

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Acuity to install a new freestanding electronic message center sign at 2800 S. Taylor Drive. SO Zone

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

REPORT DATE: April 7, 2017

MEETING DATE: April 11, 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:

Acuity is proposing to install a new freestanding electronic message center sign at 2800 S. Taylor Drive. The applicant states the following about the proposal:

- With the completion of our latest expansion and the utilization of a new logo and branding, Acuity is requesting to erect a new monument sign on the west side of the building adjacent to I-43.
- We are incorporating building architectural and finish elements. Further the design uses an 18' x 50' digital display to support our various branding and customer relationship efforts. The size was selected given the overall expansion of the campus, intended long term master site plan and increased speed limit on I-43.
- This sign will be used to support the branding and customer relationship efforts of Acuity, similar to how we have used sign wraps in the past. This will be a much more efficient, dynamic and professional presentation at the entry of our City.
- The digital display will not be used to advertise for other businesses or organizations. We are open to partnering with the City to display content regarding major events in the area.

More specific features of the sign include:

- An aluminum framed base with stone tile to match the look (joints/color) of the limestone panels on the building.

- Structural and non-structural steel painted, textured and clear coated to match the building teak wood.
- An LED display resting on a stone tile base to match the west elevation of the building facing I-43.
- Brushed silver finished plates to “tie” steel joints together matching the stainless steel plates used to fasten the structural wood on the exterior of the building.
- Two separate roof lines at the top of the sign to give the look of a “low roof” and “high roof” as seen at the west elevation from I-43.
- Frosted glass back lit in the evenings to match the lighting of the building. Frosted glass is used to conceal the internal lighting and wiring.
- The LED display will automatically dim in the evening with a day light sensor.

The proposed sign dimensions are:

- Overall size of the proposed sign is 34 feet tall by 50 feet long or 1,700sf.
- The internally lit individual letter Acuity and heart logo sign is 175sf (7 X 25).
- The Electronic Message Center is 900sf (18 x 50).
- The stone tile base is five (5) feet tall and 50 feet long.

The existing monument sign is 18.8 feet tall by 45 feet long or 846sf.

Thus, the new sign is 15 feet taller, five (5) feet longer and approximately 850sf larger.

STAFF COMMENTS:

The applicant is requesting the following variances:

- To have a 900sf (18 x 50) Electronic Message Center free standing sign - maximum freestanding sign permitted is 250sf

The Plan Commission should be aware that the 900sf (18 x 50) electronic message center is almost 3.1 times larger than the maximum billboard sign we permit today - the maximum billboard size permitted is 288sf. This sign would be the largest sign with the largest electronic readerboard in the City. This is an extremely large sign.

Often times it is hard to understand how big a structure is when reviewing plans of such a structure on paper. For a sense of scale, the Old Wisconsin Electronic Readerboard wall sign is 672sf (14 x 48). The maximum height of a house in the City is 35 feet tall.

The Plan Commission should have the applicant explain:

- Why the sign needs to be so large and what are the justifications for such a large electronic message center?
- What specific messages will be advertised for Acuity and in general?

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

A. SIGNAGE

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

B. COMMUNITY ENTRYWAYS

The comprehensive plan seeks to preserve each community entryway and to establish a complimentary “sense of entry” in carefully designed areas along the expanding edges of the City.

The plan seeks to protect and enhance these unique aesthetic qualities through the use of zoning standards requiring high quality landscaping, building design, signage, lighting and public furnishings.

The primary entryways into Sheboygan are its visual “front doors,” and wherever possible, should be protected and enhanced.

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

ACTION REQUESTED:

If the Plan Commission elects to approve the conditional use, variance and sign permits, staff would recommend the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. The maximum height of the structure shall be 34 feet (peak to grade).
3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.

4. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.30 footcandles above ambient lighting conditions on a cloudless night.
5. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/ traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
6. The minimum standard time between message changes permitted for the electronic message center face shall be ten (10) seconds (messages permitted to rotate every 10 seconds).
7. Audio speakers and all forms of pyrotechnics are prohibited.
8. If the electronic message center is causing interference with traffic signals or controls, creates a confusing or dominating background that might reduce the clarity or effectiveness of a traffic control device, or otherwise obstructs a motorist's line of sight with traffic signals or controls, this conditional use permit can be reviewed by the City of Sheboygan Plan Commission.
9. The continuing operation of a malfunctioning sign that causes and glare shall be considered an immediate traffic hazard. At such time the sign shall be turned off immediately and the applicant shall work with City staff to rectify the operational issue so as to mitigate the hazard prior to operation.
10. The applicant will include a default design to freeze a display in one still position so that if a malfunction occurs traffic safety is maintained.
11. Applicant will be willing to work with the City when necessary with regards to public service announcement messages such as Amber alerts, emergency weather issues, etc.
12. This conditional use permit may be reviewed again in six (6) months if it is determined that the electronic message center is creating traffic/public safety or other nuisances by possibly increasing the number of vehicle crashes in the area or by increasing the number of complaints received from residents in the area.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 431085
MAP NO. 33151001
ZONING CLASSIFICATION: SO

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 4/11/17

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

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



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

1. APPLICANT INFORMATION

APPLICANT: Jones Sign Company, Inc.
ADDRESS: 1711 Scheuring Road, De Pere, WI 54115 E-MAIL: moelklaus@jonessign.com
PHONE: (920) 425-9850 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Acuity Insurance
ADDRESS OF PROPERTY AFFECTED: 2800 S Taylor Lane
LEGAL DESCRIPTION: See attached

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: No change in use, changing monument sign on site

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

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION
(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

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E-MAIL ADDRESS: moelklaus@jonessign.com

PHONE: (920) 425-9850 FAX NO: ()

2. OWNER INFORMATION

OWNER OF SITE: Acuity Insurance

ADDRESS: 2800 S Taylor Lane

PHONE: () FAX NO: ()

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: Acuity Insurance

ADDRESS OF PROPERTY AFFECTED: 2800 S Taylor Lane

USE OF PROPERTY: Business

TYPE OF SIGN: freestanding, monument

DESCRIPTION OF PROPOSED SIGN: Double Faced monument with 18' x 50' 16mm pixel pitch LED color display and face lit logo (qty 1)

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 34' X WIDTH: 50' = TOTAL SQUARE FOOTAGE: 1075

AMOUNT OF PUBLIC STREET FRONTAGE: _____

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: _____

SETBACK: _____

METHOD OF ATTACHMENT: _____

METHOD OF ILLUMINATION: 16 mm pixel pitch LED

SIGN MATERIALS: aluminum, wood laminate, acrylic, stone tile

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: _____ AFTER PROPOSED SIGN: _____

5. CERTIFICATE

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

APPLICANT'S SIGNATURE

DATE

PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. *For new development*, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. *For existing development*, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.

