

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Lakeshore Community Health Care to construct a new detached garage/storage building at 1721 Saemann Avenue. UC Zone

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

REPORT DATE: August 11, 2017

MEETING DATE: August 15, 2017

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

In 2014, the Plan Commission approved a conditional use permit for Lakeshore Community Health Care (LCHC) to operate from 1714 Cambridge Avenue (the former American Orthodontics administrative building). Lakeshore Community Health Center (LCHC) provides primary & preventative medical, oral health care and behavioral health services to the City of Sheboygan. LCHC has been operating from the site since 2015.

LCHS purchased 3 total properties from American Orthodontics that included the administration building, a church property and a single-family dwelling property. LCHC has combined these 3 parcels into 1 parcel.

In May of 2016, the Plan Commission approved a conditional use permit for LCHC:

- To construct a new small vestibule addition – As part of the proposed Phase Two development, LCHC is proposing a second 364sf vestibule addition to the north face of the existing building as well as completing the interior remodeling of the buildings south half.
- To modify their existing parking lot at 1714 Cambridge Avenue - modify the existing parking lot with regards, to resurfacing, restriping, opening/closing driveway cuts, etc.
- To construct a new parking lot (demo the church) - The church has been razed and LCHC constructed a new parking lot on the former church property located at the southeast corner of the property (Northwest corner of Cambridge and N. 17th Street).

With the proposed parking lot and reconfiguration of the existing parking lot, the overall parking counts is (50) total spaces – 20 in the new parking lot and 30 in the reconfigured existing lot (which will include 3 handicap accessible spaces).

Today, LCHC is proposing to demolish the existing single-family dwelling located along N. 17th Street in order to construct a new garage/storage building at their property located at 1721 Saemann Avenue. The applicant states the following about the project:

- The garage will be 1,410sf (47 x 30) and there will be 813sf of new paving - paving from garage to existing alley, reconfigured asphalt drives and concrete walks.
- The garage is necessary for the day-to-day operations of Lakeshore Community Health Care that include vehicle storage (that would otherwise be located in the parking lot) and for bulk storage of necessary medical, dental and administrative supplies.
- New garage will be served via the existing alley from 17th Street and from existing parking lot adjacent to the main building.
- The garage is proposed to be setback 12 feet from the property line and 15 feet to the existing sidewalk. The garage will align with the existing house located to the north on the corner of Saemann and N. 17th Street.
- Proposed exterior design and materials will match the most recent building addition/remodel. This will include using similar gray “Long Board” siding material, aluminum doors & windows. The gray siding is also a nice compliment to the existing house on the northeast corner of Saemann and 17th Street.

LCHC is hoping to start construction this fall and complete the garage by the end of 2017.

The applicant is requesting the following land use variances:

- Applicant is proposing a front yard building setback of 12 feet - The minimum street side yard building setback is 25 feet.

The variance request is to construct the new garage within the 25 foot setback on 17th Street. Lakeshore Community Health Care currently owns a house and garage slab located in the same vicinity as the proposed garage. Staff members from Abacus have field verified that the existing residential setbacks for the existing house owned by LCHC (to be demolished) and the house located on corner of 17th and Saemann are about 12 feet from the property line or roughly 15 feet from back of walk. The variance request is asking for the new garage to be constructed on a similar footprint so that it does not protrude past the existing house on 17th and Saemann.

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

STAFF COMMENTS:

At 8:00am on Thursday, August 10, 2017, staff did a site inspection that revealed:

- The recently constructed south parking lot is not being used for parking at this time because it has two (2) temporary storage trailers, a construction trailer, a dumpster and miscellaneous materials a debris (concrete block, wood pallets, etc.).
- It appears that numerous Lakeshore employees are parking on the adjacent streets:
 - 12 cars on Cambridge
 - 12 cars on N. 18th Street
 - 7 cars on Wiemann
 - 6 cars on N. 17th
 - 3 cards on Saemann

The Plan Commission will want to have the applicant address when the south parking lot will be used by employees and clients so that the adjacent streets and neighborhoods are not impacted by Lakeshores parking.

When does the Plan Commission want the trailers, equipment, etc. to be removed from the south parking lot so it can be used for parking? Staff has recommended December 1, 2017, however, the Plan Commission could recommend a different date after hearing from the applicant.

It appears the applicant is constructing the dumpster enclosure. The Plan Commission has required a dumpster enclosure be constructed as part of previous approvals. The Plan Commission should have the applicant address when will dumpster be completed?

What is the timeframe for the construction of the dumpster, the demolition of the existing house/garage and construction of the new garage/storage building?

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, demolition, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary razing permits for all structures to be demolished. Once structures have been demolished, the applicant will maintain the site in a clean and dust free condition if construction of the garage does not take place immediately (grass).
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal/approval of a landscape plan prior to building permit issuance.
5. Dumpsters shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpsters shall be screened and enclosed by November 3, 2017.

6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite, etc.).
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. 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. There shall be no spillover light onto adjacent properties or the streets. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles.
9. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).
10. All areas used for parking/maneuvering of vehicles shall be paved.
11. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
12. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
13. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
14. Applicant will provide adequate public access along adjacent streets and the alley and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected.
15. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
16. Absolutely no portion of the new building, signs and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
17. All miscellaneous construction/storage trailers, equipment, materials, etc. shall be removed from the south parking lot by **Friday, December 1, 2017**.
18. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures.
19. If there are any amendments to the 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. 607432
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 8/15/17

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 \$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: **Lakeshore Community Health Care**

ADDRESS: **1721 Saemann Avenue** E-MAIL: **kstearns@lakeshorehc.org**

PHONE: **(920) 783-6633 x 204** FAX NO. **NA**

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: **Lakeshore Community Health Care**

ADDRESS OF PROPERTY AFFECTED: **1721 Saemann Avenue**

LEGAL DESCRIPTION: **See Certified Survey - attached**

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: **Primary Care including Medical, Behavioral Health, Dental and Administrative spaces.**

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: **Primary Care including Medical, Behavioral Health, Dental and Administrative spaces, with the addition of a garage to store vehicle(s) and bulk storage for the day to day operation of the facility.**

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: **Lakeshore Community Health Care is requesting a variance for the front yard setback on 17th street from 25'-0" to 15'-0". The 15'-0" will align with the existing house located on the corner of 17th and Saemann Avenue.**

Project Narrative

Lakeshore community Health Care, Site Plan Addition and Remodeling-
1721 Saemann Avenue Sheboygan, WI 53081

Zoning District

Urban Commercial (UC)

Existing Land Use

Land Use:

Personal or Professional Services – Lakeshore Community Health Care - Primary Care including Medical, Behavioral Health Dental and Administrative services for Sheboygan County Residents.

Proposed Land Use

Personal Storage Facility (Requires Conditional Use)

New 1,410 S.F. garage

(Entire garage to be constructed over Former House on 17th Street)

Time Frame

Start Construction
Finish Construction

Fall 2017
Winter 2017

Setbacks (based on 1713 Saemann Avenue)

Building to Front or Street Lot Line: 0 feet

- Saemann Avenue

Building to Residential Side Lot Line: 25 feet

- Variance being requested to match existing House to North at approx.. 12'-0" or roughly 15'-0" from back of walk.

Building to Rear Lot Line: 25 feet

-)

Maximum Building Height: 50 feet

- 16' Proposed

Parking Requirements

No Additional Parking required. There will not be any additional personnel for the new garage.

Summary of Site Improvements

Reconfigured asphalt drives and concrete walks

Additional landscaping in compliance with current City of Sheboygan Zoning Ordinance

Additional site lighting in compliance with current City of Sheboygan Zoning Ordinance



Building Design

The project includes:

New Building: 1,410 S.F. (30'-0" x 47'-0") for storage of vehicles and bulk storage for the day to day operation of LCHC. The purpose of this facility is to better serve the users of LCHC and to help alleviate potential temporary storage issues on site. The storage garage will also continue the economic viability of the existing development.

Proposed exterior design and materials will match the most recent building addition/remodel. This will include using similar gray "Long Board" siding material, aluminum doors & windows. The gray siding is also a nice compliment to the existing house on the northeast corner of Saemann and 17th Street.

Architect to provide sample at meeting August 8th, 2017

At this time there is no signage proposed for the new garage.

Landscape Requirements

Landscape plan submittal complying with all standards per City of Sheboygan Zoning Ordinance Subchapter 15-6 to be provided at time of permitting.

Performance Standards / Potential Nuisances / Site Lighting

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

New garage will be served via the existing alley from 17th Street and from existing parking lot adjacent to the main building. Existing traffic patterns should not be affected by this project.

The potential nuisance of a storage garage is not a major concern considering the positive impact that LCHC has already had upon the neighborhood.

Storm Drainage will be routed via sloped roof to gutters and downspouts that eventually tie into the existing storm line in the alley.

Site lighting to be provided via three fixture types including:

- Building Mounted Wall Pack Light Fixture
- Building Mounted Decorative Pendant Light Fixture

Note: Styles and heights to match adjacent properties.

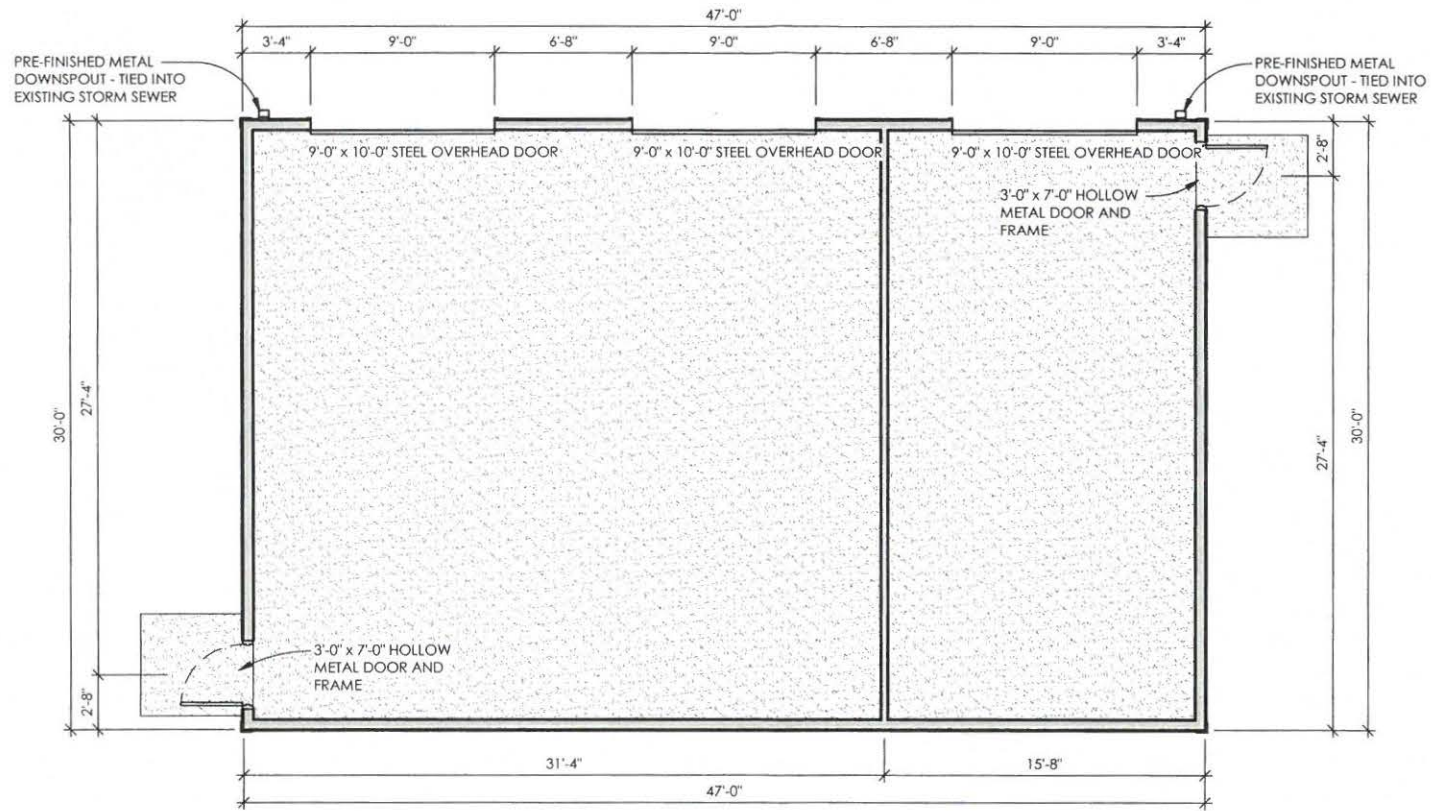
Locations of light fixtures to be determined at time of submittal to City of Sheboygan Building Inspection Department.

Variance Request



The variance request is to construct the new garage within the set back (25'-0'') on 17th Street. Lakeshore Community Health Care currently owns a house and garage slab located in the same vicinity as the proposed garage. Staff members from Abacus have field verified that the existing residential setback (existing house owned by LCHC) and house located on corner of 17th and Saemann are about 12'-0'' from the property line or roughly 15'-0'' from back of walk. The variance request is asking for the new garage to be constructed on a similar footprint so that it does not protrude past the existing house on 17th and Saemann.

Variance being requested is to construct new garage 12'-0'' from east property line as to not protrude any further east than existing house on 17th and Saemann.



JULY 24, 2017

NEW STORAGE GARAGE

LAKESHORE COMMUNITY HEALTH CARE

1721 SAEMANN AVENUE, SHEBOYGAN, WI 53081

PROJ. NO. 2017-78

FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



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PRE-FINISHED METAL COPING - MATCH EXISTING BUILDING

T.O. WALL
ELEV. 116'-0"

PRE-FINISHED METAL GUTTER

TRUSS BRG.
ELEV. 112'-0"

6" ALUMINUM SIDING - MATCH EXISTING BUILDING

PRE-FINISHED ALUMINUM TRIM - MATCH EXISTING BUILDING

PRE-FINISHED METAL DOWNSPOUT - TIED INTO EXISTING STORM SEWER

FIRST FLOOR
ELEV. 100'-0"

FULLY ADHERED EPDM ROOFING MEMBRANE

PRE-FINISHED METAL COPING - MATCH EXISTING BUILDING

T.O. WALL
ELEV. 116'-0"

PRE-FINISHED METAL GUTTER

TRUSS BRG.
ELEV. 112'-0"

6" ALUMINUM SIDING - MATCH EXISTING BUILDING

PRE-FINISHED ALUMINUM TRIM - MATCH EXISTING BUILDING

PRE-FINISHED METAL DOWNSPOUT - TIED INTO EXISTING STORM SEWER

FIRST FLOOR
ELEV. 100'-0"

9'-0" x 10'-0" STEEL OVERHEAD DOOR

9'-0" x 10'-0" STEEL OVERHEAD DOOR

9'-0" x 10'-0" STEEL OVERHEAD DOOR

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

JULY 24, 2017

NEW STORAGE GARAGE

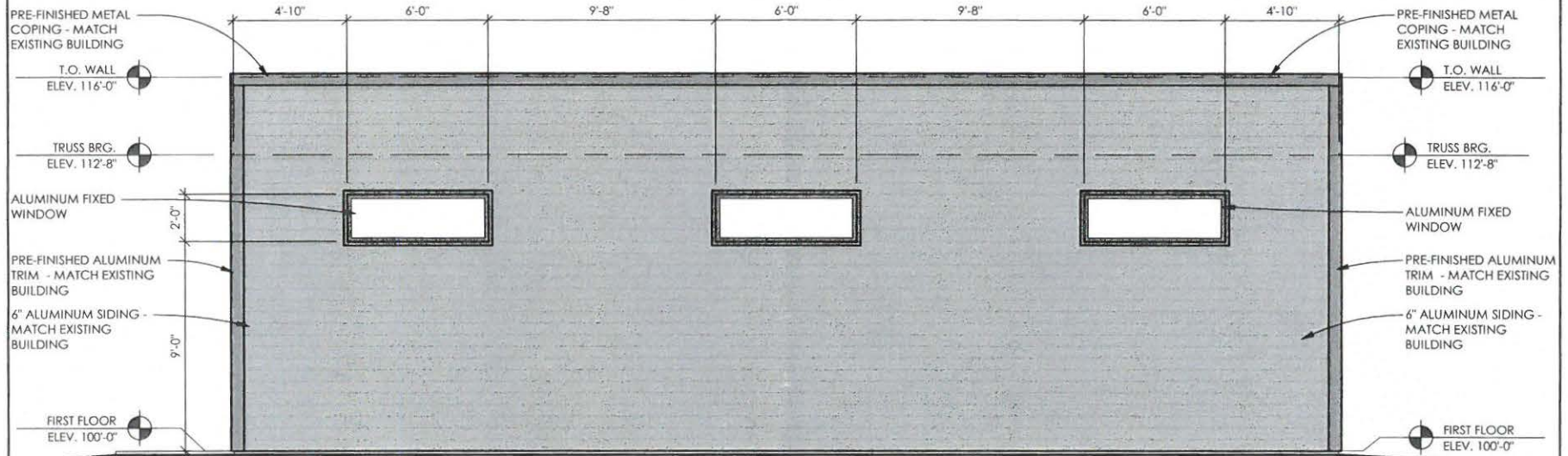
LAKESHORE COMMUNITY HEALTH CARE

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SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

