'01" East 306.38 feet to a point; thence South 78°12'15 East 57.72 feet to the point of beginning.

Said described land contains 38.642 Acres (1,683,258 Square Feet).

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.

\_\_\_\_\_  
 \_\_\_\_\_

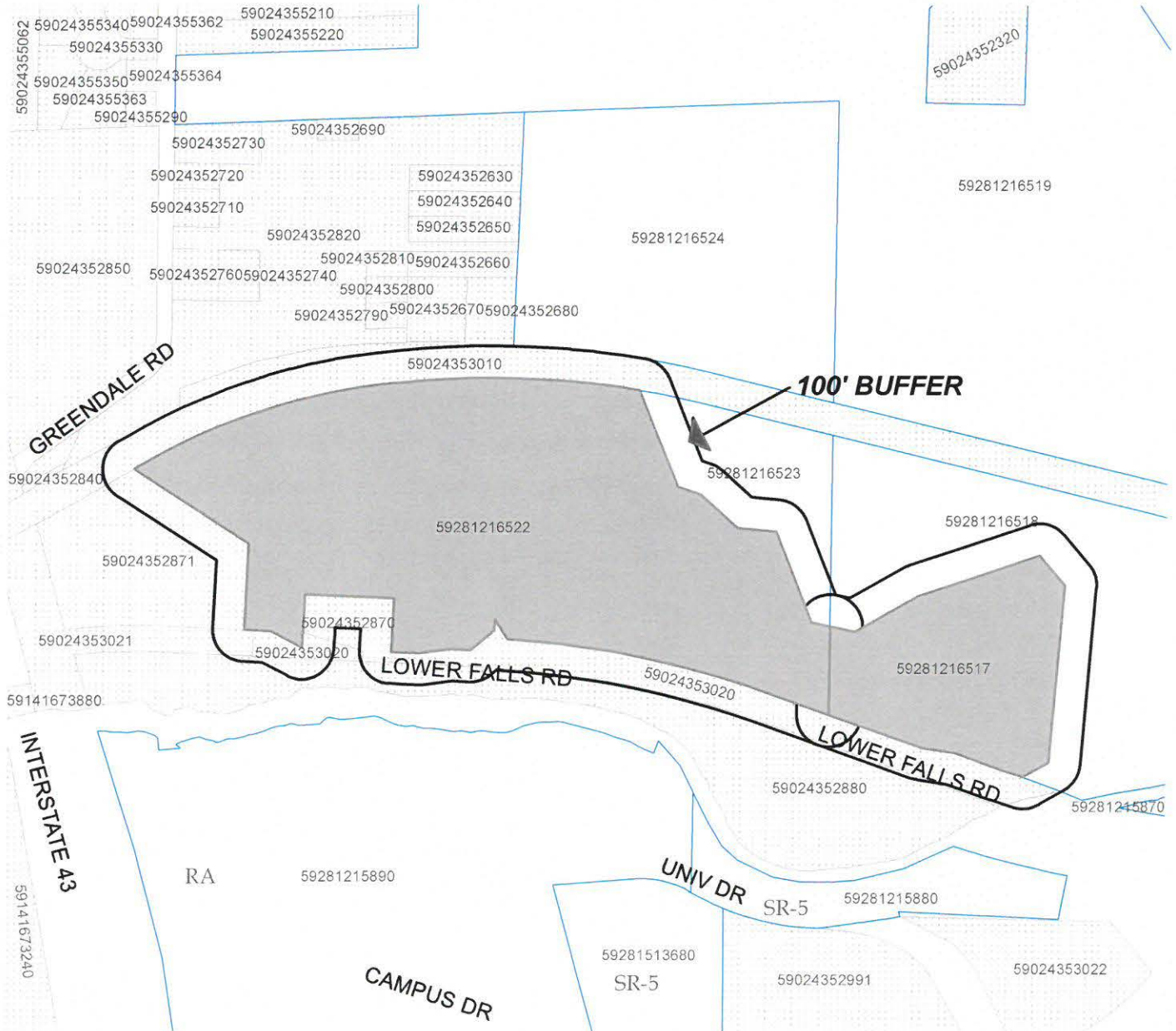
I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dated \_\_\_\_\_ 20\_\_\_\_, \_\_\_\_\_, City Clerk

