

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

**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use and variance application by Wisconsin Power and Light to construct a new bottom ash building addition at the Edgewater Generating Station located at 3739 Lakeshore Drive. UI Zone

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

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**REPORT DATE:** April 21, 2017

**MEETING DATE:** April 25, 2017

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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

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**BACKGROUND / ANALYSIS:**

Boiler #5 at the Edgewater Power Plant is the largest and newest coal fired unit at the plant. It is a major unit on the Alliant Energy generating system and is expected to operate for 25-30 years. In recent years substantial investments have been made to reduce air emissions including nitrogen oxides (SCR project), as well as, sulfur dioxide particulates and mercury emissions (AQCS project recently completed). These have been driven by regulatory mandates from EPA and resulted in substantial reductions of the pollutants mentioned. Accordingly Boiler 5 is well positioned to meet or surpass new air quality regulations.

Wisconsin Power & Light Co. (WPL), Alliant's Wisconsin based operating electric utility, is now proposing to convert its current wet bottom ash handling system for Boiler #5 to a **dry ash system**. This project was approved by the Public Service Commission of Wisconsin in 2016. The overall goal of this project is to replace the existing bottom ash handling equipment with a lower life-cycle cost alternative that positions the plant to move toward zero liquid discharge (ZLD) by June 1st, 2018.

The new facilities and equipment will be entirely located on the east side of the plant between Lake Michigan and the existing building. A new 1,000sf building (20 feet by 50 feet) will be constructed to house the equipment. No significant grading will be required nor will new designated lay down areas for equipment be required. Certain tanks and other equipment associated with the existing wet ash system, located on the west side of the plant, will be removed as part of this project.

New regulatory requirements are now also impacting water quality discharges from the plant. The current wet ash system results in ash transport water (water coming in contact with the ash) being sent to the settling ponds. In that process contaminants are conveyed with the water before it is discharged to the Lake. In 2015, new Effluent Limitation Guidelines (ELG) were finalized by the U.S. EPA for steam-electric power plants. ELG prohibits the discharge of ash transport waters, and requires facilities including Edgewater to convert to a dry handling system or retrofit the existing wet system to eliminate discharges (The latter option was deemed too costly due to the age of the existing system and need for a new water treatment plant.)

These more stringent Effluent Limit Guidelines and other Clean Water Act changes have created an environment in which the Edgewater {EOG} Unit 5 facility must address these compliance requirements. If this project is not completed these regulatory changes will have a direct impact on the Plant's Wisconsin Pollutant Discharge Elimination System (WPDES) permit and the Plant's ability to meet discharge limits. It is expected that new, more stringent and costly limits will be imposed to reduce arsenic and mercury levels discharged to Lake Michigan. This underscores the need to convert to a dry handling system and discontinue the discharge of ash transport waters.

In summary these requirements need to be addressed to ensure that the plant can continue operations. Elimination of water discharges associated with the existing wet ash system will allow compliance to be maintained.

#### **STAFF COMMENTS:**

The construction is taking place on the east side of the facility adjacent to Lake Michigan. The applicant must meet the minimum 75 foot setback to the Lake Michigan Ordinary High Water mark. Per there site plan drawings, it appears the structure will be located outside of this 75 foot setback.

As part of the construction of the new dry handling system, a couple of tanks required for the previous wet system will be demolished. These tanks are presently located around the northwest corner of the plant. The applicant shall either landscape and/or pave the areas were the tanks are to be demolished.

Attached drawings/plans show:

- Elevations and rendering of the proposed dray ash system addition and equipment.
- Site Plans showing the location of building addition and structures to be demolished.
- Photos of what the dry ash system equipment will look like.

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 variances requests 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, hazardous materials, State of Wisconsin, Public Service Commission, Environmental Protection Agency, etc.
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. Outdoor storage of materials, products or equipment shall be prohibited.
5. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
7. All areas used for parking or maneuvering of vehicles shall be paved.
8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
9. Applicant shall landscape and/or pave the areas were structures are to be demolished at the northwest corner of the facility as depicted on the approved site plan. This landscaping/paving shall be completed 60 days after the dry ash system is complete.
10. Applicant is responsible for insuring building is located outside the floodplain and meets the minimum 75 foot setback to the Lake Michigan Ordinary high-water mark.
11. 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. 29281321170  
MAP NO. 02201001  
ZONING CLASSIFICATION: Urban Industrial

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 4/25/17

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: Eric Sandvig (Plant Manager)  
3739 Lakeshore Dr  
ADDRESS: Sheboygan, WI 53081 E-MAIL: EricSandvig@AlliantEnergy.com  
PHONE: ( 920 ) 459-6190 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Edgewater Generating Station

ADDRESS OF PROPERTY AFFECTED: 3739 Lakeshore Drive, Sheboygan, WI

LEGAL DESCRIPTION: SEC 35 & SEC 02 T15/14N R23E COM AT INTER OF N LINE OF SEC 2 WITH SHORE OF LAKE MICHIGAN, TH W ALG SD N LINE TO A PNT 153' E OF THE E LINE OF LAKE SHORE DR, TH NWLY 179.2' TO A PNT IN E LINE OF LAKE SHORE DR 94' N OF N LINE OF SD SEC 2, TH SLY ALG E LINE OF LAKE SHORE DRIVE 1534' M/L TO THE CEN LINE OF VAC BLACK RIVER RD, TH S-42-DEG-45'-02"E 789.64' ALG SD CEN LINE TH N-88-DEG- 10'E 1223' M/L TO SHORE OF LAKE MICHIGAN, TH NLY 2172' M/L ALG SD SHORE TO BEG (EDGEWATER POWER PLANT SITE)

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

Power Generating Plant (Existing Conditional Use)

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

Power Generating Plant. No changes to existing use are proposed, this project is for the installation of a bottom ash handling system. See also attached narrative.

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

No variances are requested

**Background:**

*Boiler #5 at the Edgewater Power Plant is the largest and newest coal fired unit at the plant. It is a major unit on the Alliant Energy generating system and is expected to operate for another 25-30 years. In recent years substantial investments have been made to reduce air emissions, including nitrogen oxides (SCR project) as well as sulfur dioxide, particulates and mercury emissions, (AQCS project recently completed). These have been driven by regulatory mandates from EPA and resulted in substantial reductions of the pollutants mentioned. Accordingly Boiler 5 is well positioned to meet or surpass new air quality regulations.*

*Wisconsin Power & Light Co. (WPL), Alliant's Wisconsin based operating electric utility, is now proposing to convert its current wet bottom ash handling system for Boiler #5 to a dry ash system. This Project was approved by the Public Service Commission of Wisconsin in 2016. The overall goal of this project is to replace the existing bottom ash handling equipment with a lower life-cycle cost alternative that positions the plant to move toward zero liquid discharge (ZLD) by June 1<sup>st</sup>, 2018 .*

*The new facilities and equipment will be entirely located on the east side of the plant between the Lake and existing building. (See aerial view and artist's rendering attached) A new building, approximately 20' by 50', will be constructed to house the equipment. No significant grading will be required nor will new designated lay down areas for equipment be required. Certain tanks and other equipment associated with the existing wet ash system, located on the west side of the plant, will be removed as part of this project.*

**Need for the Project:**

*New regulatory requirements are now also impacting water quality discharges from the plant. The current wet ash system results in ash transport water, water coming in contact with the ash, being sent to the settling ponds. In that process contaminants are conveyed with the water before it is discharged to the Lake. In 2015, new Effluent Limitation Guidelines (ELG) were finalized by the U.S. EPA for steam-electric power plants. ELG prohibits the discharge of ash transport waters, and requires facilities including Edgewater to convert to a dry handling system or retrofit the existing wet system to eliminate discharges. (The latter option was deemed too costly due to the age of the existing system and need for a new water treatment plant.)*

*These more stringent Effluent Limit Guidelines and other Clean Water Act changes have created an environment in which the Edgewater (EDG) Unit 5 facility must address these compliance requirements. If this project is not completed these regulatory changes will have a direct impact on the Plant's Wisconsin Pollutant Discharge Elimination System (WPDES) permit and the Plant's ability to meet discharge limits. It is expected that new, more stringent, and costly limits will be imposed to reduce arsenic and mercury levels discharged to Lake Michigan. This underscores the need to convert to a dry handling system and discontinue the discharge of ash transport waters.*

*In summary these requirements need to be addressed to ensure that the plant can continue operations. Elimination of water discharges associated with the existing wet ash system will allow compliance to be maintained.*

## Sokolowski, Steve

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**From:** Grams, Jason <jgrams@azco-inc.com>  
**Sent:** Monday, April 17, 2017 8:12 AM  
**To:** Sokolowski, Steve  
**Cc:** Musso, James (JamesMusso@alliantenergy.com)  
**Subject:** Architectural Review

Steve

Below is the description you requested about the siding for the Alliant project. I have penciled in April 25<sup>th</sup> for Conditional Use at 4:00pm and April 26<sup>th</sup> for Architectural review at 4:00pm. Where do we meet at?