Acuity Proposed I-43 Monument Sign

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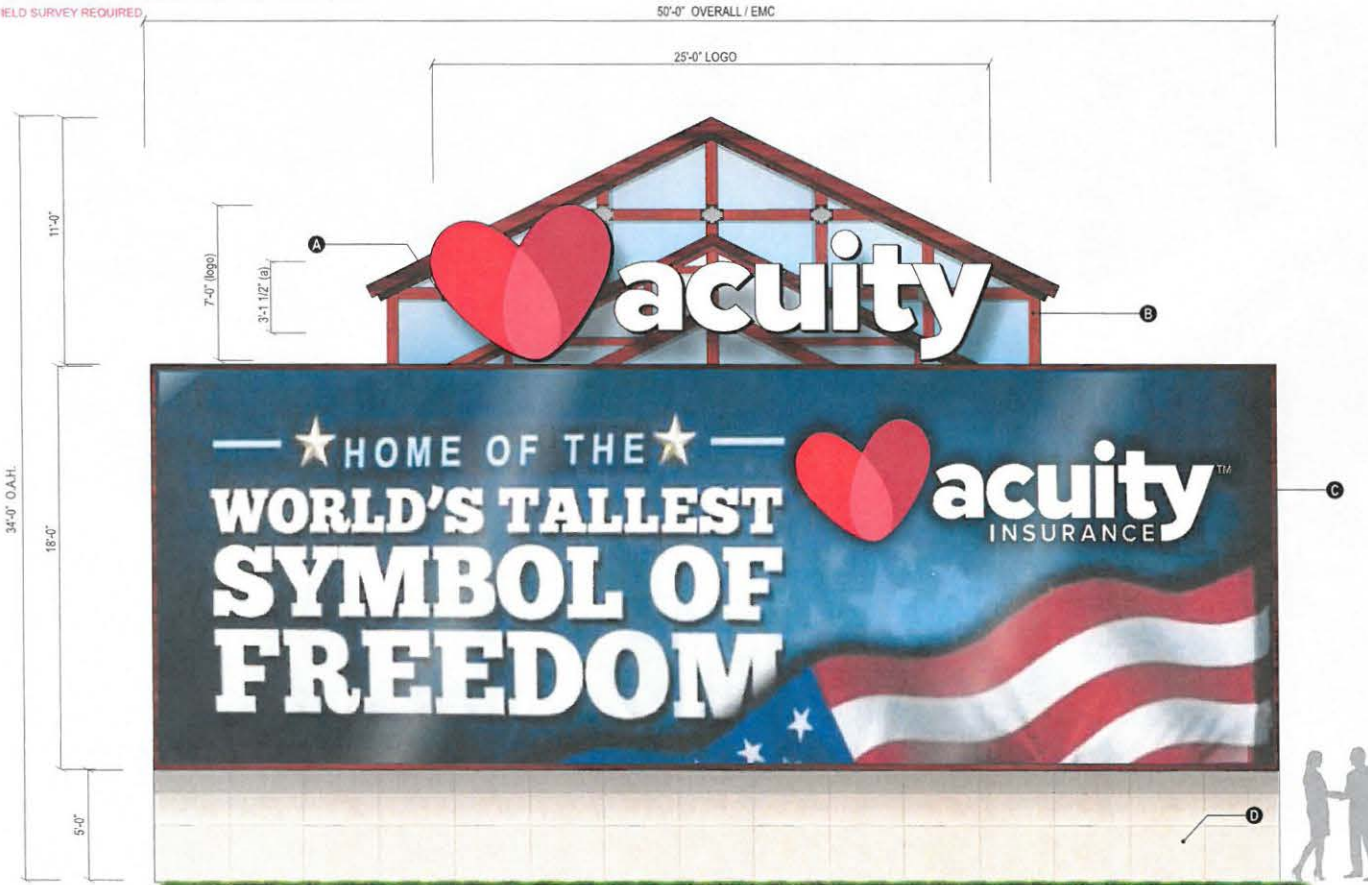
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The digital display will not be used to advertise for other businesses or organizations. We are open to partnering with City officials to display content regarding major events in the area.

M.1 D/F MONUMENT WITH 18' X 50' 16MM PIXEL PITCH LED COLOR DISPLAY AND FACE LIT LOGO (Qty 1)

SQUARE FOOTAGE EMC: 900 LOGO: 175 TOTAL: 1,075

FIELD SURVEY REQUIRED



SPECIFICATIONS

- A** (2) FACE LIT INTERNALLY ILLUMINATED CHANNEL LETTERS MOUNTED TO BRUSHED BLACK ALUMINUM BACKER PANEL.
- B** SQUARE TUBE TOP STRUCTURE W/ EXTERIOR WOOD LAMINATE (TO MATCH BUILDING) FINISH. BRUSHED SILVER FINISHED JOISTS. FROSTED ACRYLIC INSET PANELS UPLIT W/ LED LIGHTING IN THE EVENING.
- C** FULL COLOR 16MM RGB ELECTRONIC MESSAGE CENTER W/ RFD COMMUNICATION.

- D** FABRICATED ALUMINUM BASE STRUCTURE W/ STONE TILE FINISH TO MATCH BUILDING FACADE.

NOTES
- REMOVE AND SCRAP EXISTING SIGN AND FOUNDATION

COLORS/FINISHES

- M-1 TO MATCH BUILDING FACADE
- M-2 BRUSHED SILVER
- M-3 TO MATCH BUILDING FACADE
- M-4 BRUSHED BLACK

FRONT ELEVATION
SCALE 3/16" = 1'-0"

SIDE ELEVATION
SCALE 3/16" = 1'-0"

<p>JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM</p>	<p>JOB #: 221933_R7 DATE: 02.7.2017 DESIGNER: J Miller SALES REP: Nick Lison PRODUCER: —</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>02.15.17</td> <td>JM</td> <td>RE SIZED</td> </tr> <tr> <td>2</td> <td>02.22.17</td> <td>JM</td> <td>REMOVED YIELD CONFIGURATION OF EMC'S</td> </tr> <tr> <td>3</td> <td>02.23.17</td> <td>JM</td> <td>RETURNED TO ORIGINAL SIZE, MADE 2MM</td> </tr> <tr> <td>4</td> <td>03.01.17</td> <td>JM</td> <td>RE DESIGN</td> </tr> <tr> <td>5</td> <td>03.10.17</td> <td>JM</td> <td>RE SIZE EMC</td> </tr> <tr> <td>6</td> <td>03.28.17</td> <td>JM</td> <td>RE SIZE AND ADD 2ND OPTION</td> </tr> <tr> <td>7</td> <td>03.28.17</td> <td>JM</td> <td>LENGTHEN BASE</td> </tr> <tr> <td>8</td> <td>04.03.17</td> <td>JM</td> <td>REVISION</td> </tr> <tr> <td>9</td> <td>04.03.17</td> <td>JM</td> <td>REVISION</td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION	1	02.15.17	JM	RE SIZED	2	02.22.17	JM	REMOVED YIELD CONFIGURATION OF EMC'S	3	02.23.17	JM	RETURNED TO ORIGINAL SIZE, MADE 2MM	4	03.01.17	JM	RE DESIGN	5	03.10.17	JM	RE SIZE EMC	6	03.28.17	JM	RE SIZE AND ADD 2ND OPTION	7	03.28.17	JM	LENGTHEN BASE	8	04.03.17	JM	REVISION	9	04.03.17	JM	REVISION	<p>CLIENT APPROVAL _____ DATE _____</p> <p>LANDLORD APPROVAL _____ DATE _____</p> <p>QC _____</p>		<p>Acuity Insurance 2800 S. Taylor Lane Sheboygan, WI 53081 DESIGN PHASE: CONCEPTUAL</p>	<p>SHEET NUMBER 1.0</p>
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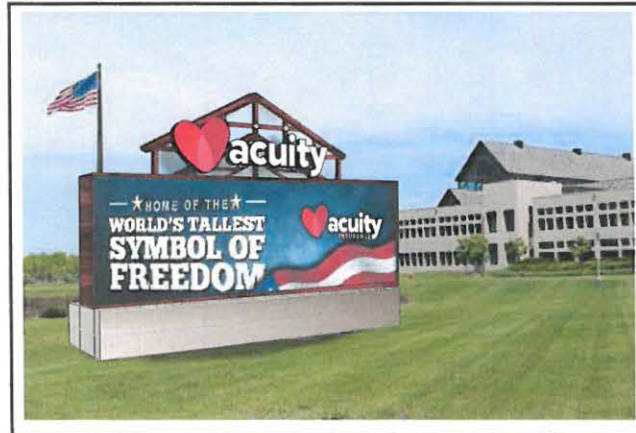
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M.1 D/F MONUMENT WITH 18' X 50' 16MM PIXEL PITCH LED COLOR DISPLAY AND FACE LIT LOGO (Qty 1)