JULY 24, 2017

NEW STORAGE GARAGE

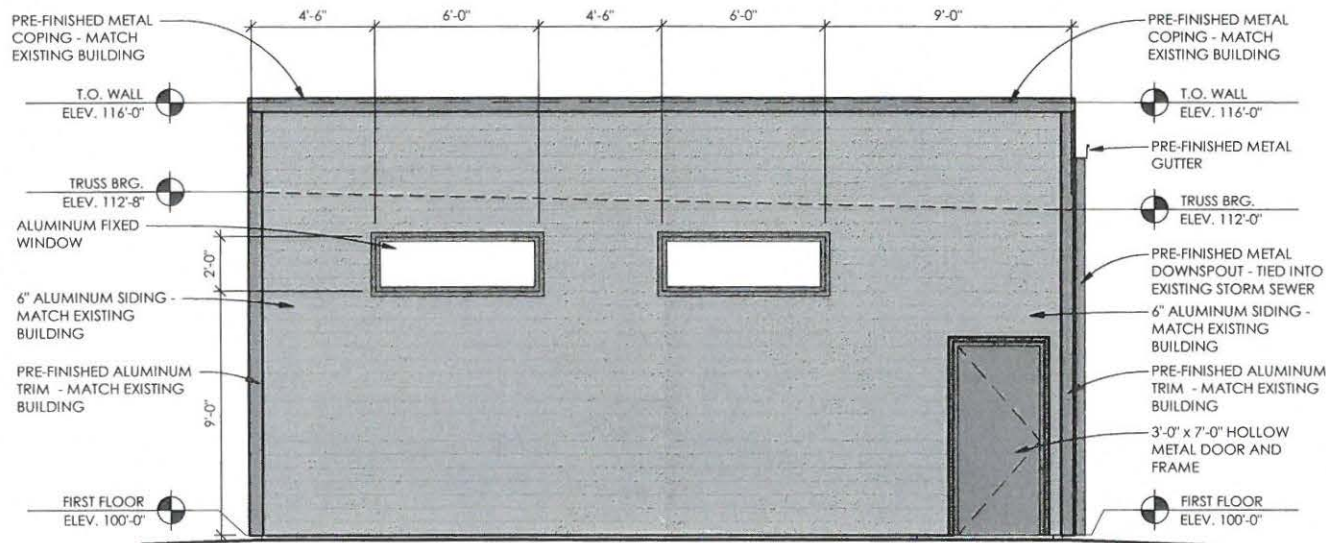
LAKESHORE COMMUNITY HEALTH CARE

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EAST ELEVATION
SCALE: 1/4" = 1'-0"

JULY 24, 2017

NEW STORAGE GARAGE

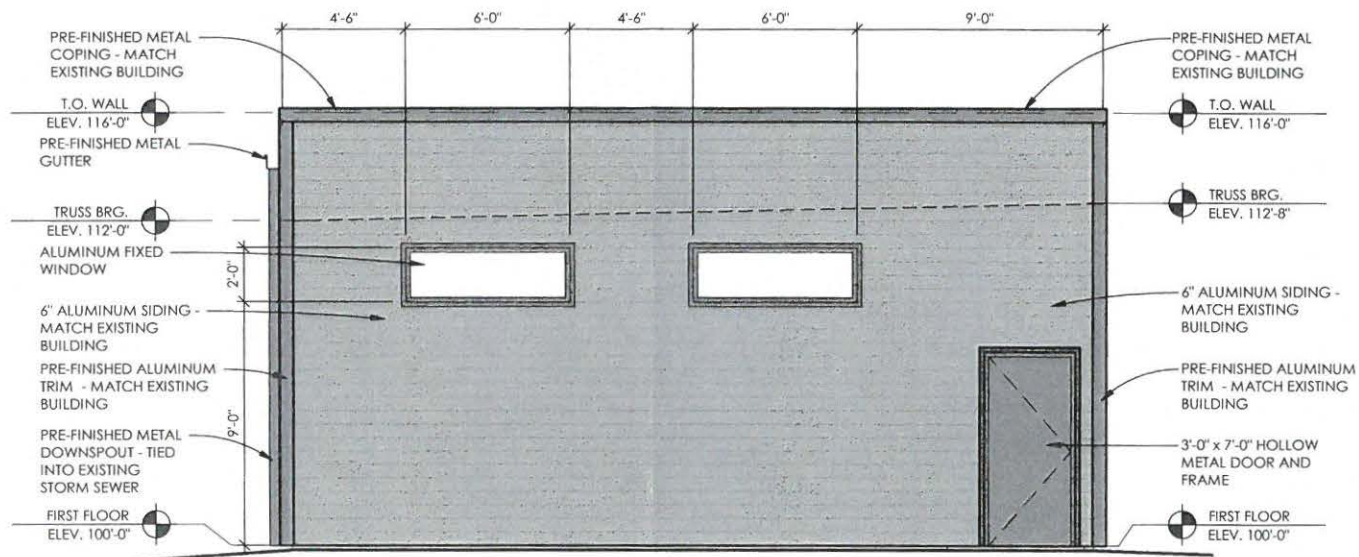
LAKESHORE COMMUNITY HEALTH CARE

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WEST ELEVATION

SCALE: 1/4" = 1'-0"

JULY 24, 2017

NEW STORAGE GARAGE

LAKESHORE COMMUNITY HEALTH CARE

1721 SAEMANN AVENUE, SHEBOYGAN, WI 53081

PROJ. NO. 2017-78

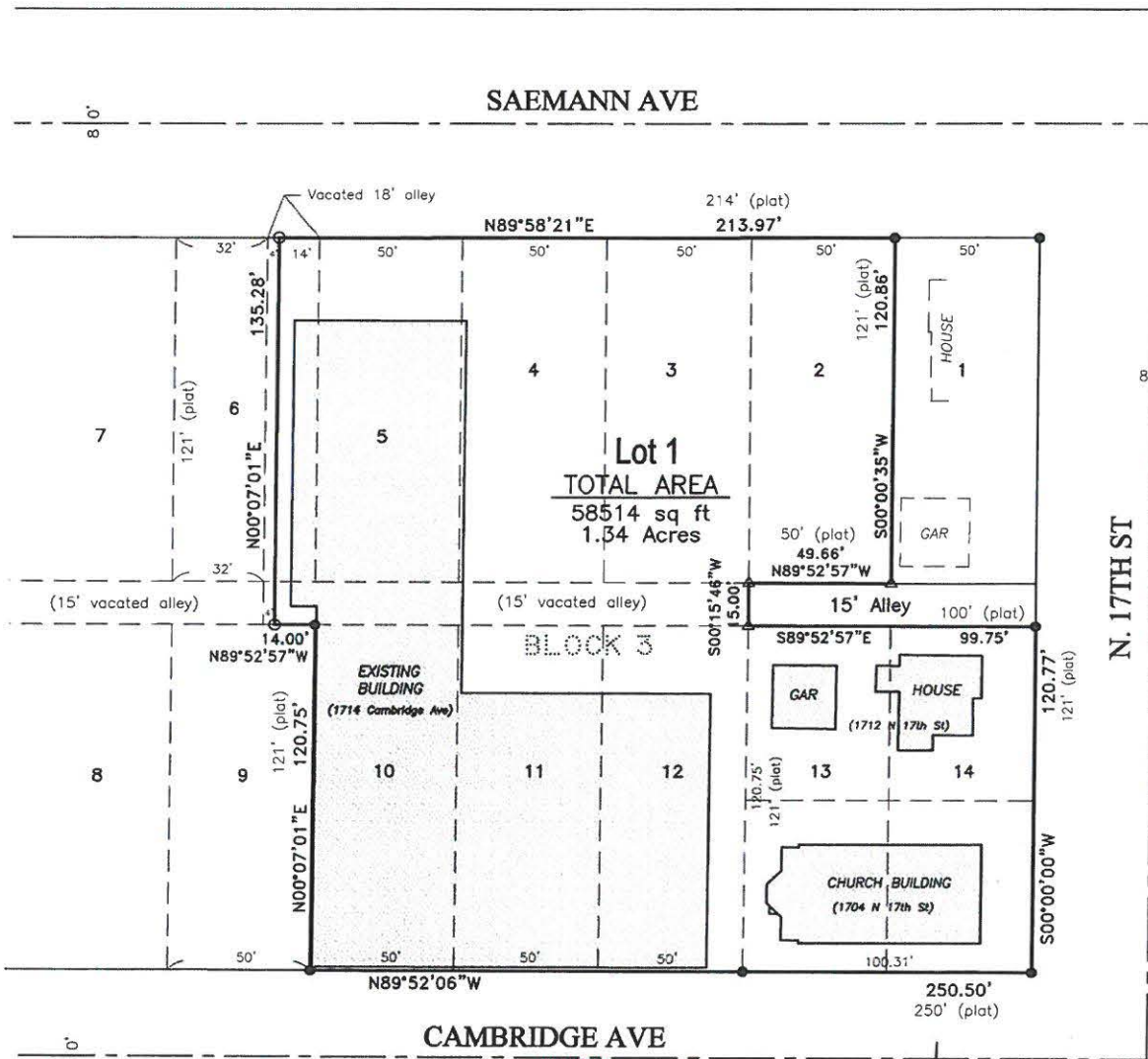
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CERTIFIED SURVEY MAP

Lots 2, 3, 4, 5, 10, 11, 12, 13, 14 and part of Lot 6, together with parts of vacated east-west and north-south alleys, all in Block 3, Driving Park Addition No. 1, City of Sheboygan, Sheboygan County, Wisconsin.

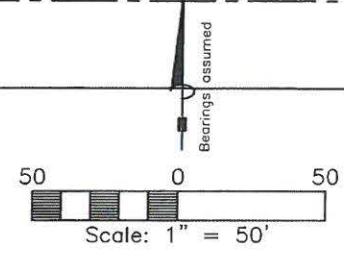
Page 1 of 2



Legend

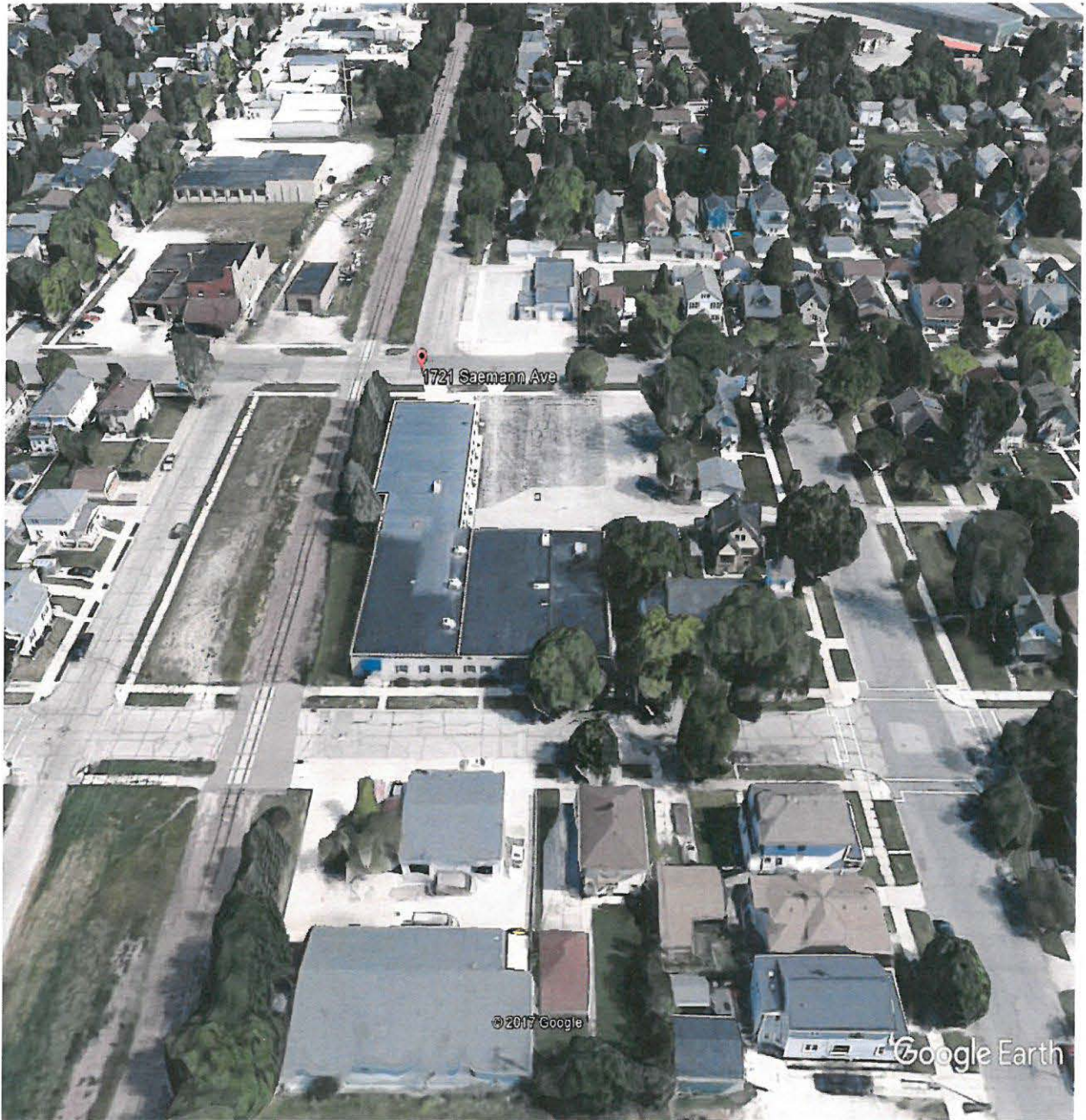
- = 1"x18" iron pipe weighing min. 1.13 lbs/ft, SET
- △ = P.K. nail set
- = 1" iron pipe, FOUND

Prepared by
Compsite
 Surveying & Mapping
 Oostburg, WI 53070
 (920) 564-6812



THIS INSTRUMENT DRAFTED BY JOHN M. DU MEZ

Path: c:\projects\lakecommhealth\am_ortho\
 Date: February 24, 2015
 Project: 3318



1721 Saemann Ave

© 2017 Google

Google Earth





South parking lot and house to be demolished for new garage

17th Street



Cambridge



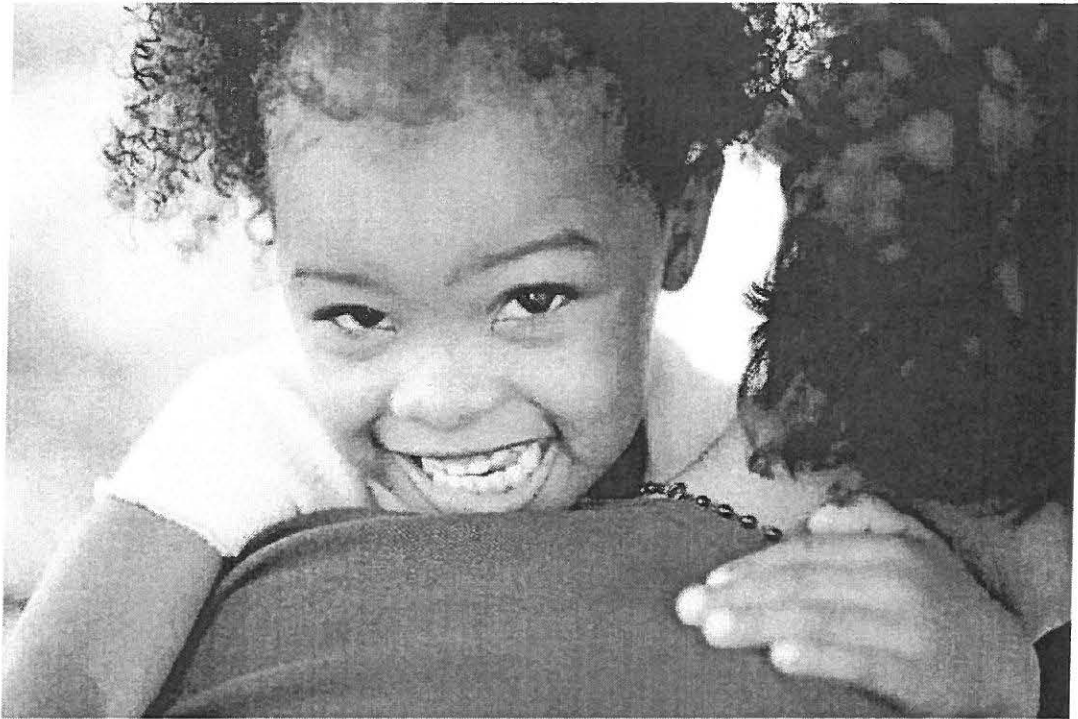


Wiemann





18th Street
4781



Lakeshore Community Health Center

Annual Report

FY 2013

Committed to helping families lead healthier lives.