The new building siding utilizes the "KarrierPanel" rainscreen siding system as designed by Kingspan. The KarrierPanel system is composed of three components: A exposed corrugated metal siding panel as manufactured by Morin, a 1" thick integrated mounting rail and a 2" thick insulated composite metal inner panel as manufactured by Kingspan. The corrugated panel shall be profile BR7-35 to match existing. The corrugated panel and trim color shall be "Tan" #4433C1717 to match the adjacent Air Quality Control System building.

The existing building siding at courtyard elevation shall be patched using salvaged material as required.

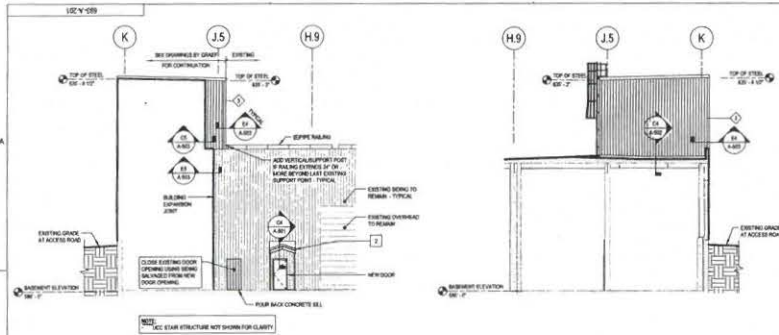
The steep sloped roof utilizes a "KingZip" 5" thick standing seam composite metal roof panel as manufactured by Kingspan. The panel and trim color shall be "Tan" #4433C1717 to match the adjacent Air Quality Control System building.

Thanks

**Jason Grams**  
**Project Manager**

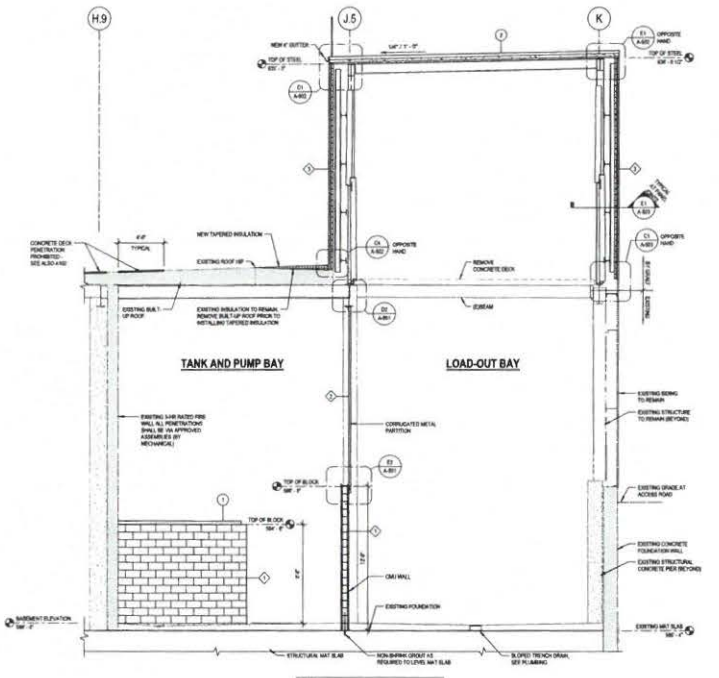
**AZCO, Inc.**  
P.O. Box 567, Appleton, WI 54912-0567  
1025 E. South River Street, Appleton, WI 54915  
Office (920) 734 5791  
[jgrams@azco-inc.com](mailto:jgrams@azco-inc.com)  
"Dedicated to Zero Injury"



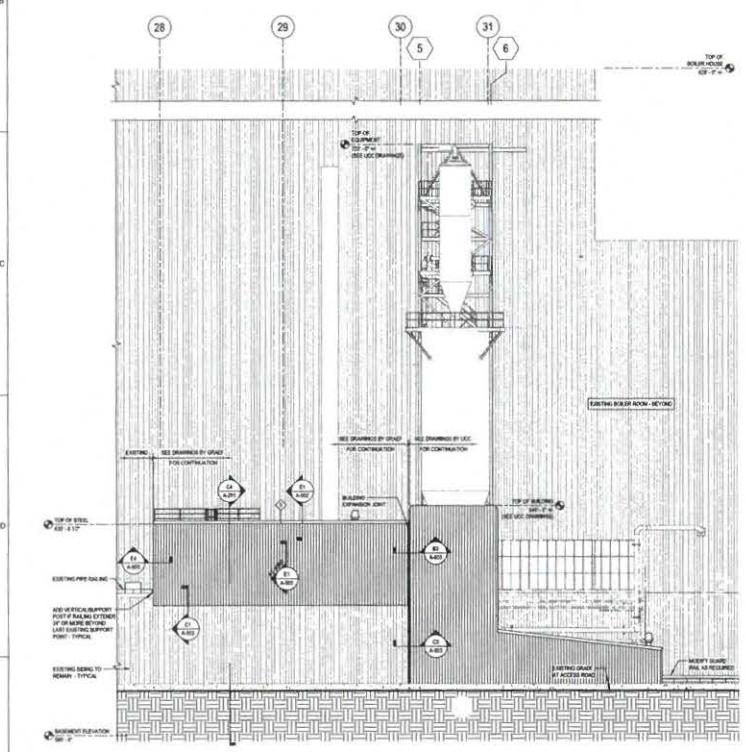


B1 NORTH ELEVATION  
302' x 11'0"

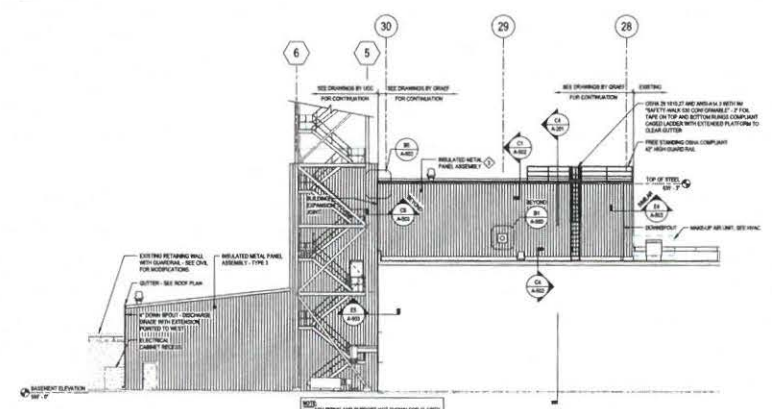
B2 SOUTH ELEVATION  
302' x 11'0"



C4 BUILDING SECTION  
302' x 11'0"



E1 EAST ELEVATION  
302' x 11'0"



E4 WEST ELEVATION  
302' x 11'0"

3/10/2011 10:30 AM 0:20:48:44:15 CA 2014:rschneider@pacbell.net

SCALE		E SIZE	
AS SHOWN		42" x 30"	
0 1/2 1			
IF THIS BAY DOES NOT MEASURE 11' THEN DRAWING IS NOT TO SCALE			
NO	DATE	BY	CHK
A	03/12/2017	FOR REVIEW	



ISSUED FOR REVIEW  
Power Engineers Collaborative, L.L.C.  
101 South State Street  
Suite 100  
Chicago, Illinois 60605  
www.pccllc.com