SQUARE FOOTAGE EMC: 900 LOGO: 175 TOTAL: 1,075
FIELD SURVEY REQUIRED



CURRENT MONUMENT - NOT TO SCALE



PROPOSED MONUMENT - NOT TO SCALE



CORNER VIEW - NOT TO SCALE

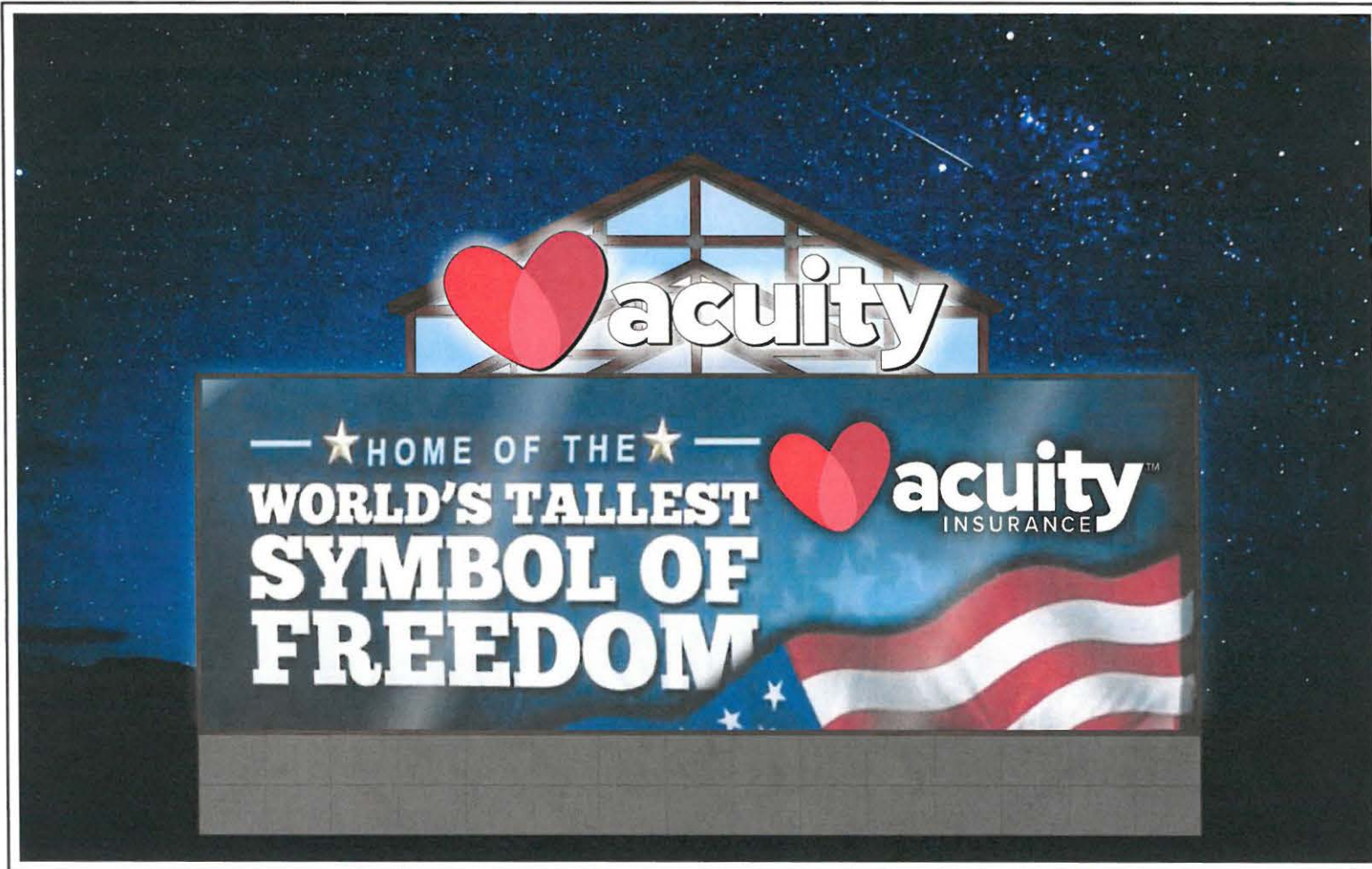
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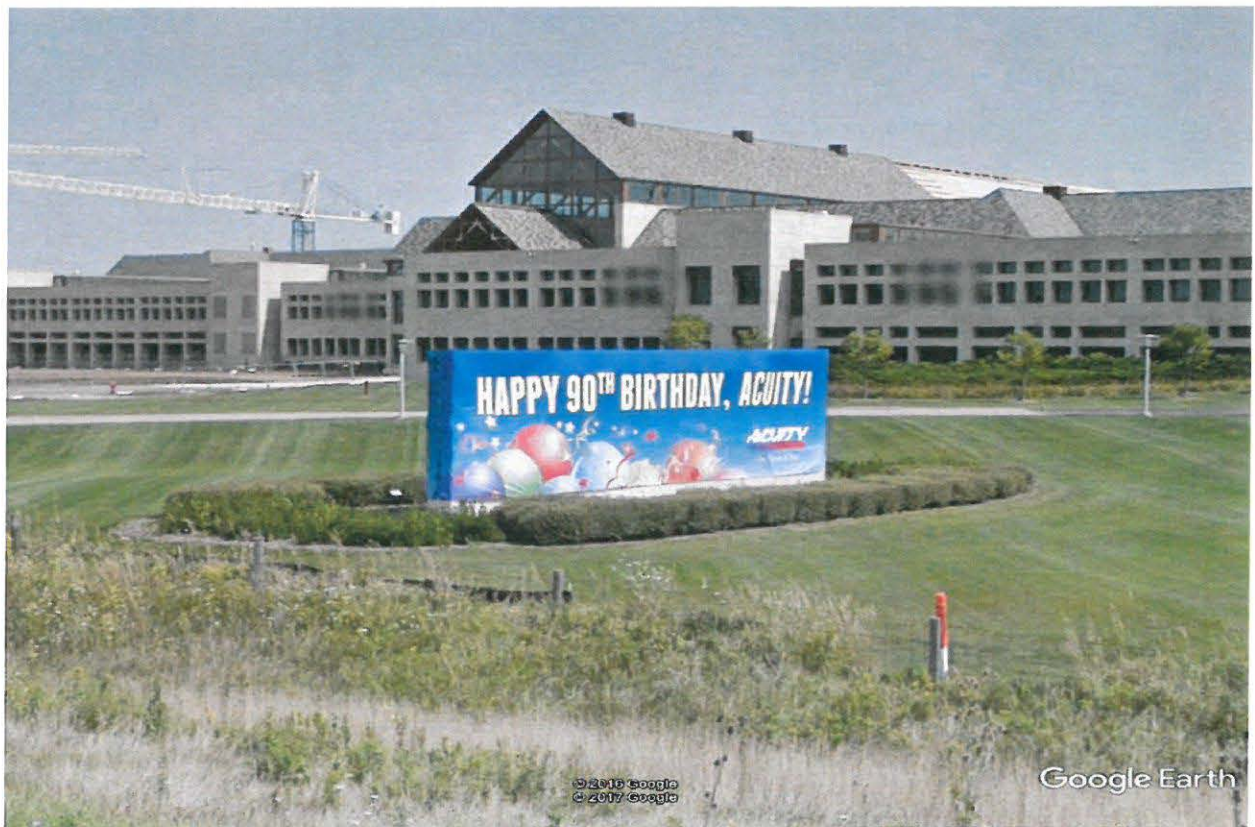
FIELD SURVEY REQUIRED



EVENING VIEW
SCALE 3/16" = 1'-0"

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CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use Permit by Jefferson Elementary School to renovate the existing playground at 1538 N. 15th Street. NR Zone

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

REPORT DATE: April 7, 2017

MEETING DATE: April 11, 2017

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Jefferson Elementary School is proposing to renovate the existing playground at 1538 N. 15th Street. The applicant states the following:

- The project includes removal of existing natural turf playground area and replacement with a synthetic turf system. The purpose of the project is to replace natural unsustainable natural turf area that reverts to mud due to use with a durable, long lasting, usable non-infilled (NO rubber or sand particles) artificial turf field with pad, creating a clean, durable play surface that will maintain a fall rating when compared to a compacted mud area.
- The existing conditions are a grassy play area that reverts to dirt and mud as the vegetation cannot be consistently maintained do to activity and overuse. The project will create a clean surface that maintains fall ratings, and will create a usable surface year round for play activities that will not be inhibited by rain, mud, etc.