Approved \_\_\_\_\_ 20\_\_\_\_, \_\_\_\_\_, Mayor

# PROPOSED ZONING CHANGE FROM PPUD TO JMKAC PUD 2017 SECTION 28, TOWN 15N, RANGE 23E

Lot 1 of Certified Survey Map recorded in Volume 27, Pages 215-219 as Document No. 2024388, recorded on July 26, 2016, being part of the Northeast ¼ and the Northwest ¼ of Section 28, Township 15 North, Range 23 East in the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows: (Continues on Page 2)



**Legend**

- City Parcels
- Parcels Not in City of Sheboygan





II

Other Matters

7.3

R. O. No. 186 17 - 18. By CITY CLERK. October 2, 2017.

Submitting an application from Shawn Mather of tres birds workshop (owner of property - Creation & Preservation Partners, Inc.) for a change in the zoning classification of property located at 3530 Lower Falls Road from Class PPUD Pre Planned Unit Development to Class JMKAC PUD Planned Unit Development Classification.

City Plan

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City Clerk

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: <u>15062</u>
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: Shawn Mather of tres birds workshop PHONE NO.: (720 ) 635-6468

ADDRESS: 3821 Steele St., Unit B, Denver, CO 80205 E-MAIL: sm@tresbirds.com

OWNER OF SITE: Creation & Preservation Partners, Inc. PHONE NO.: (920) 458 6144

**2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: 3530 Lower Falls Road

LEGAL DESCRIPTION: Re: to attached map

PARCEL NO. #59281216522 MAP NO. \_\_\_\_\_

EXISTING ZONING DISTRICT CLASSIFICATION: PPUD

PROPOSED ZONING DISTRICT CLASSIFICATION: JMKAC PUD

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

The existing site is a mix of farmland, a wooded hillside, and a meadow that sits above the hillside.

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

The proposed use for the site is the creation of a dense art storage facility that is open to the public. It is key that the majority of the surroundings of the facility will remain as natural as they currently are.

# John Michael Kohler Arts Center Art Preserve

## General Development Plan

3530 Lower Falls Road, Sheboygan, WI

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Date: September 26 2017  
Client: John Michael Kohler Arts Center

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View from Lower Falls Road



Mid-Range View



Entry view

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## ZONING REQUEST

Existing Zoning: Pre Planned Unit Development (PPUD)

Proposed Zoning: JKMAC Planned Unit Development (JKMAC PUD)