EDGEWATER GENERATING STATION - UNIT 5  
BOTTOM ASH CONVERSION PROJECT  
EXTERIOR ELEVATIONS AND BUILDING SECTION

693-A-201

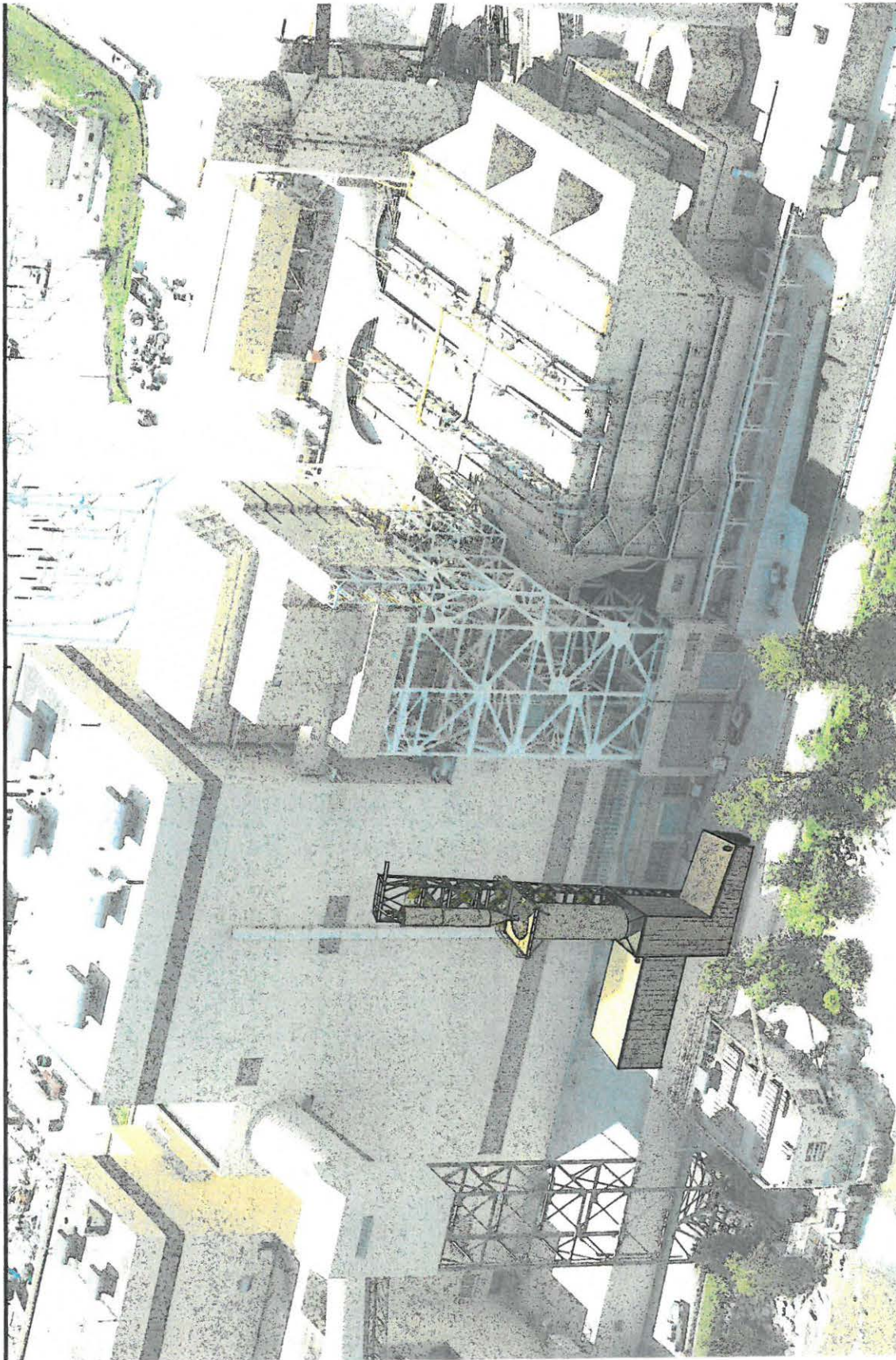
REV A

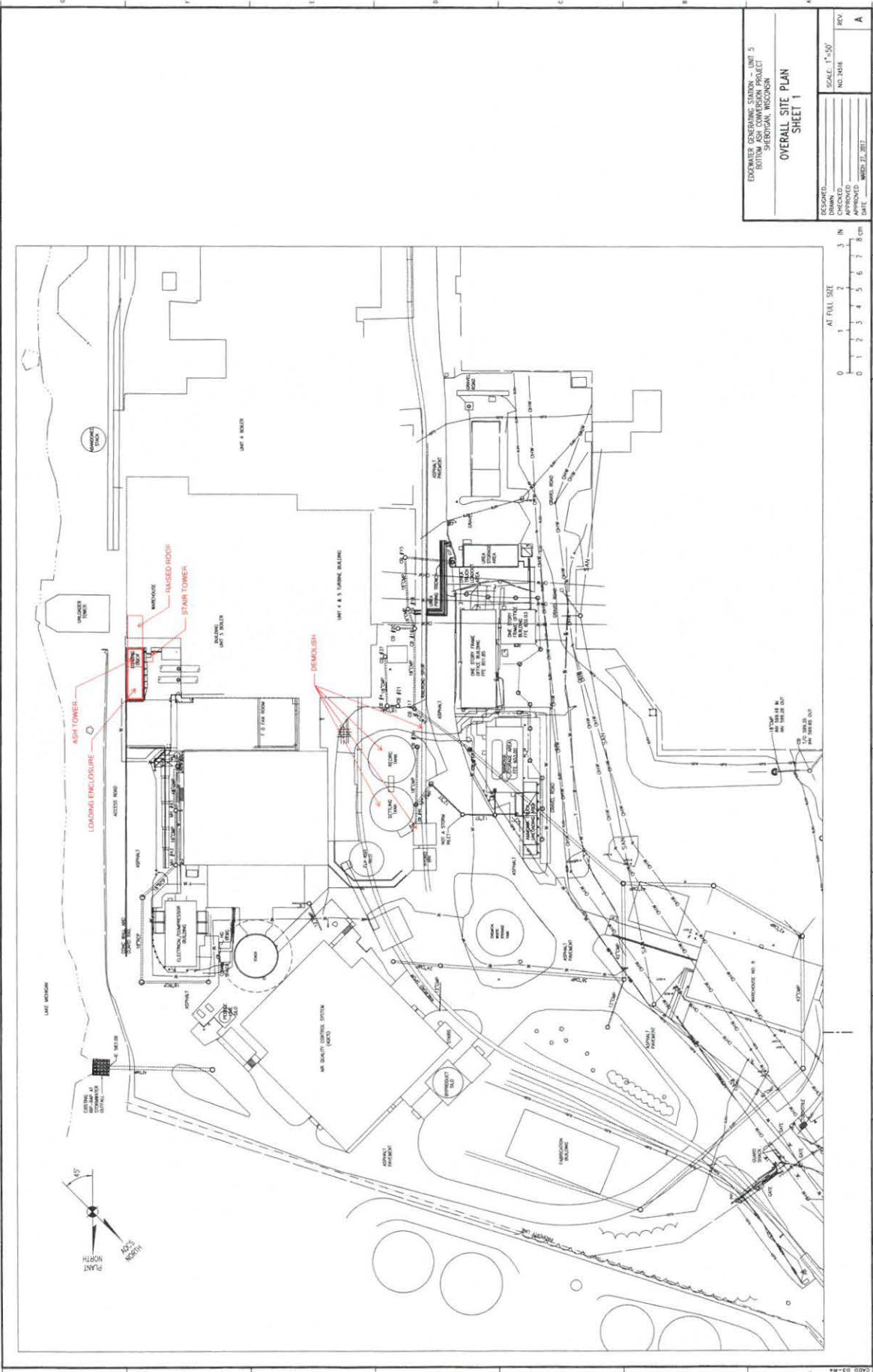




# ALLIANT ENERGY - EDGEWATER GENERATING STATION BOTTOM ASH CONVERSION PROJECT

Power Engineers Collaborative, LLC

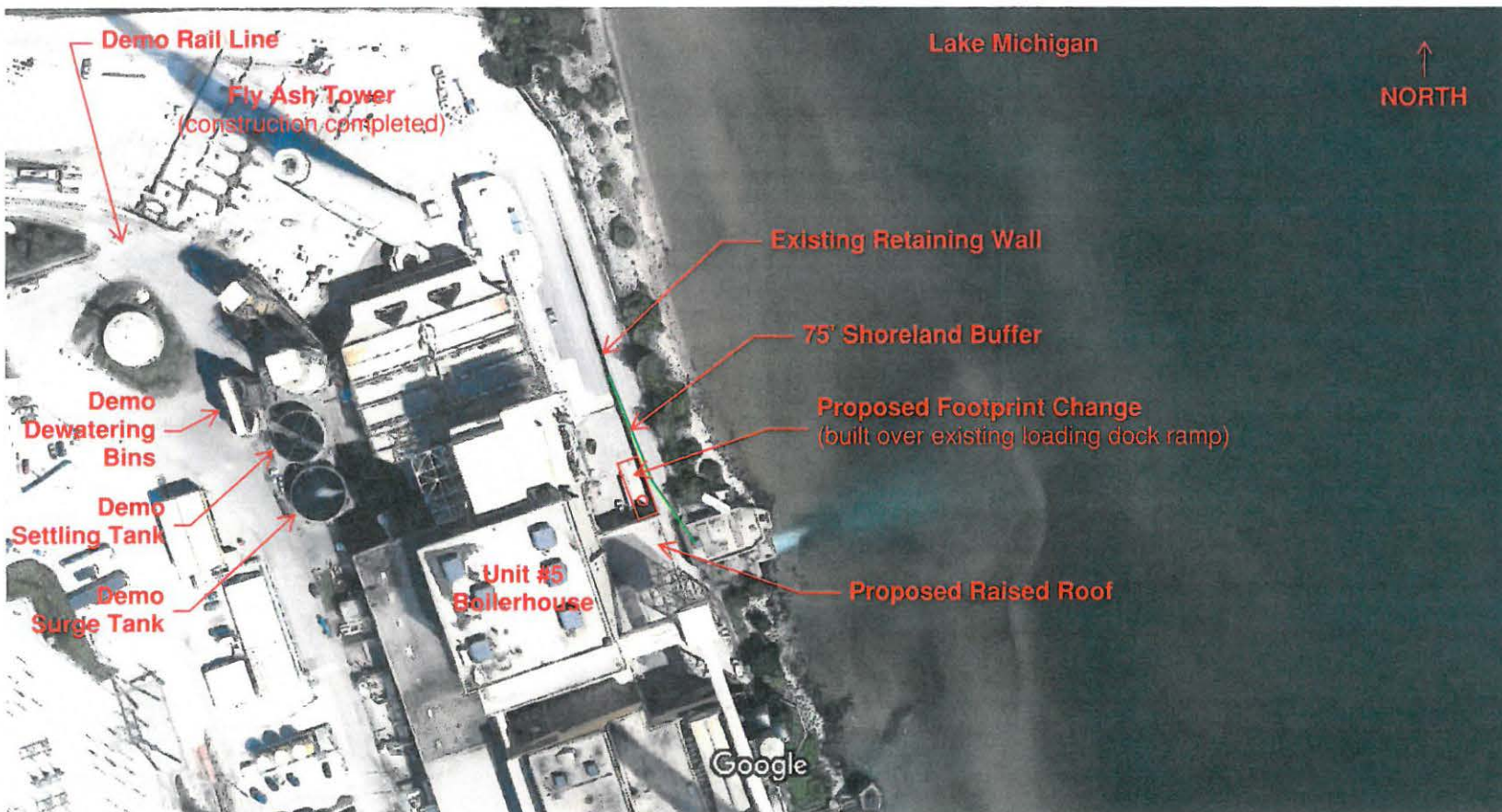




EDgewater GENERATING STATION - UNIT 5 RECONSTRUCTION PROJECT SHERIDAN, WISCONSIN	