Specific site improvements include:

- The removal of the existing mud/natural grass field and replacing with a non-infilled artificial turf field with pad, storm water drain tile collection and detention system under the field to capture, store, and control the release rate of rain water that falls on the field. Playground pavement removal and replacement to facilitate field installation (Only to install storm drains to capture water prior to running over the field).
- Regrading/replacement of the existing asphalt playground area. Mill and overlay remainder of paved playground surface to repair cracks and heaving to provide a safe play environment. No new playground equipment is proposed, only the removal and re-installation of existing

funnel ball and basketball hops within the pavement area as necessary for pavement reconstruction.

- A small section of fencing will be replaced at the southeast corner of the project to match existing, and any fencing disturbed or damaged during construction will be replaced to match existing.

STAFF COMMENTS:

None

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, 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. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. 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.
7. All areas used for parking and 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. 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.).
10. 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.
11. Applicant will provide adequate public access along the public streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
12. 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.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

FARCEL NO. 606800
MAP NO. 15459001
ZONING CLASSIFICATION: NR

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 4/11/17

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: Jefferson Elementary School
ADDRESS OF PROPERTY AFFECTED: 1538 N. 15th Street
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: The current facility does not meet on-site parking requirements. The size of the property and the need for a playground area for the school does not allow for on-site parking. The playground work does not add staff or students to this existing facility. A variance for meeting parking requirements is requested.

PLAYGROUND RENOVATION TO
JEFFERSON ELEMENTARY SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3247J

Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Tuesday | March 28, 2017



CITY OF SHEBOYGAN – CONDITIONAL USE PERMIT APPLICATION

DESCRIPTION OF EXISTING OPERATION

The current property is used for the delivery of elementary education grades kindergarten through 5th grade.

DESCRIPTION OF PROPOSED OPERATION

The playground renovation 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

The project includes removal of existing natural turf playground area and replacement with a synthetic turf field, padding, associated 6" concrete attachment curbing, and turf subsurface drainage system. The school is located between 15th & 16th Streets and Mehrtens & Heller Avenues. The renovated playground area is located in the southeast corner of the property. Site work also includes regrading and replacement of the existing asphalt playground area.

DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS

Not applicable. The exterior of the existing school is not changing.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS

Not applicable to the building. The exterior of the existing school is not changing.

The existing chain link fencing will be removed for construction of the playground and replaced in the affected area.

DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT

Jefferson Elementary is located in a Neighborhood Residential (NR-6) 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 facility has 66 staff members (59 FTE, 4 PTE, 3 TE) and 24 classrooms. Parking for 90 is required. The existing facility has 0 standard and 0 handicap accessible parking on site stalls. Currently there is angled and parallel parking on 16th (9 stalls) and 18th (5 stalls) streets and on Heller (43 stalls) and Mehrtens (19 stalls) Avenues. Residences are located to the north, south east and west.

LEGAL DESCRIPTION OF PROPERTY

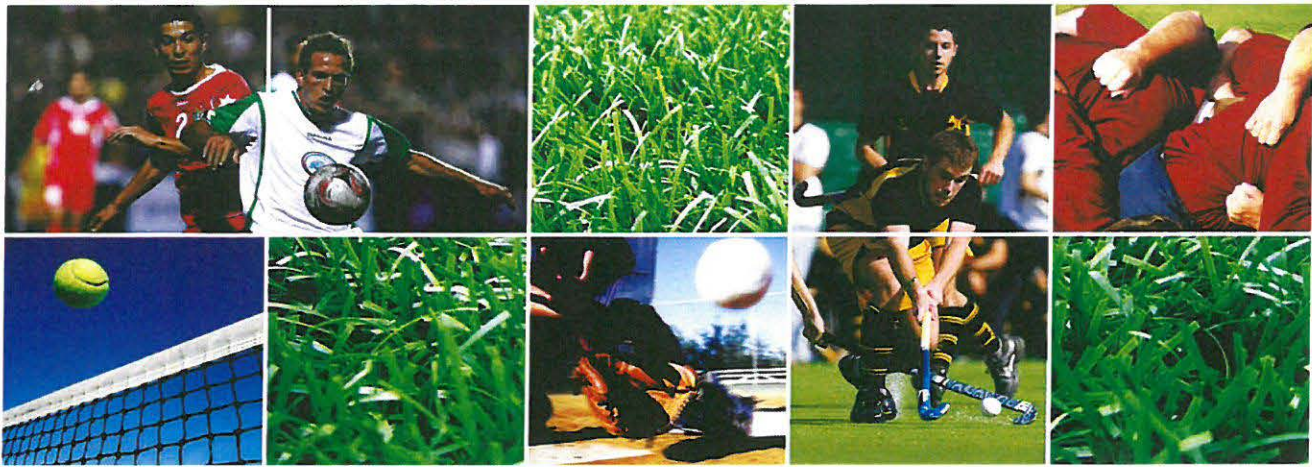
LEGAL DESCRIPTION:

All of Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) in Block Six (6), Coles Subdivision Number Two (2) of the City of Sheboygan, also a parcel of land One Hundred Thirty-five (135) feet by Three Hundred Sixty (360) feet located South of Block Six (6) Coles Subdivision Number Two (2) and North of Mehrtens Avenue between North 15th Street and North 16th Street, in the City of Sheboygan, Sheboygan County, Wisconsin.

Tax Key No: 59281606800

For informational purposes only: 1538 North 15th Street, Sheboygan, WI 53081





XPnf

TECHNICAL DATA

Type	3/16" tufted non-filled synthetic grass carpet, straight stitch pattern
Pile content	100% TenCate XP slit film yarn, U.V. resistant, 8,000/1 denier, max 100 microns combined with polyethylene monofilament root zone, 5,000/8 denier twisted U.V. resistant
Primary backing	Double 100% PP Thiobac, black, U.V. stabilized, weight 9.82 oz/yd ² , 6pic action backing
Secondary backing	Polyurethane coating, with drainage holes, weight 20 oz/yd ²
Pile height	± 1 inch
Total thickness	± 1 ¹ / ₈ inch
Stitch rate per inch (length)	± 6.31 inches
Face weight	± 68.0 oz/yd ²
Weight primary backing	± 9.82 oz/yd ²
Weight secondary backing	± 20 oz/yd ²
Total weight	± 97.82 oz/yd ²
Roll width	± 182 inch
Roll length	as required, maximum 130 ft
Tuft bind	≥ 9 lbs
Water permeability	± 13.2 gallon/yd ² /min (unfilled)
Color Fastness	Xenon test : blue-scale>7, grey-scale>4

COLOR

Field green. White and yellow for line marking.

INSTALLATION METHOD

Loose laid on bound or unbound sub base, with or without a shock pad, glued seams.

PRODUCT APPLICATION

Soccer, Multi sports

Fiber shape



Pile Height, Total Thickness, Face weight, Primary & Secondary Backing Weight, and Total Weight can differ by ±10%. The stitch rate will change according to the exact specifications and can differ by ±1. Roll width can differ by ±0.8 inch. GreenFields has the right to alter each product specification in order to improve the system according to the latest standards. GreenFields is not legally liable in case of non-compliance with the above mentioned specifications.





NO STRIPING

NO RAISED CURB



Jefferson Elementary Playground Renovation Project

The purpose of the project is to replace natural unsustainable natural turf area that reverts to mud due to use with a durable, long lasting, usable non-infilled (NO rubber or sand particles) artificial turf field with pad, creating a clean, durable play surface that will maintain a fall rating when compared to a compacted mud area.

The existing conditions area grassy play area that reverts to dirt and mud as the vegetation cannot be consistently maintained do to activity and overuse. The project will create a clean surface that maintains fall ratings, and will create a usable surface year round for play activities that will not be inhibited by rain, mud, etc.