## SITE INFORMATION

### Parcel size

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

### Existing Land Use

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

### Existing Zoning

Pre-planned Unit Development

### Surrounding Land Uses

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

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

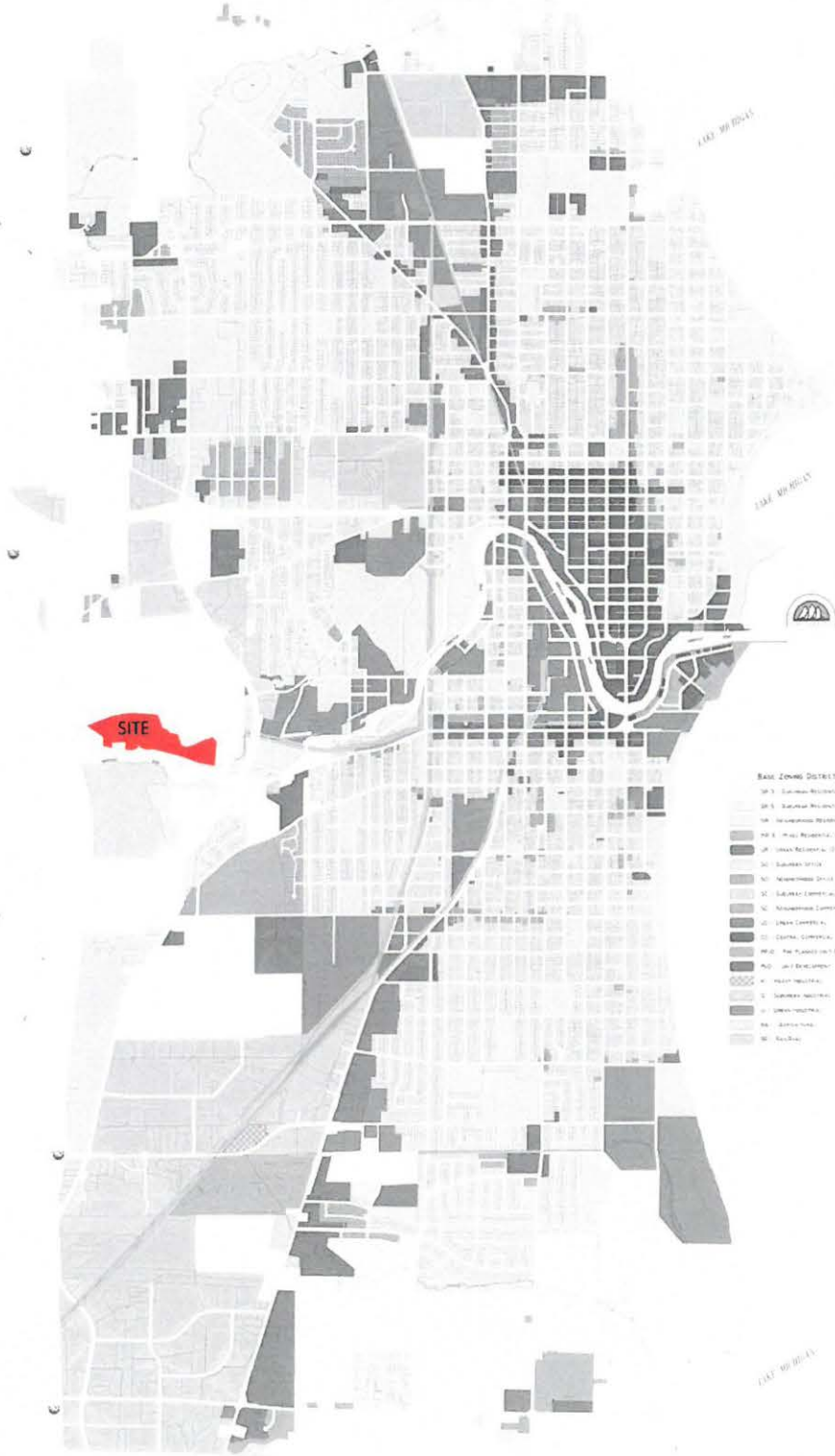
East – The property to the east is owned by the City of Sheboygan and is undeveloped.

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

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

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

CITY OF SHEBOYGAN  
2011 ZONING MAP



- Basic Zoning Districts**
- SR-1 Single-Family Residential-1
  - SR-2 Single-Family Residential-2
  - SR-3 Single-Family Residential-3
  - SR-4 Single-Family Residential-4
  - SR-5 Single-Family Residential-5
  - SR-6 Single-Family Residential-6
  - SR-7 Single-Family Residential-7
  - SR-8 Single-Family Residential-8
  - SR-9 Single-Family Residential-9
  - SR-10 Single-Family Residential-10
  - SR-11 Single-Family Residential-11
  - SR-12 Single-Family Residential-12
  - SR-13 Single-Family Residential-13
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  - SR-99 Single-Family Residential-99
  - SR-100 Single-Family Residential-100

SITE LOCATION - JOHN MICHAEL KOHLER ARTS CENTER ARTS PRESERVE





## Nearby Property Owners

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

## Development Concept

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

The structure itself will be serve as a publicly accessible repository for a collection of vernacular built art environments. The collection will be exhibited in a fashion that is more dense than a traditional art museum.