<b>OVERALL SITE PLAN SHEET 1</b>	
DESIGNED:	SCALE: 1"=50'
CHECKED:	NO. INSH
APPROVED:	REV
DATE:	DATE
WED. 11. 2017	A







Imagery ©2017 Google, Map data ©2017 Google 100 ft

*NOTE: Images of prior projects are provided to only illustrate the scope of work.*

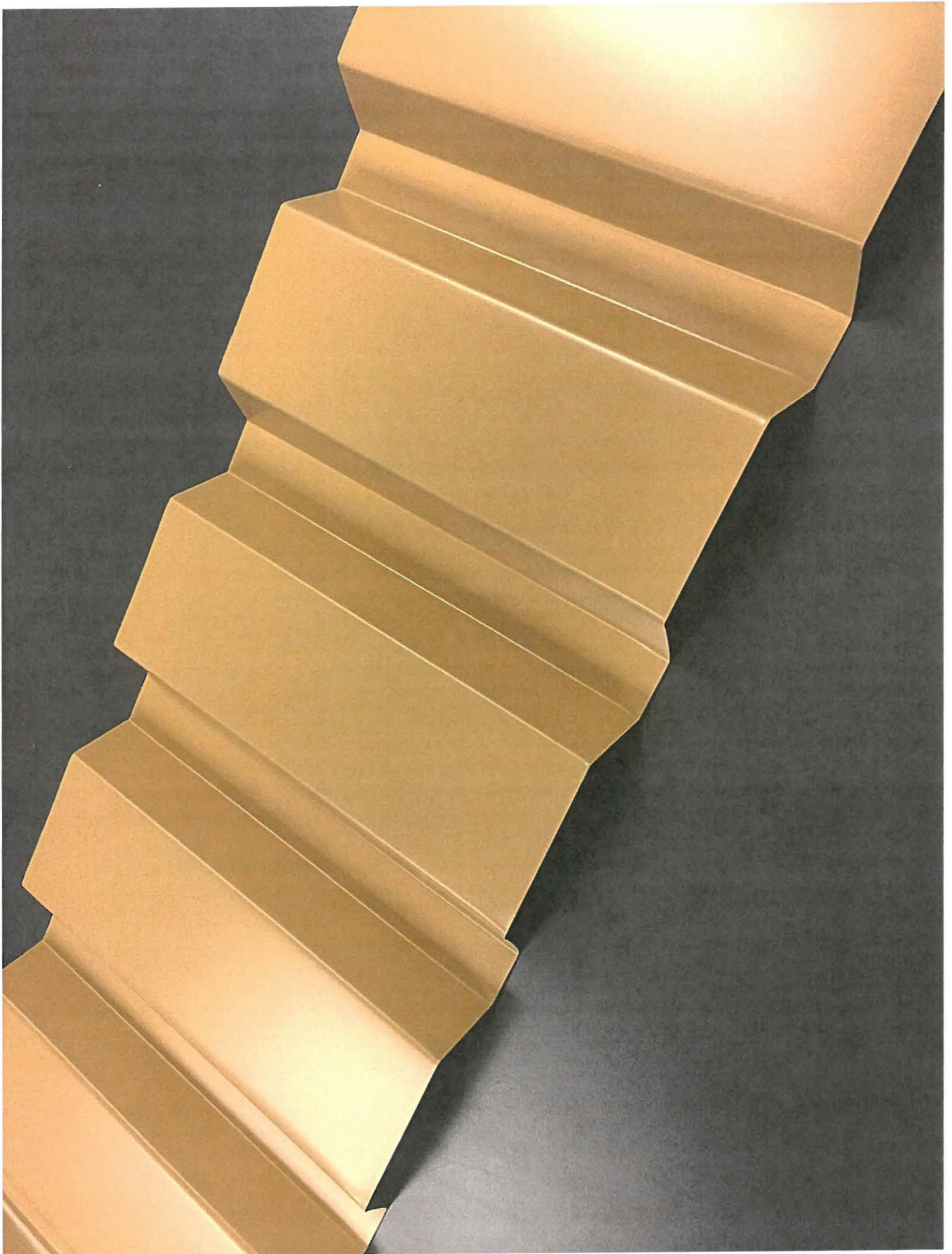


NOTE: Images of prior projects are provided to only illustrate the scope of work.