Dental Clinic: 1931 North 8th Street; Sheboygan, WI 53081
Medical Clinic & Administration: 510 S 8th Street; Sheboygan, WI 53081
Tel 920-783-6633
Fax 920-783-6635
www.lakeshorecommunityhc.org

MISSION AND HISTORY

Our Mission

To improve the health and well-being of our community by making health care services available to everyone without regard to ability to pay. We work with our community partners to provide the highest quality of care for everyone regardless of race and ethnicity. We respect and celebrate our cultural differences and provide services for those who speak a language other than English.

What We Do

We provide health care services to people who struggle to find a doctor, dentist or a counselor for care. We work with our community partners to refer you to any services we are unable to provide ourselves. We work very hard to make sure our patients get what they need, and we provide up to 90% discounts for uninsured people who cannot afford to pay for these services.

Who We Are

We are ordinary people living in our community who believe that everyone has a right to quality health care. We are skilled health care professionals whose focus is on our patients' needs. We are here for our community, and the people we serve play a role in governing what we do. We are Lakeshore Community Health Center.

History

Incorporated as Sheboygan Area Community Clinics, Inc., Lakeshore Community Health Center is the outcome of the United Way of Sheboygan County providing \$20,000 in 2006 to Healthy Sheboygan 2020. This contribution began the passionate planning process of addressing the health care needs of individuals and families struggling to access primary, oral, and behavioral health care. These individuals and families are often uninsured and include those enrolled on Medicaid and BadgerCare programs.

On January 6, 2012, Lakeshore CHC opened one day a week to provide oral health services for Sheboygan County residents who were on Medicaid/BadgerCare or uninsured. Then in June 2012, Lakeshore CHC received notice from the U.S. Department of Health and Human Services that it had been awarded a New Access Point, Section 330 grant of \$650,000 officially designating Lakeshore CHC as a Federally Qualified Health Center (FQHC). This designation and compliance with grant requirements provides for an annual federal grant, access to state grant funds, Medicaid cost-based reimbursement, enhanced funding and other federal program opportunities.

SERVICES

We at Lakeshore Community Health Center offer you and your family a one-stop shop for health care services. By making medical, behavioral health and oral health services available in one location, we believe we are better able to care for all of our patients' needs.

Medical Care for All Ages

- Preventative Care
- Chronic Disease Management
- Medication Monitoring
- Immunizations
- Health Screenings
- Lab Test and X-Ray Referrals
- School and Work Exams
- Specialty Care Referral
- Health Education

Oral Health/Dental Care

- Routine Exams and Cleanings
- Fluoride Treatments
- Sealants
- Fillings and Root Canals
- Dentures
- Emergency Care

Behavioral Health Services

- Counseling
- Screenings

Support Services

- Eligibility Enrollment Support
 - Interpretation
 - Case Management
 - Educational Programs
 - Referrals to other Community Agencies
-

FUTURE OUTLOOK

As we look to the future of Lakeshore Community Health Center, we need to thank those who moved us forward in this process. Throughout the last 6 years of planning, incorporation, establishing services, and becoming a Federally Qualified Health Center these entities have continued to support LCHC:

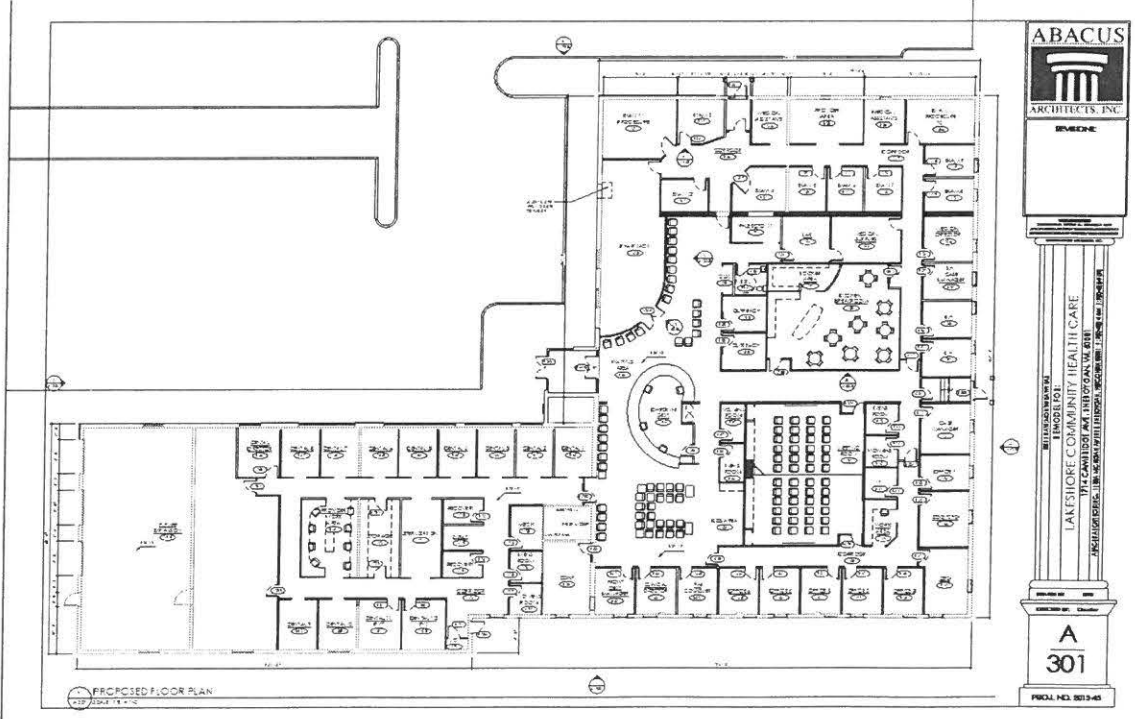
- Acuity Charitable Foundation
- Aurora Health Care
- Dr. Kurtis and Ruby Kellner
- Healthy Teeth/Health Communities of Manitowoc
- Healthy Sheboygan County 2020
- Sheboygan County Health and Human Services
- St. Nicholas Hospital/Prevea Health Care
- United Way of Sheboygan County

During this fiscal year, LCHC was able to provide primary medical, oral, and behavioral health services. With the support of the entities above, LCHC hired a Full-Time Nurse Practitioner, one Medical Assistant, and LCHC was able to contract with two Family Practice Doctors who provided support and direct care, from one exam room at the Clinic. Two Dentists, two hygienists, and a number of dental assistants provided oral health care from six dental operatory during this first year. In addition LCHC is proud to have a Licensed Professional Counselor providing behavioral health services to the clients of the clinic.

With the sheer magnitude of growth and a dental waiting list that grew to over 700 during the year, LCHC has been looking for a larger facility to house all of its services as well as administration, and room to expand into the future. With a lot of hard work and support from the staff and board, LCHC is excited to present the potential future facility, which is located at the former American Orthodontics site at 1714 Cambridge Avenue in Sheboygan.

FUTURE OUTLOOK

Future Facility Floor Plan



Lakeshore Community Health Center

Our Mission

To improve the health and well-being of our community by making health care services available to everyone without regard to ability to pay. We work with our community partners to provide the highest quality of care for everyone regardless of race and ethnicity. We respect and celebrate our cultural differences and provide services for those who speak a language other than English.

What We Do

We provide health care services to people who struggle to find a doctor, dentist or a counselor for care. We work with our community partners to refer you to any services we are unable to provide ourselves. We work very hard to make sure our patients get what they need, and we provide up to 90% discounts for uninsured people who cannot afford to pay for these services.

Who We Are

We are ordinary people living in our community who believe that everyone has a right to quality health care. We are skilled health care professions whose focus is on our patients' needs. We are here for our community, and the people we serve play a role in governing what we do. We are Lakeshore Community Health Center.

Services Provided

We at Lakeshore Community Health Center offer you and your family a one-stop shop for health care services. By making medical, behavioral health and oral health services available in one location, we believe we are better able to care for all of our patients' needs.

- **Medical Care for All Ages**
 - Preventative Care
 - Chronic Disease Management
 - Medication Monitoring
 - Immunizations
 - Health Screenings
 - Lab Test and X-Ray Referrals
 - School and Work Exams
 - Specialty Care Referral
 - Health Education
- **Oral Health/Dental Care**
 - Routine Exams and Cleanings
 - Fluoride Treatments
 - Sealants
 - Fillings and Root Canals
 - Dentures
 - Emergency Care
- **Behavioral Health Services**
 - Counseling
 - Screenings
- **Support Services**
 - Eligibility Enrollment Support
 - Interpretation
 - Case Management
 - Educational Programs
 - Referrals to other Community agencies

How do I obtain services?

Schedule an appointment by calling:
(920) 783-6633

For an acute illness, a same day appointment is usually available.



We believe that patients have rights and responsibilities. We all have the right to quality care and to be treated with dignity and respect. We have the responsibility to participate in our care and to share some of the costs. We ask that patients pay their fee at the time of service. We also offer convenient payment plans tailored to ability to pay.

Lakeshore Community Health Center accepts:

- Medicaid/Badger Care
- Medicare
- Private Insurance
- Uninsured



Would you like to make a difference?

We encourage patients to take an interest. Ask for a patient survey and share your thoughts.

Do you want to be more active?

Please ask about joining our Board of Directors.

Would you like to donate?

If you have the means, we welcome financial contributions to help carry out our mission.

Visit our website:
www.lakeshorecommunityhc.org



LAKESHORE
 community health center

Dental Office

1931 North 8th Street
 Sheboygan, WI 53081

Medical /Administrative Office

510 S 8th Street
 Sheboygan, WI 53081

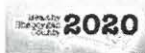
Hours of Operation:

Monday-Friday 7am-5pm

Call for an Appointment:

(920) 783-6633

Lakeshore Community Health Center is a non-profit organization and is grateful for the support given by Sheboygan County residents and:



LAKESHORE
 community health center



Committed to helping you and your family lead a healthier life.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Meijer Stores Limited Partnership to construct a new Meijer Store with fueling station at 3347 Kohler Memorial Drive (former Memorial Mall property). SC Zone

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

REPORT DATE: August 11, 2017

MEETING DATE: August 15, 2017

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Meijer Stores Limited Partnership is proposing to redevelop approximately 19.17 acres of the existing 31.42 acre Memorial Mall site located at 3347 Kohler Memorial Drive. The proposed development will result in redeveloping the northern half of the existing Memorial Mall and associated improvements. The project is bordered by N. 36th Street on the west, Kohler Memorial Drive on the north, N. Taylor Drive to the east and Erie Avenue to the south. The surrounding land uses include residential to the west located in the Town of Sheboygan, commercial to the north, open space/municipal use to the east and commercial use to the south.

The south half of the site presently consists of Kohl's, Bed Bath & Beyond and Goodyear and these south buildings/tenant spaces will be preserved. The north half of the site consisting of Sears, Hobby Lobby, various small tenant spaces and Firestone Auto Care will be demolished to prepare for the proposed Meijer Main Store, Convenience Store/Fuel Center, a retail building (user is undetermined) and one outlot.

Operational Details:

Hours of Operation

The store will be open 24 hours, seven (7) days a week. Meijer recognizes that no two people operate on the same schedule. The founding family's dedication to customer service means that Meijer wants to be there (and open) for its customers whenever they need them. Despite being open 24 hours, Meijer closes certain departments for periods of time including:

- Garden Center
- Drive-Up Pharmacy
- Alcohol Sales
- Additionally, in order to secure Meijer operations after normal business hours, access will only be accommodated through the Fresh Entrance (grocery). The Home Entrance will be closed during the later/over-night hours of operation.
- The convenience store is open 24/7, however, internal access to the store is restricted between 11 pm and 6 am. Customers will have access to merchandise from within the store through a “Lazy Susan” style window.

Employees (full and part-time)

Staffing is estimated to include both full and part-time employees and will require a variety of skills and management experience. Meijer promotes hiring from within the community, and it will offer opportunities in a variety of departments, during several different shifts and on a full or part time basis. The store will employ between 300-350 total employees with approximately 60 employees in the store at any one time.

In addition, project construction employment will involve several hundred individuals from various segments of the construction industry over 10 to 12 months.

Security

Meijer takes a proactive approach to its store and site security. Being open 24/7, Meijer employees always have a presence in the area. The site will have interior and exterior security cameras. Meijer also utilizes a loss prevention team. All store security personnel are trained to protect the customers and employees first, followed by the store and its merchandise. Additionally, the staff is trained to cooperate with the City’s Police Department at all times.

Deliveries to Site

Deliveries will occur on a daily basis to maintain the store’s inventory as needed. Meijer’s distribution needs typically require three to four (3-4) Meijer semi-truck deliveries per day, with increased frequency during the holiday season. Other prearranged and authorized third-party vendor deliveries – generally related to the grocery store – will occur daily. All deliveries will occur at the 6-bay loading dock at the southwest corner of the building.

Parking

The Meijer store parking lot will be designed for a total of 533 vehicles which includes 24 handicapped stalls, many of which are van accessible. The convenience store will have 19 parking stalls including one barrier free van accessible stall. Additionally, the proposed retail building will include up to 180 parking stalls which includes nine handicapped stalls. The parking that is provided for the existing portions of the mall that are to remain will exceed code requirements. As stated early, the Traffic Impact

Analysis (TIA) is currently under review by the City. No major improvements to the street network are anticipated other than what has been shown on the site plan for a new/relocated signalized entrance for the development.

Garden Center

The Garden Center is proposed to be located on the north side of the store. It would be fully enclosed by an ornamental metal fence and access will be via gates located on the north, east and west sides of the fence area. The Garden Center can also be accessed from the interior of the Home Goods side of the store. Deliveries would be via a double gate located at the back of the Garden Center area.

Shopping Carts

As Meijer was a pioneer in the use of metal shopping carts at its stores, it has had decades of experience in managing the use of its shopping carts. Customers may find carts or basket inside the store at both main entrances, and the employees regularly replenish the supply by collecting shopping carts at cart corrals positioned conveniently throughout the parking field.

Trash and Recycling Removal

The trash compactor and cardboard baler for the store are fully enclosed and located at the truck loading docks. The compactor is maintained regularly and pick up is approximately nine (9) times each month. A cardboard baler is located in the store and the baled cardboard remains in the store until they are loaded into the departing Meijer delivery trucks once emptied.

Interior Businesses

At most of its stores, Meijer provides interior space for complimentary businesses to lease and provide additional options and services to its customers. Meijer has not identified any specific businesses at this time, and has not depicted such potential interior locations on the site plan or building plan, but any such interior businesses would be located near the front of the store and would not require exterior alteration of the façade other than the signage as depicted on the sign plan and building elevations.

Construction Timeline

Depending on the timing of the approval and entitlements for the project, Meijer anticipates starting demolition on the property in the summer of 2017. Site preparation and building construction will likely start in the spring of 2018 with a 10 to 12-month construction timeline. Grand opening is projected to occur in 2019.