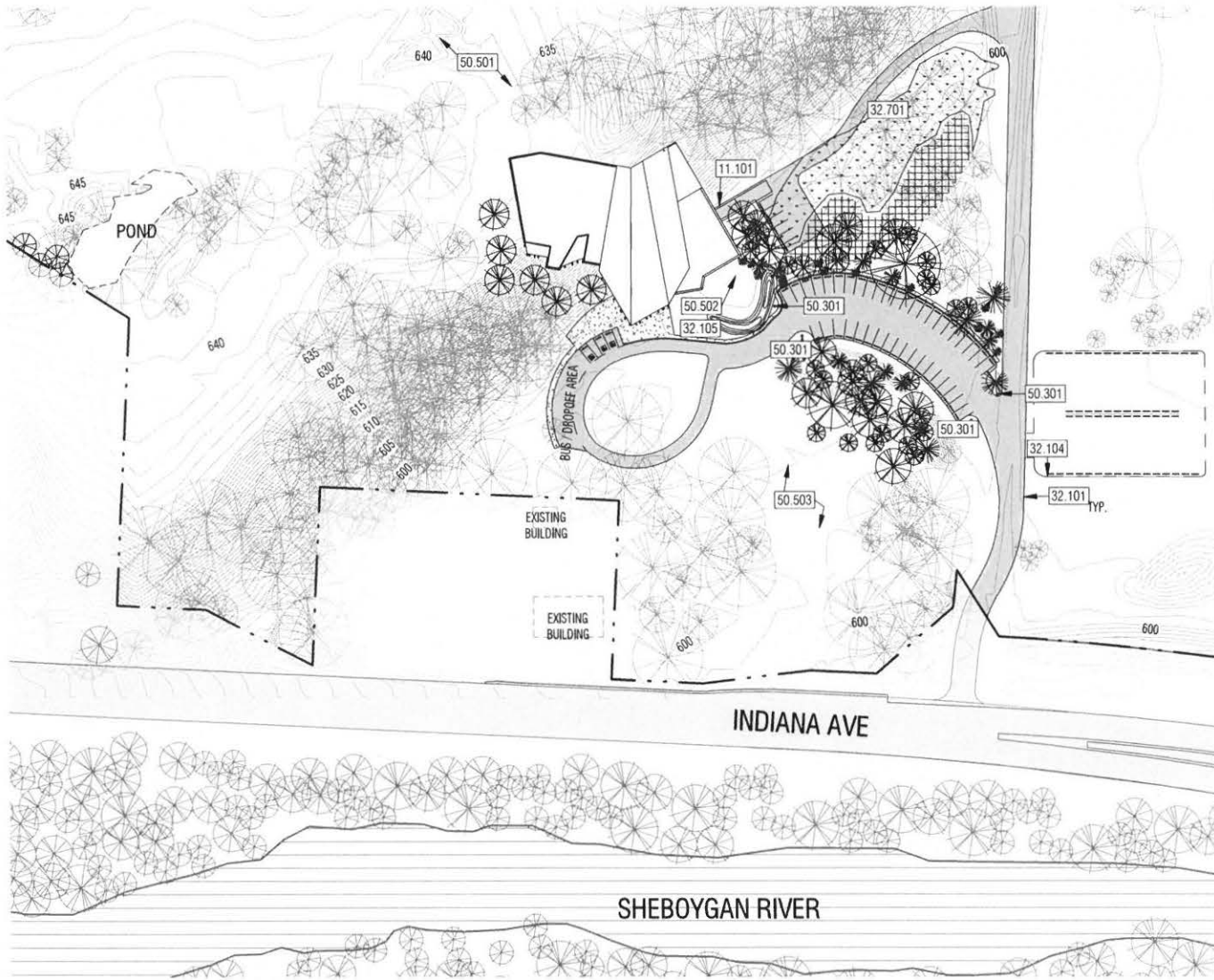
The facility will be open for scholarly research as well as curiosity seekers of all ages. It will showcase work from a number of artists that are local, regional, national, and international.

Lastly, the concept of preservation and art manifested in the built structure correlates nicely with the concept of a nature preserve that is proposed at the site to the east of the JMKAC property.