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**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Bridgestone Retail Operations time extension request to a previously approved conditional use permit to construct a new Firestone Auto Care Facility on Parcel Number 431739 (Washington Square Outlot – directly east of the Magic Car Wash Express facility located at 2612 Washington Avenue). SC Zone

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

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**REPORT DATE:** April 21, 2017

**MEETING DATE:** April 25, 2017

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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

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**BACKGROUND / ANALYSIS:**

On May 24, 2016, the City of Sheboygan Plan Commission approved a conditional use permit and variance by Bridgestone Retail Operations to construct a new Firestone Auto Care Facility on Parcel Number 431739 (Washington Square Outlot – directly east of the Magic Car Wash Express facility located at 2612 Washington Avenue). The Plan Commission approved the conditional use permit and variance with 21 conditions of approval. The applicant stated the following:

- The new building will be approximately 7,700sf with 8 service bays.
- The proposed use is a Firestone tire and minor automobile repair facility with a showroom for sales and incidental storage area for new tire inventory.
- The proposed Firestone Auto Care Facility will provide automobile services such as tires, auto repair, alignments, brakes, oil changes, etc. There will be 11 employees.
- The building proposed is composed primarily of red brick. The façade provides emphasis of the pedestrian entries with varied heights of the parapets and varying brick pattern designs. As well, there will be chiseled and smooth Franklin Stone accents in different conditions, either as a wainscot or a band at the top of the service bay doors and storefront. There will be “Colonial Red” metal awnings by Firestone Building Products above the storefront entries and open tube steel awnings painted white on the front facade adjacent to the parking lot.
- Firestone is currently leasing land by Memorial Mall and that property owner has decided to redevelop parts of that property that will result in the demolition of the existing Firestone building. This proposed Firestone will be a relocation of that facility.

## **STAFF COMMENTS:**

Section 15.905(9), Conditional Use Review and Approval, of the City of Sheboygan Zoning Ordinance states:

*The start of construction of any and all conditional uses shall be initiated within 365 days of their approval by Plan Commission and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use. **Prior to such a revocation, the applicant may request an extension of this period.** Said request shall require formal approval by Plan Commission and shall be based upon a showing of acceptable justification (as determined by Plan Commission).*

Today, the Plan Commission is reviewing the attached April 18, 2017 time extension request letter that states the following:

- The extension is required because there were delays in the sale of the property which delayed final design documents. The Real Estate Agreement has some conditions that automobile uses must be approved by the property owners in this development. This negotiation took much longer than expected to secure the necessary votes for approval of the Firestone which delayed the project.
- Site and building plans are currently in production and site plans are expected to be submitted to the City by the end of April.
- Building plans will be submitted to the State of Wisconsin shortly after site plans have been approved by the City.
- Applicant may obtain building permits prior to May 24, 2017, but wanted the time extension just in case there were any unforeseen issues.
- Firestone is requesting a six (6) month extension to November 3, 2017.

## **ACTION REQUESTED:**

Staff recommends approval of the Bridgestone Retail Operations time extension request and would recommend a new deadline date of **November 3, 2017**.

The City Plan Commission approved the Bridgestone Retail Operations conditional use permit and variance with the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).

4. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. 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.).
8. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties and/or streets.
9. Applicant shall obtain the necessary sign permits prior to installation.
10. All areas used for parking and 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. Applicant shall obtain the necessary sign permits prior to installation.
13. Applicant shall be permitted to install individual letter signs only on the structure to match the signs in the Washington Square Development – no cabinet signs are permitted. Applicant may work with staff provided signs meet zoning ordinance requirements.
14. Applicant shall be permitted a freestanding monument sign(s) for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
15. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
16. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
17. 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.).
18. Applicant will provide adequate public access along Washington Avenue, S. Business Drive II and the Washington Square frontage roads and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
19. If there are any amendments to the approved conditional use/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.
20. The applicant is responsible for and will work with the City Engineering Department with regards to the public sidewalk to be installed in the Washington Avenue public right-of-way adjacent to the Firestone property.
21. At such time as the public sidewalk is installed in the Washington Avenue public right-of-way, the applicant shall be required to install a private sidewalk from the front entrance door to the public sidewalk. Applicant shall install the private sidewalk 60 days after the public sidewalk has been installed.

**ATTACHMENTS:**

Extension Request Letter and Conditional Use Permit Application and required attachments.



**CEI Engineering Associates, Inc.**

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

3108 SW Regency Parkway, Suite 2  
Bentonville, AR 72712  
(479) 273-9472 Fax (479) 273-0844  
www.ceieng.com

April 18, 2017

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

**RE: Firestone Complete Auto Care Store - 2606 Washington Avenue  
Conditional Use Permit Extension**

Mr. Mayor and Members of the Planning Commission,

I am writing to formally request a six month extension of the Conditional Use and Variance approval for the construction of a Firestone Complete Auto Care facility on Parcel Number 431739 (Washington Square Outlot - Washington Avenue). This approval was granted at the City Plan Commission meeting on May 24, 2016.

Obtaining a third party approval was the main cause of the delay for this project. One of the parties in REA had to approve an Auto Service facility as an accepted use in the center. The negotiation between the Seller of this parcel and the third party was greatly extended, resulting in a delay in production of final design documents for this new facility.

Site and building plans are currently in production and the site plans are expected to be submitted to the City of Sheboygan for technical review by the end of April. Building plans will be submitted to the State of Wisconsin for review after the site plans have been approved by the City.

Please let me know if you have any questions or concerns with this extension request.

Sincerely,

A handwritten signature in blue ink that reads "Jeff W. Smith". The signature is written in a cursive, flowing style.

Jeff W. Smith, RLA, ASLA  
Assistant Project Manager  
(479) 273-9472 - jeffsmith@ceieng.com

*Providing Consolidated Land Development Services*

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ LOUISIANA ■ MINNESOTA ■ GEORGIA ■ PENNSYLVANIA

# Bayside Mgmt LLC

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April 12, 2017

City of Sheboygan  
832 Center Ave  
Sheboygan, WI 53081

Re: Washington Square-Vacant Lot-Bridgestone

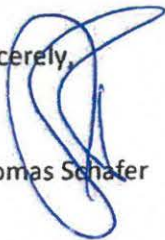
Mayor of Sheboygan,

Please consider this letter a request to extend the conditional use permit for Bridgestone so that they may complete their due diligence.

Please contact me with any questions.

Sincerely,

Thomas Schafer





May 10, 2016

Scot Dever  
Bridgestone Retail Operations  
333 E Lake St  
Bloomington IL 60108

Dear Mr. Dever:

The Architectural Review Board at their meeting of May 9, 2016, approved the new Firestone Auto Care Facility at 2606 Washington Avenue with the following conditions:

1. The dumpster enclosure must be constructed out of the same materials as the building.

If you have any questions feel free to contact me at 920/459-3382.

Sincerely

Steve Sokolowski  
Manager of Planning & Zoning

CC: Jeff W. Smith, CEI, 3108 SW Regency Pkwy, Suite 2, Bentonville, AR 72712

DEPARTMENT OF  
PLANNING AND  
DEVELOPMENT

828 Center Avenue,  
Suite 104  
Sheboygan, WI 53081

920-459-3377 (Phone)  
920-459-7302 (Fax)



May 25, 2016

Scot Dever  
Bridgestone Retail Operations  
333 E. Lake St.  
Bloomington, IL 60108

The City Plan Commission at their meeting of May 24, 2016 approved the Conditional Use and variance application by Bridgestone Retail Operations to construct a new Firestone Auto Care Facility on Parcel Number 431739 (Washington Square Outlot - Washington Avenue) following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).
4. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. 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 dishes, etc.).
8. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties and/or streets.
9. Applicant shall obtain the necessary sign permits prior to installation.
10. All areas used for parking and 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. Applicant shall obtain the necessary sign permits prior to installation.
13. Applicant shall be permitted to install individual letter signs only on the structure to match the signs in the Washington Square Development – no cabinet signs are permitted. Applicant may work with staff provided signs meet zoning ordinance requirements.
14. Applicant shall be permitted a freestanding monument sign(s) for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.

DEPARTMENT OF  
PLANNING AND  
DEVELOPMENT

828 Center Avenue,  
Suite 104  
Sheboygan, WI 53081

920-459-3377 (Phone)  
920-459-7302 (Fax)

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16. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
17. 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.).
18. Applicant will provide adequate public access along Washington Avenue, S. Business Drive II and the Washington Square frontage roads and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
19. If there are any amendments to the approved conditional use/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.
20. The applicant is responsible for and will work with the City Engineering Department with regards to the public sidewalk to be installed in the Washington Avenue public right-of-way adjacent to the Firestone property.
21. At such time as the public sidewalk is installed in the Washington Avenue public right-of-way, the applicant shall be required to install a private sidewalk from the front entrance door to the public sidewalk. Applicant shall install the private sidewalk 60 days after the public sidewalk has been installed.