Applicant Information:

In 1934, a modest local barber in Greenville, Michigan, saw a need and an

opportunity. In an effort to take care of the customers who visited his barbershop, Hendrik Meijer purchased \$328.76 worth of merchandise on credit. Together with his 14-year-old son, Fred, they opened the North Side Grocery. As the customer base grew, Meijer sought ways to cater to his growing popularity by being one of the first to use mass marketing techniques (newspaper ads), automatic conveyor belts and metal shopping carts. These innovations led Meijer to develop the concept of a one-stop store where customers were able to purchase groceries and general merchandise in a convenient and easy “one” shopping trip experience. This notion paved the way for the familiar “One Stop” supercenter shopping concept that is prevalent today.

Meijer as a Company

Meijer now based in Grand Rapids, Michigan, remains a family owned and operated business. Meijer currently operates over 250 supercenters and grocery stores throughout Michigan, Ohio, Indiana, Illinois, Kentucky and Wisconsin. Meijer stores have evolved through the years and include fresh produce and meat departments, as well as pharmacies, electronics, garden centers, general merchandise and apparel. Unlike its competitors, Meijer has strong history in the grocery business and is well known for its fresh products, commitment to quality and everyday low prices.

During the recent challenging economic times, people not only need to save time, they need to save money. At Meijer, consumers will find the largest selection, at higher standards, and for incredible values. The high standards carry through from the customer service in its stores to the quality of the merchandise itself. As a result, Meijer has been recognized in an article published in Forbes Magazine as one of the Top 30 most reputable companies in the world.

Commitment to Community

Meijer is committed to serving the communities where its customers and team members work and live. Each year Meijer donates more than 6% of its net profits to charity. While Meijer donates to thousands of charitable organizations throughout the year, helping fight hunger has been a primary focus. Meijer has addressed hunger relief through a variety of philanthropic efforts including its “Simply Give” food pantry donation program, which has helped raise more than \$6 million for local food pantries during the last few years.

Meijer also contributes to the health of its communities with a free prescription drug program at each of its stores. Since 2006, Meijer has offered free antibiotics (Amoxicillin, Cephalexin, SMZ- TMP, Ciprofloxacin, Ampicillin, Penicillin VK) to its customers with no strings attached so long as the customer has a doctor’s prescription.

In 2008, Meijer began offering pre-natal vitamins to its customers on the same basis. Meijer now offers free Metformin Immediate Release for those managing their diabetes and the generic substitute for Lipitor for those managing their cholesterol.

Together, since the program's inception, more than 14 million free prescriptions have been filled saving customers more than \$200 million.

Supporting Local Farms

Meijer is the largest purchaser of local produce in the markets it serves. Buying local allows Meijer to support local economies while providing fresher and more affordable products.

Conservation/Preservation

In 1994, Fred Meijer made a landmark donation of \$265,000 to help purchase an abandoned rail line in Greenville, Michigan. This would become the Fred Meijer Heartland Trail that stretched more than 41 miles. Meijer continues to donate funds to preserve existing trails, and create new sanctuaries.

Sustainability

Meijer is a retail leader in the industry by promoting strong sustainable business practices and green choices:

- Meijer has been recognized by the USEPA as a SmartWay award winner for advancements in transportation efficiency.
- Meijer is currently testing wind turbines at several locations. Understanding and recognizing the use of wind as a renewable power source can lead to the reduction of our carbon footprint.
- As of 2008, Meijer is constructing all new stores consistent with LEED (Leadership in Energy and Environmental Design).
- Meijer strives and seeks out new ways to reduce energy use through innovative store designs. Whether it is changing the lighting in all stores to highly efficient fluorescent and LED fixtures, or the installation of high efficiency motors and improved ventilation equipment, Meijer is continually working towards reducing its carbon footprint.
- In 2010, Meijer unveiled a pilot program and installed electric vehicle charging stations at three of its Michigan stores.
- In 2012, Meijer unveiled a broad seafood sustainability program, working with its suppliers and several Non-Governmental Organizations to ensure the seafood it sells is caught and farmed in the most environmentally responsible manner.
- Meijer has partnered with the Nature Conservancy to help consumers choose non-invasive plant products that are best suited for backyards in the Midwest.

Conclusion:

Meijer looks forward to serving the Sheboygan community, and respectfully submits its conceptual plan for redevelopment of the site located at the southwest corner of N. Taylor Drive and Kohler Memorial Drive in order to construct a Grocery and General Merchandise Store, and a convenience store/gas station as described above.

The applicant states the following about the site improvements:

- The development will include a new Meijer main store, fuel center, proposed retail building pad and outlot with associated improvements including but not limited to pharmacy drive-up window, outdoor garden center, signage, utility improvements, parking improvements, lighting and landscaping.
- The main Meijer store is approximately 160,000sf and 40 feet tall.

The proposed exterior façade of the Meijer Store and Convenience Store will consist of a high-quality brick imprinted precast concrete panel system. The multiple colored precast finish system allows for the material to be nearly indistinguishable from face brick. The main building utilizes tempered glazing in an aluminum curtain wall or storefront system creating glass tower entry features. The Meijer Store entries are also highlighted by accent colored metal canopies with supporting columns. The building façade is articulated with wall projections and recesses along with varying parapet heights accentuated with detailed metal cornices to add architectural interest.

- The fueling station convenience store is 3,376sf and is 16.6 feet tall. The gas canopy is 20-21 feet tall.

The Convenience Store/Fuel Center building materials match the main building and also include an auto and pedestrian sheltering overhead canopy.

- The future retail space could be 50,500sf (this is not part of the present Meijer conditional use permit and no action will be taken on this aspect of the development). The proposed retail building may be constructed by a separate developer, and subject to the City's approval process.
- The site has unique restrictive qualities such as easements, utility locations and competing code requirements that limit the landscape placement. However, in aggregate (use of all of the Memorial Mall property), the overall landscape plan meets the landscape point requirements of City of Sheboygan Zoning Ordinance although a locational landscape variance will be required).
- Site lighting will be provided via LED light fixtures mounted on 30 foot poles with 2.5 foot concrete base
- Vehicles may enter and exit through a proposed right-in/right-out access point near the northeast corner of the site on Taylor Drive (north of fueling station).
- Vehicles may enter and exit through a proposed full access, at the new signalized intersection near the center of the site on Taylor Drive (south of fueling station).

- Vehicles may enter and exist through two existing drive ways along Erie Avenue (Kohl's).
- All vehicular access points to the site along 36th Street will be removed (east side of site adjacent to residences to the east).
- The Meijer main store has a pharmacy drive-up window located at the northeast corner of the building (heading west to north).
- Applicant is proposing 533 parking spaces for the Meijer main store (159,253sf /1 space per 300sf = 530 parking space required). Complies.
- Applicant is proposing 19 parking spaces for the Meijer convenience store (3,376sf /1 space per 300sf = 11 parking space required). Complies.
- Applicant is proposing 180 spaces for the future retail building (50,363 / 1 space per 300sf = 168 spaces required). Complies.

Meijer Signage:

Meijer proposes 11 wall signs on the Meijer main store; four wall signs on the Convenience Store (1 on the building and 3 on the canopy); replacement of the existing 60 foot highway pylon sign with a new 54 foot highway pylon; a new 30 foot comprehensive pylon sign near the convenience store located along Taylor Drive (replacing the existing Memorial Mall pylon sign to be removed to alleviate conflicts with the City proposed Taylor Drive road improvements) and a new monument sign along Erie Avenue.

Applicant is also proposing four (4) temporary banner signs on the construction fence/redevelopment site notifying the public that Meijer is coming soon and a number of the existing business will continue to be open during construction.

Main Store East Wall Signs (10 signs):

- 499sf (17.7 x 45.3) internally illuminated "Meijer" channel letter sign.
- 60sf (5.1 x 14.5) internally illuminated "fresh" channel letter sign.
- 51sf (4.5 x 15.4) internally illuminated "home" channel letter sign.
- 63sf (5.2 x 12.3) non-illuminated "pharmacy drive up" foam letter sign.
- Two, 7sf (1.1 x 6.3) surface applied white window vinyl "welcome" signs.
- Four, 20sf internally illuminated "Licensee" signs. These four (4) signs will be corporate logos of the commercial tenants doing business within the Meijer main store. These signs will be applied for as tenants begin to occupy the store (future approvals/variances may be required if the signs do not match what is being depicted in this sign proposal).

Main Store North Wall Sign (1 sign):

- 200sf (11.2 x 28.7) internally illuminated "Meijer" channel letter sign.

Convenience/Fueling Station Store East Wall Sign (1 sign):

- 25sf (4.2 x 6) internally illuminated “Meijer” readerboard wall sign.

Convenience/Fueling Station Canopy Signs (3 signs):

- Three 17sf (1.9 x 7.8) internally illuminated “Meijer” canopy signs. Logo to be routed out and pushed through flush. Signs will be located on the north, south and east sides of the canopy.

Meijer/Kohl’s/Bed, Bath & Beyond Monument Sign (Erie Avenue):

- 24sf (6 x 4) interior lit monument sign.
- Sign will be six (6) feet high and 8.6 feet long (including columns and decorative cap).
- This sign will be located along Erie Avenue and will replace the existing Memorial Mall monument sign already located in this area.

Temporary Signage on Construction Fencing:

- There will be a total of four (4) temporary banners on the redevelopment site.
- 260sf (4 x 65) temporary banner signage on the construction fence advertising “Meijer Coming Soon.”
- 260sf (4 x 65) temporary banner signage on the construction fence advertising “Open – Kohl’s, Bed, Bath & Beyond, Goodyear (Power, Tire and Auto) and Claire’s.”
- Not sure why the Goodyear portion of the sign needs the “Powers, Tire and Auto” language. Plan Commission may consider having the applicant remove that language.

Meijer Pylon Sign (northeast corner of site facing HWY 23):

- 200sf (8.5 x 23.5) double faced internally illuminated cabinet sign.
- Meijer is proposing replacement of the existing 60 foot highway pylon sign with a new 54 foot high pylon.

Meijer Pylon Sign (Center of site facing Taylor Drive):

- 209sf double faced internally illuminated cabinet sign. The pylon sign has brick columns and a decorative sign cap.
- Meijer is proposing a new 30 foot high comprehensive monument sign near the convenience store located along Taylor Drive that will replace the existing Memorial Mall pylon sign to the south. This sign will serve as a multi-tenant sign for this redevelopment.

Staff has the following comments with the present Meijer pylon sign proposals:

- The Plan Commission may want to have the applicant address why Meijer needs two (2) very tall pylon signs signage at this site (54 feet and 30 feet).
- As the Plan Commission is aware, staff and the commission have consistently attempted to have lower, high quality design monument signage in very visible corridors of the City.

- However, we have determined that the design of the sign is imperative when considering a proposed pylon sign and/or variance request.

Staff would like to make the Plan Commission aware of the following information that is incorporated into the City of Sheboygan Master Plan:

A. SIGNAGE

- Limited high quality signage is a distinguishing feature that enhances the quality of life of a community.

B. COMMUNITY ENTRYWAYS

- The comprehensive plan seeks to preserve each community entryway and to establish a complimentary “sense of entry” in carefully designed areas along the expanding edges of the City.
- The plan seeks to protect and enhance these unique aesthetic qualities through the use of zoning standards requiring high quality landscaping, building design, signage, lighting and public furnishings.
- The primary entryways into Sheboygan are its visual “front doors,” and wherever possible, should be protected and enhanced.

Thus, when sign proposals are considered, a proposal should be reviewed carefully to ensure these signs enhance the quality of life in our community and that community entryway areas are protected and enhanced.

The Memorial Mall signs are very dated and weathered and there is no question the proposed signs are more attractive but are the proposed pylon sign designs acceptable to the Plan Commission?

Outdoor display of product/merchandise:

The applicant is requesting to have outdoor display of product and merchandise at the north side of the trash enclosure at the fuel center and the parking lot island north of the drive-up/east of the garden center.

The area adjacent to the fuel center trash enclosure will be limited to propane and ice sale/display only. A screen wall has been proposed to limit exposure of the ice and propane displays.

The parking lot island adjacent to the pharmacy drive-up/east of the garden center will include garden center related product only.

Smoking Shelter:

The applicant is proposing to locate a smoking shelter on the north side of the property (north east of the garden center display area). The structure is 72sf (6 x 12) with a bench. Transit style free standing shelter with 1/4 inch clear tempered safety glass, metal standing seam, hip roof with six (6) inch fascia and bronze aluminum framing. The intent is to provide a location of rest during breaks that is away from the store and general public.

Certified Survey Map:

The applicant will need to submit a Certified Survey Map (CSM) to amend existing property lines and/or to create new parcels. The applicant needs to be aware that the proposed CSM will exactly match the site plan that the Plan Commission is considering today. If the CSM does not exactly match the site plan, the applicant will be required to submit a new conditional use permit and site plan that accurately depicts the reconfigured lot lines and/or lots to be created as well as the structures and site improvements that are to be constructed.

If future developments are to share access, parking, utilities, etc., the applicant will need to address all easements and agreements on the proposed CSM (prior to the City signing a proposed CSM, the applicant shall appropriately place such notations on the CSM).

The applicant will also be dedicating some property to the City for public right-of-way street improvements involved in this project. Therefore, the proposed CSM must be forwarded to the City Council because only the Council can accept property dedications.

The Plan Commission needs to be aware that staff and the applicant have been discussing the CSM for some time and the applicant has elected not to pursue the CSM at this time so that all issues may be appropriately addressed at a later date.

THE TRANSPORTATION STUDY:

A Traffic Impact Analysis (TIA) study was completed pertaining to the Meijer redevelopment that included:

- Free-standing discount superstore (Meijer) – 159,253 square feet
- Shopping center (adjacent retail building) – 52,890 square feet
- Gas station/convenience store – 10 fueling positions
- Shopping center (Outlot A) – 8,900 square feet
- High-turnover sit-down restaurant (Outlot A) – 4,400 square feet

To accommodate full buildout of the Meijer development, the following improvements are recommended for the study intersections:

Taylor Drive & Northern Mall/Meijer Driveway

- Construct a 125-foot southbound right-turn lane on Taylor Drive.
- Construct the driveway with an exit lane for right-in/right-out only traffic movements.

Taylor Drive & Southern Mall/Meijer Driveway

- Relocate the driveway further north on Taylor Drive per the site plan.
- Construct a 125-foot southbound right-turn lane on Taylor Drive.
- Construct a 240-foot northbound left-turn lane on Taylor Drive.
- Install traffic signal control with a northbound protected/permitted phase left-turn phase.

Coordinated Signal System

- Optimize green splits and offsets at the coordinated signals along Taylor Drive and Erie Avenue.

All street improvements will be constructed by the City and all street improvement costs will be borne by the City.

Variances:

The applicant is requesting the following variances:

- Applicant is proposing 11 wall signs – the maximum permitted is four (4) wall signs.

Signage will be a critical component to the success of the development because the building is setback greatly from the Taylor Drive and the site is well below the grades of HWY 23/Kohler Memorial Drive and Taylor Drive limiting visibility of the building. Please note the proposed signage area is within the limits of the signage code.

- Applicant is proposing a pylon sign height of 54 feet tall – Maximum permitted pylon sign height is 30 feet tall.

Meijer desires to maintain the existing pylon sign along HWY 23/Kohler Memorial Drive. However, in recognition of the staff's comments regarding the unsightliness of the existing sign, Meijer proposes to replace the sign with a new sign that is 54 feet tall.

- Applicant is requesting to permit off-premise signage on the Taylor Drive pylon sign - Off-premise signage not permitted.

Kohl's, Bed Bath, Good Year, the future retail development and outlot development are located in this redevelopment site. This sign proposal is considered off-premise signage because these businesses are not located on the Meijer property. Off-premise signs are not permitted by the City of Sheboygan Zoning Ordinance.

Applicant indicates that the mall presently has a sign that advertises for a number of tenants along Taylor Drive. Instead of having a number of free standing signs, the thought is to have one (1) pylon sign that could advertise for a number of tenants on this redevelopment site.

- Applicant is requesting to permit off-premise signage on the Erie Avenue monument sign - Off-premise signage not permitted.

Meijer, Kohl's and Bed Bath & Beyond are located in this redevelopment site. This sign proposal is considered off-premise signage because Meijer is not located on the Kohl's and Bed, Bath & Beyond property. Off-premise signs are not permitted by the City of Sheboygan Zoning Ordinance.