## Why PUD

The site is currently zoned as a Pre-Planned Unit Development (PPUD) District, which means this site is unique to the city and will require special attention to land use and aesthetic design.

The JMKAC PUD will allow design flexibility with regards to the unique nature of this publically available yet dense collection of art. This flexibility will allow for an increase in the height of the structure as well as a reduction in the amount of parking that would be required in a more traditional museum.



## PROJECT AREAS

NAME	AREA	%
<b>SITE</b>		
UNDEVELOPED SITE	263305 SF	96%
PAVED ROAD / PARKING	57274 SF	2%
OVERFLOW PARKING	19007 SF	1%
GRAVEL PATHWAYS	4390 SF	0%
BUILDING FOOTPRINT	20144 SF	1%
	2734119 SF	100%

## GROSS BUILDING AREAS

NAME	AREA	%
<b>GROUND LEVEL</b>		
GROUND LEVEL	19508 SF	35%
LEVEL 1	17036 SF	30%
LEVEL 2	19708 SF	35%
	56252 SF	100%

## PARKING SCHEDULE

TYPE	#	COMMENTS
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### EMPLOYEE LOT

Typical Parking Stall	6	SPACES RESERVED FOR ART PRESERVE STAFF
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### MAIN GUEST LOT

ADA Stall	3	ADJACENT TO MAIN ENTRANCE
Typical Parking Stall	41	

### OVERFLOW LOT

Typical Parking Stall	56	GRAVEL PARKING LOT
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## KEYNOTES

- 11.101 LOADING DOCK
- 32.101 PAVED ASPHALT
- 32.104 GRAVEL PARKING LOT
- 32.105 PATHWAY
- 32.701 (E) WETLANDS TO REMAIN
- 50.301 STREET LIGHT; RE: ELECTRICAL DRAWINGS
- 50.501 UPPER MEADOW; RE: LANDSCAPE DRAWINGS
- 50.502 OUTDOOR GATHERING SPACE; RE: LANDSCAPE DRAWINGS
- 50.503 MEADOW; RE: LANDSCAPE DRAWINGS

1" = 100'-0"

## Site Use Description

John Michael Kohler Art Preserve

The John Michael Kohler Art Preserve occupies the parcel with the address: 3530 Lower Falls Road. The parcel # for the property is: 59281216522.

Description:

- 3 story building
- 19,600 SF footprint
- Total of 53,071 SF
  - ~38,000 SF of space devoted to collections
  - ~15,000 SF of space devoted to classrooms/archives/and back of house uses.
- Dimensions of the building are roughly; 180' x 100'
- From the lowest level of grade, the structure is 60' tall
- Landscaping concept is that the area around the structure shall have a more formal landscape. Landscaping on the remainder of the property shall be cleared of invasive species while maintaining its natural appearance.
- Parking will consist of:
  - 3 Accessible parking spots
  - A loading area
  - 47 paved parking spots
  - Approximately 60 spots in an overflow parking area that shall be permeable.
- A number of trails will be developed that will be available to the public—these will be unpaved and it is assumed they will be mown paths.