Specific site improvements include the removal of the existing mud/natural grass field and replacing with a non-infilled artificial turf field with pad, storm water drain tile collection and detention system under the field to capture, store, and control the release rate of rain water that falls on the field, playground pavement removal and replacement to facilitate field installation (Only to install storm drains to capture water prior to running over the field), mill and overlay remainder of paved playground surface to repair cracks and heaving to provide a safe play environment. No new playground equipment is proposed, only the removal and re-installation of existing funnel ball and basketball hops within the pavement area as necessary for pavement reconstruction. A small section of fencing will be replaced at the southeast corner of the project to match existing, and any fencing disturbed or damaged during construction will be replaced to match existing.

www.brayarch.com

Milwaukee, WI 829 S. 1st Street Milwaukee, WI 53204 414.226.0200

Sheboygan, WI 1227A N. 8th Street, PO Box 955 Sheboygan, WI 53082-0955 920.459.4200



HATCH LEGEND

[Hatched Pattern]	SEWER LANE AREA WITH 4-INCHES IMPROVED TOPSOIL
[Hatched Pattern]	CONCRETE, 100% FLY ASH, WITH 6" TOPSOIL OVERLAP BY 10"
[Hatched Pattern]	NEW ASPHALT CONCRETE (DUNE SAND) SEE DETAIL 7/12.1
[Hatched Pattern]	2" ASPHALT ASPHALT CONCRETE SEE DETAIL 7/12.2 (DUNE SAND)
[Hatched Pattern]	NEW ASPHALT CONCRETE (DUNE SAND) AT OVERLAP SECTION SEE DETAIL 7/12.3
[Hatched Pattern]	NEW CONCRETE SLAB SEE DETAIL 5 & 6/10.2
[Hatched Pattern]	CONTACTED GRADED GRANITE SEE DETAIL 7/12.3
[Hatched Pattern]	NEW 8-INCH SAND OVER 1/2" DUNE TO HARDY EASTING



Southeast playground corner looking Northwest



Playground to grass looking North



South playground looking North



Northwest grass playground corner looking Southwest

Jefferson Elementary School

Existing Exterior

March 28 2017





East end looking South



East end looking West



Southeast corner looking West



Southeast corner looking Northwest

Jefferson Elementary School

Existing Exterior

March 28 2017

 **bray**
architects
solid foundation. forward thinking
1227A North 8th Street • P.O. Box 955 • Sheboygan, Wisconsin 53082-0955
920.459.4200 • www.brayarch.com





Jefferson Elementary School

© 2016 Google

Google Earth





CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use, variance and Certified Survey Map application by Commerce State Bank to construct a new bank with drive thru at the northeast corner of N. 23rd Street and Kohler Memorial Drive (Parcel # 206640 and 206650). SO Zone.

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

REPORT DATE: April 7, 2017

MEETING DATE: April 11, 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:

Commerce State Bank is proposing to construct and operate a new financial institution on Parcel #'s 206640 and 206650 located at the northeast corner of N. 23rd Street and Kohler Memorial Drive. The applicant states the following:

- The new Commerce State Bank (CSB) will be approximately 8,400sf and is proposed to be located on the vacant, undeveloped Lot #1 of the proposed Certified Survey Map (CSM). This new development will replace CSB's current leased location at 4706 S. Taylor Drive.
- CSB chose this location due to its central location, high visibility and ease of access from Kohler Memorial Drive. A centrally located facility with greater visibility and easier access will benefit our existing clients and help develop new relationships because much of the community does not know where we are presently located. Our new facility will be in a much more visible location and will showcase our commitment to our clients and the city.
- CSB is a local bank with a strong community focus of connecting great service with individuals for both personal and business banking needs.
- CSB provides all the services of a community bank. Our four (4) key strength areas are serving the needs of small to medium sized business, mortgage lending, deposit gathering through high yield interest earning programs and wealth management.

- Project will create a total of 16-20 full-time employees.
- Hours of operation will be 8:30am to 5:00pm M-F.
- The proposal will add a vibrant business, as well as, another attractive and well-designed building along the Kohler Memorial Drive commercial corridor.

The applicant states the following about the site improvements:

- Construction of an 8,400sf bank with drive thru on a newly created 1.5 acre parcel.
- The building with its sweeping arc is sited to create and maximize landscape and lawn areas as a buffer to the building thus reducing the impact of paved area commonly found along Kohler Memorial Drive. The single story building's tall glassy entry and lobby is designed to flood the interior public spaces with abundant natural light and to serve as a landmark fitting for this prominent corner. The corporate architectural brand of the building suits this site well. Silver metallic metal panel references neighboring industrial buildings but in a refined, modern way. The cool nature of the panels is softened by the generous use of a smooth cast stone in a warm buff color with a textural detail of rock faced accent bands. Signage is tastefully incorporated into the architectural elements of the building and becomes a cohesive element to the overall composition. For these reasons we believe the building to be a dynamic and fitting addition to the Kohler Memorial Drive corridor.
- Vehicles will access the bank from two (2) driveways along N. 23rd Street (north and south ends of the property). Applicant has pushed the southern driveway to the north in order to provide better visibility and safety away from the N. 23rd Street and Kohler Memorial Drive intersection. This is a full access driveway that lines up with the Aurora driveway to the west. In addition, this property will share a common access with the existing and future developments to the east. Shared parking and access agreements will be required.
- Drive-thru services will be provided as part of CSB business. The drive-thru is located on the west side of the building along N. 23rd Street and will have a canopy constructed over which is integrated into the overall design of the building. There will be two (2) service lanes and vehicle queue and discharge distances meet the requirements of the City ordinances.
- Off-street parking will be provided by two (2) different parking lots on the north and south sides of the building. Each parking lot will allow access to the building and either may be used by the public and employees. There will be a total of 52 stalls provided for this development. CSB is required to construct (28) parking stalls per the City of Sheboygan Ordinance.
- The additional parking spaces are being constructed as part of a cross access parking agreement between the CSB and the property owner to the east in order to better utilize their sites and maximize the potential development. In consideration of the overall

parking layout, this new development achieves a quality balance of existing and new conditions while allowing the focus to be present on an attractive new bank building.

- The site will consist of a combination of curb, gutter and asphalt and will meet the city's requirements for landscaping, storm drainage and exterior lighting.
- New asphalt drives, parking and concrete walks.
- Screened and enclosed dumpster.
- No signage is proposed at this time.

STAFF COMMENTS:

As part of this proposed project, the current owner is submitting a new Certified Survey Map (CSM) to the City. The proposed CSM will reconfigure the existing two lots. CSB is proposing to purchase and develop the west lot (Lot 1 – 1.5 acres). The site layout is conceived to allow access to the newly created east lot (Lot 2 – 1 acre), and an access easement is being used to allow cross traffic to the future development on this lot. It is recognized that a variance is required in that the new east lot will not have direct access to a street frontage but rather the cross drive aisle easements will provide circulation to the west boundary of this site (see draft CSM for reference). The new CSB site plan will connect the drive aisles to allow for seamless movement between the sites. Coordination of the drive aisles for cross traffic will necessitate paving to the east lot line, a variance is acknowledged in recognizing zoning paving setbacks.

It should be noted that the present access configuration in this area will be changed. The existing southernmost access drive on N. 23rd Street will be closed and a new access drive will be constructed further to the north. The idea is to push the access drive north to minimize potential conflicts at the N. 23rd Street and Kohler Memorial Drive intersection. The new drive will be constructed directly across from the existing Aurora driveway across the street to the west. There will also be a shared access and parking agreement between property owners so that the existing and future developments can share this access. The shared access agreement is noted on the Certified Survey Map (CSM) as well as in written access easement agreements.

The applicant has configured the new access drive on the south so that it is consistent in with all future and existing developments to the east. This creates an aesthetic development pattern along Kohler Memorial Drive in terms of access, parking, landscaping etc. Applicant has included a master plan to show how the access and parking agreements all work nicely together for these businesses.

The applicant is requesting the following variances:

- Requesting a variance to have a zero (0) foot sideyard paving setback along the east side of the property - The minimum side yard paving setback is five (5) feet.

Applicant is requesting a zero foot paved surface setback along the east side of the site in order to create a shared access drive with the existing and future developments to the east so customers from all facilities may use it to enter and exit from these properties. The shared access agreement is shown on the proposed CSM as well as on the draft access agreements between the new lots and existing lots at 2108 Kohler Memorial Drive, 2124 Kohler Memorial Drive.

- Requesting to create a parcel without public street access – All lots shall have public street frontage access.