- Applicant is proposing four (4) banners that are 260sf (4 x 65) and are proposed to be located on the construction fence for the length of the construction project – Applicant is

permitted one 32sf temporary banner for the length of the project. Banners are not permitted on fences.

Meijer requests a variance to allow temporary banner signs that are four (4) feet in height and 65 feet long to be displayed for the duration of construction along the frontage of Taylor, along the parking lot north of Bed Bath & Beyond and two (2) locations along the east side of the property. The intent is to inform the public that the southern half the mall is still open. These banners would be attached to the eight (8) foot high construction fence and will double a wind screens to help block the view of construction.

- Applicant is proposing a gas canopy height of 21 feet – Maximum permitted canopy height is 20 feet.

The canopy is designed to a 20 foot height, however to maintain positive drainage below the canopy the height may vary between 20 feet to 21feet in height.

- Requesting a variance from landscape ratio requirements - Applicant shall meet minimum 25% landscape ratio.

A landscape ratio of 12% is provided in order to meet the parking requirements. This is a significant increase from the existing 0.07 landscape surface area ratio.

- Applicant is proposing a landscape bufferyard of 7.8 feet to 11.6 feet along N. 36th Street – Minimum Bufferyard required is 25 feet.

The required parking, site circulation and existing site constrains limit the depth of the N. 36th Street bufferyard. The proposed development will increase the bufferyard depth from 0 feet of depth to 11.6 feet tapering to 7.8 feet. Increased bufferyard depth in combination with new plantings and existing densely planted trees along N. 36th Street will substantially improve the buffering of the west side of the re-development area.

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

Since the proposed development will be considered a redevelopment, the site is surrounded by impervious surface. The City landscaping requirements include a minimum number of plant points in a given zone. These requirements will not be able to be provided within the designated zone. As a solution, the proposed landscape plan will provide the total number of required plant points, but the plants will be located throughout the site. This will still provide the visual enhancement provided by the landscaping.

- Applicant is proposing to exceed .5 footcandles at the property line – Maximum .5 footcandles permitted at the property line.

Because there is shared access and parking that abuts property lines it is important to provide adequate lighting for safety purposes of both pedestrian and vehicular safety. The proposed lighting will provide better light distribution throughout the parking lot, travel lanes and properties and will not adversely impact adjoining properties.

STAFF COMMENTS:

The applicant states that there will be a future 50,000sf retail building constructed to the south of the Meijer store. The Plan Commission and applicant understand that this proposal is not part of the present conditional use permit review because there is no specific timeframe for this development to occur. Thus, this area shall be landscaped with grass prior to issuance of an occupancy permit for the Meijer Store.

The applicant states that Kohl's and Bed, Bath & Beyond may want additional wall signage but have not submitted any detail on what they might be considering. Therefore, no action will be taken on any Kohl's and Bed, Bath & Beyond wall signage because we have nothing to review. Kohl's and Bed, Bath & Beyond may submit a sign permit request at a later date.

Presently, the common lot line runs east and west through the south side of the former Sears building. The proposed Meijer Store will cross this property line. The City does not permit buildings to cross property lines. Thus, before building permits are issued the applicant will be required to submit a Certified Survey Map to amend existing lots lines and/or create new parcels. It will be up to the applicant to submit a CSM that exactly matches the site plan the Plan Commission is considering to approve today. If the CSM does not exactly match the site plan then the applicant will be required to submit a new conditional use permit application that exactly depicts the lots to be created and how the property is to be developed.

In addition, if the proposed properties are sharing parking, access, utilities, etc., those easements will need to be noted on the CSM and the formal agreements will need to be officially recorded prior to the City issuing building permits for this project.

The applicant is also dedicating some property to the City for public right-of-way street improvements. Such land dedication can only be accepted by the Common Council so the CSM will need both Plan Commission and Council approval.

The Memorial Mall property has been a tired facility for a long time. The Meijer project is a welcome addition to the City of Sheboygan and continues the improvement along one of the most important entrances into the City (HWY 23/Kohler Memorial Drive) and one of the most important commercial corridors in the City (Taylor Drive).

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, demolition, storm drainage, DNR, health, liquor, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary razing permits for all structures to be demolished. Once structures have been demolished, the applicant will maintain the site(s) in a clean and dust free condition.

3. 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 department, etc.).
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance. If different properties are sharing these stormwater facilities, the proper agreements/easements shall be officially documented prior to building permit issuance.
5. Submittal/approval of a landscape plan prior to building permit issuance. The proposed landscape and bufferyard 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). If installing landscaping on other properties, those property owners understand that they are responsible for the upkeep and maintenance of said landscaping.
6. If the future development site to the south of the Meijer store is not immediately going to be under construction, the applicant will be required to landscape (grass) this area prior to issuance of an occupancy permit for the Meijer Store.
7. All dumpster(s) and compactors shall be screened/enclosed and constructed of like materials and colors of the Meijer facility.
8. Provide screening on the northeast corner of Bed, Bath and Beyond by compactor and dumpster area (this can be completed with building structures, landscaping, etc.). Plans will be forwarded to City Development staff for review/approval. If staff has any concerns with proposed screening, the matter may be brought back to the Architectural Review Board for their consideration.
9. Outdoor storage of materials, products or equipment shall be prohibited.
10. Outdoor display is permitted in the parking lot island area adjacent to the pharmacy drive-up/east of the garden center and shall include garden center related products only. The outdoor display in this area will not cause any pedestrian and/or vehicular conflicts due to visibility issues, its location, etc.
11. Outdoor display of ice and propane is permitted at the fueling station by the dumpster enclosure and will have the screen wall as proposed by the applicant. Seasonal outdoor display is not permitted in front of the convenience store or in the fueling island as depicted on the site plan.
12. Applicant shall install the ornamental fence as depicted in the approved site plan for the Garden Center. Applicant is required to submit specific fence details to staff. If staff has any concerns with the fence design, the matter may be brought back to the Plan Commission for their consideration. Fence shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance.
13. 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.).
14. 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.
15. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, utilities, etc.).
16. Onsite sidewalk shall be installed as depicted on site plan.
17. 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 and/or Architectural Review Board for their consideration.
18. Applicant shall be permitted a 54 foot tall pylon sign along HWY 23/Kohler Memorial Drive (northeast corner of the property).
19. Applicant shall be permitted a 30 foot tall pylon sign along S. Taylor Drive (east property line).

20. The Taylor Drive pylon sign may be utilized by the other properties in this redevelopment site. Only these properties are permitted to utilize advertising space on this pylon sign.
21. All freestanding signs shall meet the 12 foot sign setback to the property line.
22. Applicant shall remove all existing Memorial Mall signage including but not limited to the pylon signs on Kohler Memorial Drive and Taylor Drive, all directional signage, etc.
23. No sign shall be located on the roof or the top horizontal plane of the fueling canopy.
24. The total height of any overhead canopy shall not exceed 21 feet as measured to the highest part of the structure.
25. All areas used for parking or maneuvering of vehicles shall be paved.
26. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
27. The parking lot and drive-through facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
28. Any new or modified ingress/egress driveway openings shall be improved to standard City specifications.
29. All existing access drives on 36th Street shall be removed and all unused driveways shall be closed and improved to standard City specifications.
30. Applicant shall replace all street trees that are required to be removed.
31. 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.).
32. 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.
33. Applicant will provide adequate public access along adjacent streets and interior road system and shall take all appropriate actions to minimize the time period that these streets will be closed/affected.
34. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
35. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
36. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
37. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
38. 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.
39. Any future development on any of the other newly created lots will require a separate conditional use permit review/approval.
40. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed.
41. City Development staff will sign the proposed CSM only if the proposal exactly matches the approved development plan/property layout. If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any and all changes.

42. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance and addresses all issues including but not limited to dedications, creation of new utility easements, access and parking easements, stormwater, etc.
43. Prior to building permit issuance, the applicant is responsible for providing all shared agreements/easements between Meijer and adjoining properties including but not limited to ingress/egress, parking, stormwater facilities, utilities, etc.
44. Building permits shall be issued only at such time as the applicant can provide documentation that the CSM has been officially recorded and that Meijer owns the new lot that they propose to develop.
45. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures.
46. 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. 215860 & 215850
MAP NO. _____
ZONING CLASSIFICATION: SC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 6/27/17

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 \$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: Meijer Stores Limited Partnership C/O David Behrens, GreenbergFarrow, Agent of Meijer
21 S. Evergreen Avenue, Suite 200,
ADDRESS: Arlington Heights, IL 60005 E-MAIL: dbehrens@greenbergfarrow.com
PHONE: (847) 788-0213 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Meijer
3347 Kohler Memorial Drive and
ADDRESS OF PROPERTY AFFECTED: 3353 Kohler Memorial Drive, Sheboygan, WI 53081
LEGAL DESCRIPTION: _____

Tax Key Number - 59281215850 (Parcel I) and 59281215860 (Parcel III)

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Commercial Use retail mall
including: Sears, Hobby Lobby, Bed Bath & Beyond, Kohl's, Firestone, Goodyear and various small retailers.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Commercial Use retail mall including demolition of Sears, Hobby Lobby, Firestone, and various small retailers and the construction of a new Meijer Store and Fuel Center.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Variances: bufferyard depth reduction, increased number of wall signs, increase in freestanding sign height, landscape planting location requirements, reduced minimum landscape surface ratio and overhead canopy height
Conditional Uses: In-Vehicle Sales Use, Outdoor Display Use, and Group Development Use.



Memorandum

July 24, 2017

To	City of Sheboygan Planning Commission	Project	Meijer Sheboygan, WI
		Project #	20140267.0
		From	Matt Walsh
		Re	Conditional Use Permit – Written Description
		Copies	

Written Description – Conditional Use

Address:

- Mainstore: 924 North Taylor Drive
- Convenience Store: 902 North Taylor Drive

Zoning District

Suburban Commercial (SC)

Existing Land Use

Multi-Tenant Retail Shopping Malls

- Indoor Sales and Services
- Group Development (more than 1 building per lot)

Proposed Land Use

- Indoor Sales and Services
- In-Vehicle Sales (Fuel Center)
- Outdoor Display & Sales / Outdoor Display & Sales Incidental to Indoor Sales
- Group Development (more than 1 building per lot)

Estimated Employees

- 300-350 total employees
- 60 part-time

Access

- Vehicles may enter and exit through a proposed right-in / right-out access point near the northeast corner of the site on Taylor Drive.
- Vehicles may enter and exit through a proposed full access, signalized intersection near the center of the site on Taylor Drive.
- Vehicles may enter and exist through two existing drive ways along Erie Avenue.
- All vehicular access points to the site along 36th Street will be removed.

Drive-Up Window

- The Meijer main store has a pharmacy drive-up window located at the northeast corner of the building.

- Refer to sheet 200 for direction pattern of traffic through the drive-up pharmacy window.

Site Data

Total Mall Area	31.42 acre
Project Area	19.17 acre
Building Footprint Area	
Meijer Main Store	159,253 square feet
Convenience Store	3,376 square feet
Proposed Retail Building	50,500 square feet maximum
Pavement Area	+/-407,574 square feet
Total Impervious Area*	+/-670,488 square feet
Total Landscape Area*	+/-90,070 square feet

*For Meijer Parcel and Proposed Retail Building Parcel only.

Density and Intensity Requirements

Minimum Landscape Surface Ratio (LSR):

- Required: 0.25
- Proposed: 0.118
- Existing: 0.07

Minimum Lot Area:

- Required: 1 acre
- Proposed: Meijer Parcel – 14.26 acres, Retail Parcel – 3.17 acres, Outlot A – 1.74 acres

Setbacks

Building to Front or Street Lot Line (36th Street):

- Required: 25 feet
- Proposed: 38.88 feet

Building to Front or Street Lot Line (Taylor Drive):

- Required: 25 feet
- Proposed: 63.8 feet

Building to Front or Street Lot Line (Kohler Highway):

- Required: 25 feet
- Proposed: 100.75 feet

Minimum Paved Surface Setback (36th Street):

- Required: 10 feet
- Proposed: 11.37 feet

Minimum Paved Surface Setback (Taylor Drive):

- Required: 10 feet
- Proposed: 14 feet

Minimum Paved Surface Setback (Kohler Highway):

- Required: 10 feet
- Proposed: 10.4 feet

Bufferyard at Residential Lot Line (36th Street):

- Required: 25 feet
- Proposed: 11.8 feet tapering to 7.8 feet

Maximum Building Height:

- Required: 50 feet
- Proposed:
 - Main Store – 40 feet
 - Convenience Store – 16'-8" convenience store and 20' fuel pump canopy

Parking Requirements

Minimum Number of Off-Street Parking Spaces Required Per Lot/Use (Proposed Meijer Main Store):

- Required: 531 spaces – 159,253 SF / 300 (1 space per 300 square feet of building area)
- Proposed: 533 spaces
- Meijer Minimum Typical: 637

Minimum Number of Off-Street Parking Spaces Required Per Lot/Use (Proposed Meijer Convenience Store):

- Required: 11 spaces – 3,376 SF / 300 (1 space per 300 square feet of building area)
- Proposed: 19 spaces

Minimum Number of Off-Street Parking Spaces Required Per Lot/Use (Proposed Retail Building):

- Required: 168 spaces – 50,365 SF / 300 (1 space per 300 square feet of building area) (not including possible mezzanine)
- Proposed: 180 spaces

Summary of Improvements

The development will include a new Meijer main store, fuel center, proposed retail building pad and outlot with associated improvements including but not limited to pharmacy drive-up window, outdoor garden center, signage, utility improvements, parking improvements, lighting and landscaping.

Building Design

The proposed exterior façade of the Meijer Store and Convenience Store will consist of a high-quality brick imprinted precast concrete panel system. The multiple colored precast finish system allows for the material to be nearly indistinguishable from face brick. The main building utilizes tempered glazing in an aluminum curtain wall or storefront system creating glass tower entry features. The Meijer Store entries are also highlighted by accent colored metal canopies with supporting columns. The building façade is articulated with wall projections and recesses along with varying parapet heights accentuated with detailed metal cornices to add architectural interest. As described, the Convenience Store / Fuel Center building materials match the main building and also includes an auto and pedestrian sheltering overhead canopy.

The proposed retail building may be constructed by a separate developer, and subject to the City's approval process.

Landscape Requirements

The site has unique restrictive qualities such as easements, utility locations and competing code requirements that limit the landscape placement. However, in aggregate the overall landscape plan meets the landscape point requirements of City of Sheboygan Zoning Ordinance.

Site Lighting

Site lighting will be provided via:

- LED light fixtures mounted on 30 foot poles with 2.5 foot concrete base

Signage Regulations

Meijer proposes 11 wall signs on the Meijer and Convenience Store; replacement of the existing 60 foot highway pylon sign with a new 50 foot highway pylon; a comprehensive monument sign near the convenience store located along Taylor Drive replacing the existing monument sign to be removed to alleviate conflicts with the City proposed Taylor Drive road improvements; a new small Tenant sign along monument sign along Erie Avenue; and the addition of Kohl's and Bed Bath & Beyond wall signs on the north side of the existing mall that is to remain.

Written Justification

This area of the Taylor Drive corridor is surrounded by a mix of commercial and retail uses. It is our belief that this development is in following with the comprehensive mater plan, and will not provide a nuisance, but rather benefit the surrounding area.