Variance Granted:

- Requesting a variance from the locational landscaping requirements.

If you have any questions concerning this matter, please do not hesitate to contact me at 920/459-3382.

Sincerely,

Steve Sokolowski  
Manager of Planning and Zoning

CC: Jeff Smith, CEI Engineering Associates, 3108 SW Regency Parkway, Suite 2,  
Bentonville, AR 72712

PARCEL NO. 59281431739  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: Suburban Commercial (SC)

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 5/24/16

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

*paid*

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

**1. APPLICANT INFORMATION**

APPLICANT: Bridgestone Retail Operations (Scot Dever)

ADDRESS: 333 E Lake St, Bloomingdale, IL 60108 E-MAIL: sdever@bfrc.com

PHONE: ( 630 ) 259-9438 FAX NO. ( 630 ) 259-9254

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

NAME OF PROPOSED/EXISTING BUSINESS: New Firestone Auto Care Facility

ADDRESS OF PROPERTY AFFECTED: 2606 Washington Avenue

LEGAL DESCRIPTION: Lot 2 being a redivision of Lot 1 of the Washington Square Subdivision  
Plat (see attached survey for full legal description)

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: N/A - vacant lot

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: New minor repair auto service facility with a  
with a mercantile showroom for sales and incidental storage area for new tire inventory

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: No variances are being requested at this time

## **Project Narrative - Proposed Firestone - Sheboygan, Wisconsin**

Explanation of the existing use. *There are no existing uses on the site. The site is currently a vacant lot.*

Explanation of the proposed use and all business activities to take place onsite (inside and outside). *The proposed use is a Firestone tire and minor automobile repair facility with a mercantile showroom for sales and incidental storage area for new tire inventory. There will be no servicing or repairing of vehicles occurring outside the building. There will also be no inventory storage outside of the building.*

A description as to why the auto repair business is being proposed from this property and why the plan commission should consider approving the proposal at this site. Why was this site selected? What is happening with the existing Firestone facility? *Firestone is currently looking to develop on lots in existing shopping center developments that are approximately 1 acre in size. This allows for direct access to the site, good visibility, and available connections to existing utilities. This site was selected because it meets these criteria. Approval should be considered for this site because the proposed Firestone will provide a service in the Washington Square development that contains other retail and service businesses. Firestone is currently leasing the land at the existing facility and that property owner has decided to redevelop parts of that property that will result in the demolition of the existing Firestone building. This proposed Firestone will be a relocation of that facility.*

What specific auto repair services will you be providing? *Firestone will be providing the following repair services:*

- **Under Hood**
  - Oil
  - Batteries
  - Alternators and Starters
  - Air Conditioning
  - Radiator Service
  - Air & Cabin Filters
  - Belts & Hoses
  - Wiper Blades
  - Lighting
  - Fluid Services
- **Under Car**
  - Brake Service
  - Brake Component Repair
  - Brake Fluid Service
  - Drive Train Components
  - Front-End Parts
  - Shocks & Struts
  - Wheel Bearings
- **Inspection Services**
  - State Inspections
  - Tire Rotation
  - Wheel Balance

- *TPMS Service*
- *Fuel Pumps & Filters*
- *Spark Plugs*
- *Engine Sensors*
- *Tires*

Description of proposed building and all new site improvements (sf of proposed building, storm drainage, landscaping, lighting, parking, access, signage, dumpster enclosure, screening, etc.). *The proposed Firestone building is 7,700 SF with 8 service bays. Access will be provided from the private drive to the north of the site. The parking lot will contain 28 parking stalls, which exceeds the minimum required by the zoning ordinance, and a dedicated loading zone adjacent to the trash enclosure. The site will drain to an existing drainage inlet on the north side of the site that carries water to the existing regional detention basin on the west side of the Washington Square development. The dumpster enclosure will be constructed of the same materials as the building to provide a consistent overall design. Signage will consist of a monument sign on the south side of the site that will be consistent with the other monument signs in the Washington Square development. Lighting will be provided by pole mounted lights in the parking lot and wall packs mounted to the building face. Lighting levels will be in compliance with the zoning ordinance and lighting levels will be no higher than 0.5 footcandles at the property lines. Landscaping will be provided along the perimeter of the site, in the internal parking lot islands, and at the building foundation on the south and west sides of the building in the quantities required by the zoning ordinance.*

An explanation of the proposed architectural style and materials and how it is compatible with the development in and around the Washington Square Development. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures.

*This is a part of the Washington Square development, which the existing buildings and stores utilize a mixture of dark red brick and white stone and CMU in different applications.*

*The building proposed is composed primarily of red brick, the Harvard 65 scheme by Acme Brick. The façade provides emphasis of the pedestrian entries with varied heights of the parapets and varying brick pattern designs. As well, there will be chiseled and smooth Franklin Stone accents in different conditions, either as a wainscot or a band at the top of the service bay doors and storefront. There will be "Colonial Red" metal awnings by Firestone Building Products above the storefront entries and open tube steel awnings painted white on the front facade adjacent to the parking lot.*

*The design is meant to elicit 1920's era building styles with the parapet and brick articulations. The mechanical units and all other equipment on the roof will be completely screened from all sides of the development.*

*The proposed brick and stone and exterior building design will provide a variety of textures and materials which should blend simply with the existing Washington Square development, in which similar design characteristics noticed from the visits to the site were utilized as a basis to create the exterior design of this building.*

How many employees will you have? *TBD*

How will site be accessed and where are the proposed access points? *The site will be accessed by one vehicular access point connecting to the private drive north of the site. This private drive provides vehicular circulation for the Washington Square Development and connects to Washington Avenue to the south and S. Business Drive to the east.*

How will site be serviced with streets and utilities? *The site will not directly connect to any public streets but will be accessed by a private drive in the development that connects to the existing adjacent streets. This proposed Firestone will connect to existing service stubs for the private sanitary sewer, water, and storm sewer lines that are located to the north of the site. There are existing gas, underground electric, and underground telephone lines that run in the right-of-way along the north side of Washington Avenue that will also provide service to the proposed Firestone.*

Explain site lighting. *Lighting will be provided by pole mounted lights in the parking lot and wall packs mounted to the building face. Lighting levels will be in compliance with the zoning ordinance and lighting levels will be no higher than 0.5 footcandles at the property lines.*

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

- *There will be no outdoor storage of materials.*
- *The trash enclosure will be screened.*
- *There will be no equipment or servicing of vehicles outside of the building. All repairs are considered minor and will take place inside the building with the service bay doors closed at the time of the repairs to reduce noise.*
- *Lighting will be in compliance with the zoning ordinance.*
- *The architectural style will be consistent with the other buildings in the Washington Square Development and has been approved by the Architectural Review Board.*

Are you proposing any fencing and landscaping? *There is no proposed fencing for this site. The dumpster enclosure will be of the same materials used for the building. Landscaping will be provided along the perimeter of the site, in the internal parking lot islands, and at the building foundation on the south and west sides of the building in the quantities required by the zoning ordinance.*

Number of parking spaces you have and the number of parking spaces required. *26 parking stalls are required by the zoning ordinance. 28 parking stalls are being provided.*

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

**NEW FCAC STORE**  
 2015 FCAC-OCTOBER-RIGHT  
 SHEBOYGAN, WISCONSIN

**PRELIMINARY**  
 NOT FOR  
 CONSTRUCTION

DATE: 01/14/15  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 PROJECT NO: 15-001