Lot #2 in the proposed CSM has public street frontage but does not have public street access. In order for the Plan Commission to consider such a variance, the applicant will need to provide a CSM that shows that proposed Lot 2 has access to a City public street right-of-way. The shared access agreement is shown on the proposed CSM as well as on the draft access agreements between the new lots and existing lots at 2108 Kohler Memorial Drive, 2124 Kohler Memorial Drive. This access easement provides access to both N. 23rd Street and Kohler Memorial Drive.

- Requesting a variance to exceed the .5 footcandles at the southeast property line – Maximum permitted .5 footcandles at the property line.

The single light pole at the southeast corner of the site for the south drive aisle will have some light spillage onto the adjoining commercial property to the east. As this lot will also be a commercial business use and the drive lane will continue from the CSB property onto and thru this lot, this does not appear to create any objectionable hardships but is noted if a variance to incorporate this detail is needed. Applicant would like to have enough lighting to make sure the public is safe when using the shared access drive.

- 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, variance and certified survey map requests 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. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).

4. Dumpster(s) shall be screened and enclosed and constructed of like materials and colors of the facility.
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 spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
8. Applicant shall obtain the necessary conditional use/sign permits prior to installation.
9. Applicant shall be permitted to install individual letter signs only – no cabinet signs are permitted.
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. The development shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
14. 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.).
15. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
16. 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.).
17. Applicant will provide adequate public access along Kohler Memorial Drive, N. 23rd Street and the shared access drive and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
18. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
19. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
20. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
21. The Certified Survey Map (CSM) will be reviewed if and only if the Plan Commission approves the conditional use permit. The proposed CSM will exactly match the approved site plan/property layout.
22. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
23. The proposed Certified Survey Map (CSM) shall show all shared agreements between proposed Lots 1 and 2 (parking, access, etc.).

24. Prior to building permit issuance, the applicant will provide all shared agreements between proposed Lot 1, Lot 2, 2108 Kohler Memorial Drive, 2124 Kohler Memorial Drive (parking, access, etc.).
25. Building permits will be issued only at such time as the applicant can provide documentation that the CSM has been officially recorded and that Commerce State Bank has officially acquired the new lot that has been created.
26. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
27. 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. 206650
MAP NO. 22 154 002
ZONING CLASSIFICATION: 30

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 4/11/17

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

pd

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: Commerce State Bank
ADDRESS: 1700 S Silverbrook Dr., #1, West Bend, WI
E-MAIL: DBorchardt@commercesb.com
PHONE: (262) 247-2804 FAX NO. 262-247-2882

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Commerce State Bank

ADDRESS OF PROPERTY AFFECTED: 1123 N 23rd Street

LEGAL DESCRIPTION: PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 15 NORTH, RANGE 22 EAST

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Lot is currently vacant

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

We are proposing to build a new 8,300 SF financial services building The development will consist of a drive thru teller lane.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Not Applicable

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

Commerce State Bank Operations Narrative

Commerce State provides all the services of a community bank. Our four key strength areas are serving the needs of small to medium sized business, mortgage lending, deposit gathering through high yield interest earning programs and wealth management.

The following is a web link to share information if the Plan Commission needs to better understand Commerce State Bank.

<https://www.commercestatebank.com/news.htm#commerce>

This is a section that talks about CSB, financials and recent accomplishments.

The benefits a new facility provide Commerce State Bank will provide to its customers and the City are as follows-

A centrally located facility with greater visibility and easier access; our clients have less travel issues and concerns so we can serve them better and attain new relationships- much of the community today has no idea where we are. The building showcases our commitment to them and the city. The proposed building is well-crafted with a quality design that the all parties will be proud of.

Commerce State Bank History:

How it All Started

Joe Fazio of Cedarburg, Tom Hopp of West Bend and Dave Borchardt of Random Lake founded the bank. They met in 2003 and spent a year setting up the business. "You create your business plan and then it has to be submitted to the State and to the FDIC for approval," Joe Fazio explained. "Each segment of putting the bank together was a full-time job." Key executive, Kevin Volm of Hartford joined the bank sixteen months later.

Gathering the Team

"We began with ten individuals who provided the seed capital to fund applying for our charter, raising capital and preparing a location," said Joe. If things did not go well, all that money would be lost. The startup group never considered that. "Failure was not an option. We just kept moving forward." In eight months, they worked on getting their charter and raised \$12 million of capital. "We had to gain the confidence of our investors and explain that there was a real opportunity to invest in a new bank."

Open for Business

The bank opened in a small strip mall on Hwy. 33 on August 31, 2005 with eight employees. "We all took turns cleaning the bank on Fridays," recalled Joe. In 2009, they moved to a new facility on South Silverbrook Drive. A second office opened in Cedarburg that same year. The growth continued in 2014 with a Loan Production Office in Saukville. In 2015, full- service offices opened in Elm Grove and Sheboygan.

Focused for Success

Commerce State Bank focuses on doing four things well:

- Serving the needs of small and medium-sized businesses to help drive revenue for our clients
- Home loans for our clients
- Outstanding deposit rates
- Preserving assets and accumulating wealth with our Commerce Wealth Management division

Sincerely,

David Borchardt
CFO/COO & Co Founder
1700 S Silverbrook Dr. West Bend, WI 53095

Design Statement for proposed Commerce State Bank building at N 23rd Street and Kohler Memorial Drive

It is the intent of the new commercial bank building at the corner of N 23rd street and Kohler Memorial drive to serve as a dynamic and attractive addition to the commercial corridor of Kohler memorial Drive, stylistically compliment the array of industrial and commercial buildings in the immediate area, and to continue the architectural corporate brand of the client.

The building with its sweeping arc is sited to create and maximize landscape and lawn areas as a buffer to the building thus reducing the impact of paved area commonly found along Kohler memorial drive. The single story building's tall glassy entry and lobby is designed to flood the interior public spaces with abundant natural light and to serve as a landmark fitting for this prominent corner. The corporate architectural brand of the building suits this site well. Silver metallic metal panel references neighboring industrial buildings but in a refined, modern way. The cool nature of the panels is softened by the generous use of a smooth cast stone in a warm buff color with a textural detail of rock faced accent bands. Signage is tastefully incorporated into the architectural elements of the building and becomes a cohesive element to the overall composition. For these reasons we believe the building to be a dynamic and fitting addition to the Kohler Memorial Drive corridor.

March 28, 2017

City of Sheboygan Plan Commission
828 Center Ave, Suite 104
Sheboygan, WI 53081

RE: Conditional Use Application for
Proposed Commerce State Bank development
1123 N 23rd Street
Sheboygan, WI 53081

Zoning District
Suburban Office (SO)

Existing Land Use
Land is currently vacant

Reason for Site Selection:

High Visibility and ease of access from Kohler Memorial Drive located within a central and easy access area of Sheboygan. This new development will replace Commerce State Bank's current leased location at 4706 S. Taylor Drive.

Commerce State Bank Operations and History:

CSB is a local bank with a strong community focus of connecting great service with individuals for both personal and business banking needs. The following is a link to the Bank's web site: commercestatebank.com

Estimated Employees:

16-20 fulltime employees

Hours of Operation

Monday – Friday, 8:30am-5pm

Access

- Vehicles will have access to and from the development from (2) access drives along N 23rd Street
- See Site Plan for a full understanding of the access provided to the site.

Drive-Thru

Drive-thru services will be provided as part of Commerce State Bank's business. The drive-thru is located on the west side of the building and will have a canopy constructed over it that has been integrated into the overall design of the building. There will be (2) service lanes and vehicle queue and discharge distances meet the requirements of the City ordinances.

CSM & Cross Access Easement Narrative

The current property consists of one large lot and a small rectangular lot carved out of the west portion of the larger lot, both properties are owned by one owner. As part of this proposed project, the current Owner (selling proposed property) is submitting a new CSM to the City. The CSM will combine the west properties and then subdivide the larger parcel into two new commercial properties. The Commerce State Bank development is proposed on the west lot. The site layout is conceived to allow access to the newly created east lot, and an access easement is being used to allow cross traffic to future development on this lot. It is recognized that this is a variance topic in that the new east lot will not have direct access to a street frontage but rather, the cross drive aisle easements will provide circulation to the west boundary of this site; see CSM draft for reference. The proposed new Commerce State Bank site plan will connect the drive aisles to allow for seamless movement between the sites. Coordination of the drive aisles for cross traffic will necessitate paving to the east lot line, a variance is acknowledged in recognizing zoning paving setbacks.