End of Memorandum



Memorandum

July 24, 2017

To	City of Sheboygan Planning Commission	Project	Meijer Sheboygan, WI
		Project #	20140267.0
		From	Matt Walsh
		Re	CUP & Variance List
		Copies	

List of Conditional Use and Variance Requests

Conditional Use Request:

- In-Vehicle Sales use – Requested for the vehicular fuel station use and drive-up pharmacy.
- Outdoor Displays / Incidental Outdoor Display – Requested for the outdoor garden center, display and sales of product at along the north side of the convenience store dumpster enclosure and in an island just east of the garden center adjacent to the pharmacy drive-up.
- Group Development – Requested for more than one principal structure on a single lot (Meijer Main Store and Convenience Store)

Variance Request:

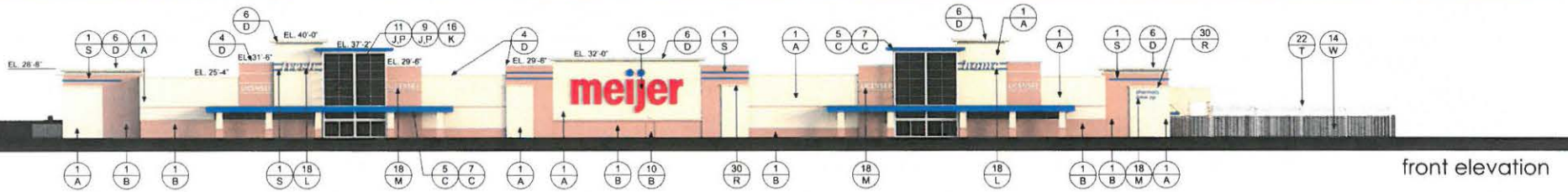
- Bufferyard Depth: A 25 foot bufferyard is required adjacent to 36th Street. However, the required parking, site circulation and existing site constrains limit the depth of the 36th Street bufferyard. The proposed development will increase the bufferyard depth from 0 foot depth to 11.6 feet tapering to 7.8 feet. Increased bufferyard depth in combination with new plantings and existing densely planted trees along 36th Street will substantially improve the buffering of the west side of the re-development area.
- Number of Wall Signs: Code permits up to 4 wall signs. Meijer requests a variance to accommodate 11 wall signs on the main store. Signage will be a critical component to the success of the development because the building is setback greatly from the Taylor Drive and the site is well below the grades of Kohler Memorial Highway and Taylor Drive limiting visibility of the building. Please note the proposed signage area is within the limits of the signage code.

Additionally, per discussion with staff, two wall signs are permitted per tenant in a multi-tenant building. Meijer request a variance for a third Kohl's and Bed Bath & Beyond wall sign to be located above the north entry for the portion of the mall that is to remain.

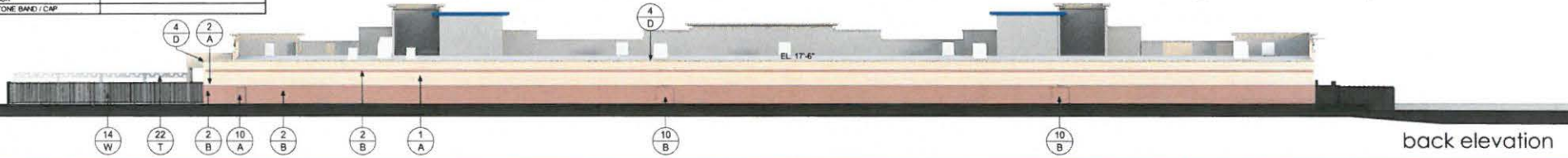
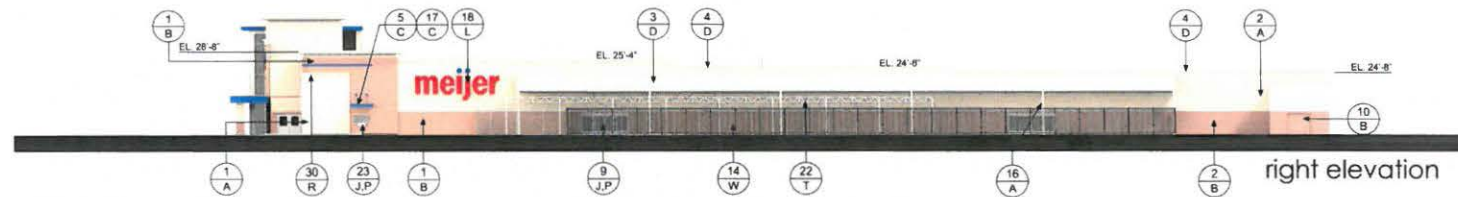
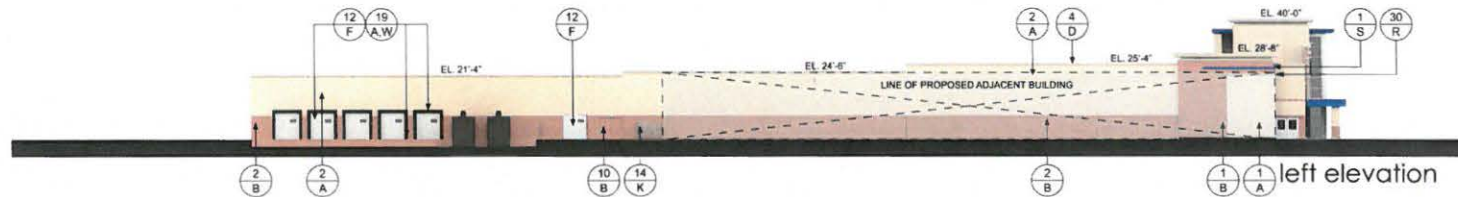
- Freestanding Sign Height: Code allows a maximum 30 feet per freestanding sign. Meijer desires to maintain the existing highway pylon sign along Kohler memorial highway. However, in recognition of the staff's comments regarding the unsightliness of the existing sign, Meijer proposes to replace the sign with a new highway pylon sign that is 50' height.
- Landscape Planting Location Requirements: The code requires specific quantities of foundation and bufferyard plantings. However, because of utility conflicts, design requirements and the site constrains the required landscape

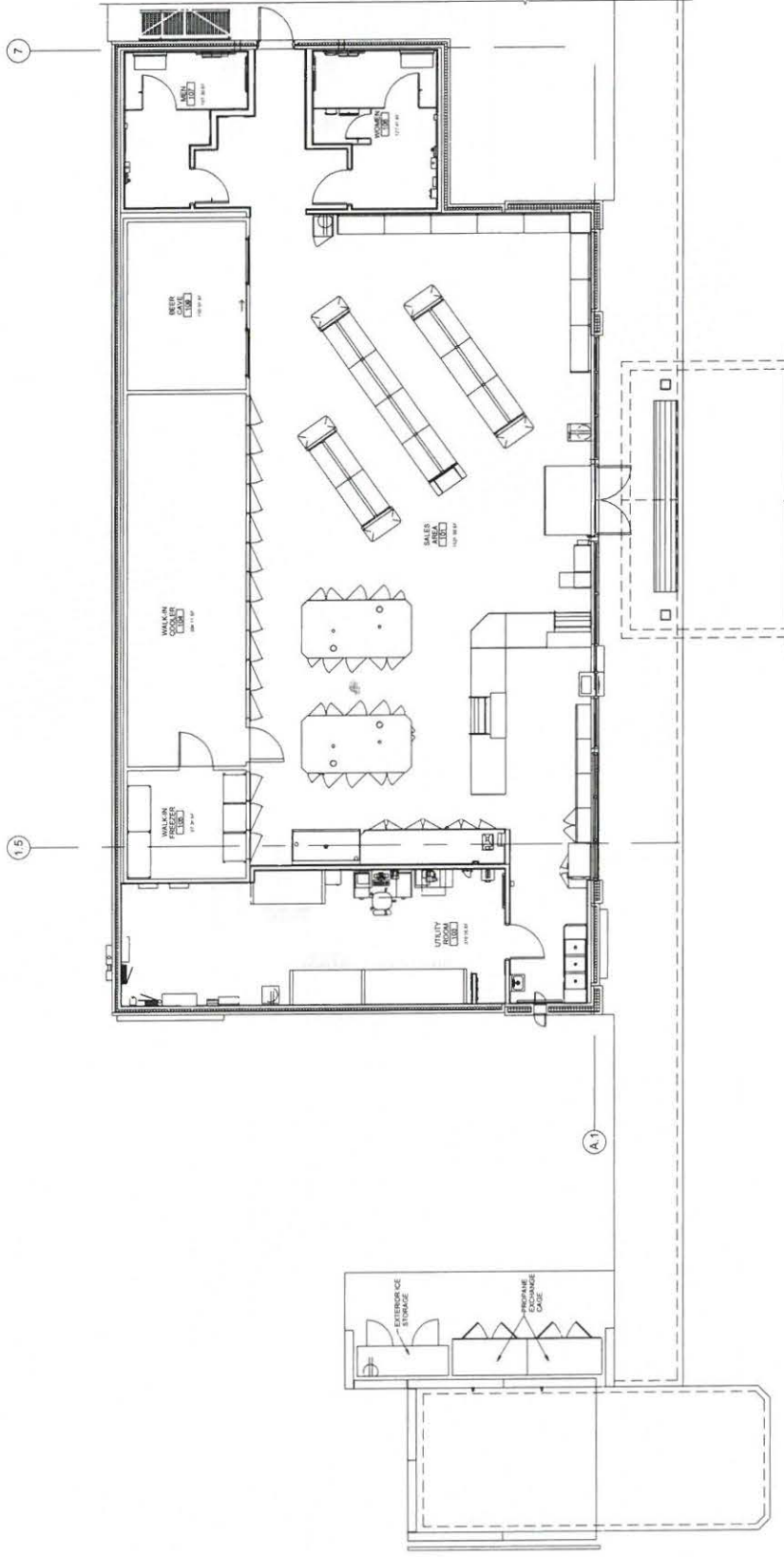
for the foundation and bufferyard plantings cannot be met in their entirety. To compensate, additional plants have been proposed elsewhere on-site. In aggregate, the site exceeds the minimum required landscape points.

- Landscape Surface Area Ratio: Code requires 0.25 landscape surface area ratio. However, because of parking requirements, 0.118 landscape surface area ratio is provided. This is a significant increase from the existing 0.07 landscape surface area ratio.
- Overhead Canopy Height: Code allows a 20 foot canopy height. The fuel center canopy is designed to be 20 foot height, however to maintain positive drainage below the canopy and the addition of the City requested cornice atop the canopy the height will exceed 20 foot height.
- Temporary Outdoor Signs: Code allow one temporary sign per lot with a maximum area of 32 square feet and can be displayed a maximum of 180 days per year. Meijer requests a variance to allow temporary banner signs that are 4' in height to be displayed for the duration of construction. Along The frontage of Taylor, Along the parking lot north of Bed Bath & Beyond and two locations along the east side of the property. The intent is to inform the public that the southern half the mall is still open. These banners would be attached to the 8' height construction fence and will double a wind screens to help block the view of construction.



EXTERIOR FINISH LEGEND	
ELEMENT OR MATERIAL:	COLOR / FINISH / GLAZING / TYPE:
1. PRECAST PANEL (BRICK IMPRINT)	A. MASCADAMA
2. PRECAST PANEL (SMOOTH FACE)	B. TANBARK
3. METAL ROOF OR WALL PANEL	C. ANVARD BLUE
4. METAL CORNER / EDGE FLASHING	D. ALMOND
5. METAL FASCIA	E. TERRA COTTA
6. METAL CORNICE	F. WHITE
7. METAL SOFFIT	G. NOT USED
8. NOT USED	H. NOT USED
9. ALUMINUM DOOR / FRAME	J. CLEAR ANODIZED
10. HOLLOW METAL DOOR / FRAME	K. GALVANIZED
11. WINDOW / STOREFRONT	L. INTERNALLY ILLUMINATED
12. SECTIONAL DOOR	M. NON ILLUMINATED
13. STEEL DOOR / FRAME	N. SURFACE APPLIED
14. ORNAMENTAL METAL	P. VISION GLASS
15. DECORATIVE FENCE	Q. SPANDREL GLASS
16. STEEL COLUMN	R. NATURAL
17. STEEL FRAMING / DECK / HANGERS	S. MATCH ANVARD BLUE
18. SIGNAGE	T. ALUMINUM
19. DOCK SEAL / LEVELER / BUMPER	U. DARK BRONZE FRAME
20. SMOKING SHELTER	V. MATCH BACKGROUND COLOR
21. FIRE PUMP HOUSE	W. BLACK
22. SHADE CLOTH STRUCTURE	
23. PHARMACY PASS WINDOW	
24. WOOD GATE	
25. EXPOSED CONCRETE	
26. GAS STATION CANOPY	
27. PRODUCT ADVERTISEMENT BOARD	
28. PASS THRU WINDOW	
29. SIDEWALK RACK	
30. PRECAST STONE BAND / CAP	

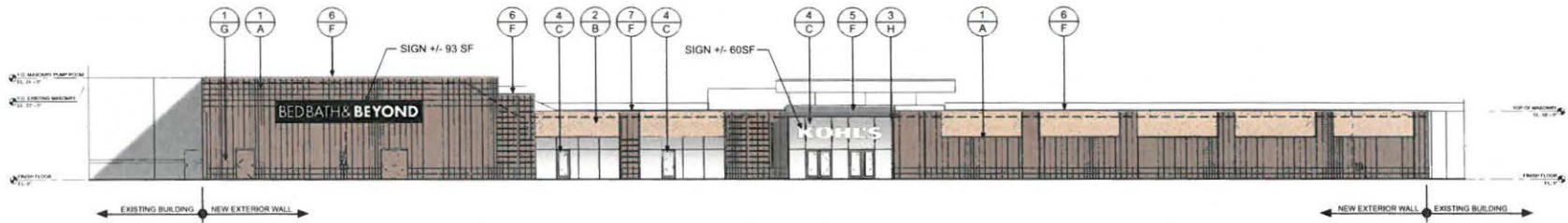




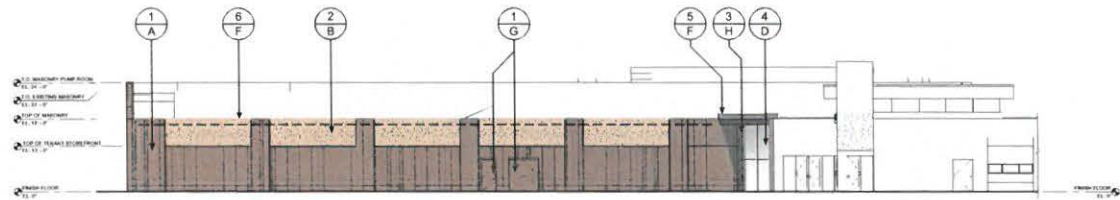
FLOOR PLAN
SCALE: NOT TO SCALE



PERSPECTIVE

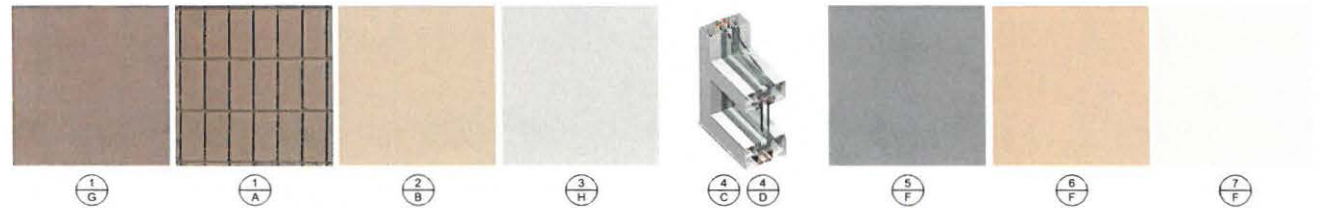


NORTH ELEVATION



WEST ELEVATION

FINISH LEGEND	
FINISH MATERIAL	FINISH COLOR
A FLUTED CMU VENEER	1 SHERWIN WILLIAMS - SW 6088 NUTMATCH
B EIFS	2 SHERWIN WILLIAMS - SW 6142 MACADAMIA
C ANODIZED ALUMINUM STOREFRONT	3 SHERWIN WILLIAMS - SW 4027 GALVANO
D ANODIZED ALUMINUM CURTAIN WALL	4 CLEAR ANODIZED
E METAL SOFFIT PANEL	5 PAC-CLAD - SILVER
F PRE-FINISHED METAL COPING	6 PAC-CLAD - SIERRA TAN
G HOLLOW METAL DOORS	7 PAC-CLAD - ALMOND
H STEEL	