## Requested Zoning Exemptions

John Michael Kohler Art Preserve

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

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

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

## Requested Land Use Exemptions

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

## Requested Density and Intensity Exemptions

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

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

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

## Requested Bulk Requirement, Parking, Landscape Exemptions

<b>Suburban Office (SO) Zoning District</b>	<b>JMKAC PUD</b>	
Minimum Lot Area (1 Acre)	Satisfied	38 Acres
Minimum lot width (100 ft)	Satisfied	+3000 SF
<b>Minimum Setbacks</b>		
Building to Front or Street Side Lot Line (25 feet)	Satisfied	158'
Building to Residential Side Lot line (25 feet)	Satisfied	365'
Building to Residential Rear Lot line (25 feet)	Satisfied	375'
Building to Nonresidential Side lot line (10 feet)	N/A	
Building to Nonresidential Rear Lot line (10 feet)	N/A	
Peripheral Setback	N/A	
Minimum Paved Surface setback: 5 feet from side or rear	Satisfied	20'
Minimum Building Separation (20 feet)	Satisfied	250'
Maximum building ht. (35 feet)	<b>Exemption</b>	60 feet
<b>Minimum Number of Off street Parking Spaces required on the lot.</b>		
Per 15.206, 3 (c) Indoor Institutional = 1 spot per 250 Gross SF of Public Space: 152 Patrons + 6 employees = 158 Spots	<b>Exemption</b>	50 spaces + 58 spaces at overflow parking = 108 spaces
<b>Landscaping</b>		
Landscaping Points (SO)		
Perimeter: 700 LF= 7 x 40 = 280 points required at perimeter	Details of landscaping approach and a general signage plan will be explained as part of the Precise Implementation Plan (PIP). Given the nature of the site, it is anticipated that the landscape work shall meet the requirements.	
Area: 18,000 SF = 18 x 15 = 270 points required.		
Frontage: 2000 LF, 20 x 40 = 800 points required.		

**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Gen. Ord. No. 14-17-18 by Ald. Bohren and Sorenson annexing territory owned by the City to the City of Sheboygan, Wisconsin.

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

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**REPORT DATE:** October 6, 2017

**MEETING DATE:** October 10, 2017

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**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

The City acquired the Poth farm many years ago with the idea that someday the lands could be annexed into the City of Sheboygan for development. A portion of this property was recently annexed, therefore, the City is proposing to annex the remaining portion of the Poth Farm property into the City of Sheboygan.

**STAFF COMMENTS:**

Staff is recommending approval of this City annexation request.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve the substitute Gen. Ord. No. 14-17-18 by Ald. Bohren and Sorenson annexing territory owned by the City to the City of Sheboygan, Wisconsin and assigning the zoning designation of Suburban Residential (SR-5).

**ATTACHMENTS:**

Annexation information and attachments.

~~X~~

Subs. of Gen. Ord. No. 14 - 17 - 18. By Alderpersons Bohren and Sorenson.  
October 16, 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:

The South 1/2 of the South 1/2 of the Southwest 1/4 and part of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 in Section 10, Town 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin bounded and described as follows: Beginning at the Southwest corner of said Southwest 1/4 Section, thence North 00°10'44" East along the West line of said Southwest 1/4 Section 662.27 feet to a point on the North line of the South 1/2 of the South 1/2 of said Southwest 1/4 Section; thence South 88°32'53" East along said North line 2596.11 feet to a point on the West line of said Southeast 1/4 Section; thence South 88°31'19" East along the City of Sheboygan Municipal Boundary 647.95 feet to a point on the East line of the West 1/2 of the Southwest 1/4 of said Southeast 1/4 Section; thence South 00°33'53" West along said East line 663.27 feet to a point on the South line of said Southeast 1/4 Section; thence North 88°25'50" West along said South line 648.61 feet to the Southeast corner of said Southwest 1/4 Section; thence North 88°32'48" West along the South line of said Southwest 1/4 Section 2591.01 feet to the point of beginning. Containing 49.285 acres more or less.

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 state 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 26<sup>th</sup> Ward, 8<sup>th</sup> Aldermanic District, 10<sup>th</sup> Supervisory District, 26<sup>th</sup> Assembly District and the 9<sup>th</sup>

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 Residential 5 (SR-5), a designation that is consistent with the City of Sheboygan Comprehensive Plan for that area.

