

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by City of Sheboygan and John Michael Kohler Arts Center to construct a public art piece at 501 N. 8th Street. CC Zone

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

REPORT DATE: July 21, 2017

MEETING DATE: July 25, 2017

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

The John Michael Arts Center Connecting Communities program in partnership with the City of Sheboygan focuses on collaborative art projects that empower Sheboygan communities to work together and facilitate positive change.

Art in Public Space residency is a program from the Connecting Communities department that connects communities with artist in the planning and building of public art projects in the City of Sheboygan.

Artist in residency Diana Gabriel is building an immersive installation that will be a responsive public artwork that aims to enhance community's interaction with the architecture and open space at 501 N. 8TH Street. The piece will bridge the public space with the community that inhabits it. This, in turn, should mirror how the relationship between people, art, and environment can empower the city as a whole. As a Colombian immigrant, I find it important to involve the communities including the Latin community in this process as a way to integrate them and thus enriching the fabric of the Sheboygan Community.

The installation is titled Opening (Walk Through #1) and it is presented in both English and Spanish through a series of free workshops for the community. This project is partially funded by the National Endowment for the Arts (NEA).

Opening (Walk Through #1) is a public art installation that consist of multiple equidistant 6x6 wooden beams buried on the ground along each wall in this green space area. These beams will vary in height and angle as if opening in a sequence from the lowest beams at approximately nine (9) feet to the highest beams at 12 feet.

The ends will touch at the top resembling an arch way. Each beam will gradually separate from its counterpart on opposite wall of the green space, opening up our attention to the sky.

Vines (hops/beans) planted by the artist and the community will be located in between the bases of said beams. The vines will climb the aircraft cable that attaches to each post to one another. This cable will provide structural stability and a linear design to the space between the posts. The cable will be attached with proper outdoor resistant hardware.

There will be outdoor LED spotlights placed closely behind the posts to create a light mural with various geometric shadows to complement the sculpture in the evenings.

The piece will be centered within the length of the green space and will be 98 feet long, 18 feet wide and approximately 12 feet tall.

Timeline:

- 6/23/17 – Free Bilingual (Spanish and English) Drawing Workshop with the artist Diana Gabriel
- 6/24/17 - Free Bilingual (Spanish and English) Collage Environmental Collaboration Workshop with the artist Diana Gabriel
- 6/25/17 - Free Bilingual (Spanish and English) Community Drawing Showcase and Party with the artist Diana Gabriel
- 7/15/17 – 7/16/17 Environmental Collaboration Workshop with the artist Diana Gabriel
- 8/1/17 – 8/18/17 – Bilingual (Spanish and English) Finishing piece with Sheboygan communities
- 8/7/17 Quasius Construction will start.

Property owner Nick Korthals will have this piece for one (1) year and will be responsible for maintaining piece and greenspace taking care of snow and grass.

STAFF COMMENTS:

This art display partially implements the arts and culture initiative of the Harbor Center 2014 master plan. It connects and engages the community with the public art. This is also a second phase and complements the initial public art project referred to as the Sheboygan Project (use of urban landscapes as a canvas for exciting works of art).

The Plan Commission should have the applicant address maintenance and the timeframe that the art will be displayed.

ACTION REQUESTED:

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

1. Applicant shall obtain all necessary permits as well as meet all required codes including but not limited to building, handicap, etc.
2. Display shall not obstruct pedestrian access and shall not cause pedestrian/vehicular conflicts.
3. The display shall not create a nuisance for adjoining businesses or neighboring properties including but not limited to noise, light, etc.
4. The art display site (green space) shall be completely restored to its original state within 60 days after the display is removed.
5. This conditional use permit is good for the "Opening (Walk Through #1)" art display only. Any new art displays proposed to be located at this site will require a new conditional use permit.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 108300
MAP NO. 23 336 009
ZONING CLASSIFICATION: CC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 7/25/17

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: City of Sheboygan, WI,
John Michael Kohler Arts Center 608 New York Avenue
ADDRESS: ~~501 N 8TH St~~, Sheboygan, WI 53081 E-MAIL: jmoscoso@jmkac.org
PHONE: (920) 694.4699 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS:
ADDRESS OF PROPERTY AFFECTED: 501 N 8TH St, Sheboygan, WI 53081
LEGAL DESCRIPTION: N/A

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: See attached specification sheet and artist proposal images

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

Specification / Information Sheet

Opening (Walk Through #1)

Diana Gabriel Art in the Public Space proposal

Connecting Communities John Michael Arts Center and City of Sheboygan

Objectives:

The John Michael Arts Center Connecting Communities program in partnership of the city of Sheboygan focuses on collaborative art projects that empower Sheboygan communities to work together and facilitate positive change.

Art in Public Space residency is a program from the Connecting Communities department that connects communities with artist in the planning and building of public art project in the city of Sheboygan.

Artist in residency Diana Gabriel is building an immersive installation. It will be a responsive public artwork that aims to enhance community's interaction with the architecture and open space in the existing alleyway on 501 N 8TH St, Sheboygan in Sheboygan. The construction of the piece will bridge the public space with the community that inhabits it. This, in turn, should mirror how the relationship between people, art, and environment can empower the city as a whole. As a Colombian immigrant, I find it important to involve the communities including the Latinx community in this process as a way to integrate them and thus enriching the fabric of the Sheboygan Community.

The installation is titled ***Opening (Walk Through #1)*** and it is presented in both English and Spanish through a series of free workshops for the community.

This is a Harbor Center initiative 2014 master plan and arts in the culture district. Also, it is a project that utilizes private spaces that has been previously utilized has been in word in number of years in the city staff. It further connects the opportunities to engage community with the public art. It is a second phase and a complementation of the Sheboygan Project as well.

This project is partially funded by the National Endowment for the Arts (NEA)

Installation Details:

Opening (Walk Through #1) is a public art installation that consist of multiple equidistant 6x6 (weather resistant/ fir) wooden beams buried on the ground along each wall in the alley way (about 207ft in between each side.) These beams will vary in height, 12ft as the highest, and vary in angle as if opening in a sequential to the lowest beams at approximately 9 ft. The ends will touch the top resembling an arch way. Each beam will gradually separate from its counterpart on opposite wall of the alley, opening up our attention to the sky. The piece will be centered within the length of the alley way approximately 973Ft in total.

Vines (hops/beans) will be planted by the artist and community in between the bases of said beams, which will climb them and the aircraft cable that will be attaching each post to each other. This cable will provide a linear design (by the artist and community) to the space between the posts, and structural stability. The cable will

be attached with the proper outdoor resistant hardware.

There will be outdoor LED spotlights placed closely behind the posts to create a light mural with various geometric shadows to complement the sculpture in the evenings.

Approximate dimensions of the overall installation are: 11ft x 9 1.2ft x 12ft Tall

Installation and Maintenance: Nick Korthals will be taking care of snow and grass. He will have an agreement to have the piece for one year

Timeline:

6/23/17 – Free Bilingual (Spanish and English) Drawing Workshop with the artist Diana Gabriel

6/24/17 - Free Bilingual (Spanish and English) Collage Environmental Collaboration Workshop with the artist Diana Gabriel

6/25/17 - Free Bilingual (Spanish and English) Community Drawing Showcase and Party with the artist Diana Gabriel

7/15/17 – 7/16/17 Environmental Collaboration Workshop with the artist Diana Gabriel

8/1/17 – 8/18/17 – Bilingual (Spanish and English) Finishing piece with Sheboygan communities

8/7/17 Quasious Construction will start:

Cost:

Estimate labor, material, equipment necessary to complete the following preparatory work for supporting the proposed artwork approximately \$5,000

Artist Fee \$4,000

Supplies \$6,000

Estimate driving miles \$1,500

Estimate Lights \$ 4,000

Estimated - Total 20,500

Description of proposal Public Art Piece

Opening (Walk Through #1)

Diana Gabriel Art in the Public Space proposal
Connecting Communities John Michael Arts Center and City of Sheboygan

Description

Opening (Walk Through #1) is a responsive public artwork that aims to enhance community's interaction with the architecture and open space in the existing alleyway on 8th St in Sheboygan. The construction of the piece will bridge the public space with the community that inhabits it. This, in turn, should mirror how the relationship between people, art, and environment can empower the city as a whole. As a Colombian immigrant, I find it important to involve the Latinx community in this process as a way to integrate them and thus enriching the fabric of the Sheboygan Community.

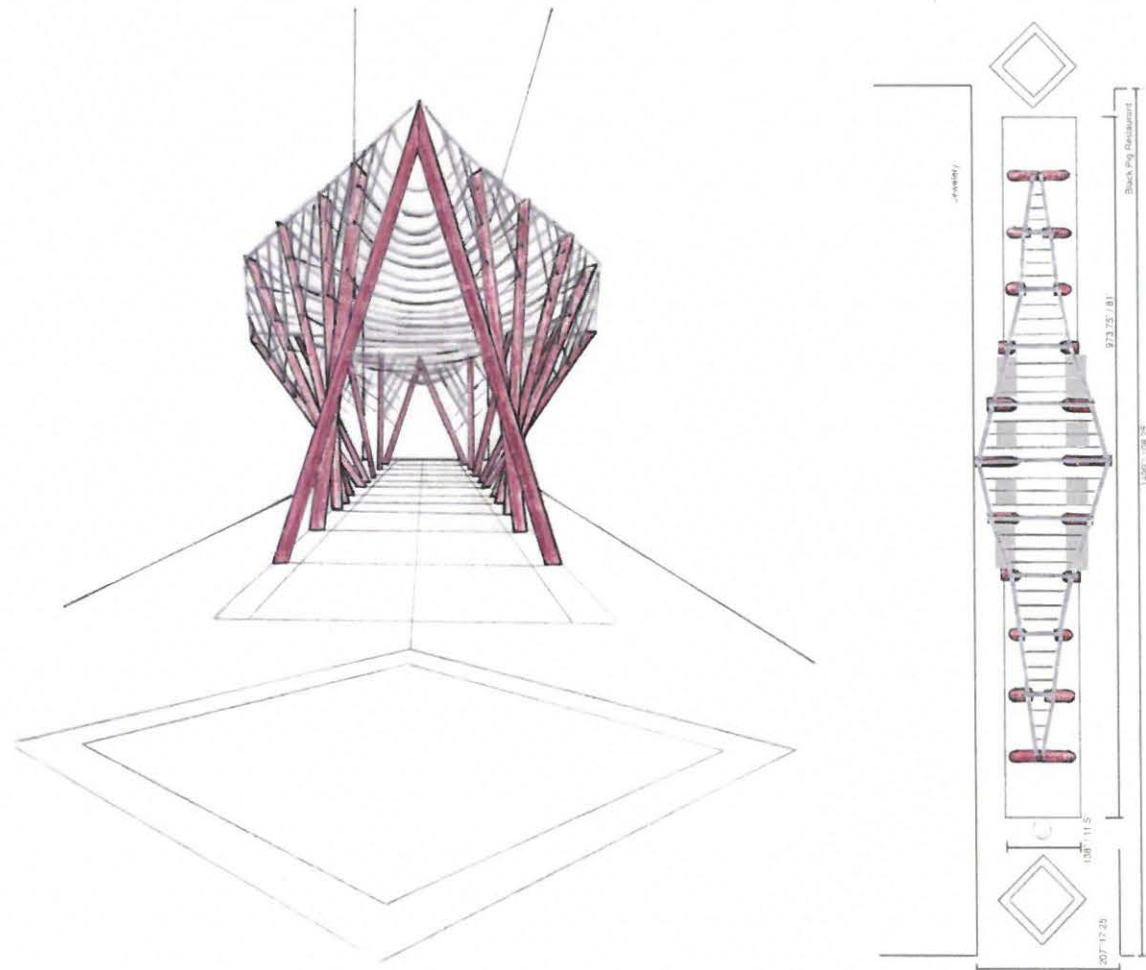
Connecting Communities

The make of *Opening (Walk Through #1)* will engage different communities such as the Latinx community in Sheboygan. The main Latinx American communities to create partnerships are Sheridan Elementary School, and Voces de la Frontera. Some target places to reach different members of the community are Ranchito, Gino's Pizza, Supermarket La Conquistadora and St. Clement Church.

The community engagement will be achieved through 4 weeks of artist visits to Sheboygan. During these visits, different activities will be facilitated with the Community Partners :

- Drawing workshops
- Environmental Collaborations
- Community Drawing Showcase and Party
- Creating final piece workshops will be facilitated

**All the workshops with the Latinx Community will be facilitated in Spanish, and in the Indiana corridor area.*



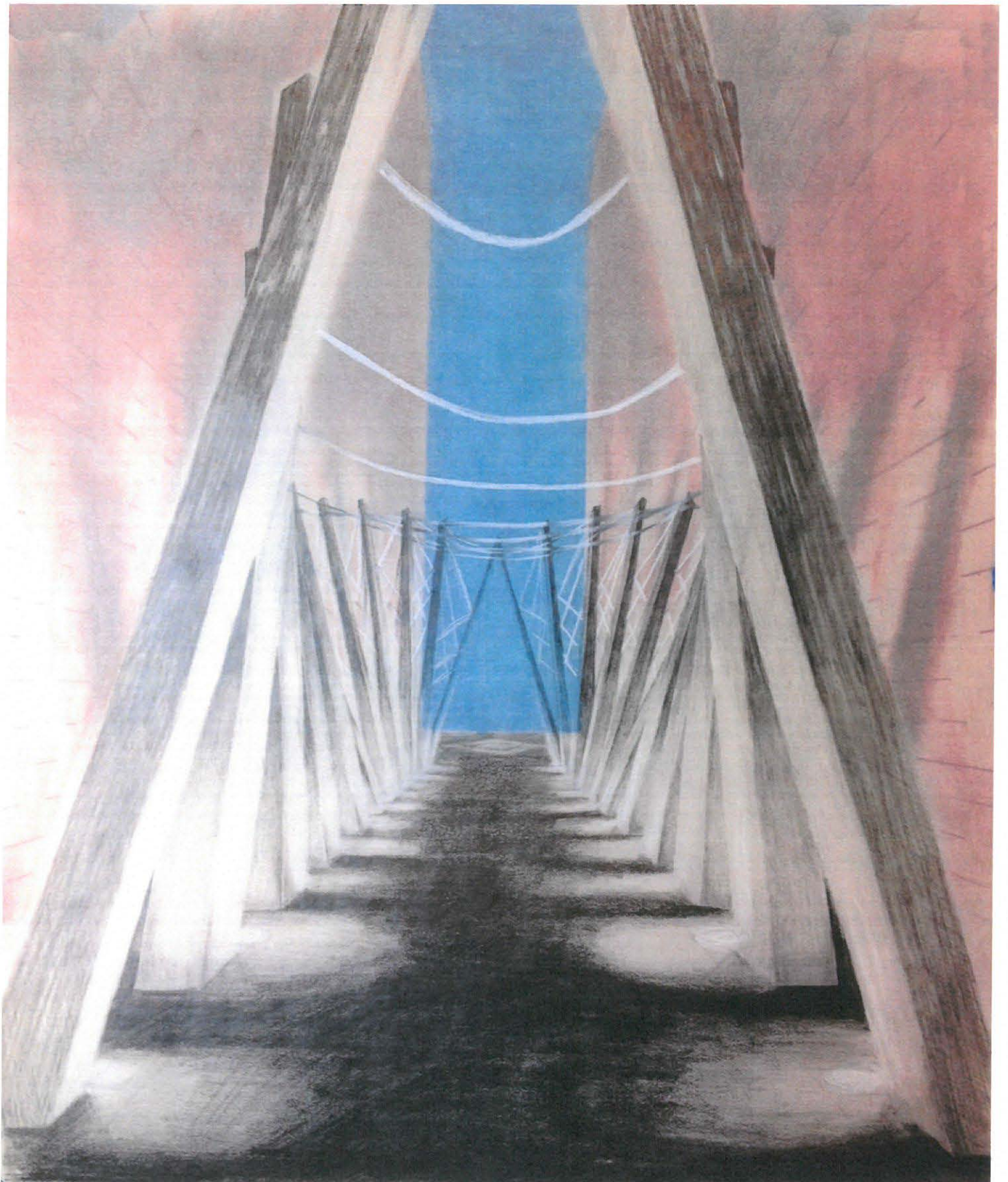
Proposed Project Drawing

Art in public John Michael Kohler Arts Center. National Endowment for the Arts. Application 16-696074



Proposed Project Drawing

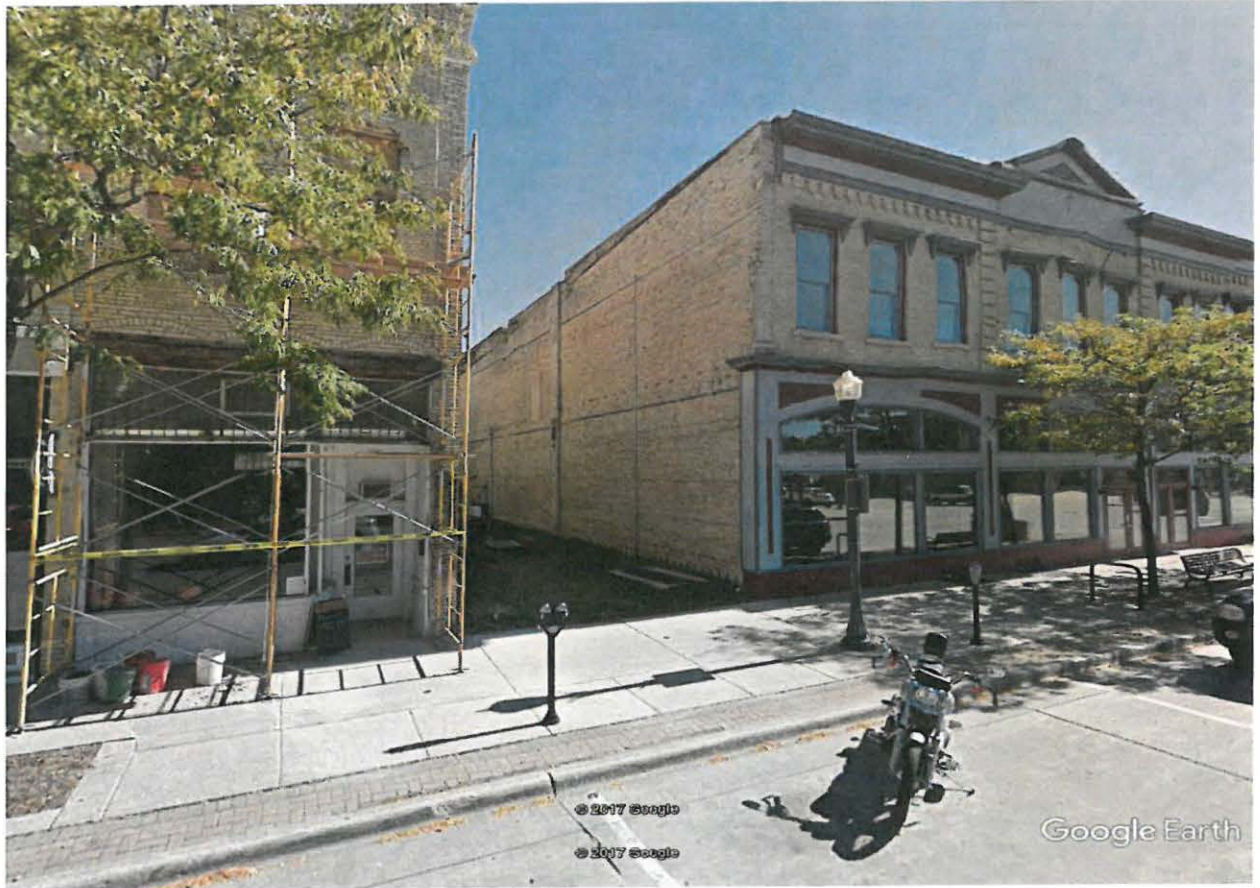
Art in public John Michael Kohler Arts Center. National Endowment for the Arts. Application 16-696074



7

Space Between Maverick's & Dirkes





Map of APE with Imagery



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX7 Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



ART IN PUBLIC SPACES

ARTIST DIANA GABRIEL

Opening (Walk Through #1)

FREE Art-Making Workshops

Come be part of this public artwork.