KOHLER MEMORIAL DRIVE (S.T.H. 23)
PUBLIC ROAD

N. 36th ST.
PUBLIC ROAD

N. 36TH STREET

N. TAYLOR DR.
PUBLIC ROAD

ERIE AVENUE
PUBLIC ROAD

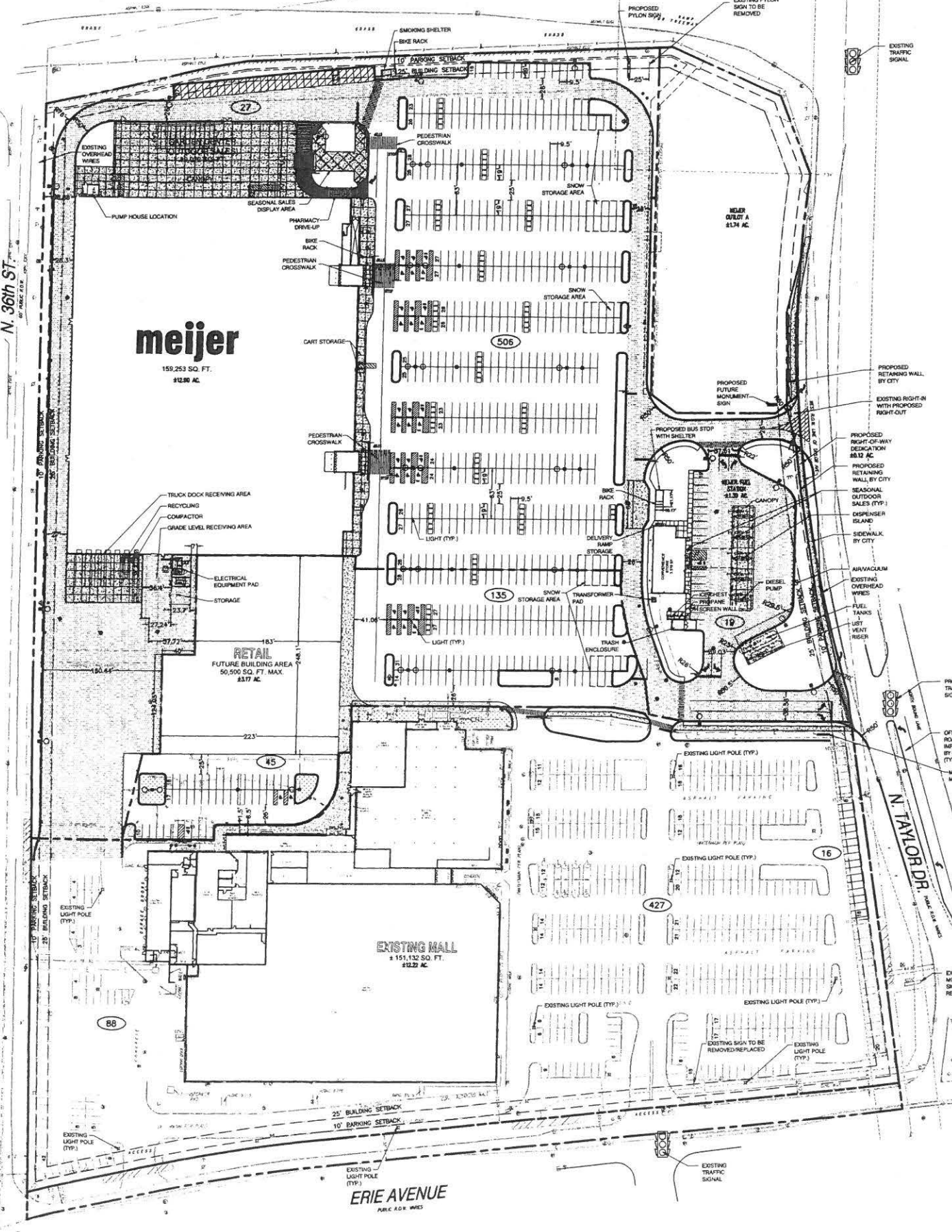
meijer
158,253 SQ. FT.
±12.80 AC.

RETAIL
FUTURE BUILDING AREA
50,500 SQ. FT. MAX.
±3.17 AC.

EXISTING MALL
±151,132 SQ. FT.
±10.22 AC.

MEIJER
OUTLET A
±1.74 AC.

MEIJER
FUEL CENTER
±1.30 AC.



A1 OVERALL SITE LAYOUT/PAVEMENT PLAN
1"=60'

Sign 1

meijer meijer meijer COMING SOON meijer meijer meijer

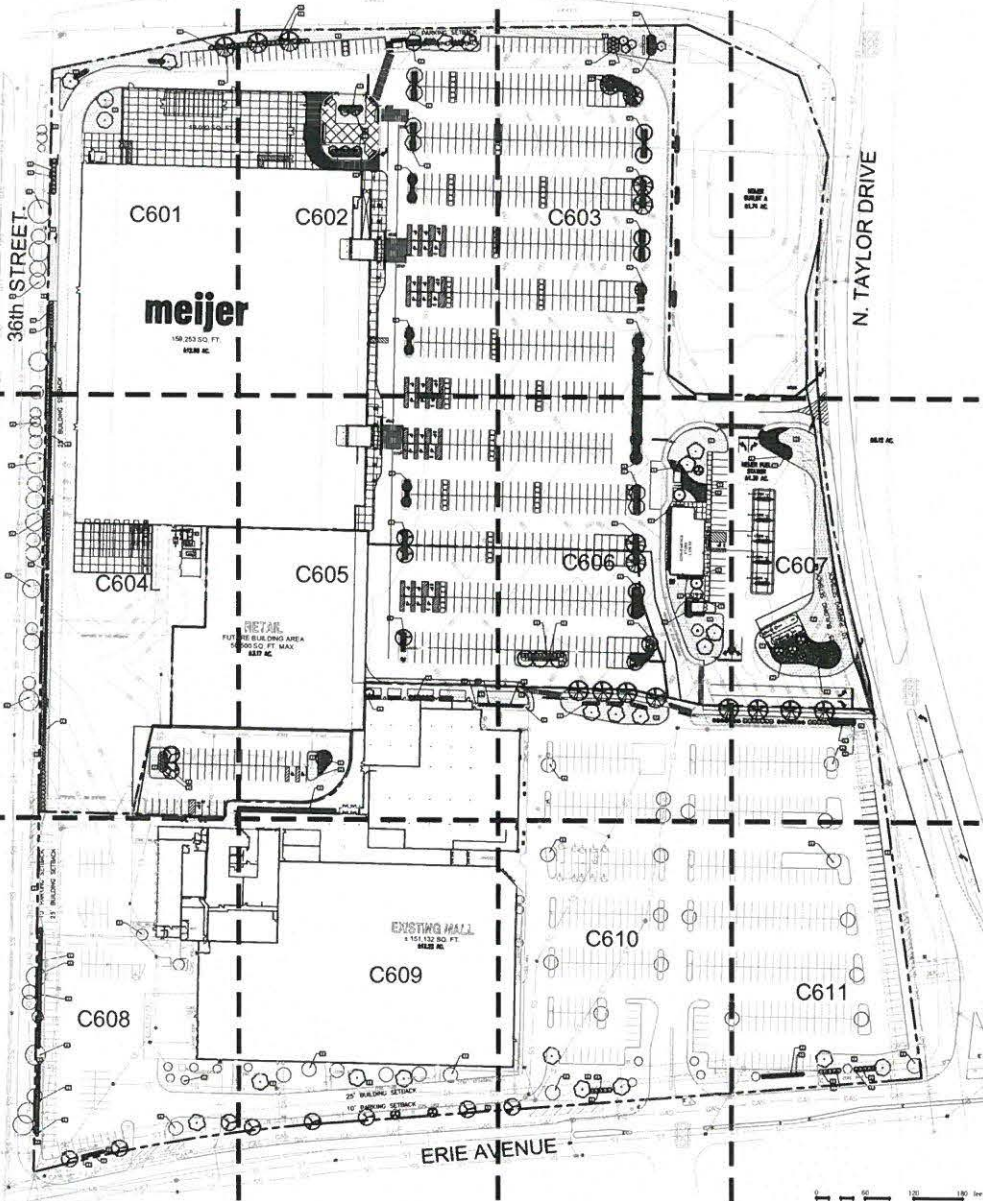
Sign 2



← OPEN KOHL'S BED BATH & BEYOND KOHL'S OPEN BED BATH & BEYOND KOHL'S BED BATH & BEYOND OPEN →

GOOD YEAR Powers Tire & Auto **claire's** **GOOD YEAR** Powers Tire & Auto **claire's** **GOOD YEAR** Powers Tire & Auto **claire's**

KOHLER MEMORIAL DRIVE (STH 23)



A1 OVERALL LANDSCAPE PLAN

PERMANENT SEEDING/PLUG CHART

SYMBOL	PLANT VARIETY	SEEDING RATE
1.00	SEE KEY	SEE KEY



LOCATION MAP

PLANT SCHEDULE

SYMBOL	PLANT VARIETY	QUANTITY	SIZE	PLANT	PLANT	PLANT
1.00	SEE KEY	SEE KEY	SEE KEY	SEE KEY	SEE KEY	SEE KEY

REFERENCE NOTES SCHEDULE

- 1. ALL PLANTS TO BE PLANTED BY THE CONTRACTOR.
- 2. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE CITY OF MILWAUKEE PLANTING SPECIFICATIONS.
- 3. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE CITY OF MILWAUKEE PLANTING SPECIFICATIONS.

C4 PLANT & SEEDING SCHEDULE / NOTES

MAINTENANCE OF LANDSCAPING

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING AND REPLACING LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUED COMPLIANCE WITH THESE CONDITIONS AND KEEPING IT FREE FROM WEEDS AND DEBRIS. THIS REQUIREMENT SHALL RUN WITH THE PROPERTY AND IS BINDING UPON ALL FUTURE PROPERTY OWNERS. LANDSCAPE MATERIALS WHICH ARE REQUIRED BY AN APPROVED SITE OR LANDSCAPE PLAN AND WHICH HAVE DIED, SHALL BE REPLACED WITHIN THREE MONTHS OF NOTIFICATION BY THE CITY. HOWEVER, THE TIME FOR COMPLIANCE MAY BE EXTENDED UP TO NINE MONTHS BY THE CITY PLANNING DEPARTMENT IN ORDER TO ALLOW FOR SEASONAL OR WEATHER CONDITIONS. SEE LANDSCAPE MAINTENANCE REQUIREMENTS IN SECTION 22.06(10) AND 22.06(11) OF THE SPECIFICATIONS FOR MORE INFORMATION ON MAINTENANCE REQUIREMENTS.

PRELIMINARY PLANS
(NOT FOR CONSTRUCTION)

MEIJER LANDSCAPE CALCULATIONS:

DESCRIPTION	REQUIREMENTS	PLANT QUANTITIES
3.000 NONRESIDENTIAL PERMANENT TREES	1.000 PER 100 SQ FT AREA - MINIMUM 10 PER 100,000 SQ FT AREA	1000 - 100 PFS
3.000 BUILDING FOUNDATION LANDSCAPING	1.000 LF OF 2" X 4" - 1.000 LF OF 2" X 4" PER 1000 SQ FT OF FOUNDATION	1000 - 100 PFS
3.000 DEVELOPED LANDSCAPING	2.000 PFS PER 1000 SQ FT OF DEVELOPED LANDSCAPING	2000 - 200 PFS
3.000 STREET FRONTAGE LANDSCAPING	1.000 PFS PER 100 LF OF STREET FRONTAGE	1000 - 100 PFS
3.000 PARK AREA LANDSCAPING	1.000 PFS PER 1000 SQ FT OF PARK AREA	1000 - 100 PFS
3.000 PATIO AREA LANDSCAPING	1.000 PFS PER 1000 SQ FT OF PATIO AREA	1000 - 100 PFS

A4 LANDSCAPE CALCULATIONS

GreenbergFarrow
21 E. Evergreen Ave., Suite 700
Arling Heights, Illinois 60005
630.786.5000 • 630.786.5000

meijer
Store #305

REV.	DATE	DESCRIPTION

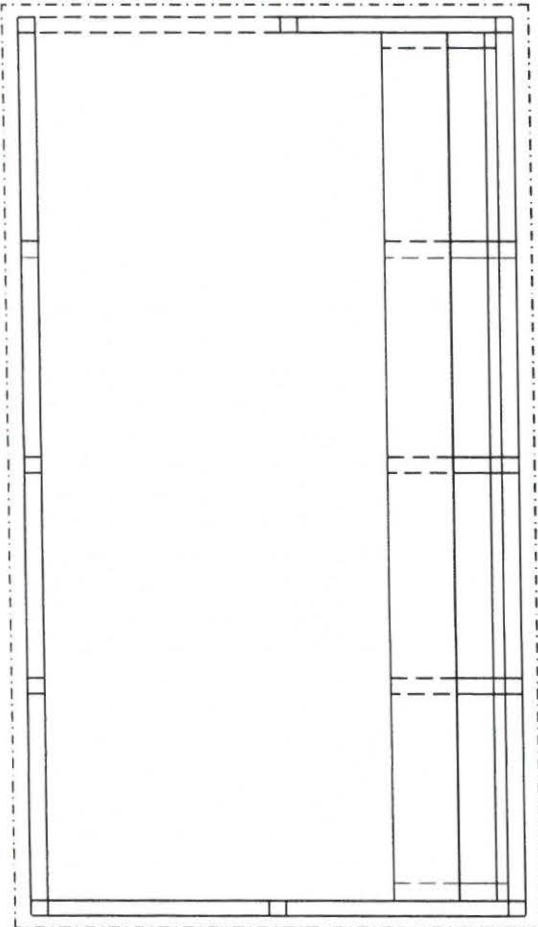

STORE #305
902 NORTH TAYLOR DRIVE & 924 NORTH TAYLOR DRIVE
SHEBOYGAN, WISCONSIN 53081

ISSUED FOR	DATE
PERMIT	
CONSTRUCTION	
RECORD	

PROJECT NO:
J161617305

C600



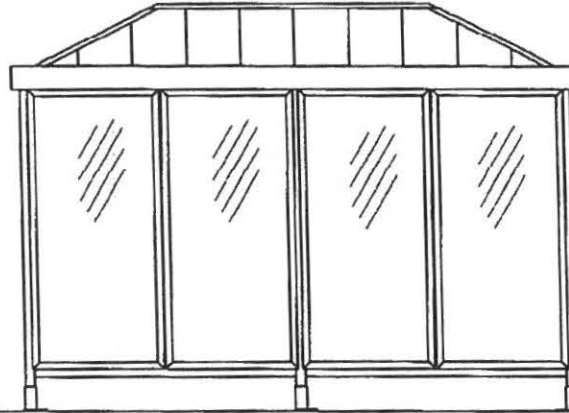
Back to index		EQUIPMENT INFORMATION SHEET				Notes and abbreviations	GENERAL EQUIPMENT			Link to PDF file		
ITEM #	QTY		MODEL #	ITEM DESCRIPTION	MANUFACTURER	CONTRACTOR INFORMATION			REMARKS	UTILITY INFORMATION		
	EXT	NEW				I	F	C		ELECTRICAL	MECHANICAL: SUPPLY	MECHANICAL: WASTE
GE161.1A			(Quote #12703)	6' X 12' Smoking shelter with bench - Transit Style Free standing shelter with 1/4" clear tempered safety glass, metal standing seam hip roof w/ 6" fascia and bronze aluminum framing	DUO-GARD IND. INC	GC			Install per manufacturer's specifications. Exact location to be determined by Architects and coordinated with civil documents.			
 										EQUIPMENT CELL INFORMATION		
										Date created:	11/20/2008	
										Date revised:		
										Cell library:	layout_general equip.	
										Cell name(s):	CEGE161.1A	
Special CAD Instructions:												
ITEM NUMBER:		GE161.1A										

END VIEW

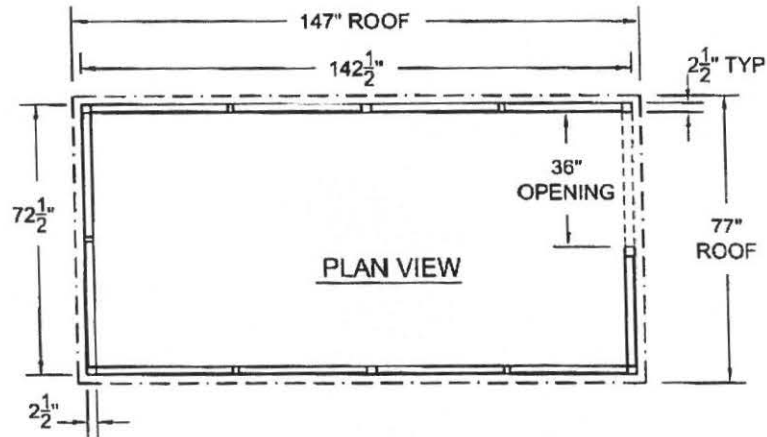
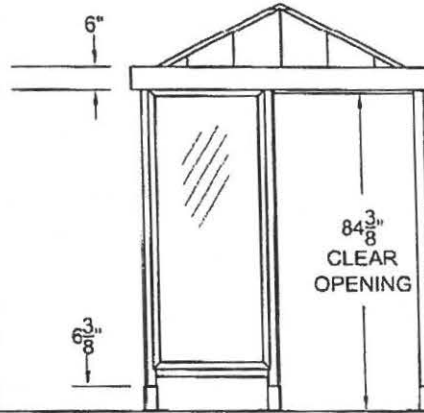
6/12 PITCH



FRONT VIEW



END VIEW



NOTES:

- *FINISH IS DARK BRONZE ANODIZED
- *GLAZING IS 1/4" CLEAR TEMPERED GLASS
- *ROOF IS STANDING SEAM METAL HIP SHAPE (COLOR: SANDSTONE)



Tel (734) 207-9700 Fax (734) 207-7995
www.duo-gard.com

THIS DRAWING IS PROPRIETARY AND FOR THE SOLE USE OF OUR CUSTOMER AND MAY NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT FROM DUO-GARD INDUSTRIES, INC. LEAD TIME BEGINS UPON RECEIPT OF SIGNED SHOP DRAWINGS.