Parking

Off-street parking will be provided by (2) different parking lots; (1) on the north portion of the lot and (1) to the south. Each parking lot will allow the same access to the building and either may be used by the public and employees. There will be a total of (52) stalls provided for this proposed development. The Commerce State Bank development is required to construct (28) parking stalls per the City of Sheboygan Ordinance. The additional spaces are being constructed as part of a cross access parking agreement between the (2) owner. This cross access parking agreement allows the property owners to better utilize their sites and maximize the potential development while staying within the City of Sheboygan's master plan & ordinances. Please see the attached Master Plan exhibit included in this submittal to better understand the relationship between the other buildings on this block and parking requirements. In consideration of the overall parking layout, this new development achieves a quality balance of existing and new conditions while allowing the focus to be present on an attractive new bank building.

Parking requirements

Bank Building/ Site Specific Calculation: $8260 \text{ SF} / 300 = 28 \text{ Spaces}$

(9) Permanent offices + (10) movable work stations, (4) customer stations = 23 spaces

(33) Additional cross access easement stalls to be constructed.

PROPOSED TOTAL PARKING

52*

*CITY CODE REQUIRES 28 PARKING SPACES FOR AN 8260 SF BUILDING

Site Calculation Table

TOTAL SITE AREA	1.467 AC
TOTAL BUILDING AREA	8360 SF
TOTAL DISTURBED AREA	1.425 AC
EXISTING IMPERVIOUS AREA	0.220 AC
PROPOSED IMPERVIOUS AREA	0.942 AC
PROPOSED GREENSPACE (35% OF SITE)	0.525 AC

Site Stormwater management

The stormwater runoff on the proposed site will be collected by on site catch basins. The catch basins will be connected with underground piping to the existing municipal

stormwater facilities on 23rd Street and Kohler Memorial Drive. These municipal facilities drain to a neighborhood retention pond, located to the northwest of the site. Full stormwater plans and calculations will be provided at time of permitting

Site Lighting

Full description of proposed lighting and photometric is provided on site lighting plan (ES1.1)

The overall parking lot and drive lanes will be lit with pole light fixtures. Up lighting at the main entrances to the bank building north and south will be applied. Bollard lighting along the south parking area sidewalk will be applied. The single light pole at the Southeast corner of the site, south drive aisle, will have some light spillage onto the adjoining commercial property to the east. Given that this lot will also be a commercial business use and the drive lane will continue from the Commerce State Bank property onto and thru this lot, this does not appear to create any objectionable hardships but is noted if a variance to incorporate this detail is needed.

Signage

A formal signage submittal per City of Sheboygan Zoning Ordinance Subchapter 15-8 to be provided at a future date

Landscape

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

Building Setback Requirements

Minimum Setbacks:

Building to Front or Street Side Lot Line: 25 feet

Building to Nonresidential Side Lot Line: 10 feet

Building to Nonresidential Rear Lot Line: 10 feet

Building Square footage

8,260 SF

This is a single tenant building

Building architectural description & justification

The building with its sweeping arc is sited to create and maximize landscape and lawn areas as a buffer to the building thus reducing the impact of paved area commonly found along Kohler memorial drive. The single story building's tall glassy entry and lobby is designed to flood the interior public spaces with abundant natural light and to serve as a landmark fitting for this prominent corner. The corporate architectural brand of the building suits this site well. Silver metallic metal panel references neighboring industrial buildings but in a refined, contemporary approach. The cool nature of the panels is softened by the generous use of a smooth cast stone in a warm buff color with a textural detail of rock faced accent bands. Signage is strategically incorporated into the architectural elements of the building and becomes a cohesive element to the overall composition. For these reasons we believe the building to be a dynamic and fitting addition to the Kohler Memorial Drive corridor.



Commerce State Bank-
Sheboygan - View from South
3/14/17



Commerce State Bank-
Sheboygan - View from North
3/14/17



Commerce State Bank-
View from South
3/14/2017

Consultant:
JG Harwood
 Engineering
 Consultants
 444 S. 15th St., Suite 200
 Sheboygan, WI 53081
 Phone: (920) 866-1100
 Fax: (920) 866-1101
 Project:
Commerce State Bank -
Sheboygan Branch
 Location:
 N 23rd Street & Kohler Memorial Dr.
 Sheboygan, WI



SITE ZONING AND LOCATION TABLE

LEGAL DESCRIPTION: PARCELS 10 AND 11, NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 23 EAST

PROPERTY LOCATION: 1121 NORTH 23RD STREET SHEBOYGAN, WI

EXISTING ZONING: S-O SUBURBAN OFFICE

PROPOSED ZONING: S-O SUBURBAN OFFICE

ZONING SETBACKS:
 BUILDING SETBACK: -25 FEET (FRONT)
 -10' (SIDE & REAR YARD)
 PARKING SETBACK: -10' (FRONT YARD)