Drawing

Friday, June 23, 5:00-7:00p.m.
Mi Ranchito, 1235 Indiana Ave.

Environmental Collaboration

Saturday, June 24, 2:00-4:00p.m.
at the Arts Center in The ARtery

Community Drawing Showcase

Saturday, June 24, 1:00-4:00p.m.
at the Arts Center in The ARtery

Environmental Collaboration

Saturday, July 15, 10:00-4:00p.m.
Community Tent @ Levitt AMP

Environmental Collaboration

Saturday, July 15, 10:00-4:00p.m.
Connecting Communities Tent @ MFA

Open Studio Dates with artist Diana Gabriel in The ARtery

Tuesday, August, 10:00-5:00p.m.
Wednesday, August 2, 10:00-5:00p.m.
Thursday, August 4, 10:00-5:00p.m.
Friday, August 4, 10:00-5:00p.m.
Saturday, August 5, 10:00-5:00p.m.

The ARtery is the Arts Centers
creative community space.

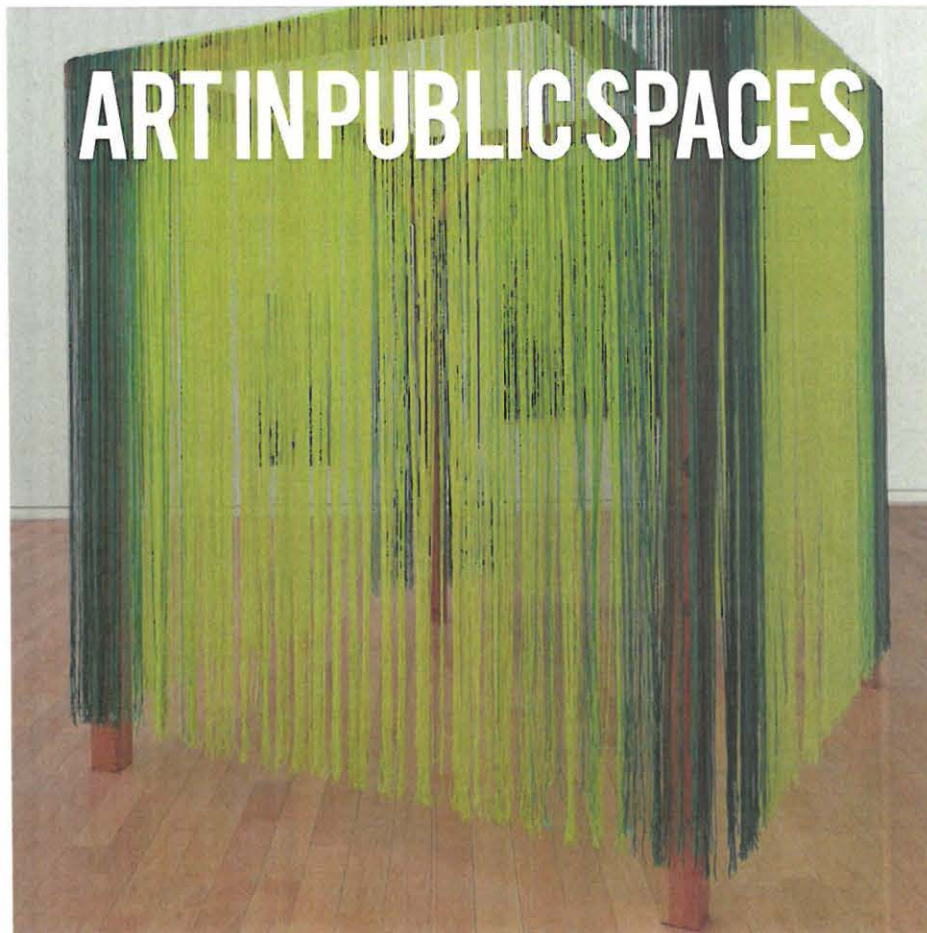
Opening Reception

Thursday, August 17, 1:00-6:00p.m.
Public Reception for Connecting Communities artist Diana
Gabriel's installation *Opening (Walk Through #1)*.



About the Art in Public Spaces Program

Connecting Communities Art in Public Spaces program creates collaborative public art that empowers Sheboygan communities. It develops interaction through the creation of art in public spaces to reconnect people with their own creativity, while working together to build a cultural identity that facilitates positive change.



Opening (Walk Through #1)

Opening (Walk Through #1) is a responsive public artwork enhancing community interactions with the architecture and open space in one of downtown Sheboygan's alleyways. The construction of the piece will bridge the public space with the community that inhabit it. This, in turn, should mirror how the relationship between people, art, and environment can empower the city as a whole. As a Colombian immigrant, Gabriel finds it important to involve the community, especially the Latinx community in this process as a way to integrate them and thus enriching the fabric of the Sheboygan Community.

JOHN MICHAEL KOHLER ARTS CENTER

608 New York Ave., Sheboygan, WI • 920.458.6144 • www.jmkac.org

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use and variance application by Precision Roofing to construct a parking lot addition at 3037 Weeden Creek Road. CC Zone

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

REPORT DATE: July 21, 2017

MEETING DATE: July 25, 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:

Jerry Ziegelbauer is proposing to construct new parking at Precision Roofing located at 3037 Weeden Creek Road. The applicant states the following the project:

- Precision Roofing and Fresh-Flo Corporation both reside at 3037 Weeden Creek Road. Precision Roofing installs commercial flat roofs and Fresh-Flo is a manufacturer of aeration equipment for the fish farm industry.
- Our existing parking lot has 19 stalls, three (3) of which cannot be used because of truck deliveries. Between the roofing and machine shop, we have 20 employees.
- The existing 19 stall parking lot is located on the east side of the property/facility. The parking lot expansion is proposed on the north and south sides of the existing parking lot. The larger 18 stall parking expansion will take place on the land to the south for parking and larger vehicles/equipment while the addition to the north is very small and will add paving for two (2) additional parking spaces. There will now be approximately 27 total parking spaces
- Applicant states they need additional parking for our company vehicles, equipment and trailers.
- Lighting will stay as is, with existing security lights on the building. There will be no pedestrian access to the lot. The existing dumpster enclosure would be moved to the south side of the building.

STAFF COMMENTS:

The Sheboygan Business Park Covenants require a 50 foot front yard setback and a 25 foot side and rear yard setback for all structures and parking. Applicant is proposing to pave right to the required setbacks.

Applicant will be relocating the existing dumpster due to the parking lot expansion and the dumpster will now be located at southeast corner of the building.

The applicant is requesting the following variance:

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

We are requesting a variance to allow us to install the additional landscaping required to the front of the building because the sides of the lot are steep hills and drainage areas and the back of the lot would be left open for possible future expansion.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, etc.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal/approval of a landscape plan prior to building permit issuance.
4. Dumpsters shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen the dumpster. Dumpsters shall be screened and enclosed by September 29, 2017.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. 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.
8. Applicant shall meet all required paving setbacks (no paving in front, side and or rear yard setbacks).
9. All areas used for parking/maneuvering of vehicles shall be paved.
10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
11. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.

12. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
13. Applicant will provide adequate public access along Weeden Creek Road and will take all appropriate actions to minimize the time period that the street will be closed/affected.
14. 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.
15. Applicant shall meet all of the requirements of the City of Sheboygan Business Center Protective Covenants.
16. If there are any amendments to the 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.

592814 70343
592814 70435
PARCEL NO. 592814 70939
MAP NO. 470941
ZONING CLASSIFICATION: SI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 7/25/17

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

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT *RL*
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: JERRY ZIEGE/BAUERT
ADDRESS: 3037 WEEDEN CREEK RD E-MAIL: Jerry@PRECISIONROOFINGINC.NET
PHONE: (920) 452-8399 FAX NO. (920) 208-6533

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: PRECISION ROOFING / Fresh-Fla corp
ADDRESS OF PROPERTY AFFECTED: 3037 WEEDEN CREEK RD
LEGAL DESCRIPTION: Attached

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Roofing + Machine Shop

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Additional Parking employees and company vehicles

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



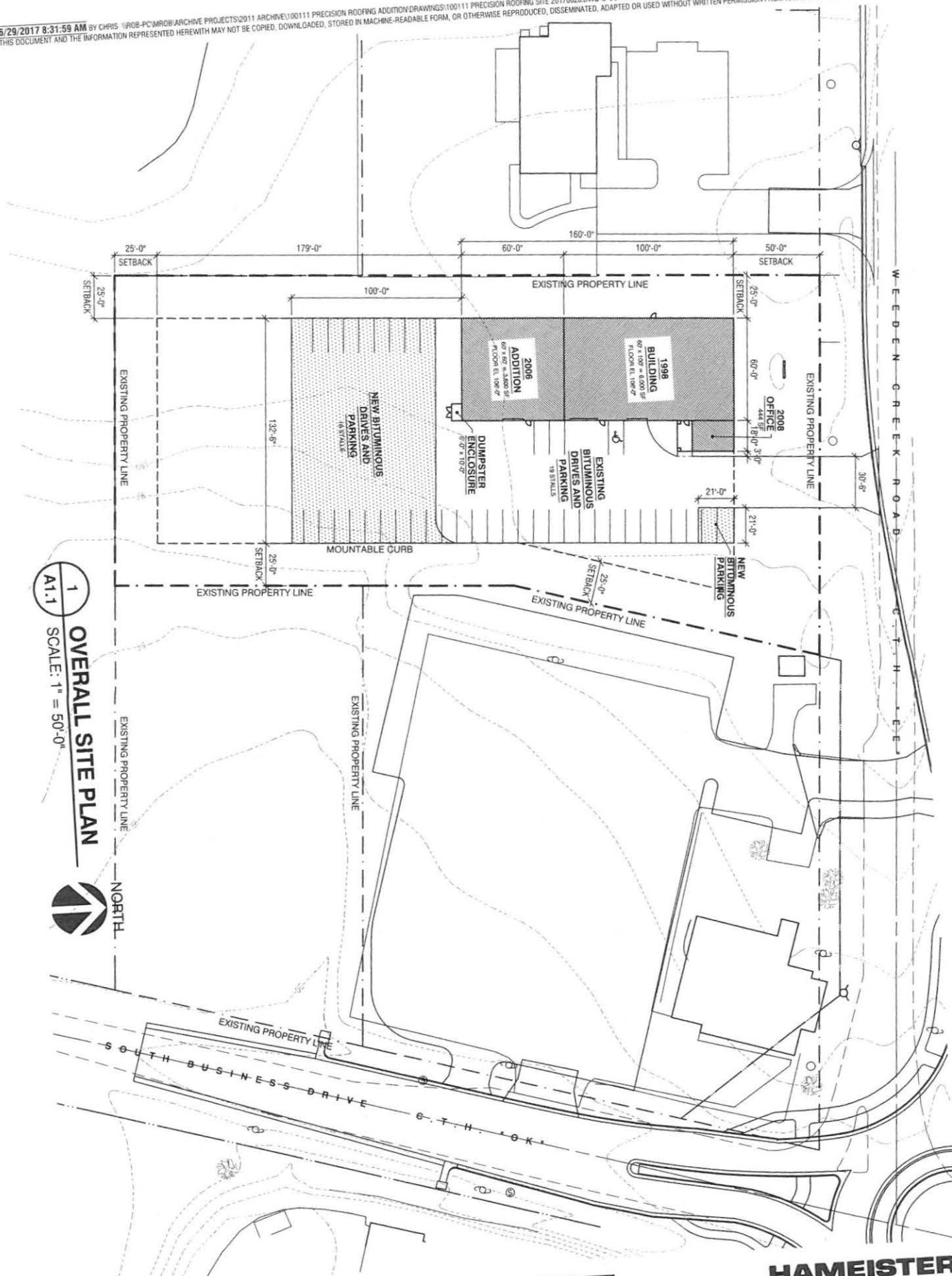
To : City of Sheboygan
RE : Parking lot expansion

To whom it may concern,

Precision Roofing and Fresh-flo corporation both reside at 3037 Weeden Creek Rd in Sheboygan. Precision Roofing installs commercial flat roofs and Fresh-flo is a manufacturer of aeration equipment for the fish farm industry. Our existing parking lot has 19 stalls, 3 of which cannot be used because of truck deliveries. Between the roofing and machine shop, we have 20 employees. Also, we need additional parking for our company vehicles, equipment and trailers. The additional lot will be located south of the existing building and parking lot. Access to the additional lot is from the existing driveway. Lighting will stay as is, with existing security lights on the building. There will be no pedestrian access to the lot. The existing dumpster enclosure would be moved to the south side of the building. We are requesting a variance to allow us to install the additional landscaping required to the front of the building. The sides of the proposed lot are steep hills and drainage areas and the back of the lot would be left open for possible future expansion.

Thank you, Jerry Ziegelbauer

3037 WEEDEN CREEK ROAD
SHEBOYGAN WI 53081
PHONE 920-452-8399
FAX 920-208-6533
www.precisionroofinginc.net



1
 A1.1
 OVERALL SITE PLAN
 SCALE: 1" = 50'-0"
 NORTH

DATE	29 JUNE 2017
BY	CHRIS VROB
CHECKED BY	CHRIS VROB
DATE	100111
PROJECT	WAREHOUSE ADDITION TO THE ZIEGELBAUER BUILDING
SHEET	OVERALL SITE PLAN
SCALE	A1.1

WAREHOUSE ADDITION TO THE
ZIEGELBAUER BUILDING
 3037 WEEDEN CREEK ROAD
 SHEBOYGAN, WISCONSIN 53081

**PRELIMINARY
 PROGRESS PRINT
 DO NOT USE FOR
 CONSTRUCTION**

HAMEISTER ARCHITECTS
 INCORPORATED
 823 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (920) 457-5500 FAX (920) 457-5000





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use application by Mark Chrest to construct a new 2nd floor apartment addition at 817 New York Avenue. CC Zone

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

REPORT DATE: July 21, 2017

MEETING DATE: July 25, 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:

Mark Chrest is proposing to construct a new 2nd floor apartment addition at 817 New York Avenue. The applicant states the following the project:

- The building at 817 Michigan Avenue has a hair salon on the 1st floor and has two (2) apartments on the 2nd floor (a 1-bedroom and a 2-bedroom apartment).
- The applicant is proposing to renovate these existing apartments with new interior finishes. The applicant is also proposing to renovate the existing 2-bedroom apartment by converting the existing attic space into additional bedroom space. This attic space will be rebuilt due to structural and water damage of the existing beams. The existing attic space is 267SF and will now be 530SF.
- In addition, a new 200SF free floating deck will be installed on the roof top. This will be portable in nature.
- A new spiral staircase will be added to the rear of the building installed behind the dumpsters/enclosure.

- There are existing dumpsters and parking in the rear of the building. We are not changing those uses.
- There is no work being done for the hair salon on the first floor.