SCALE: AS SHOWN  
 SHEET NO: 1 OF 1

**SITE PLAN**

C1



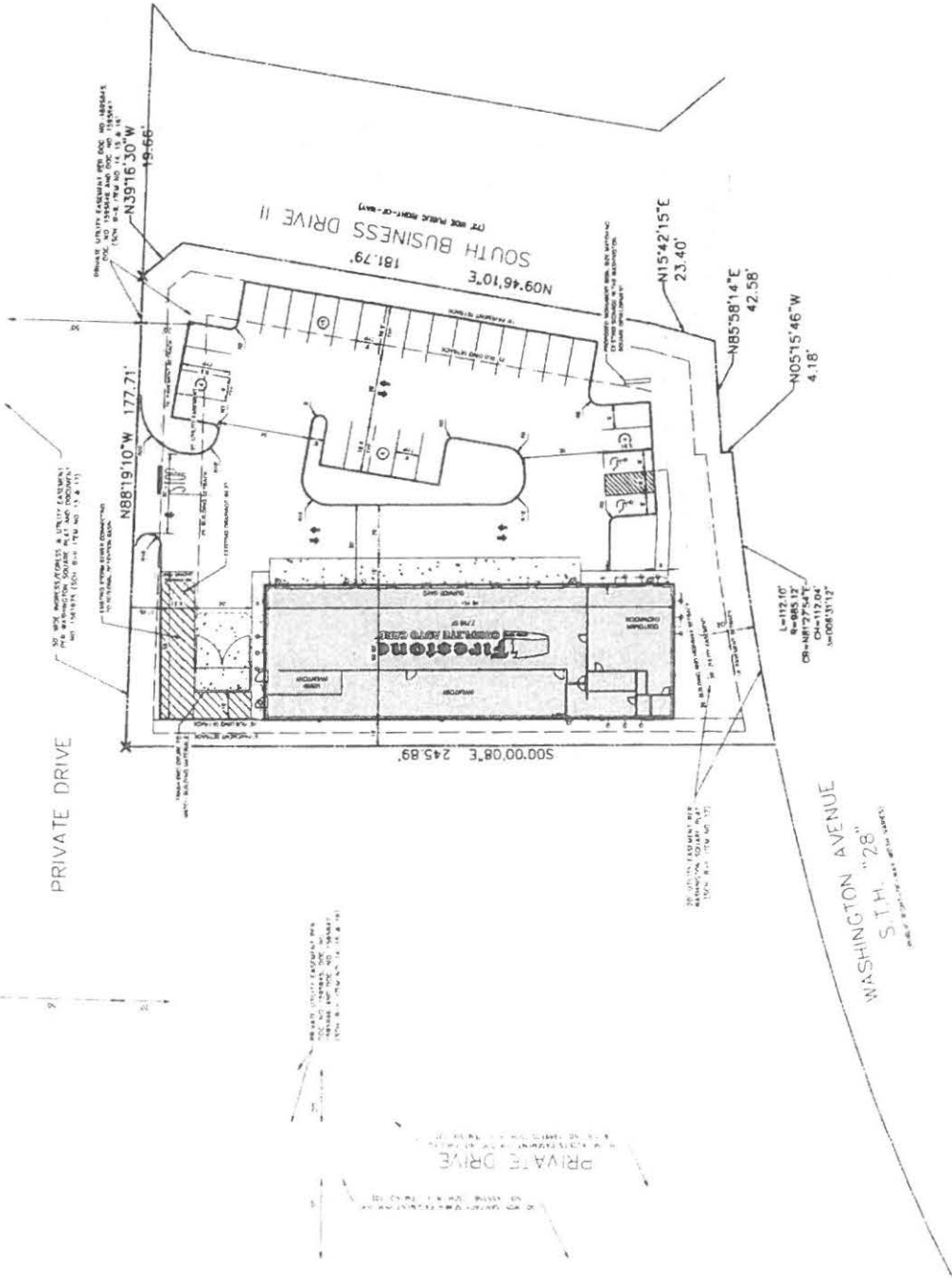
**LEGEND**  
 EXISTING

PROPOSED

- 1. EXISTING BUILDING
- 2. EXISTING DRIVE
- 3. EXISTING DRIVE
- 4. EXISTING DRIVE
- 5. EXISTING DRIVE
- 6. EXISTING DRIVE
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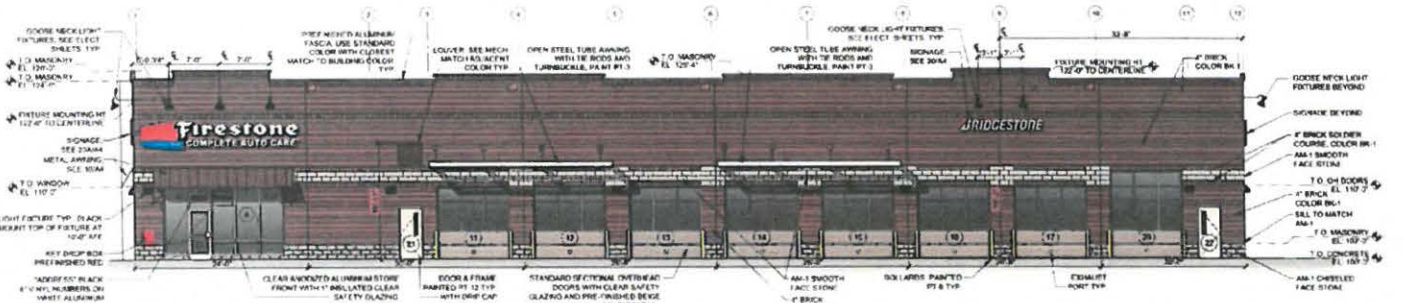
**PARKING (BAY'S)**

REQUIRED	PROVIDED
1 SPACE PER 300 SQ FT	1 SPACE PER 218 SQ FT
78 SPACES	78 SPACES
78 SPACES	78 SPACES
211 TOTAL SPACES	211 TOTAL SPACES
78 SPACES	78 SPACES
TOTAL	78 SPACES

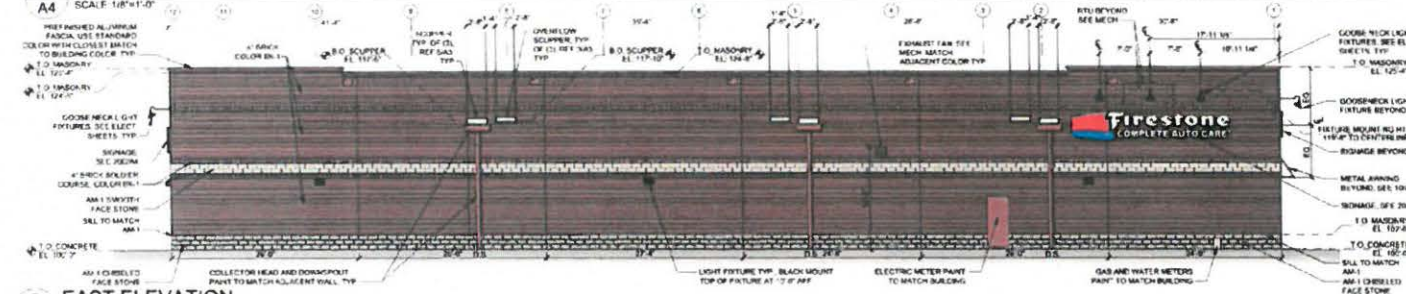


**PROPOSED**

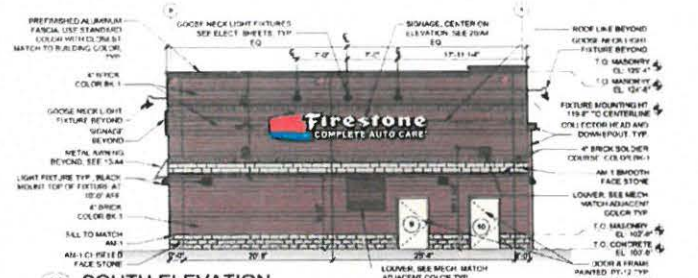
REQUIRED	PROVIDED
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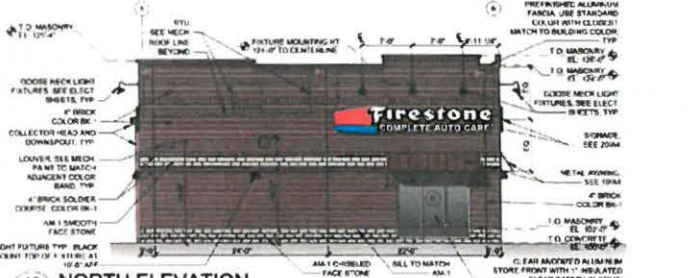
1 WEST ELEVATION  
SCALE: 1/8"=1'-0"



6 EAST ELEVATION  
SCALE: 1/8"=1'-0"



11 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



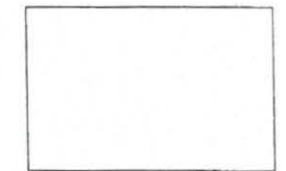
16 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



BK-1-ACME BRICK HARVARD BS



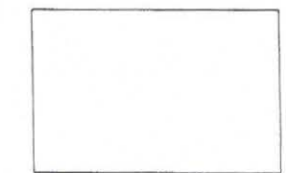
MA-1-FRANKLIN STONE SENATE SAGE



PT-2-SHERWIN WILLIAMS PAPER LANTERN #SW7876



METAL ARNING - KYNAR COLONIAL RED



PT-3-SHERWIN WILLIAMS PURE WHITE SW 7005

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM THE CLIENTS DOCUMENTS. DESIGN MAY VARY.