APPROVAL SIGNATURE _____ DATE _____
X _____

PROJECT NAME

MEIJER INC

DESCRIPTION

6' X 12' SMOKING SHELTER - STANDARD UNIT MODEL: GE161.1

PRJT ENG	PRJT MGR	DRWG DATE	REV1	DATE	SCALE	PAGE	OF	DRIVING #
BDI	CK	11-11-08	1-7-09 BDI		1/4" = 1'-0"	1	1	MEIJER









PARCEL NO. 513391
MAP NO. 27405351
ZONING CLASSIFICATION: UI

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 8/15/17

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

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

pd

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

1. APPLICANT INFORMATION

APPLICANT: VINTON CONSTRUCTION COMPANY
ADDRESS: P.O. BOX 1987, 2705 N. RAPIDS RD, MANITOWOC, WI 54221-1987
E-MAIL: DWANЕК@VINTONWIS.COM
PHONE: () 920-682-0375 FAX NO.: (920) 682-2838

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: VANDERVAART CONCRETE PRODUCTS
ADDRESS OF PROPERTY AFFECTED: 1436 S. 15TH STREET, SHEBOYGAN, WI
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: CURRENTLY USED TO
SELL CONCRETE PRODUCTS.

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE:
PLAN TO USE A PORTION OF THE PROPERTY TO RECYCLE CONCRETE FROM VARIOUS
LOCAL PROJECTS.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: PORTABLE CRUSHING UNIT

CITY OF SHEBOYGAN

REQUEST FOR FINANCE COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Site plan application by Vinton Construction Company to operate a temporary mobile crusher on the Van Der Vaart property located at 1436 S. 15th Street. UI Zone

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

REPORT DATE: August 11, 2017

MEETING DATE: August 15, 2017

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Vinton Construction Company is requesting to operate a temporary mobile crusher at the Van Der Vaart property located at 1436 S. 15th Street. The applicant states the following:

- Vinton Construction Company will be utilizing the mobile crusher to crush/recycle existing pavement for the road base for the N. 15th Street reconstruction project.
- Vinton Construction Company is currently planning on beginning the crushing/recycling portion of the N. 15th Street job on August 24, 2017.
- The mobile crusher will typically operate from 7:00am to 5:00pm Monday-Friday with possible Saturdays depending on weather and project progress.
- The mobile crusher will run approximately from August to November. The crushing operation is not a daily occurrence but will be used when material is needed.
- The proposed date to remove equipment from the site is December 1, 2017.
- Many years ago, Van Der Vaart operated a stationary concrete redi-mix plant from the same site proposed for the temporary mobile crusher.
- Please note that this site was utilized during the 2016 construction season for crushing of road construction materials for other City of Sheboygan projects. Also as you can see on the satellite images showing route and location of equipment, the current use of the site is similar to Vinton Construction Company's proposed use.
- The mobile crusher operation is to be located in the middle of the Van Der Vaart property.

- The equipment that will be utilized for this operation does not require any new/permanent construction of structures. All of the equipment including the crushers are self-propelled and portable. The operation will consist of the crushing units, an excavator, a front end loader, a water truck, and a service truck. There will also be a pile of concrete/asphalt material hauled in from the road being reconstructed and a pile of finished recycled base material that will be hauled to the job. These piles will vary in size as material is hauled in, processed, and hauled out.

STAFF COMMENTS:

The Plan Commission should have applicant specifically detail the timeframe and how often the crusher is operating.

ACTION REQUESTED:

Staff recommends approval of the request subject to the following conditions:

1. Applicant shall obtain all permits necessary to operate the mobile crusher including but not limited to building, electrical, plumbing, HVAC, water hook up permits, storm water, erosion control, WI DNR, etc.
2. Applicant shall not create any nuisances to the surrounding neighborhood due to the operation of the mobile crusher including but not limited to noise, dust, traffic, tracking of materials, etc.
3. Applicant shall operate mobile crusher per City of Sheboygan Municipal Ordinance pertaining to hours of operation.
4. Applicant shall immediately clean any and all sediments, materials, tracking, dust, etc. that may be spilled off-site on private or public lands (streets, public right-of-ways, etc.).
5. Roadbeds, drainage facilities, and associated roadway infrastructure damaged and/or disturbed during construction/operation shall be promptly repaired by the applicant.
6. All trucks transporting materials shall use designated City truck routes.
7. Applicant shall remove the temporary mobile crusher from the site and shall restore the property to its pre-existing condition by December 15, 2017.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.



VINTON CONSTRUCTION COMPANY...Road Contractors

An Equal Opportunity Employer

P.O. Box 1987

2705 N. Rapids Road

Manitowoc, WI 54221-1987

Office (920) 682-0375

Fax (920) 682-2838

8/9/2017

To: Steve Sokolowski

In response to your questions regarding Vinton Construction Company utilizing a mobile crushing machine on the VanDerVart property in the city of Sheboygan, please see the following:

-Proposed date to stop work and remove equipment from the site is December 1, 2017.

-The DNR permits are valid; there is typically a lag time for the DNR to send out reissue of permits. Also I have included the test results for Visible Emissions for Vinton Construction Company's crushing machines. As you can see by these results, we are far below the DNR limits.

-Currently the proposed site is a sales yard for VanDerVart Concrete Products. Vinton Construction Company proposes to utilize this site to recycle concrete and asphalt road materials into base material for road construction.

-The material that will be recycled will be from and used for the construction of N. 15th Street in the City of Sheboygan.

-We are not proposing the installation or use of a batch plant at this site currently.

-Vinton Construction Company is currently planning on beginning the crushing/recycling portion of the N. 15th Street job August 24, 2017. Typical work hours are from 7:00 am to 5:00 pm.

-The equipment that will be utilized for this operation does not require any new/permanent construction of structures. All of the equipment including the crushers are self-propelled and portable. The operation will consist of the crushing unit/s, an excavator, a front end loader, a water truck, and a service truck. There will also be a pile of concrete/asphalt material hauled in from the road being reconstructed and a pile of finished recycled base material that will be hauled to the job. These piles will vary in size as material is hauled in, processed, and hauled out.

-Vinton Construction Company plans on using five quad-axle dump trucks to haul material in and out of the site. These trucks will operate at the same times as the crushing operation.

-Vinton Construction Company will operate this equipment in a manner that will not create a nuisance to adjoining property owners. This will be accomplished in several ways:

-Good housekeeping by employees operating equipment. All machines will be in good operating condition. Piles of materials will be consolidated and organized. Trash will be removed via the foreman's truck at the end of each workday. Equipment will be parked in an orderly fashion at the end of each workday.

-The crushing machines are equipped with water spray bar for dust suppression.

-The only required chemicals for operation of this equipment are diesel fuel, engine oil, and grease for lubricating moving parts of the machines. The oil and grease products are stored in low quantities on the service truck.

-As shown in the noise emission diagram, at 200 feet from the machine the decibel level is only slightly above that of a normal conversation.

-Because of the work hours and time of year that this operation is proposed, heavy lighting should not be required.

-The proposed route of travel for the quad-axle dump trucks will be from South Business Drive to Georgia Avenue then entering the VanDerVart site on South 16th Street.

-Please note that this site was utilized during the 2016 construction season for crushing of road construction materials for other City of Sheboygan projects. Also as you can see on the satellite images showing route and location of equipment, the current use of the site is similar to Vinton Construction Company's proposed use.

GoJgle Maps



Imagery ©2017 DigitalGlobe, Map data ©2017 Google United States 100 ft

Google Maps



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July 11, 2016
Project #16-0023F

JUL 14 2016

Mr. Drew Adelman
Vinton Construction Co.
PO Box 1987
Manitowoc, WI 54221-1987

Dear Mr. Adelman:

Badger Laboratories & Engineering Co., Inc. (BL&E) was retained by Vinton Construction Company (Vinton) to determine the Visible Emissions from three separate crushers located at various sites.

The emission tests were conducted on Units 950 and 952 on May 24, 2016. The emission tests were conducted on Unit 954 on July 7, 2016. All the testing was performed by Mr. Jeff Jenne1john of BL&E. Mr. Jenne1john was certified on April 14, 2016 for Opacity determination. Testing was performed to demonstrate compliance with Wisconsin Department of Natural Resources (WDNR) and NSPS Subpart 000 limitations. No control agency was involved with the testing. Testing was performed following U.S. EPA Method 9 by a certified visible emission observer.

The testing was performed on three separate pieces of equipment identified as; Crusher 950, Crusher 952 and Crusher 954. Crushers 950 and 954 are a combination unit which also employed an in-line screen and return conveyor for oversize material.

A summary of the emission results is shown below. The Smoke Forms containing the raw field data follow on the next pages.

Method 9 Source Observations

Point No.	Point id	Point Description	Opacity Limit	Opacity Results Highest 6' ave.	
				1 Hour	3 Hour
1	Crusher 950	Top of Crusher	15%	6.6%	
2	Crusher 950	Conveyor/Screen	10%	0.0%	
3	Crusher 950	Return Conveyor to top of Crusher Transfer Pt.	10%	0.0%	
1	Crusher 952	Top of Crusher	15%	0.0%	
1	Crusher 954	Top of Crusher	15%	2.0%	
2	Crusher 954	Conveyor/Screen	10%	0.0%	
3	Crusher 954	Return Conveyor to top of Transfer Point	10%	0.0%	

Drew Adelman
Vinton Construction Co.

July 11, 2016
Page #2

Unit 950 was set up at a site in Oshkosh. Unit 952 was set up at a site in Sheboygan Falls. Unit 954 was set up at a site in Appleton. Badger Labs was informed that the crushers were operating at normal conditions during each crusher emission test. During the respective emission test the crushers were crushing a reclaimed concrete mix from street reconstruction projects. Water suppression was used on crushers 950 and 954 for dust control.

Each point was tested for one hour as long as no individual reading was over the limitation and/or there wasn't more than three readings at the limitation. If either of these conditions occurred, the point was read for three hours. All the points read were in compliance with their respective Opacity limitation. Readings were taken at fifteen second intervals. The smoke forms used are contained in the Appendix.

Please call if there are any questions. Thank you for having BL&E take care of this project for you.

Very truly yours,

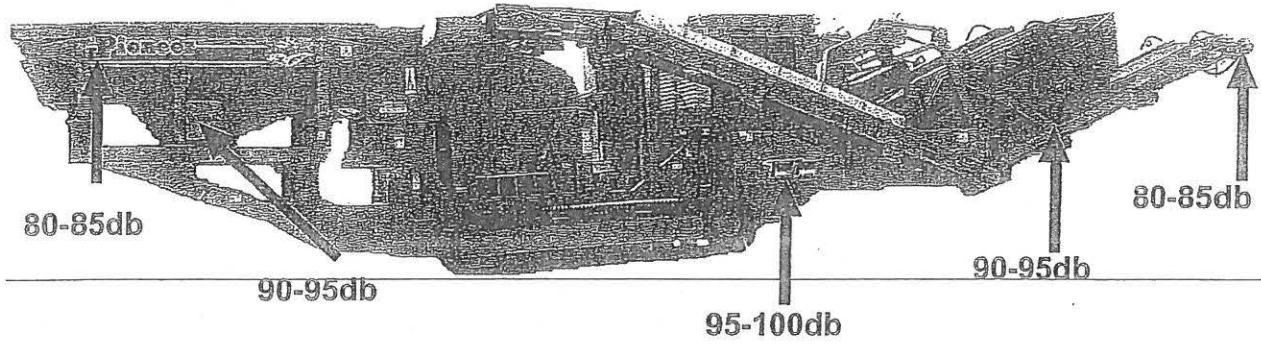
BADGER LABORATORIES & ENGINEERING
WDNR Certification No. 445023150



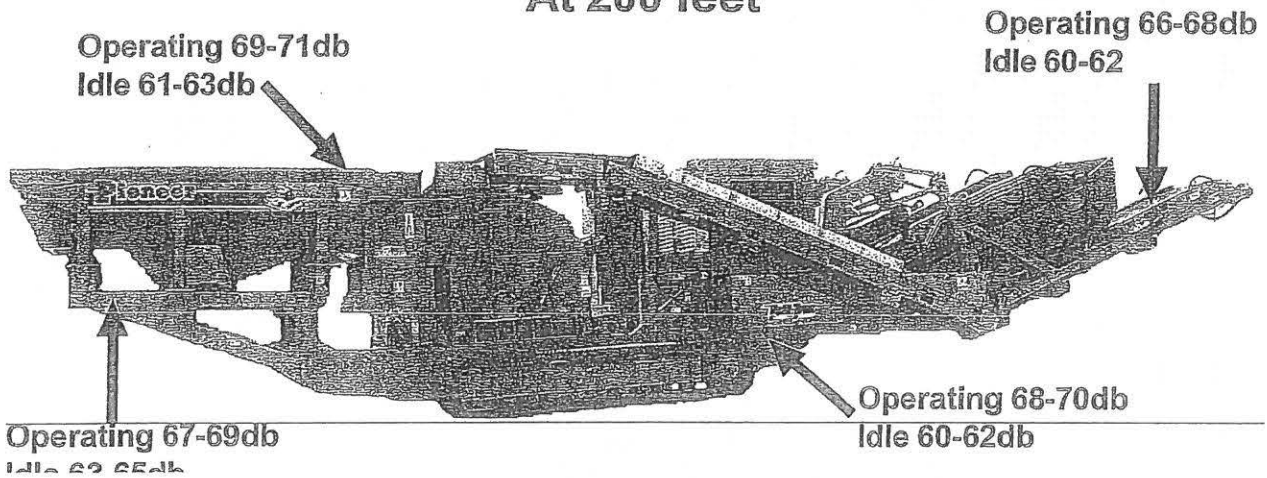
Bruce F. Lamers
Project Manager

Attachments

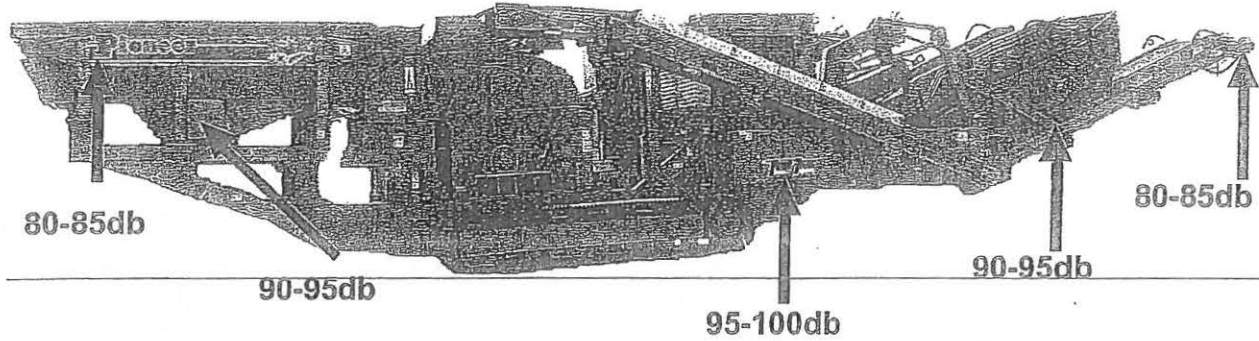
Noise Levels
3 feet from machine/5 feet from ground



At 200 feet



Noise Levels 3 feet from machine/5 feet from ground



At 200 feet