STAFF COMMENTS:

There appears to be safety and exiting concerns that the applicant will need to address with the Building Inspection Department with regards to the new door, deck, staircase, etc. that will need to be addressed prior to building permit issuance.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit 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, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. 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.).
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. 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.
5. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications.
6. Applicant will provide adequate public access along New York Avenue and the parking lot/alley and will take all appropriate actions to minimize the time period that the street will be closed/affected.
7. 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.
8. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs and shall meet the 8th Street design guidelines (no flat panel or interior lit cabinet signs).
9. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building plans.
10. Prior to building permit issuance, applicant shall provide written authorization from the property owner that the owner is acceptable to the construction project as proposed.
11. If there are any amendments to the 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. 107980
MAP NO. 23 332 005
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 7/25/17



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

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

1. APPLICANT INFORMATION

A P P L I C A N T :
MARK CHREST

ADDRESS: 817 NEW YORK AVE E-MAIL: _____

PHONE: () 920 629 2153 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: PRIVATE APARTMENT

ADDRESS OF PROPERTY AFFECTED: 817 NEW YORK AVE

LEGAL DESCRIPTION: _____

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

APARTMENT ON 2ND FLOOR W/SALON ON FIRST FLOOR

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

WE ARE INCREASING THE SIZE OF THE ATTIC SPACE FROM 11' X 24' TO 16' X 35' WE ARE ALSO ADDING A ROOFTOP DECK

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

NONE THAT WE ARE AWARE

Sokolowski, Steve

From: Scott Matula <scott@aspirearchitects.com>
Sent: Friday, July 14, 2017 4:11 PM
To: Sokolowski, Steve
Subject: Re: Mark Chrest Conditional Use permit Application

Written Narrative.

The existing use is a salon on the first floor. There is no work being done on the first floor. There are existing dumpsters and parking in the rear of the building. We are not changing those uses. A new spiral staircase will be added to the rear of the building installed behind the dumpsters/enclosure. The 2nd floor has two apartments. These are existing. We are renovating the two apartments with new interior finishes. One apartment is a one bedroom. It will remain a one bedroom. The other is a two bedroom and will remain a two bedroom.. We will be renovating to add the 2nd bedroom into the existing attic space. This attic space will be rebuilt due to structural and water damage of the existing beams. The existing attic space is 267 st. The new space will be 530 sf. There will also be approximately a 200 sf roof top free floating deck that will be installed on the roof. This will be portable in nature.

We will be matching the style of the existing attic addition. We will match the gable roof at the edge of the building. About 4-6ft from the wall, we will be bumping up the height a couple feet. You will not be able to see this from New York Ave. The current walls are rubber membrane. This will be enclosed with vinyl siding. The roof will be asphalt shingles instead of rubber membrane.

This space currently is and will remain living quarters.

Sincerely,

Scott Matula

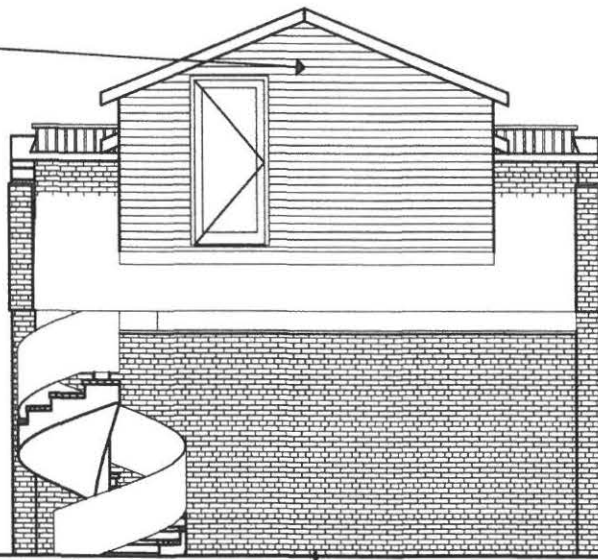
On Jul 14, 2017, at 3:57 PM, Sokolowski, Steve <Steve.Sokolowski@sheboyganwi.gov> wrote:

Scott:

I need the following information:

- \$250 fee
- Written narrative explaining the proposal
 - An explanation of the existing use(s).
 - An explanation of the proposed use and activities to take place onsite – apartment(s?), parking, other commercial tenants, etc.
 - How many apartment units? How many 1, 2 and/or 3 bedroom units?

NEW ATTIC SPACE
VINYL SIDING
DIMENSIONAL
ASPHALT SHINGLE
ROOF



1

South Elevation

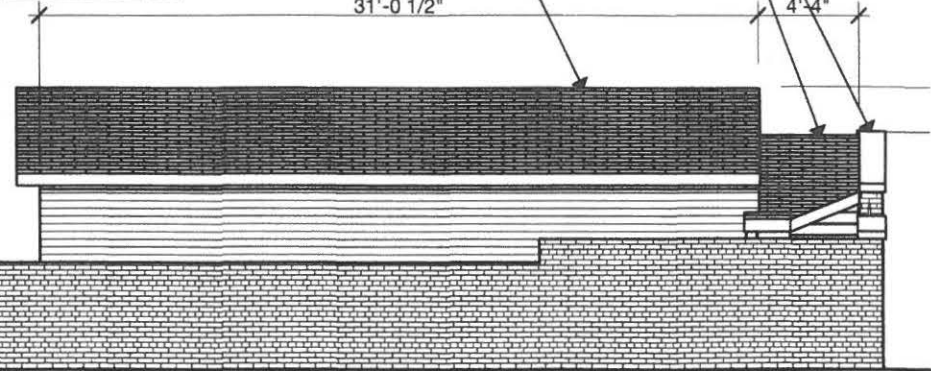
SCALE: 1/8" = 1'-0"

NEW ATTIC SPACE
VINYL SIDING
DIMENSIONAL
ASPHALT SHINGLE
ROOF
31'-0 1/2"

EX PARAPET
EXST. ROOF
HEIGHT

4'-4"

EXISTING ROOF
EDGE



2

East Elevation

SCALE: 1/8" = 1'-0"

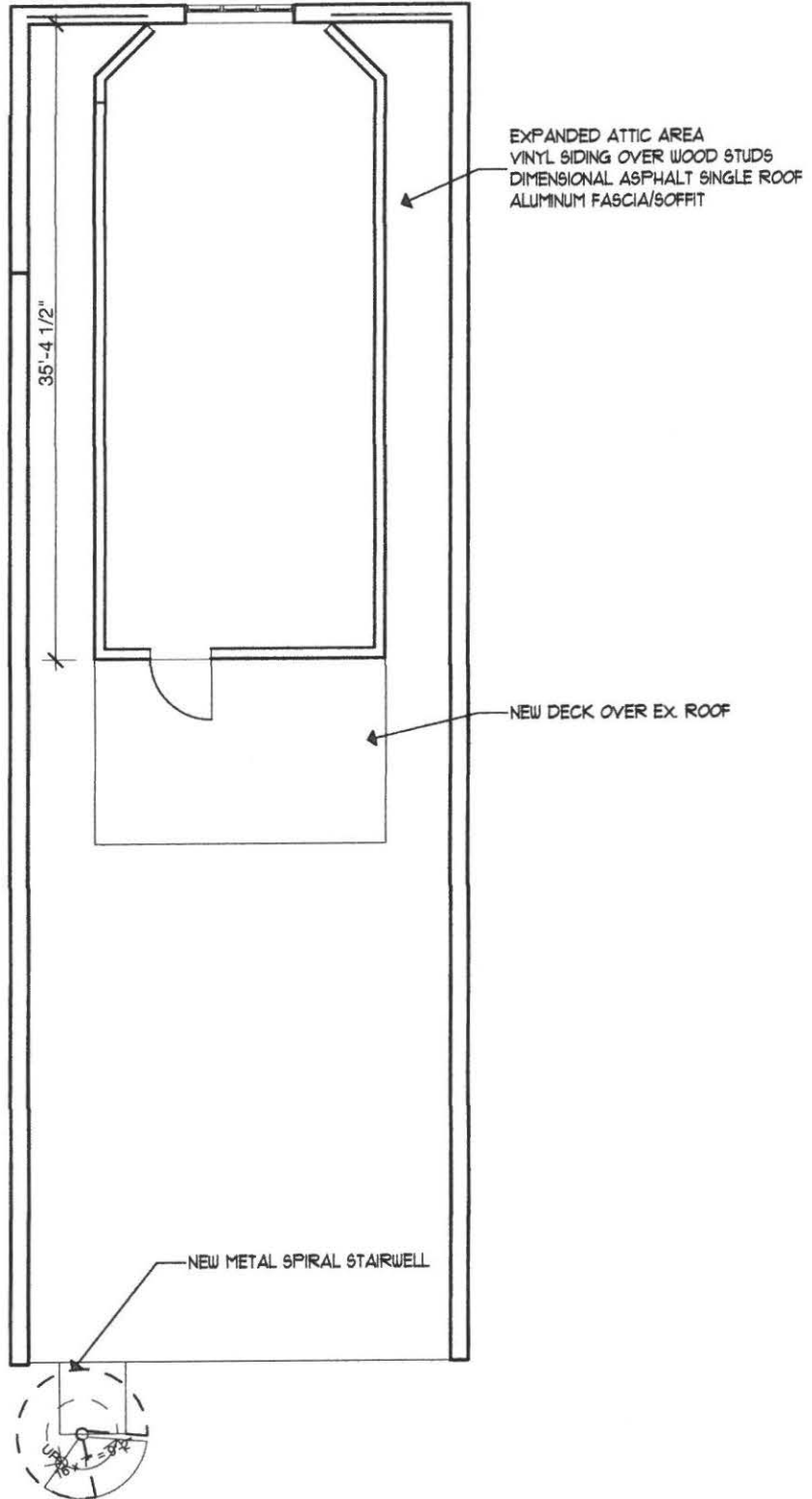
ASPIRE
ARCHITECTURE
& DESIGN

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

ALTERATIONS for: ANDY HAHN

817 NEW YORK AVE SHEBOYGAN WI 53081

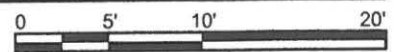
6.28.17
09-014
A.6



1

2nd Floor Plan

SCALE: 1" = 10'