PROJECT CONTACTS:

NS DEV MGR: GLENN DAVIE (830) 259-9224

DESIGN MGR: RANDY JOHNSTON (830) 259-9251

CONST MGR: DEMETRIA PETERSON (830) 259-9000

MGR CONST SUPPORT: RUSS LOGIGNO (830) 259-9128

ATTORNEY: SANDRA WALDIER (830) 259-9000

PROJECT CONTACTS:

ARCHITECT: ERIC MILLER, AIA (918) 587-8800

SGA DESIGN GROUP, P.C.

ENGINEER: JENNY SMITH, RLA, ASLA (479) 273-9472

CEI ENGINEERING ASSOCIATES

PROTOTYPE: 8-BAY FCAC-ER RIGHT

ZONE APPROVAL (BY/DATE):

VP. \_\_\_\_\_

CONT. \_\_\_\_\_

RM. \_\_\_\_\_

CM. \_\_\_\_\_

ENTITY ID: 608360

SITE ID: 126

LEGACY ID: N/A

WASHINGTON AVENUE  
SHEBOYGAN, WISCONSIN

SGA Design Group, P.C.

1437 South Boulder, Suite 100  
Tulsa, Oklahoma 74110-3699  
P 918.587.8800  
F 918.587.8801  
www.sgdsgroup.com

SHEET TITLE: EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER: PA4

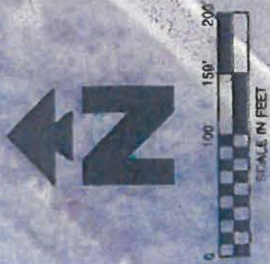
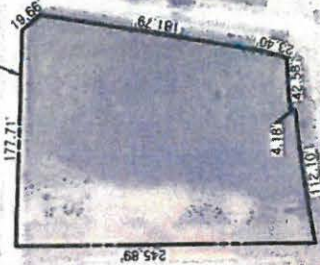


S BUSINESS DRIVE

WASHINGTON AVENUE

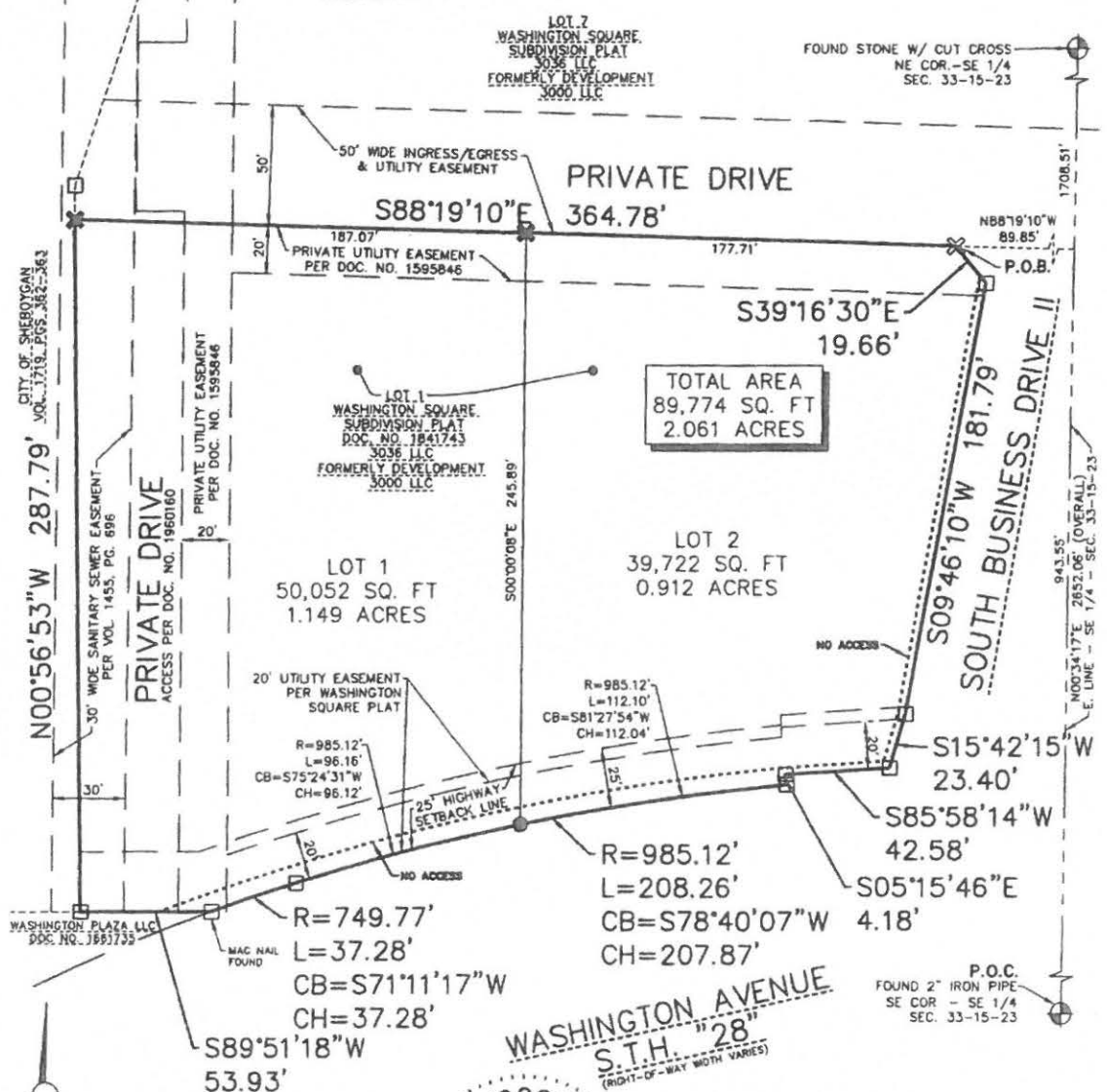
28

LIMITS OF PROPERTY



# CERTIFIED SURVEY MAP

FOR  
**3036 LLC**  
**(FORMERLY DEVELOPMENT 3000 LLC)**  
 A REDIVISION OF LOT 1 OF THE WASHINGTON SQUARE  
 SUBDIVISION PLAT, BEING A PART OF THE SOUTHEAST 1/4  
 OF THE SOUTHEAST 1/4, SECTION 33, TOWNSHIP 15 NORTH,  
 RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY,  
 WISCONSIN.



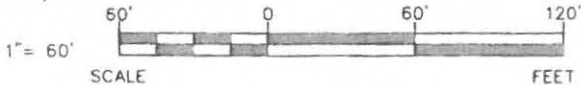
TOTAL AREA  
89,774 SQ. FT  
2.061 ACRES



**LEGEND**

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- - 1-1/4" IRON REBAR FOUND
- ⊠ - MAG NAIL FOUND
- ⊗ - CUT "X" FOUND
- ⊗ - CUT "X" SET
- ⊙ - SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER, SECTION 33 HAS A RECORDED BEARING OF NORTH 00°-34'-17" EAST.



**OWNER:**  
 3036 LLC (formerly Development 3000 LLC)  
 2551 N WAHL AVE  
 MILWAUKEE, WI 53211-3825

**SHEET 1 OF 3 SHEETS**



**Always a Better Plan**

100 CAMELOT DRIVE  
 FOND DU LAC, WI 54935  
 PHONE: (920) 926-9000  
 FAX: (920) 926-9001

**PROJECT NO. 1408910**