\_\_\_\_\_  
\_\_\_\_\_

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

# SCALE MAP

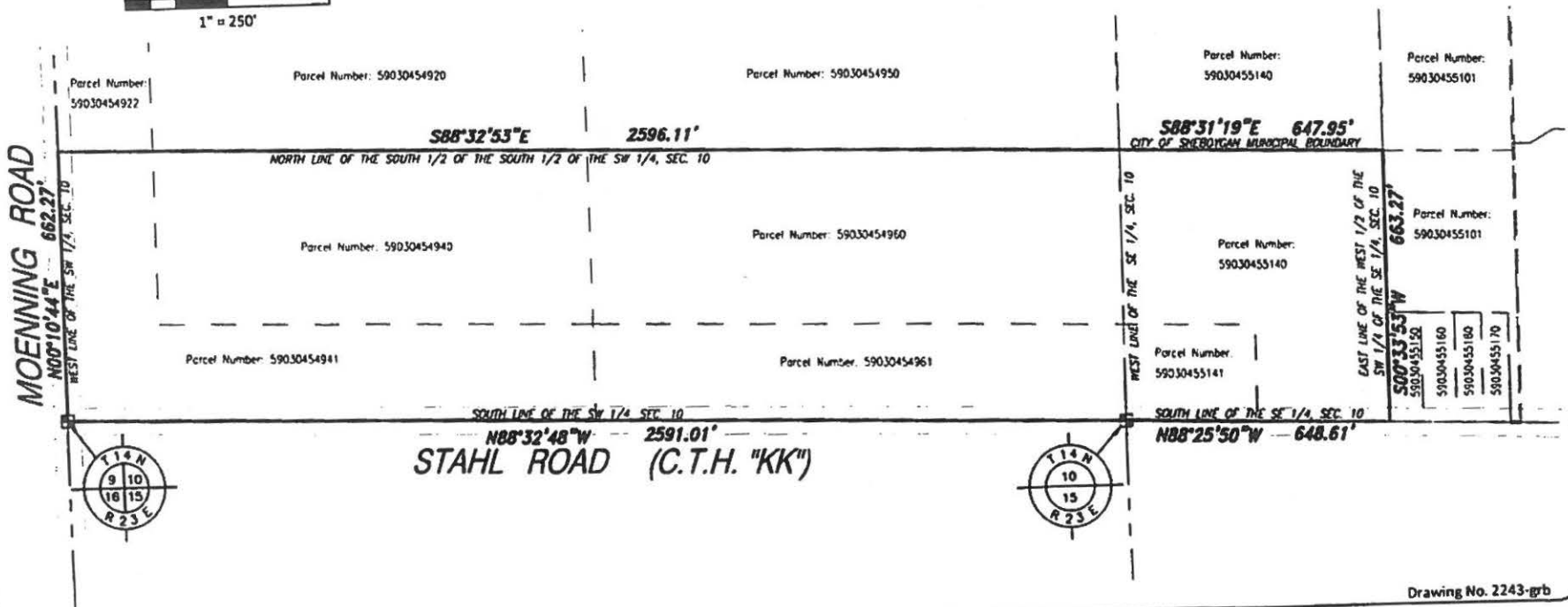
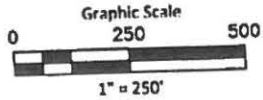
## SITE LOCATION

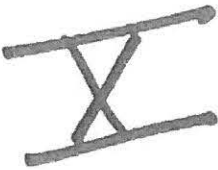
Situated in the Town of Wilson, Sheboygan County, Wisconsin.

## BASIS OF BEARINGS

Bearings are referenced to the Sheboygan County Coordinate System, in which the South line of the Southeast 1/4 of Section 10 bears  $N88^{\circ}25'50''W$ .

DATE: October 5, 2017





6.2

Gen. Ord. No. 14 - 17 - 18. By Alderpersons Bohren and Sorenson.  
September 5, 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:

The South Half (S½) of the South Half (S½) of the Southwest Quarter (SW¼) and the South Half (S½) of the South Half (S½) of the West Half (W½) of the West Half (W½) of the Southeast Quarter (SE¼) all of Section Number Ten (10), Town Number Fourteen (14) North, of Range Number Twenty-three (23) East, Town of Wilson, Sheboygan County, State of Wisconsin, and containing in all Fifty (50) acres of land more or less.

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 state 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 26<sup>th</sup> Ward, 8<sup>th</sup> Aldermanic District, 10<sup>th</sup> Supervisory District, 26<sup>th</sup> Assembly District and the 9<sup>th</sup> 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.

*City Plan*

*bt*