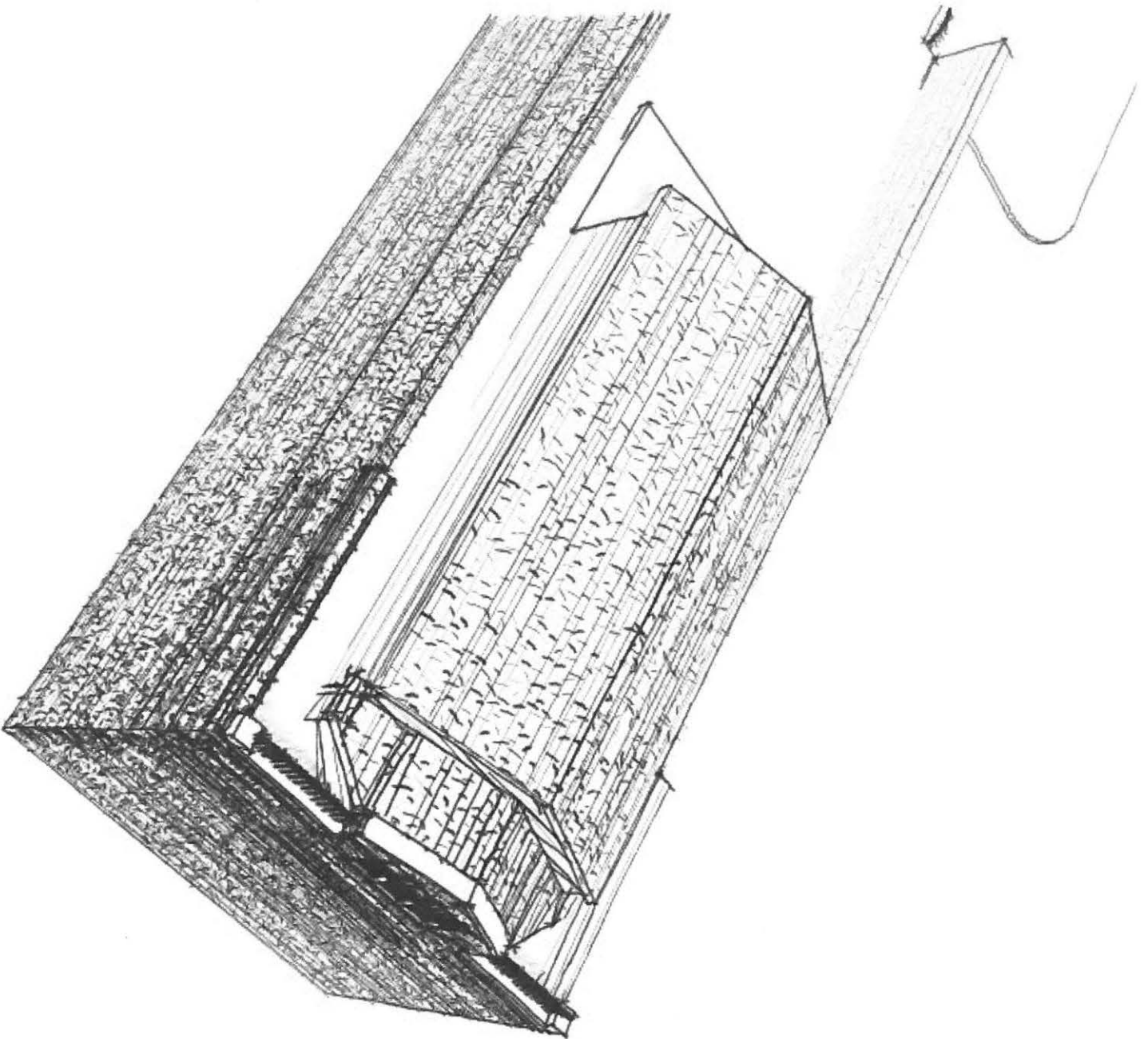


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ALTERATIONS for: ANDY HAHN

6.28.17
09-014
A.5

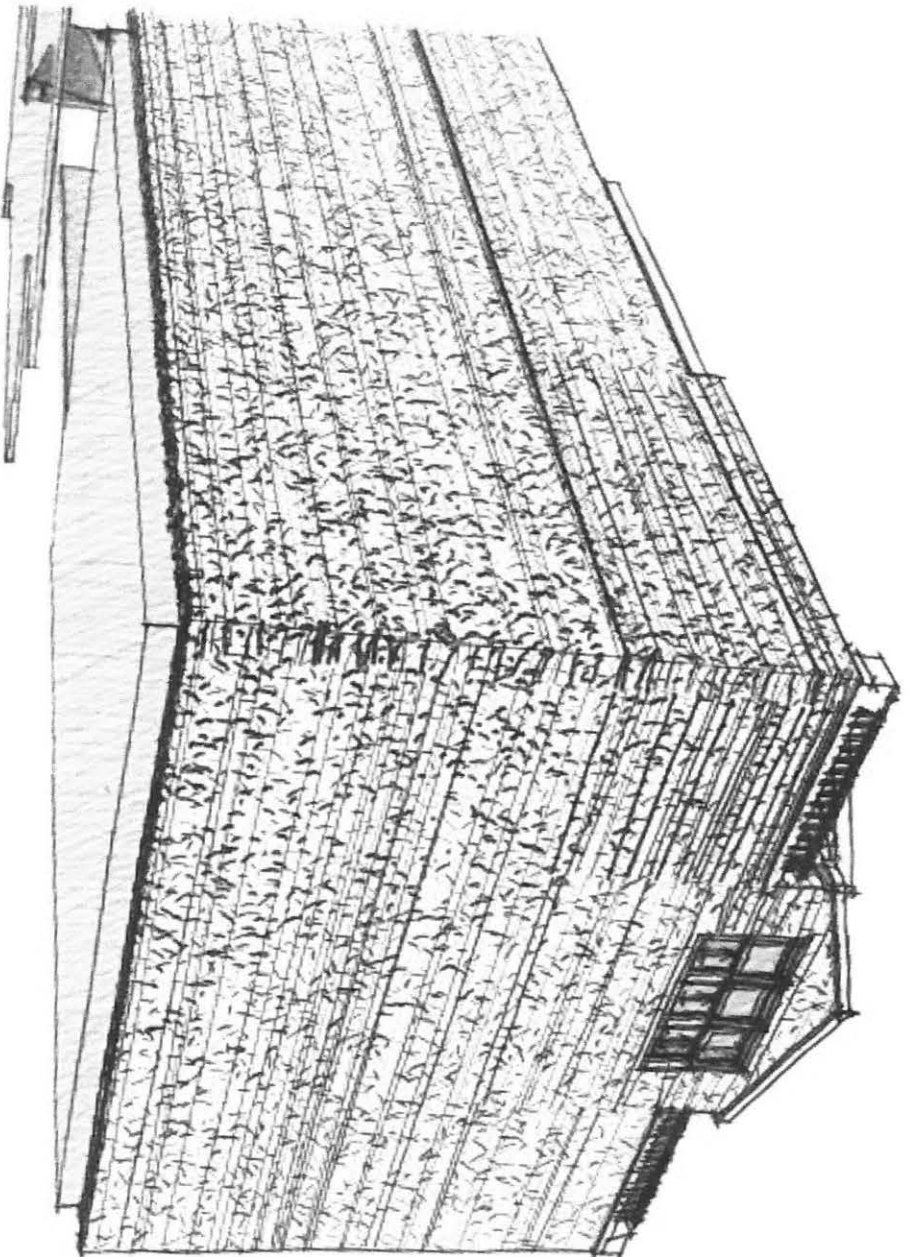
817 NEW YORK AVE SHEBOYGAN WI 53081



Camera 2

ALTERATIONS for: ANDY HAHN

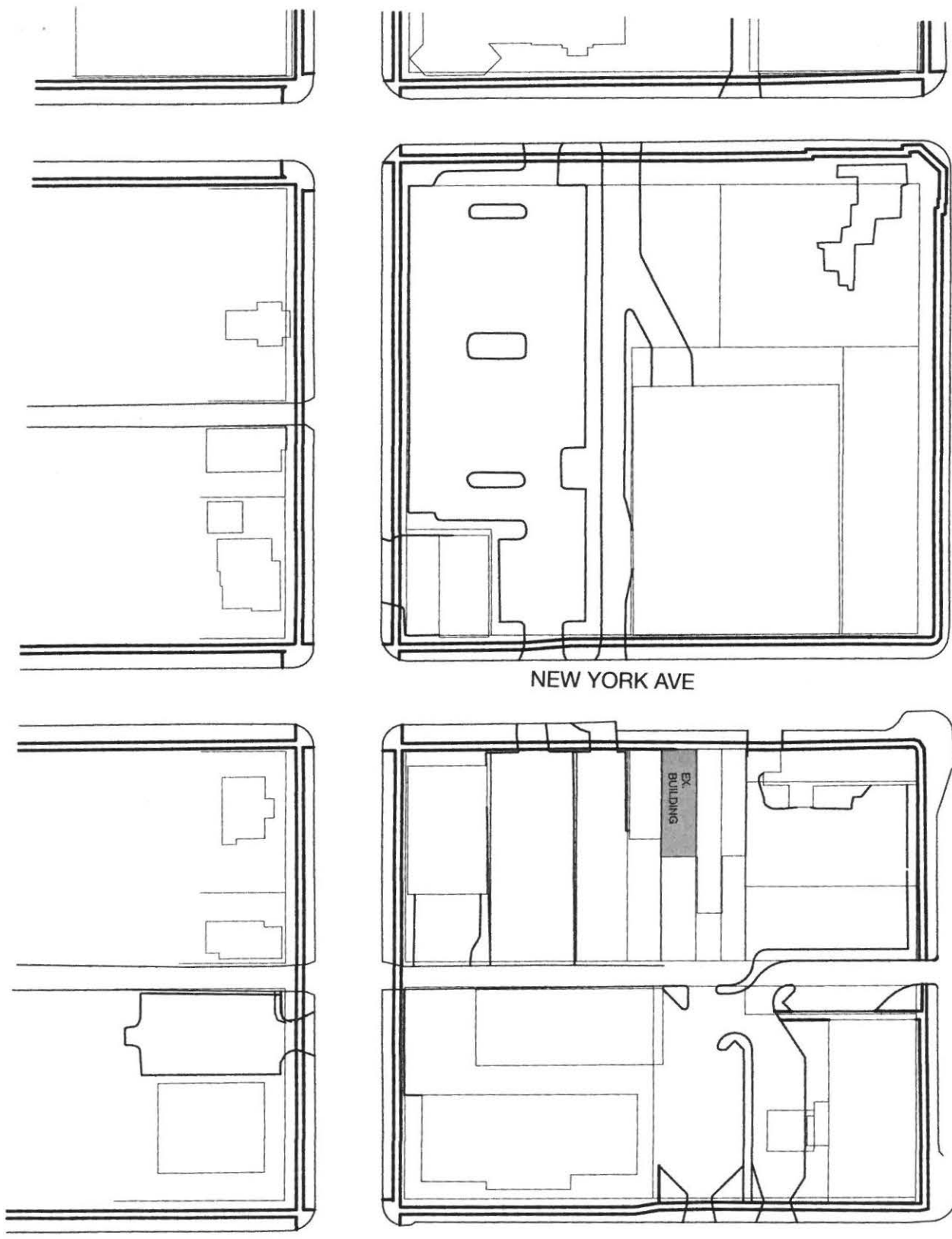




Camera 1

ALTERATIONS for: ANDY HAHN





NEW YORK AVE

8TH ST.

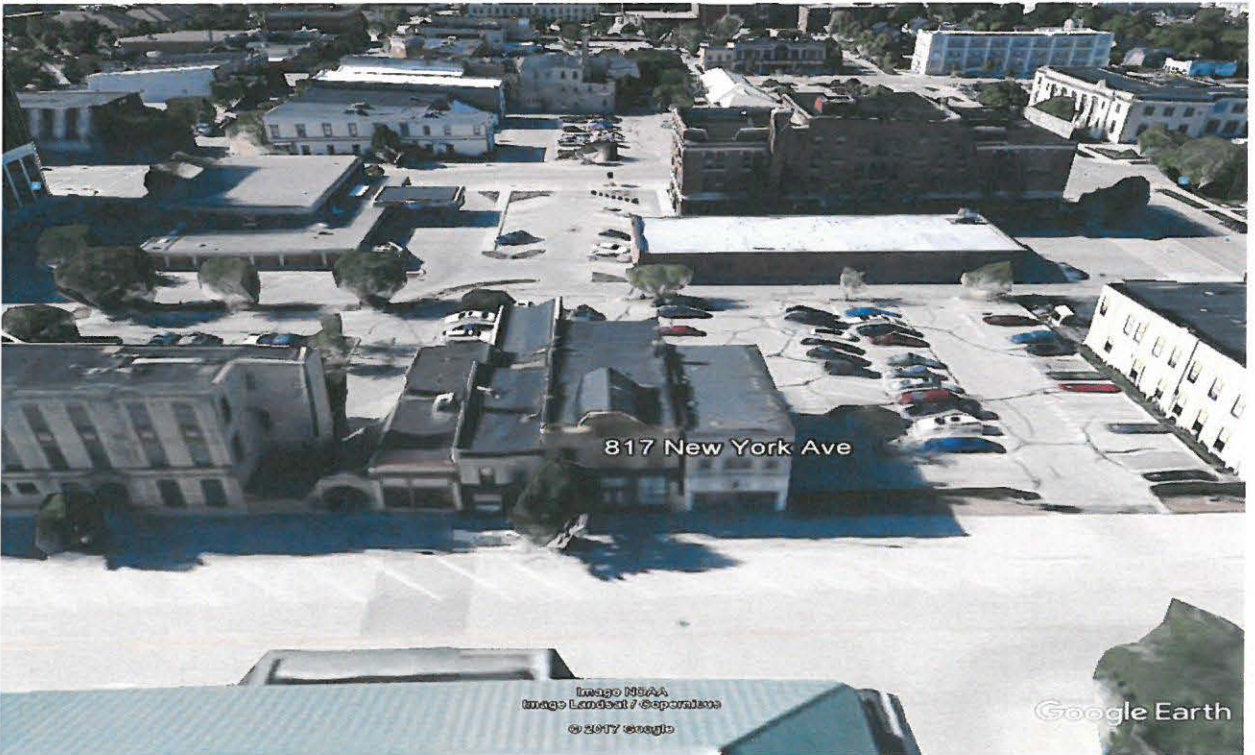
1 AREA MAP
SCALE: 1" = 100'

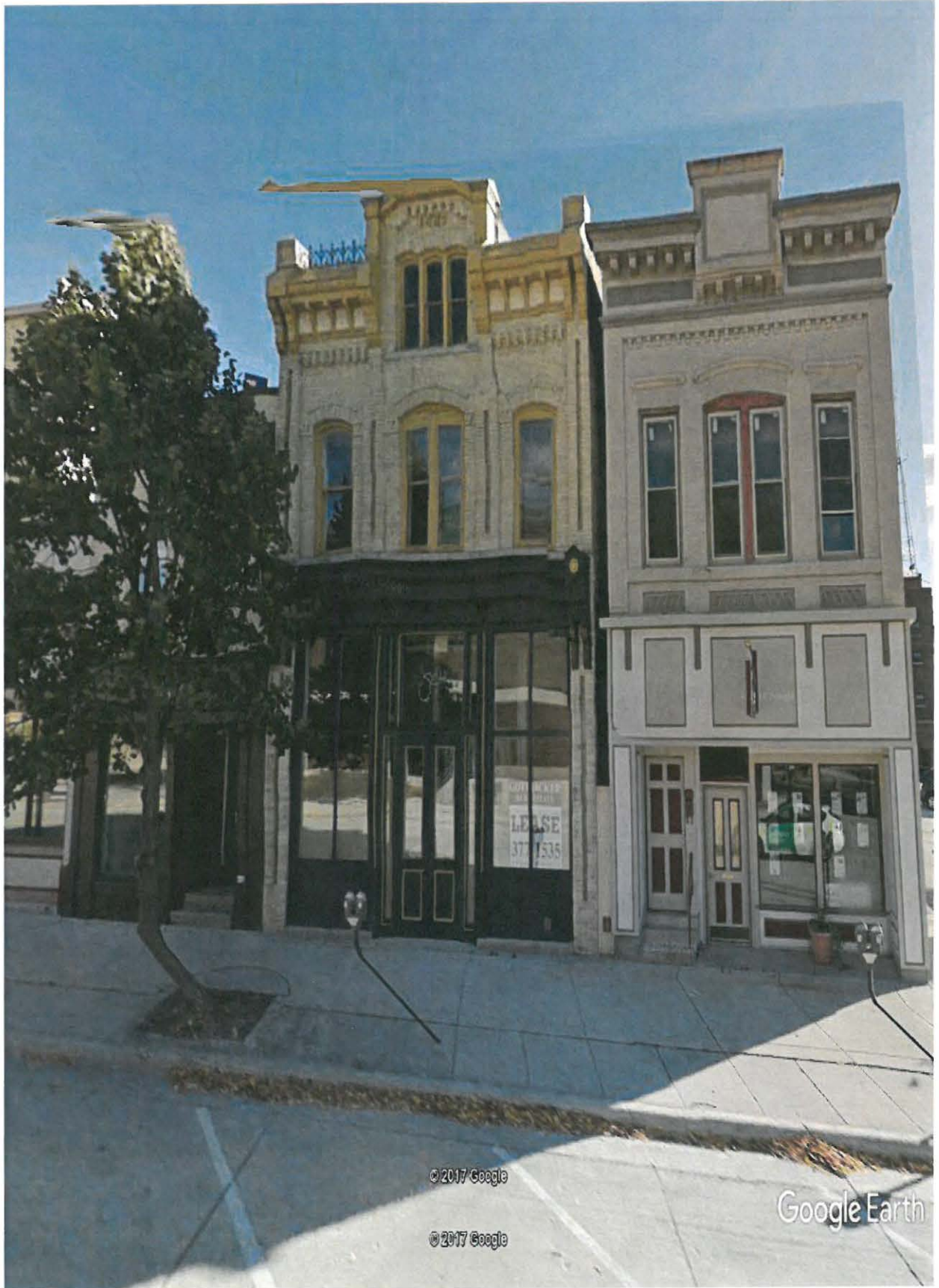


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 920-457-4884

ALTERATIONS for: ANDY HAHN 6.28.17
 09-014
 A.2

817 NEW YORK AVE SHEBOYGAN WI 53081





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CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Sheboygan Area School District to construct a new building addition and to reconstruct/reconfigure the parking lot and access drives at Wilson Elementary School at 1625 Wilson Avenue. SR-5 Zone

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

REPORT DATE: July 21, 2017

MEETING DATE: July 25, 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:

The Sheboygan Area School District is proposing to construct a new building addition and to reconstruct/reconfigure the parking lot and access drives at Wilson Elementary School at 1625 Wilson Avenue. The applicant states:

- This is an elementary school for kindergarten through 5th grade education. Current enrollment is 514 students. The enrollment is expected to increase with the new building addition.
- The project includes a 17,400sf, 1-story addition with a mechanical mezzanine at the northwest corner of the school. The addition includes a gymnasium, art room, vocal room and support spaces.
- The new addition will remove three (3) portable units located at the southwest corner of the school. This area will be restored as a hard surface playground.
- The project also includes the removal and replacement of light green insulated metal wall panel systems along the north and south facades.
- Site work includes resurfacing the south playground, storm drainage improvements, additional parking and replacing/expanding the existing drive loop along Wilson Avenue.
- Wilson Elementary School was constructed in 1957. There have been multiple [le additions and renovations, the last which was completed in 2006. The exterior consists

primarily of modular face brick and the light green insulated wall panels. The building face colors are a blend of tan. The existing windows and roof trim are silver and clear glass.

- The proposed addition will consist primarily of modular size brick using both standard modular and thin brick systems. Cement composite panels and insulated precast wall panels with a sandblast finish have also been incorporated into the design. The color of the brick will be similar to the existing color of the facility. The precast wall panels will be a light tan color similar to limestone and match the limestone at the main entry. The cement composite panels will be silver. The entrances, windows, and roof edges will match the silver (clear anodized) or grey finishes currently used on the facility. The new glass will have a green tint. The roof top chiller will include an attached screen.
- The existing dumpsters will be enclosed with a coated chain link fence/gates with tan or brown vinyl slats.
- The Wilson Elementary School addition and renovation project includes reworking and expanding the drop off lane along Wilson drive. The entry on Wilson is relocated to 17th street to address traffic issues along Wilson, and provide a longer staging area of 24 cars for parents dropping off and picking up students. 50 stalls are provided to expand the site's overall parking count. The drive remains one way, exiting as a right turn only onto Wilson drive. Additional sidewalk and crosswalks are provided to facilitate moving pedestrians through the property to the school, while bio retention cells with screen plantings will provide storm water management.

STAFF COMMENTS:

One of the biggest changes to the site will be the new parking and access drop off lane. You will enter the new drop off lane from a new driveway on S. 17th Street and exit at the east end of the property along Wilson Avenue. The applicant states the exit will be designed as a right-turn only. The new access drive will stage 24 cars and will have approximately 50 new parking spaces. Between the parking area and the sidewalk will be a grass area used for storm water management and there will be landscaping installed to minimize vehicular light from impacting the residence located on the north side of Wilson Avenue.

Along Wilson Avenue there is a standard street specification (curb, gutter, green boulevard, sidewalk, etc.). However, the area between the existing driveway cut is all concrete sidewalk. As part of this reconstruction project, staff will be recommending a condition of approval that this area shall be reconstructed to a standard City street specification so it matches the rest of the property along Wilson Avenue (remove all sidewalk and reconstruct with curb, gutter, green boulevard and sidewalk to match the rest of the street). Also, the old access drives will be removed and constructed to standard City specifications.

There is a house located to the east of the school at 1423 Wilson Avenue. The school shall add landscaping in this area to better screen the home from vehicle lighting.

No formal sign package has been submitted at this time.

The applicant is requesting the following variance:

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

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a landscape plan prior to building permit issuance.
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent streets and/or properties.
8. Applicant shall obtain the necessary sign permits prior to installation.
9. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
10. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
11. All areas used for parking or maneuvering of vehicles shall be paved.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. Any new or modified ingress/egress driveway openings shall be improved to standard City specifications.
14. All unused driveways shall be closed and improved to standard City specifications.
15. Prior to issuance of an occupancy permit, the area between the existing driveway cuts shall be reconstructed to a standard City street specification to match the rest of the Wilson School Wilson Avenue street frontage (remove all sidewalk and reconstruct with curb, gutter, green boulevard and sidewalk to match the rest of the street).
16. Applicant shall replace all street trees that are required to be removed.
17. 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.).
18. 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.
19. Applicant will provide adequate public access along Wilson Avenue and S. 17th Street and will take all appropriate actions to minimize the time period that these streets will be closed/affected.

20. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
21. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
22. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
23. 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. 432090
MAP NO. 34407001
ZONING CLASSIFICATION: JK-5

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 7/25/17

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: Mark K. Schuchardt

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

PHONE: (920) 459-4200 FAX NO. _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Wilson Elementary School

ADDRESS OF PROPERTY AFFECTED: 1625 Wilson Avenue

LEGAL DESCRIPTION: See attachment

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

See attachment

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

See attachment

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



Addition and Remodeling to: Wilson Elementary School

City of Sheboygan Conditional Use Permit Application Submittal

July 11, 2017



1227A North 8th Street ■ P.O. Box 955 ■ Sheboygan, Wisconsin 53082-0995
920.459.4200 ■ www.brayarch.com

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

Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Tuesday | July 11, 2017



CITY OF SHEBOYGAN – CONDITIONAL USE PERMIT APPLICATION

DESCRIPTION OF EXISTING OPERATION

The current property is used for the delivery of kindergarten through 5th grade education. Current enrollment is 514 students. Typical school hours are from 8:25 am to 3:45 pm, Monday through Friday during the school year.

DESCRIPTION OF PROPOSED OPERATION

The addition will not affect the proposed operation of the facility. The facility will continue educating elementary students. The proposed land use is Indoor Institutional per Section 15.206(3)(C.) Indoor Institutional includes schools.

DESCRIPTION OF PROPOSED PROJECT

Wilson Elementary School has the largest enrollment in the Sheboygan Area School District with 514 students as of September 2016. This enrollment is not expected to increase with the new addition. The school is located on the corner of South 16th Street and Wilson Avenue. This project includes removal of three portable classrooms located on the south side of the facility to expand the hard surface play area. The one-story addition with a mechanical mezzanine is approximately 17,394 square feet and is located on the northwest corner of the existing school. The addition includes a gymnasium, art room, vocal room and support spaces. These same spaces are currently located in the existing facility. This project also includes the removal and replacement of light green insulated metal wall panel systems along the north and south facades. Site work includes resurfacing the south playground with a storm drainage, additional parking and replacing and expanding the existing drive loop along Wilson Avenue.

DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS

Wilson Elementary was constructed in 1957. There have been multiple additions and renovations; the last completed in 2006. The exterior of the building consists primarily of modular face brick and the light green insulated metal wall panels. The building face brick colors are a blend of tan. The existing windows and roof trim are silver with clear glass. Please reference the attached photographs.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS

The proposed addition will consist primarily of modular size brick using both standard modular and thin brick systems. Cement composite panels and insulated precast wall panels with a sandblast finish have also been incorporated into the design. The color of brick will be similar to the existing color on the facility. The precast wall panels will be a light tan color similar to limestone and match the limestone at the main entry. The cement composite panels will be silver.

The entrances, windows and roof edges will match the silver (clear anodized) or grey finishes currently used on the facility. Please reference the attached renderings and photos. All new glass will have a green tint.

The roof top chiller will include an attached screen.

The existing dumpsters will be enclosed with a coated chain link fence/gates with vinyl slats. Color to be a manufacturer's standard tan or brown.



DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT

Wilson Elementary is located in a Suburban Residential 5(SR-5) Zone and is considered an Indoor Institutional use. Parking requirements include one stall per teacher and per staff member, plus one space per two classrooms. The existing facility has 61 standard and handicap accessible parking stalls. The facility will have 70 staff members next year and 29 classrooms. A total of 85 on site stalls are required. The proposed project will have 94 standard stalls and 4 handicap accessible stalls. The facility is located on a corner. Residences are located to the east and south. Residences are located across the streets to the north and west.

LEGAL DESCRIPTION OF PROPERTY

That portion of Section thirty-four (34) Township fifteen North (T15N), Range twenty-three East (R23E) described as follows:

Commencing in the north line of the East Three Quarters (E3/4) of the South Half (S1/2) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section thirty-four (34), Township fifteen North (T15N), Range twenty-three East (R23E) one-hundred ninety-eight and seven tenths feet East (198.7'E) of the Northwest corner of said East Three Quarters (E3/4), said point being in the extended centerline of South Seventeenth (17th) Street, thence South along the said extended centerline of

South Seventeenth (17th) Street six-hundred fifty-seven and seven tenths feet (657.7') to the south line of said Northwest Quarter (NW1/4) of the Southeast Quarter (SE 1/4), thence East along the South line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4)

and the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section thirty-four (34), eight-hundred and two tenths feet (800.2') to the extended centerline of South Fifteenth (15th) Street, thence North along the extended centerline of South Fifteenth (15th) Street six-hundred fifty-four and eight tenths feet (654.8') to the North line of the South Half (S1/2) of said Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), thence West eight-hundred three and seven tenths (803.7') to the beginning, being part of the southeast Quarter (SE1/4) of Section thirty-four (34), Township fifteen North (T15N), Range twenty-three East (R23E), excepting therefrom that portion of the above-described property used for street purposes.







North Elevation - Main Entry



Northwest Entry



Southeast Elevation



South Elevation

Wilson Elementary School

July 11, 2017

Existing Exterior



West Elevation



West Elevation



Library North Elevation

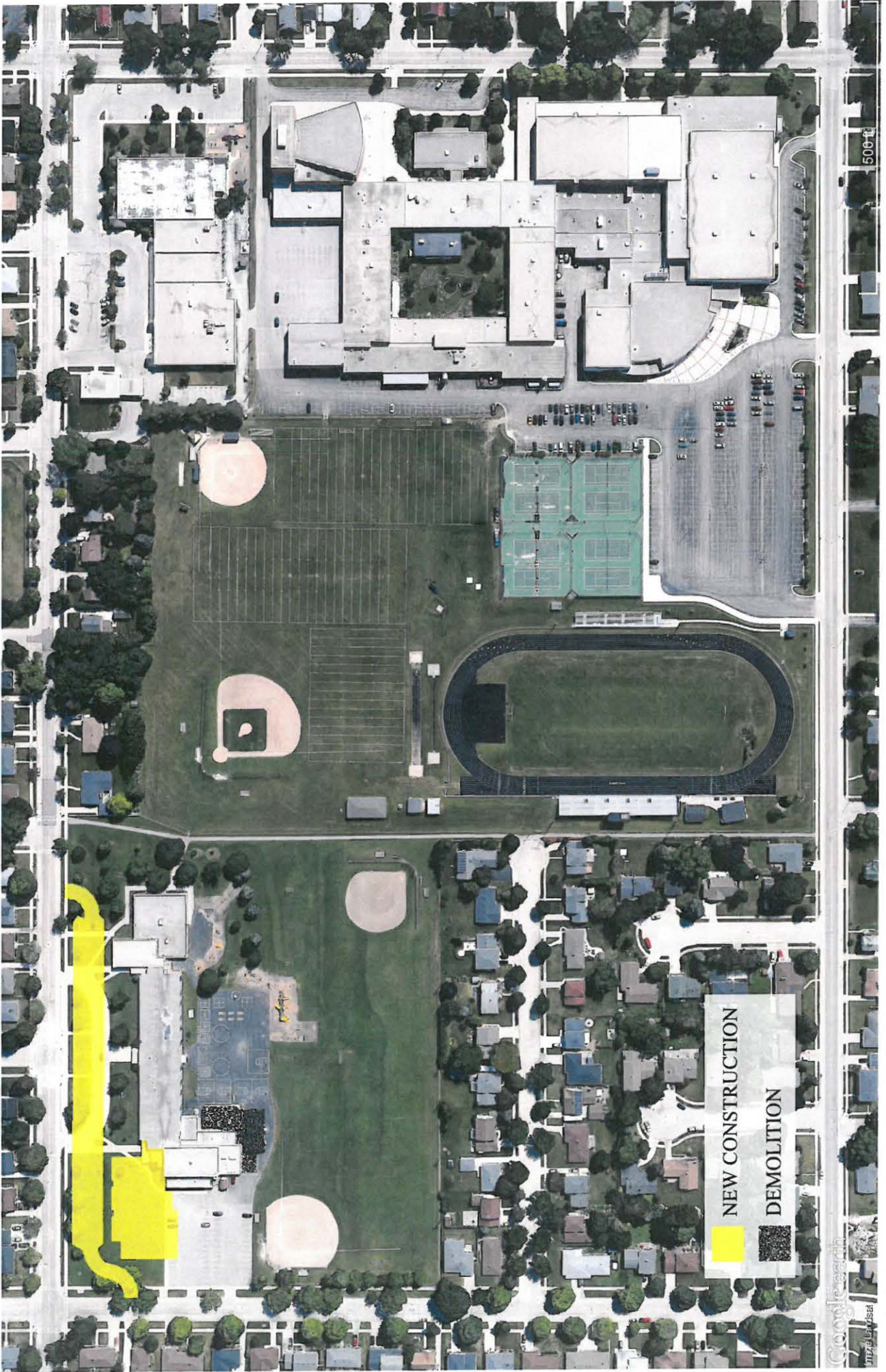


Library High Windows

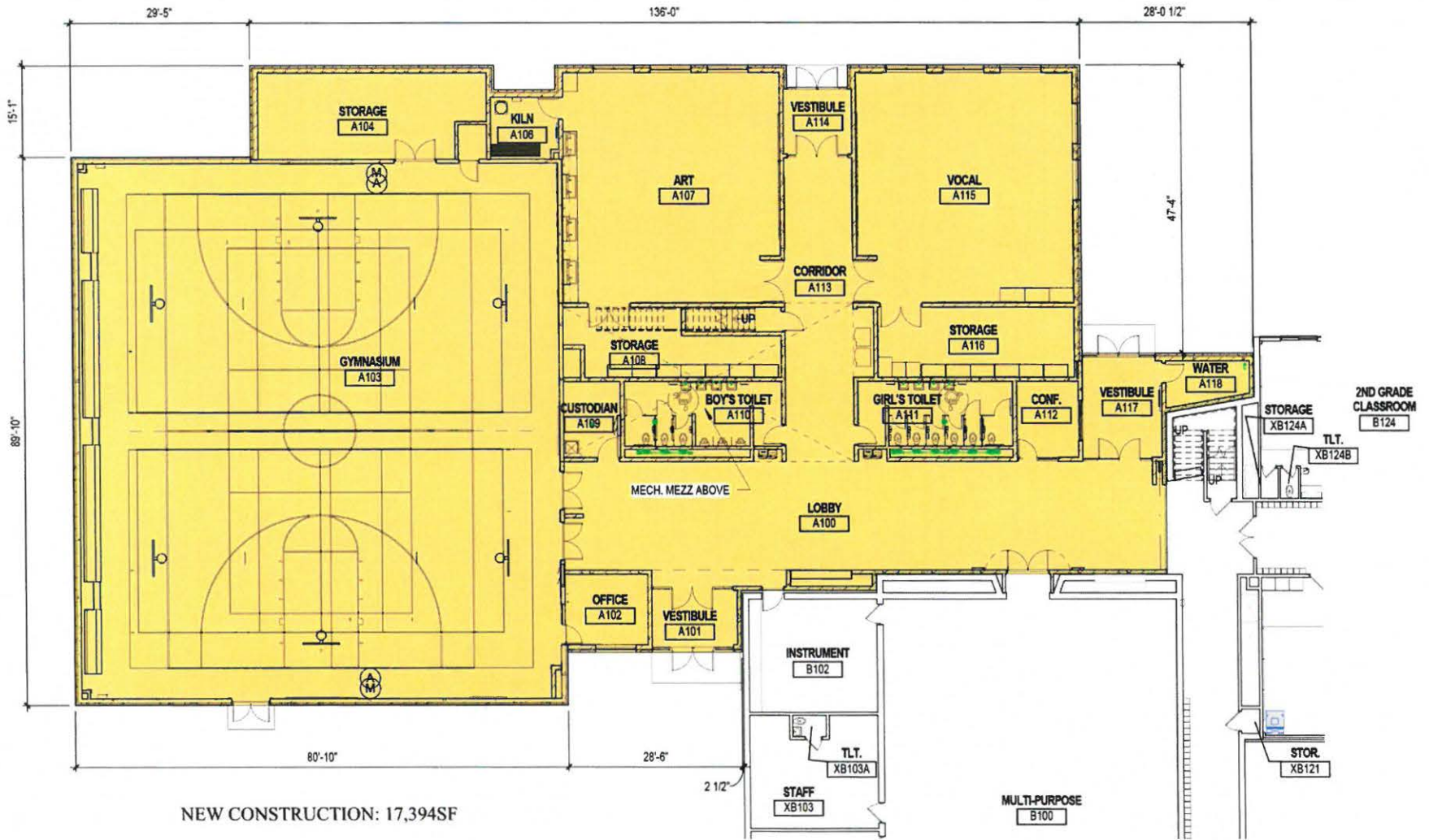
Wilson Elementary School

July 11, 2017

Existing Exterior



NEW CONSTRUCTION
DEMOLITION

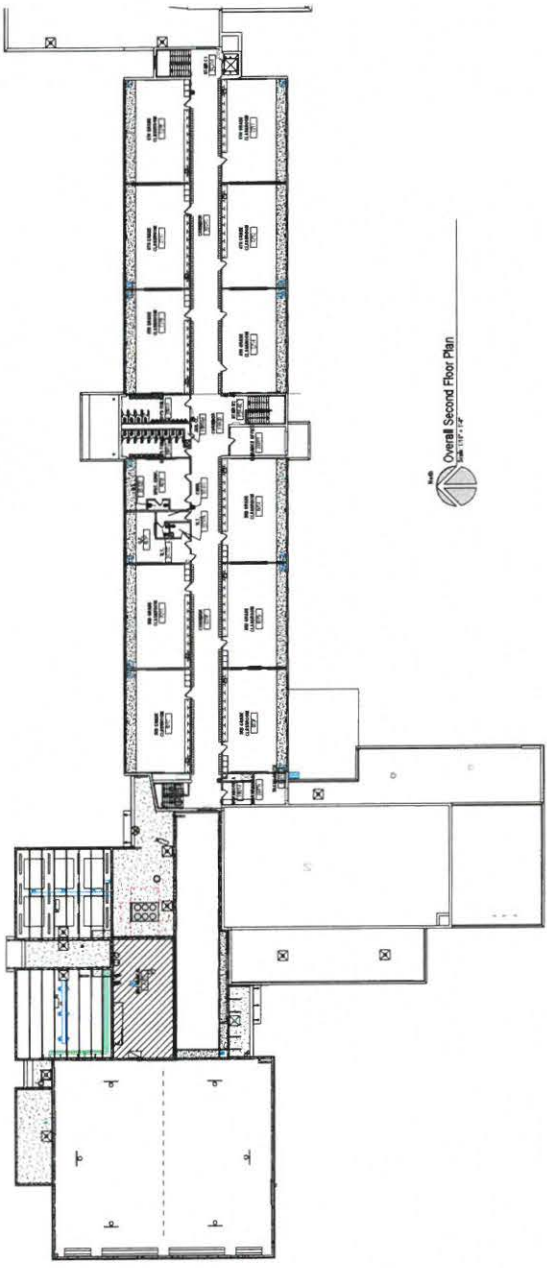
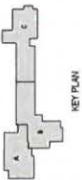


Wilson Elementary School

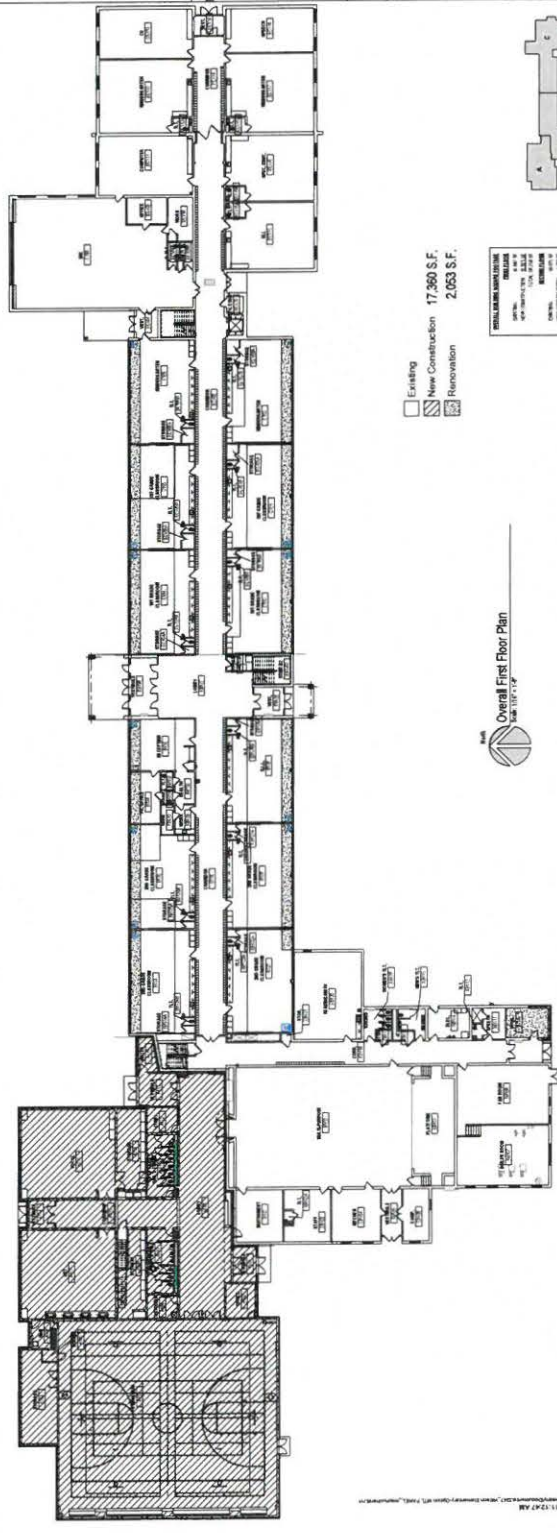
July 11, 2017

Proposed Plan





Overall Second Floor Plan
 Scale: 1/8" = 1'-0"

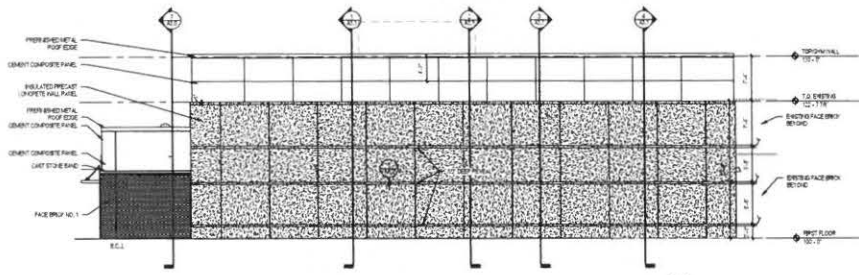


Overall First Floor Plan
 Scale: 1/8" = 1'-0"

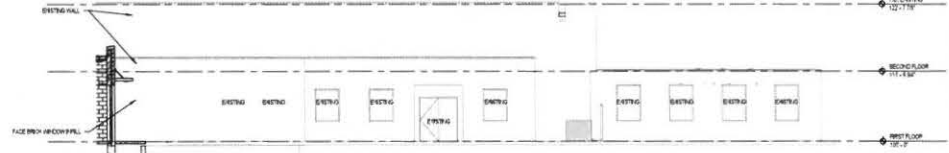
- Existing
- New Construction
- Renovation

17,360 S.F.
 2,053 S.F.

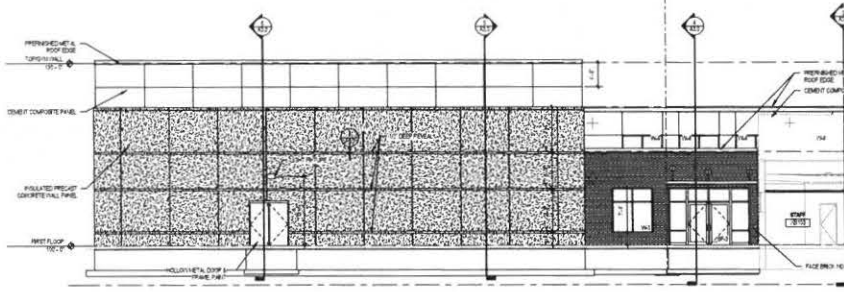
DATE	DESCRIPTION
11/11/11	ISSUED FOR PERMIT
11/11/11	ISSUED FOR CONSTRUCTION
11/11/11	ISSUED FOR CONSTRUCTION
11/11/11	ISSUED FOR CONSTRUCTION
11/11/11	ISSUED FOR CONSTRUCTION



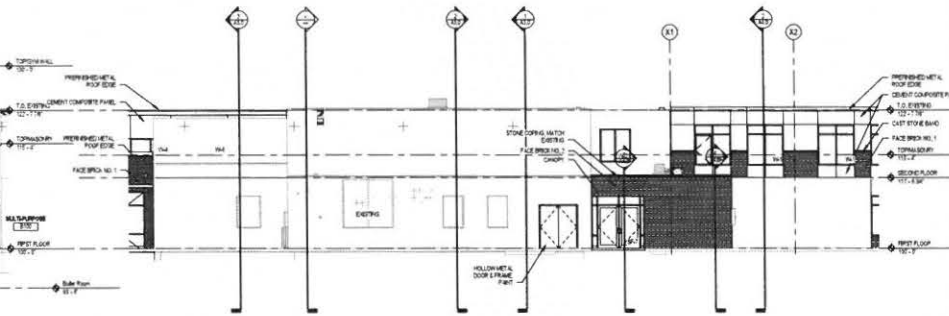
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Scale: 1/8" = 1'-0"



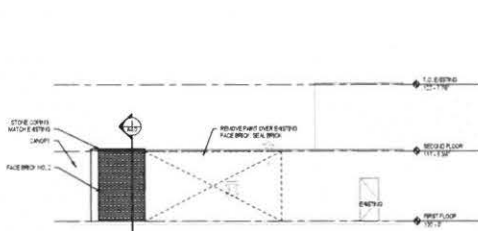
2 Existing West Elevation - Unit B
Scale: 1/8" = 1'-0"



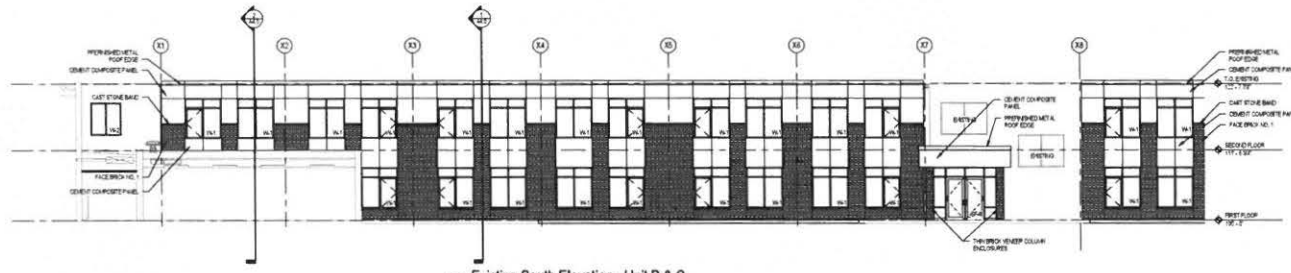
3 South Building Elevation - Unit A
Scale: 1/8" = 1'-0"



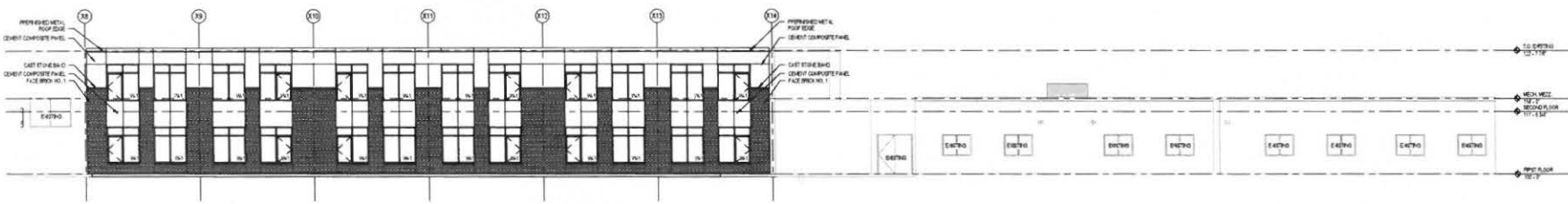
4 Existing South Elevation - Unit B
Scale: 1/8" = 1'-0"



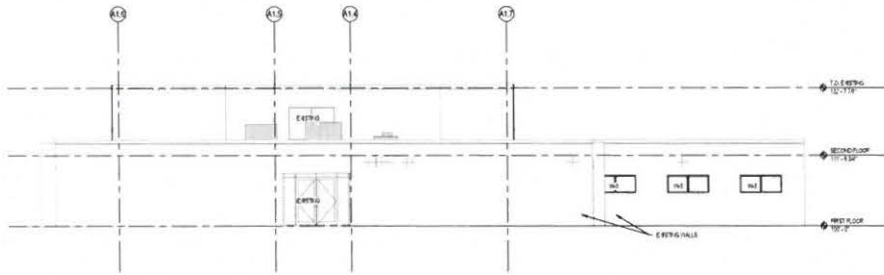
5 Existing East Elevation - Unit B
Scale: 1/8" = 1'-0"



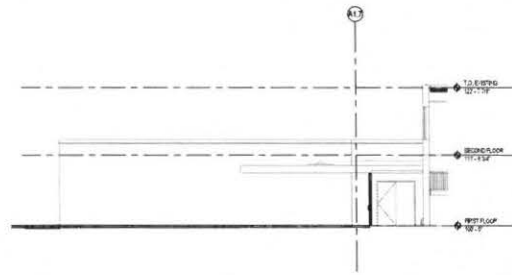
6 Existing South Elevation - Unit B & C
Scale: 1/8" = 1'-0"



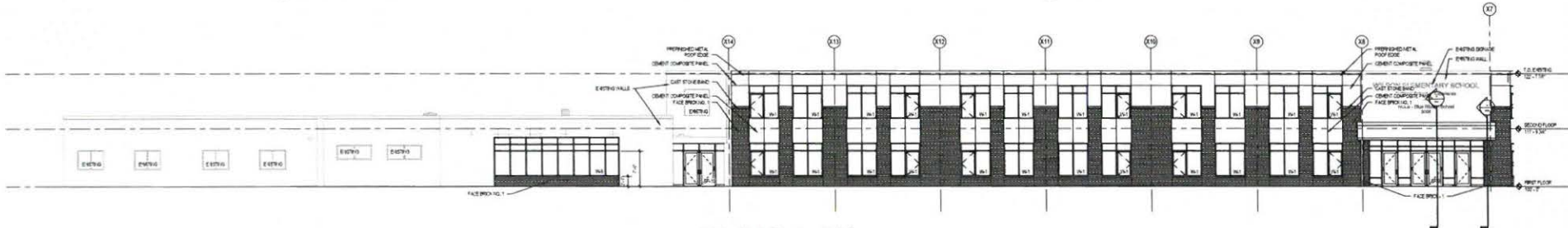
7 Existing South Elevation - Unit B/C
Scale: 1/8" = 1'-0"



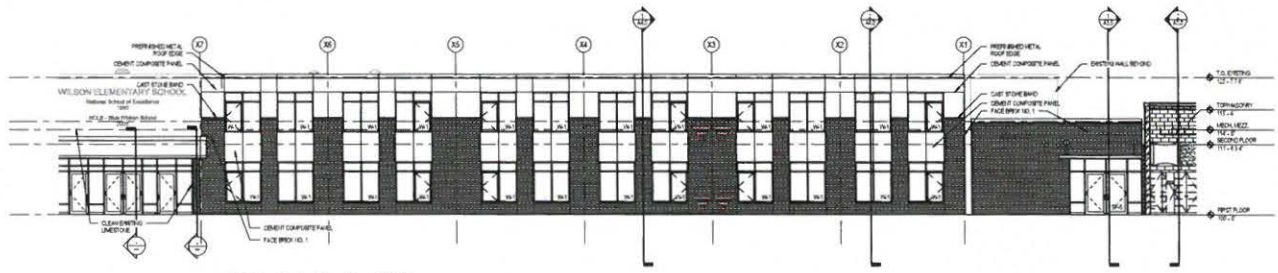
1 Existing East Elevation - Unit C
Scale: 1/8" = 1'-0"



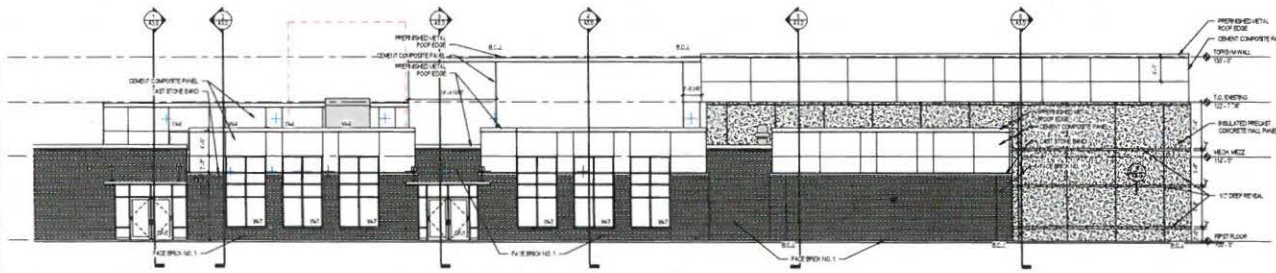
2 Existing West Elevation - Unit C
Scale: 1/8" = 1'-0"



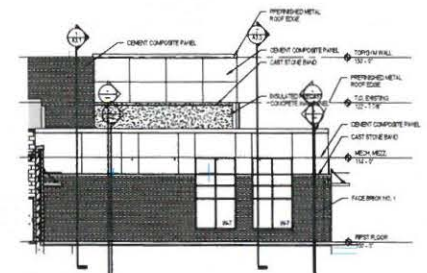
3 Existing North Elevation - Unit C
Scale: 1/8" = 1'-0"



4 Existing North Elevation - Unit B
Scale: 1/8" = 1'-0"



5 North Building Elevation
Scale: 1/8" = 1'-0"



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



Office Location:
Milwaukee
125 S. 1st Street
Milwaukee, Wisconsin 53204
T 414.226.0300
Shelbygan
13274 North 5th Street
PO Box 955
Shelbygan, Wisconsin 53082
F 820.408.4202
www.brayarch.com

Project Title:
Addition and Renovation to:
Wilson Elementary School
Shelbygan Area School District
1625 Wilson Avenue, Shelbygan, WI 53081

REVISIONS	DATE	DESCRIPTION

Project Number:
3247W
Issued For:
Construction Documents
July 11, 2017
Sheet Title:
Exterior Elevations

Sheet Number:
A2.1

2/11/2017 10:33:34 AM
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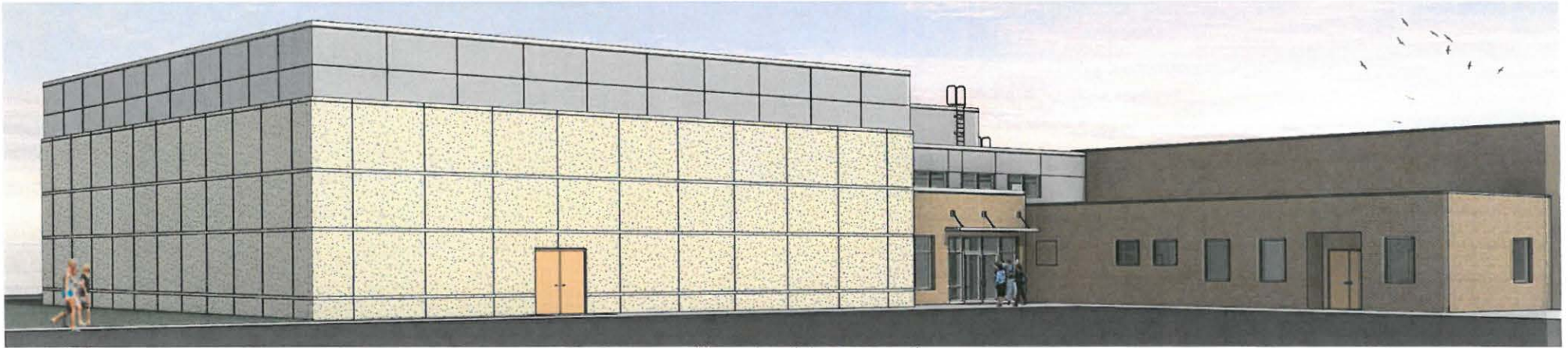
South Elevation



North Elevation

Wilson Elementary School

July 11, 2017



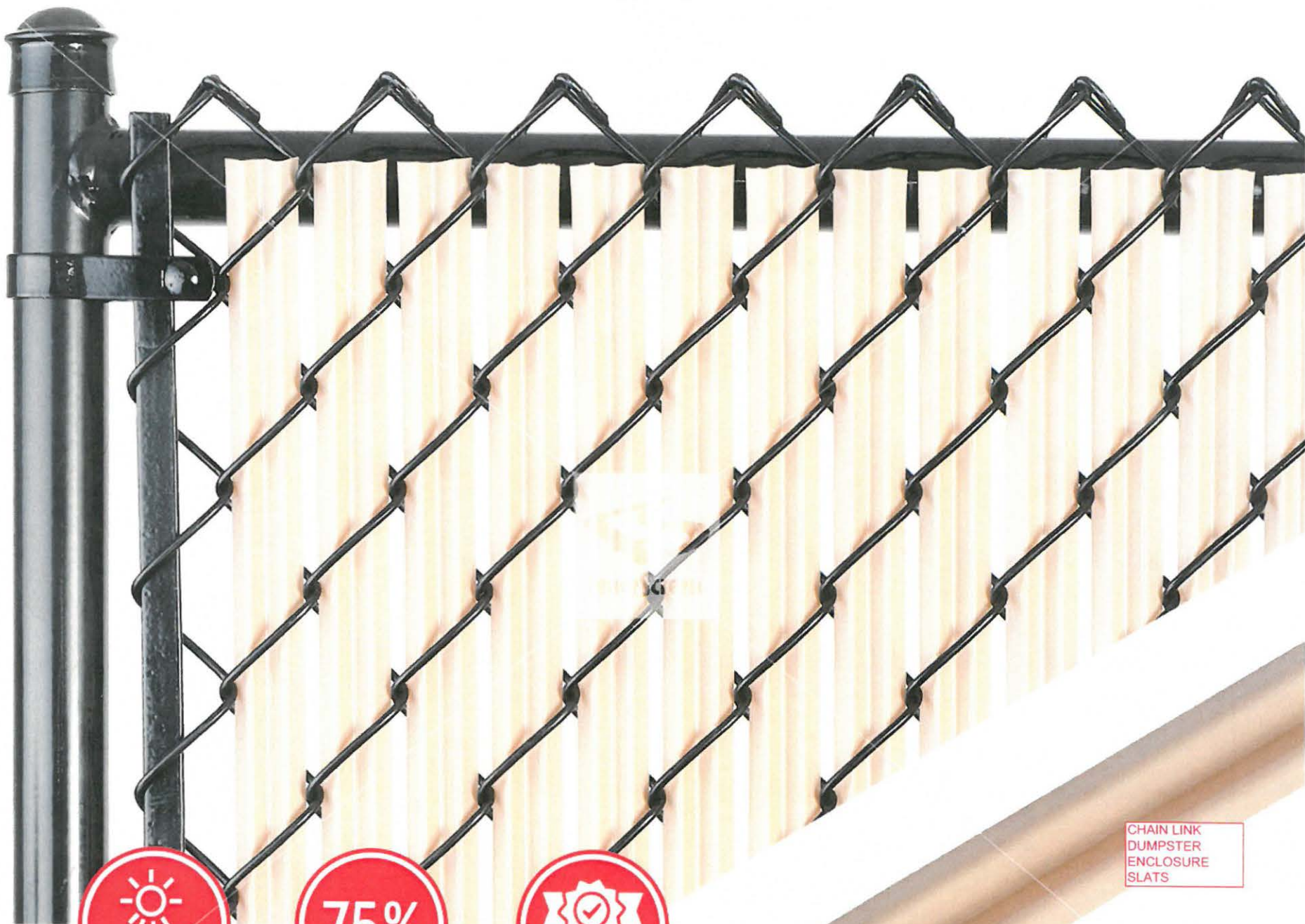
Gymnasium looking Northeast



Gymnasium looking Southeast

Wilson Elementary School

July 11, 2017



UV PROTECTED



BLOCKAGE



10 YEAR
WARRANTY

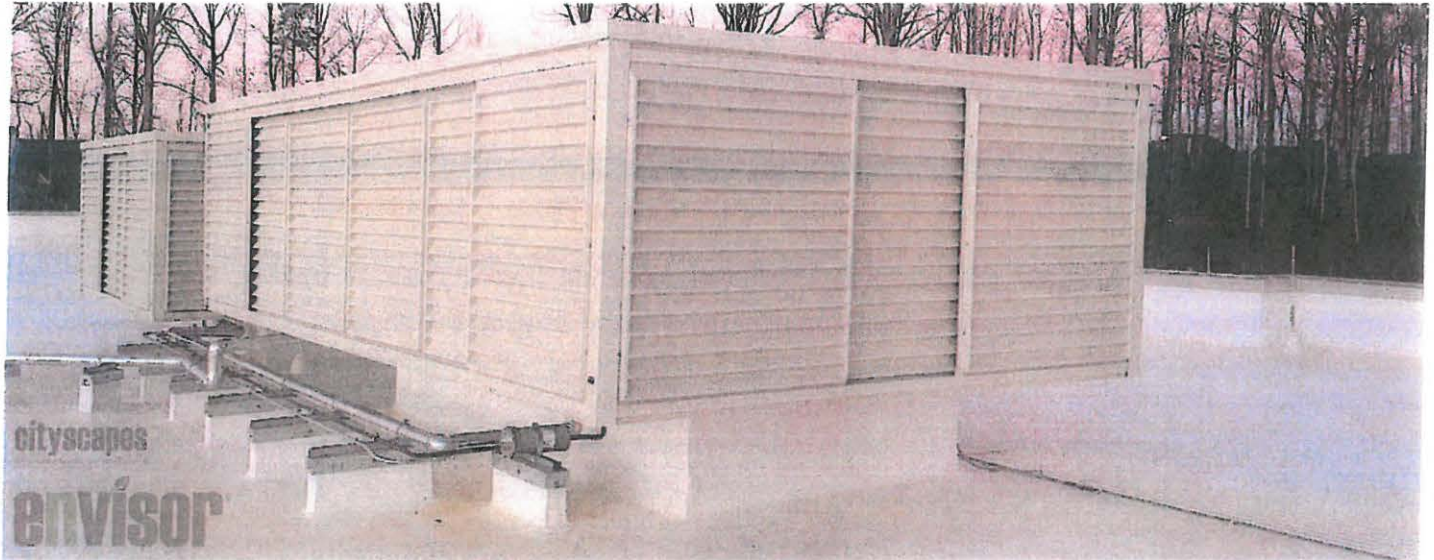
CHAIN LINK
DUMPSTER
ENCLOSURE
SLATS





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- Brand Name Compatible
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Features & Benefits

- Professional grade extruded aluminum structural components
- Patented panel guide tracks
- Acrylicap® ABS with UV Co-Extruded cap on both sides
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- Design
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and the list is growing...

Popular Applications:

RTUs	Air Chillers	Cooling Towers	Exhaust Fans	Equipment
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*Envisor has Zero Roof Penetration in 96% of all installations. Special conditions beyond our control occasionally will require additional supporting structure which may penetrate the roof structure and may affect roof load calculations.

Wilson Elementary
1205
very close
Glen-Gery Brick



Tuscan Series
Albambra
Modular
W/ 21-22, 27-28)



Face Brick



Composite Metal Panel



Precast Concrete Finish



Prefabricated Canopy



Glazing



Clear Anodized Frames

Wilson Elementary School

Proposed Materials

July 11, 2017















CITY OF SHEBOYGAN

REQUEST FOR FINANCE COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Discussion and possible acceptance of Preferred Concept of the Sheboygan Business Center expansion.

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

REPORT DATE: July 19, 2017

MEETING DATE: July 25, 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:

In February, the City of Sheboygan engaged Ruckert Mielke, Inc. in association with Hitchcock Design Group to perform preliminary planning for an expansion of the City's current business park. The current Sheboygan Business Center is approximately 90 percent full and if the City's wants to stay competitive in the local manufacturing market, expansion of the park is critical. The Five Year Strategic Plan adopted in late 2017, identified the expansion and development of an expanded business park as one of the key objectives. To accomplish this goal, it is necessary to do detailed planning to determine the available opportunities, yield and position in the marketplace. Based upon this information, along with discussions with the City's development team and representatives from the Sheboygan County Economic Development Corporation, multiple lot and street configurations were studied and delivered.

STAFF COMMENTS:

The most logical location for the City to expand its business park is south of the current business center. The City currently owns a 55 acre parcel between South Business Drive and I-43. This property will also be the location of new elevated water storage tank to be constructed by the Sheboygan Water Utility in 2018 to serve this area with city water service. The business center expansion could include as much as 400 additional acres that can be developed in phases over time. The plan indicates sites in a range of sizes, including larger sites up to 20+ acres. The plan is intended to be flexible and allow for development of sites varied in size based on need. The preferred plan outlines zones for different land use/tenant types. The office/manufacturing zone is intended to accommodate smaller scale uses including corporate offices, light industrial and smaller scale manufacturing and warehousing. The large manufacturing zone is intended to accommodate uses with a need for larger sites to support their operations. The plan also addresses infrastructure and storm water management and sustainability. The City envisions the new park to embrace sustainability as a theme. Green infrastructure components and low-impact development practices with such things as bioswales, rain gardens, green roofs, and rainwater harvesting and distribution. Implementation and phasing will occur as the City acquires property and based on demand.

ACTION REQUESTED:

Motion to accept the Preferred Concept Plan as prepared by Ruckert Mielke as the master plan for the expansion of the Sheboygan Business Center.

ATTACHMENTS:

- I. Preferred Concept Plan as prepared by Ruckert Mielke.

SHEBOYGAN BUSINESS CENTER EXPANSION

MASTER PLAN
SHEBOYGAN, WISCONSIN

TAYLOR DRIVE

INTERSTATE ROUTE 43

STAHL ROAD

SOUTH BUSINESS DRIVE
(COUNTY TRUNK HIGHWAY OK)

COUNTY TRUNK HIGHWAY V



City of
Sheboygan
spirit on the lake.

Acknowledgements

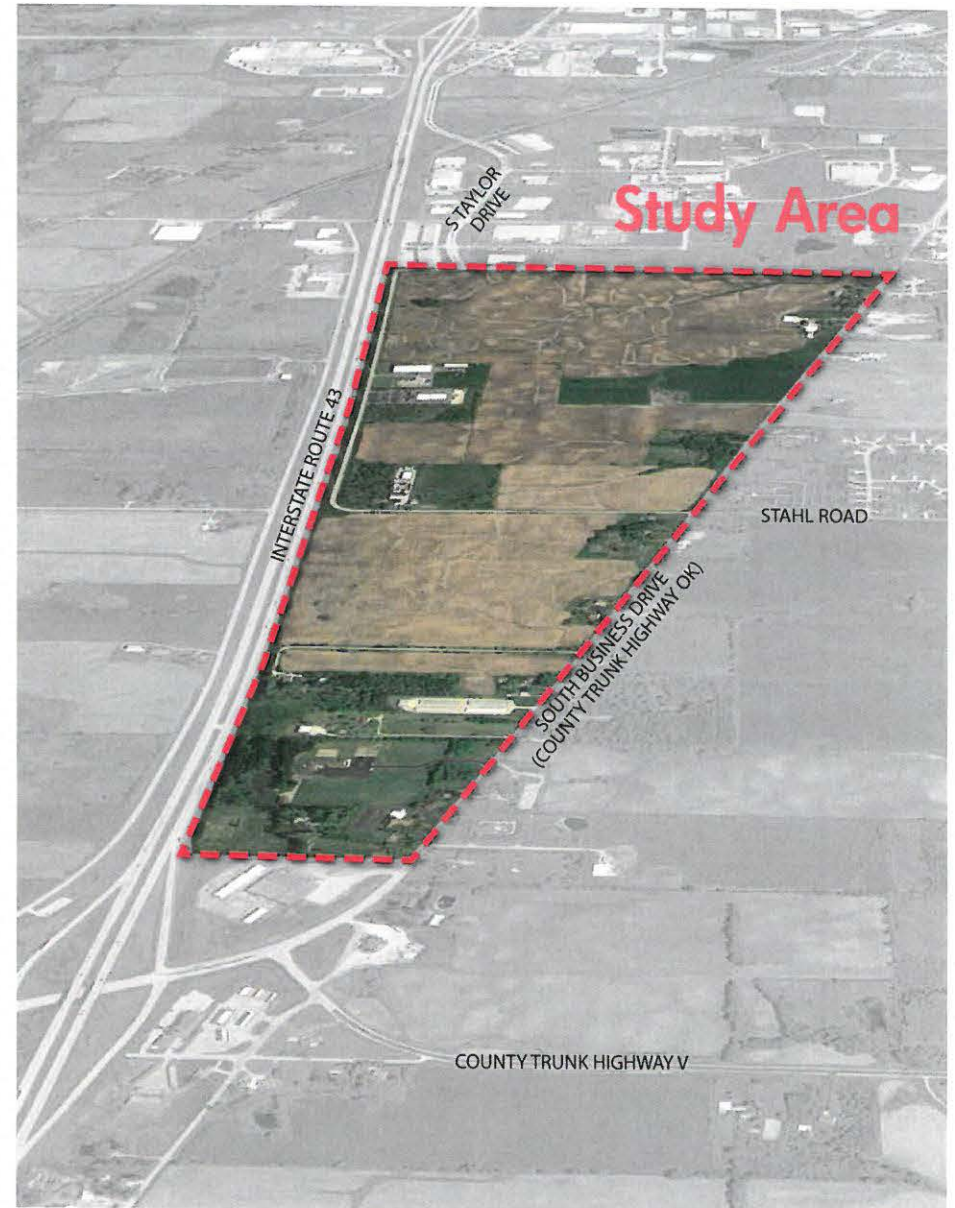
Darrell Hofland, City Administrator
Chad Pelishek, Director of Planning & Development
Steve Sokolowski, Manager of Planning & Zoning
David Biebel, Director of Public Works
Ryan Sazama, City Engineer
Joe R. Trueblood, Water Superintendent
Dane Checolinski, Director of Sheboygan County Economic Development Corporation

Prepared by:

Ruekert Mielke, Consulting Engineers
Hitchcock Design Group, Land Planning & Landscape Architecture

Contents

- 3 EXECUTIVE SUMMARY & CONCEPT OVERVIEW
- 5 SITE ANALYSIS
- 7 PREFERRED CONCEPT PLAN
- 9 ALTERNATIVE CONCEPT PLAN
- 10 PROPOSED ROADWAY SECTION
- 11 CHARACTER IMAGES



Executive Summary

The firm of Ruekert & Mielke, Inc., in association with Hitchcock Design Group, was in February 2017 engaged by the City of Sheboygan to perform preliminary planning for an expansion of the City's current Business Park.

The City of Sheboygan is down to its last few saleable acres in their current Business Center and is proactively looking at the next expansion of this very important economic development toll for the City's taxpayers.

The recently adopted City Five-Year Strategic Plan, which the City has been working on for almost two years, lists the design, engineering, and delivery of a new business park as one of its key objectives.

To accomplish this goal, it is necessary to do detailed planning to determine the available opportunities, yield, and position in the marketplace. Based upon this information, along with discussions with City staff and representatives of the Sheboygan County Economic Development Corporation, multiple lot and street configurations were derived and studied. This analysis also considered existing parcel boundaries, municipal borders, and possible phasing boundaries since it is unlikely that the expanded business park will be built all at once. Another element considered during this planning effort was to provide the City with flexible lot configurations that will allow for varying lot sizes to accommodate the desires of potential buyers.

With input from the City staff, the Preferred Concept Plan was prepared along with the accompanying background information and exhibits.

The outcome of this Phase I Study will provide the basis for the City's strategy going forward, providing the City's elected officials and staff with the information necessary to make informed decisions.


Sincerely,

Ruekert Mielke



Joseph W. Eberle
Senior Project Manager

Hitchcock Design Group



Geoffrey Roehll
Principal

Concept Overview

Land Use

The existing Sheboygan Business Center consists of sites between 2 and 14 acres and only a few undeveloped parcels remain. The Business Center expansion includes approximately 400 additional acres that can be developed in phases over time. The plan indicates sites in a range of sizes, including larger sites up to 20+ acres. The plan is intended to be flexible and allow for development of sites varied in size based on need.

The plan outlines zones for different land use/tenant types. The Office/Manufacturing zone is intended to accommodate smaller scale uses including corporate office, light industrial, and smaller scale manufacturing and warehousing. The Large Manufacturing zone is intended to accommodate uses with a need for larger sites to support their operations.

Infrastructure and Stormwater Management

South Taylor Drive is a 4-lane boulevard through the existing Business Center. The 4-lane boulevard will extend south into the expanded Business Center and transition to a 35' roadway cross-section without a boulevard that can accommodate the anticipated traffic. Traffic circles are included at main intersections to control traffic without the need for signals. The existing frontage road along Interstate 43 will be phased out over time and the properties will be accessed from the interior of the Business Center.

The new City water tower is located at the high point of the project area, and is currently in the process of being engineered, with construction scheduled to begin in 2018.

Stormwater Management areas are intended to be functional at controlling stormwater, but also amenities that can include walking paths, gathering spaces, overlooks and passive natural areas.

Sustainability

The City of Sheboygan supports a triple-bottom line approach to sustainability (environmental, economic, cultural) and would like the Business Center to embrace sustainability as a theme. Green infrastructure components and low-impact development practices can be used throughout the common areas and encouraged in private development. Examples include: bioswales and rain gardens, porous pavements, green roofs, combination green/grey infrastructure, and rainwater harvesting and distribution.

Gateways

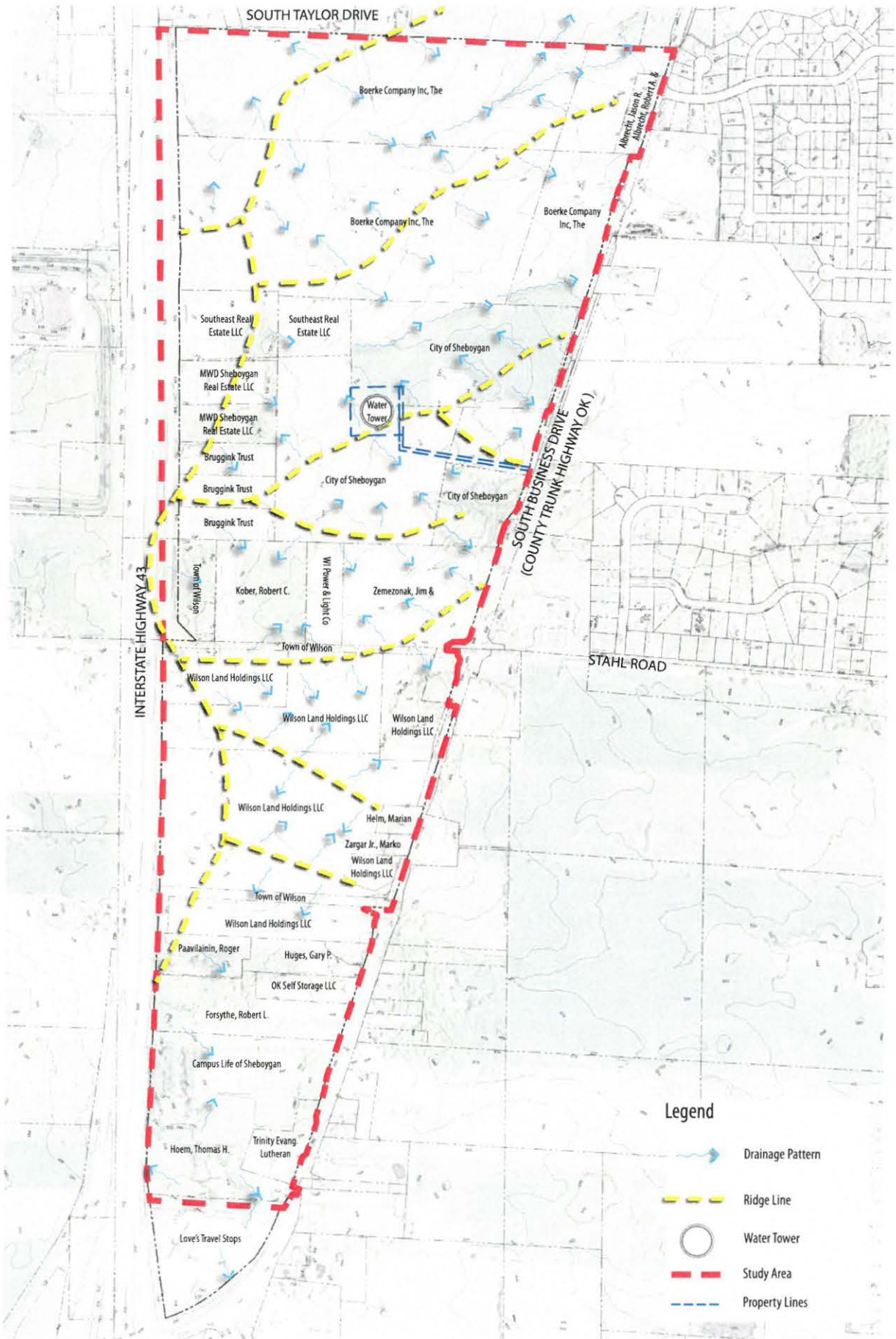
The Sheboygan Business Center is located at the southernmost point of the City of Sheboygan and acts as a gateway to the community as viewed by motorists heading north on Interstate 43. Gateway components that express the City's identity, along with the Business Center's sustainable theme, can be constructed to be visible from both Interstate 43 and South Business Drive.

Recreational Amenities

A multi-use trail system is included throughout the Business Center and connects to the planned bike trail to be located along South Business Drive. There is also potential for recreational amenities to be located at the Stormwater Management areas as described above.

Implementation and Phasing

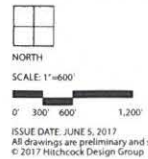
Implementation and phasing will occur as the City acquires property and based on demand. The plan is intended to offer flexibility to adjust as properties are acquired and specific developments advance.



Site Analysis

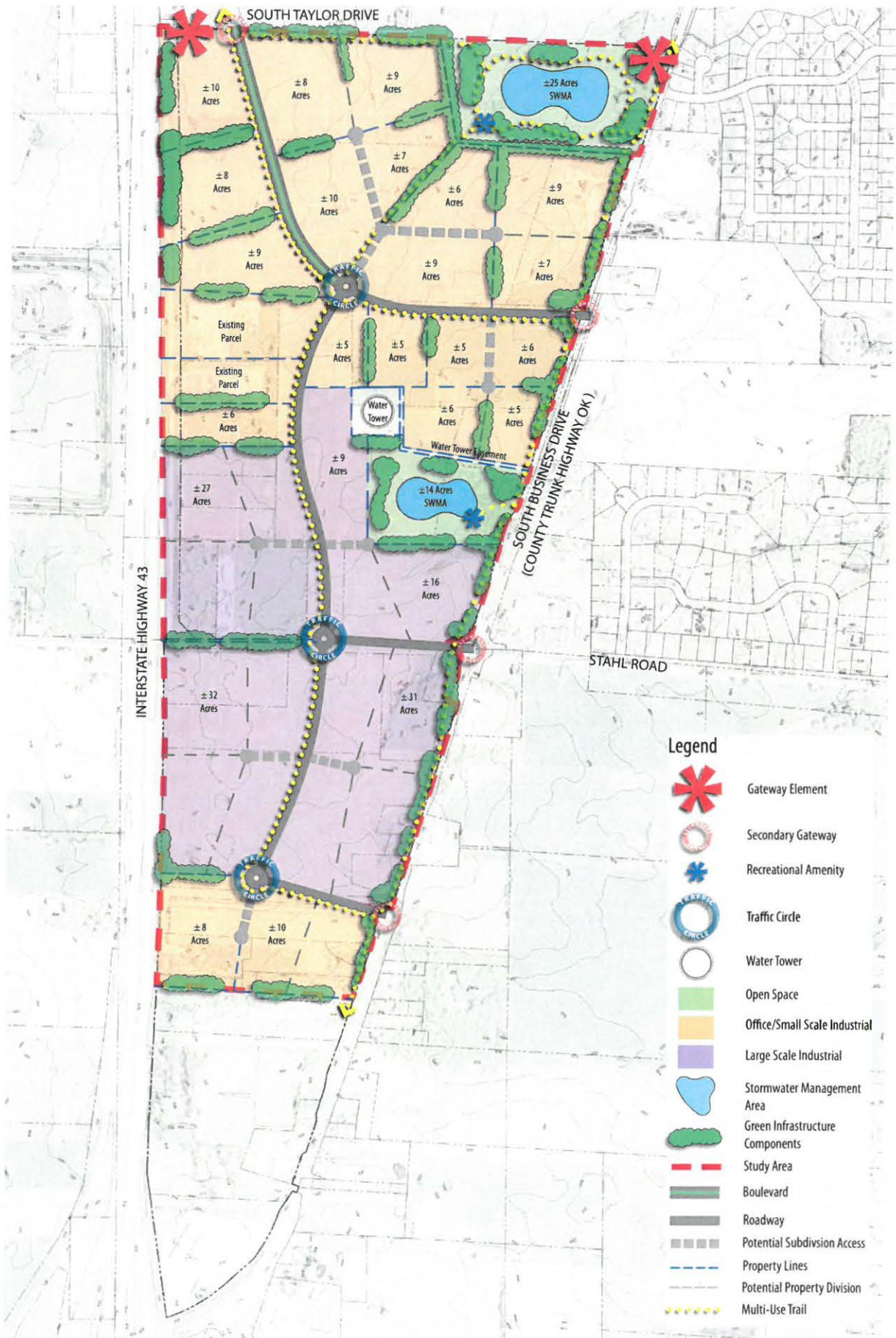
Sheboygan Business Center Expansion

Sheboygan, Wisconsin



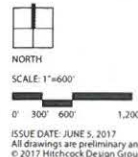
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 Ruekert-Mielke



Preferred Concept Plan Sheboygan Business Center Expansion

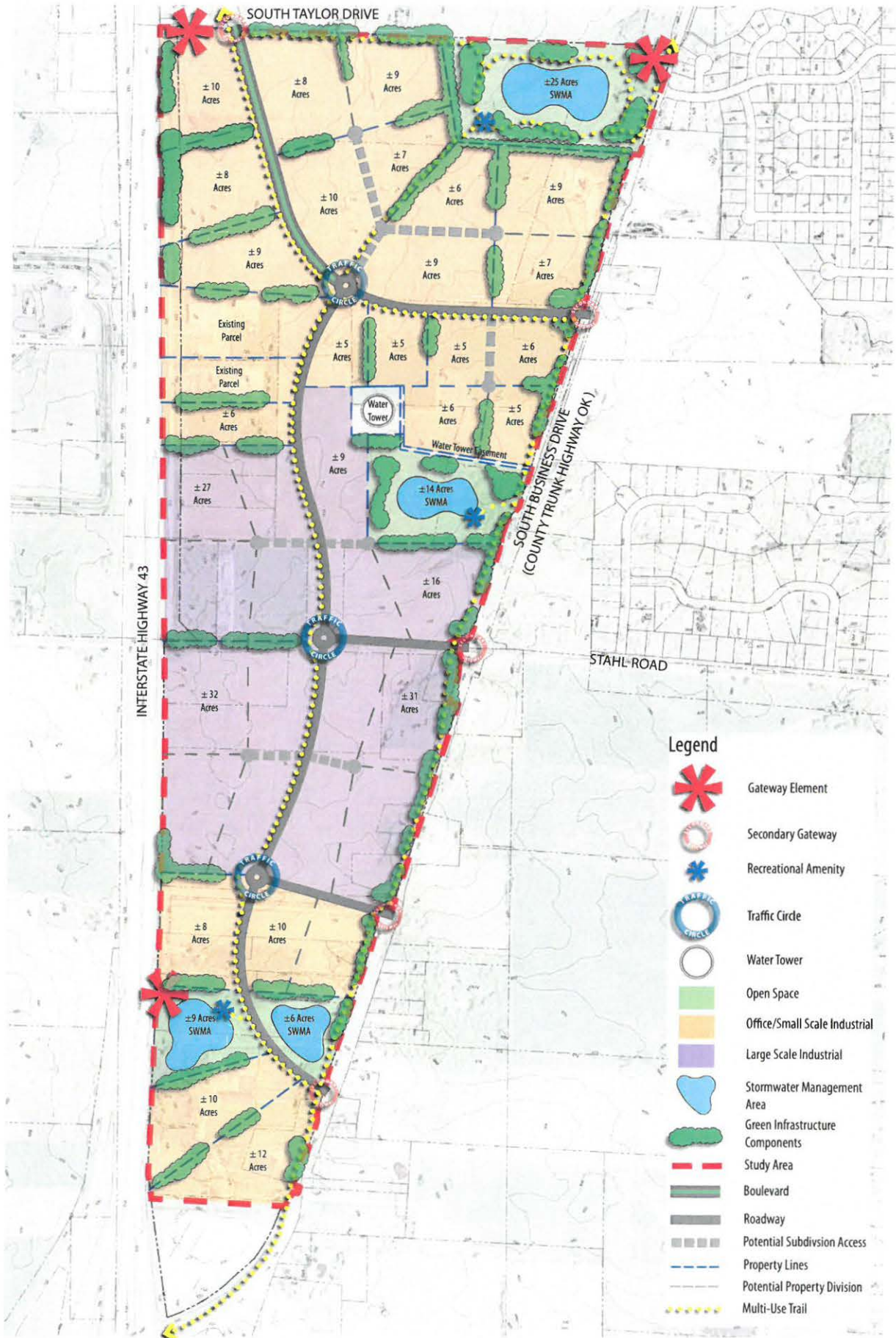
Sheboygan, Wisconsin



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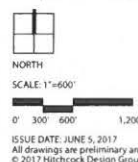
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Alternative Concept Plan Sheboygan Business Center Expansion

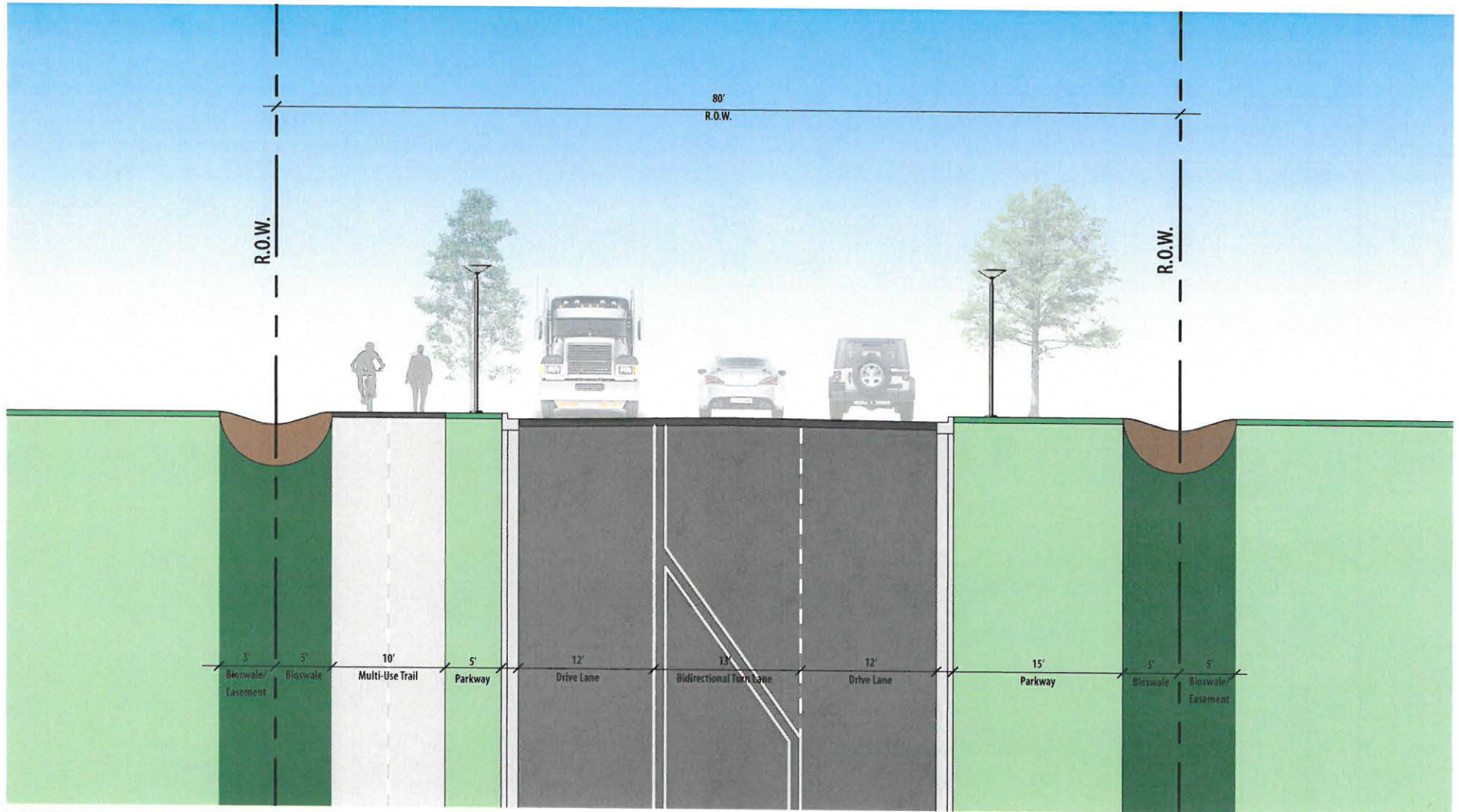
Sheboygan, Wisconsin



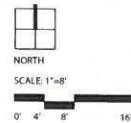
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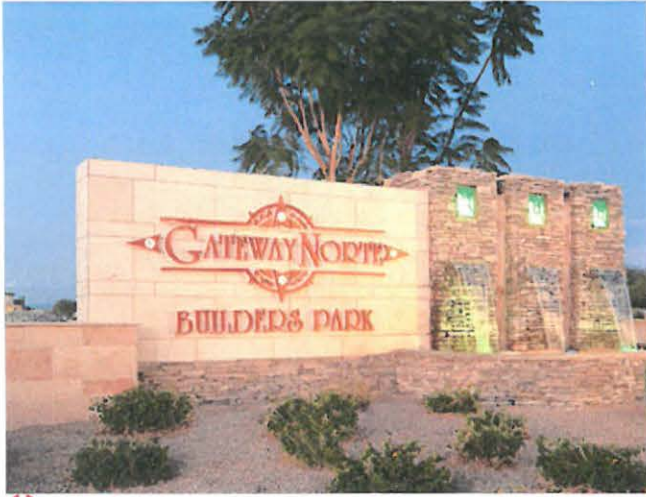


Proposed Roadway Section
Sheboygan Business Center
 Sheboygan, Wisconsin

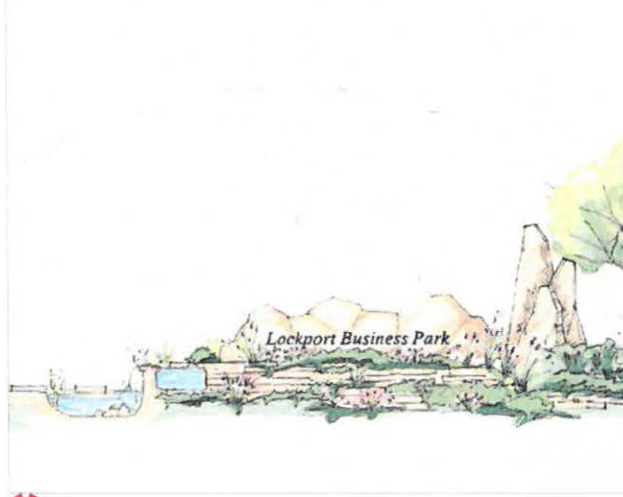


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* Gateway Element



* Gateway Element



* Gateway Element



* Gateway Element



* Gateway Element



Character Images Sheboygan Business Center

Sheboygan, Wisconsin



The Gateway Elements are large architectural signage components that are located in highly visible areas and identify the Sheboygan Business Center. These territory markers anchor prominent locations on the property.

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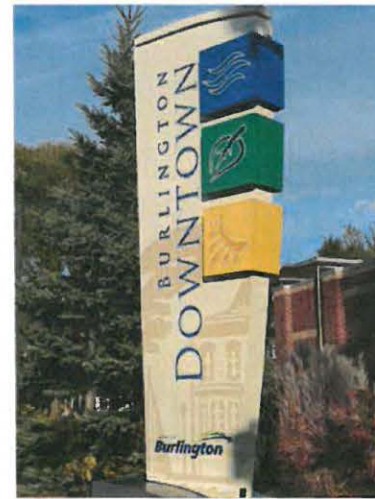
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Secondary Gateway



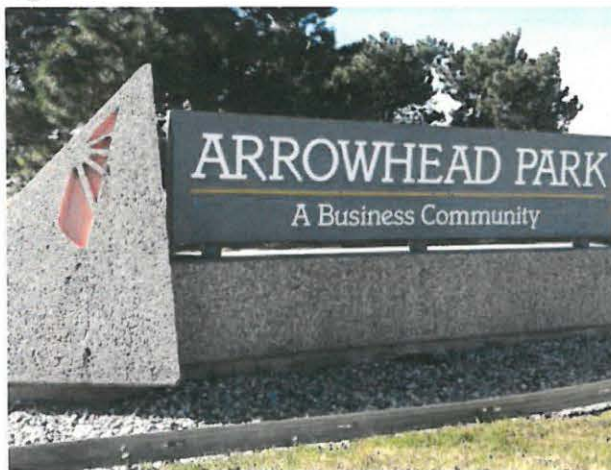
Secondary Gateway



Secondary Gateway



Secondary Gateway



Secondary Gateway



Secondary Gateway



Secondary Gateway



Character Images Sheboygan Business Center

Sheboygan, Wisconsin




The Secondary Gateways are smaller signs within the same family as the Gateway Elements and are located at all roadway entrances into the Sheboygan Business Center.

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 Recreational Amenity-passive recreation



 Recreational Amenity-community performance



 Recreational Amenity-passive overlook



 Recreational Amenity-gathering areas



 Recreational Amenity-visual icon



Character Images
Sheboygan Business Center
 Sheboygan, Wisconsin



The Recreational Amenities are destination nodes throughout the business park that provide gathering spaces and allow for passive recreation.

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 Traffic Circle



 Traffic Circle




Cul-de-sac/ Drop-off




 Stormwater Management Area



 Stormwater Management Area



 Stormwater Management Area



Character Images Sheboygan Business Center

Sheboygan, Wisconsin



The Traffic Circles are located at the main roadway intersections in the business center.



The Stormwater Management Areas serve as on site stormwater detention while providing wildlife habitat and water quality enhancement. These areas are connected to open space, creating a naturalized park environment.

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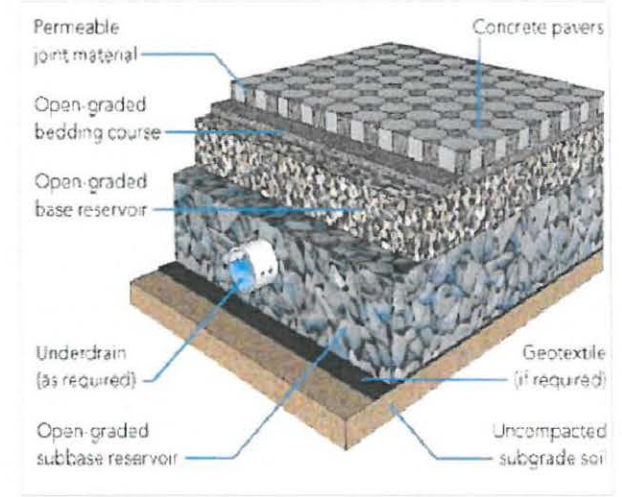
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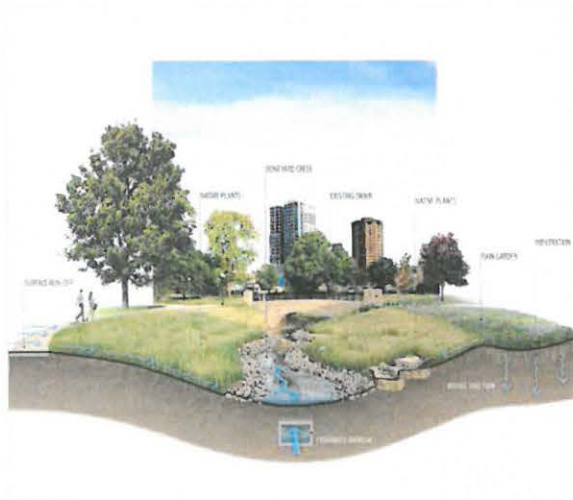
Green Infrastructure-bioswale



Green Infrastructure-Rainwater Harvesting



Green Infrastructure-Permeable Pavement



Green Infrastructure-bioswale



Green Infrastructure-bioswale



Green Infrastructure-rain garden



Character Images Sheboygan Business Center

Sheboygan, Wisconsin

The Green Infrastructure symbols shown are a combination of natural systems that capture, cleanse, and reduce stormwater runoff.

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●●● Multi-Use Trail



●●● Multi-Use Trail



●●● Multi-Use Trail



Character Images
Sheboygan Business Center
 Sheboygan, Wisconsin



The Multi-Use Trail provides bike and pedestrian access to Recreational Amenities and open space areas.

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