PROPERTY OWNER: COMMERCE STATE BANK

PROPOSED USE: BANK

SITE CALCULATOR TABLE

TOTAL SITE AREA: 1.487 AC

TOTAL BUILDING AREA: 8596 SF

EXISTING IMPERVIOUS AREA: 2329 AC

PROPOSED IMPERVIOUS AREA: 9372 AC

PROPOSED GREENSPACE (AREA OF SITE): 5492 AC

PROPOSED REGULAR PARKING SPACES: 90

PROPOSED HANDICAP PARKING: 2

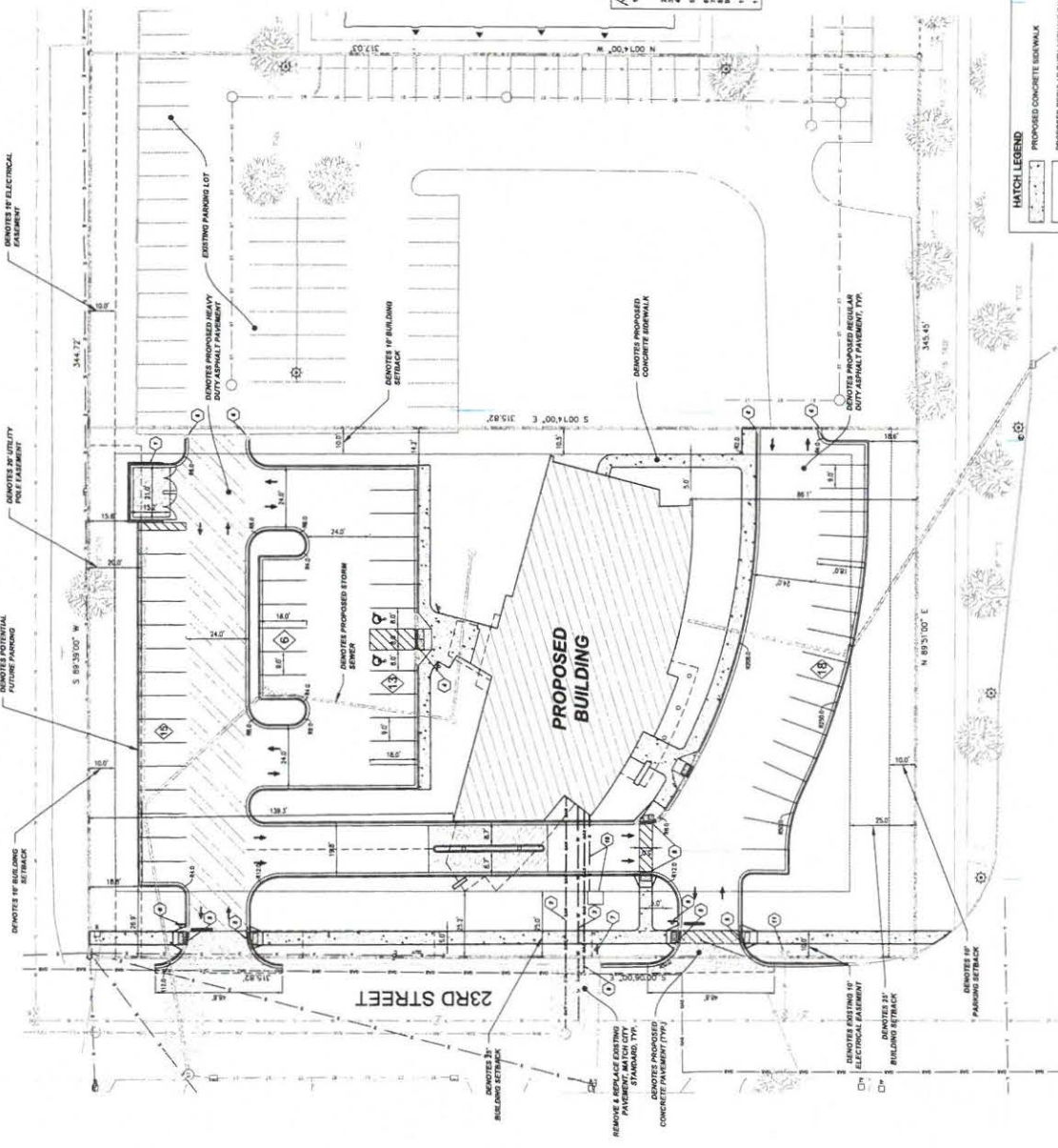
PROPOSED TOTAL PARKING: 92

NOTE: CODE REQUIREMENTS FOR MINIMUM SPACES ARE BASED ON 500 SQ. FT. PER SPACE.

UTILITY LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING WATER MAIN
(Symbol)	PROPOSED WATER MAIN
(Symbol)	EXISTING ELECTRICAL LINE
(Symbol)	PROPOSED ELECTRICAL LINE
(Symbol)	EXISTING GAS MAIN
(Symbol)	PROPOSED GAS MAIN
(Symbol)	EXISTING SANITARY SEWER
(Symbol)	PROPOSED SANITARY SEWER
(Symbol)	EXISTING STORM SEWER
(Symbol)	PROPOSED STORM SEWER
(Symbol)	OVERHEAD WIRES
(Symbol)	EXISTING POWER POLES
(Symbol)	EXISTING LIGHT POLES
(Symbol)	SANITARY MANHOLE
(Symbol)	FIRE HYDRANT
(Symbol)	EXISTING WATER VALVE
(Symbol)	PROPOSED WATER VALVE
(Symbol)	EXISTING STORM STRUCTURE
(Symbol)	PROPOSED STORM STRUCTURE
(Symbol)	DESIGNATES EMERGENCY OVERFLOW ROUTE / DRAINAGE
(Symbol)	PROPOSED 1' EXISTING SPOT GRADE

- NOTES**
1. SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 CODE.
 2. ALL UTILITIES SHALL BE DEPTH MARKED AND SHALL HAVE SUFFICIENT CLEARANCE TO ALL ADJACENT UTILITIES AND STRUCTURES.
 3. ALL UTILITIES SHALL BE DEPTH MARKED AND SHALL HAVE SUFFICIENT CLEARANCE TO ALL ADJACENT UTILITIES AND STRUCTURES.
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 11. ALL UTILITIES SHALL BE DEPTH MARKED AND SHALL HAVE SUFFICIENT CLEARANCE TO ALL ADJACENT UTILITIES AND STRUCTURES.



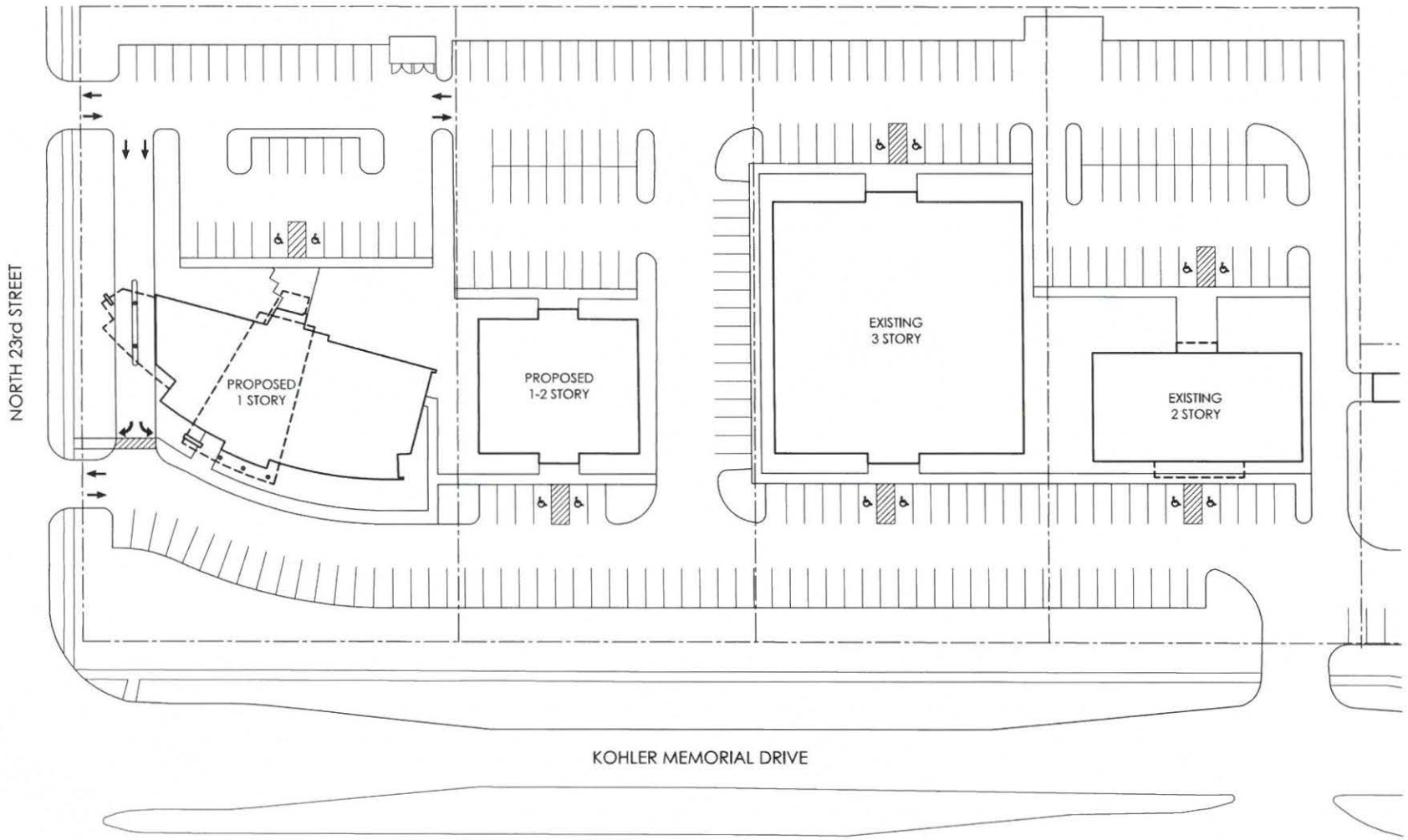
HATCH LEGEND

(Hatch)	PROPOSED CONCRETE SIDEWALK
(Hatch)	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
(Hatch)	PROPOSED CONCRETE PAVEMENT
(Hatch)	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
(Hatch)	PROPOSED DEPRESSED CURB
(Hatch)	PROPOSED TAPER CURB
(Hatch)	PROPOSED REVERSE CURB

IN ACCORDANCE WITH WISCONSIN STATUTE, SECTION 19.03, THE ENGINEER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.



Sheet: **Site Plan**
 Scale: 1" = 20'
 Project No.: 100000000000000
 Date: _____
 Sheet No.: **C1.10**



MARCH 23, 2017

PROPOSED MASTER PLAN

SHEBOYGAN, WI

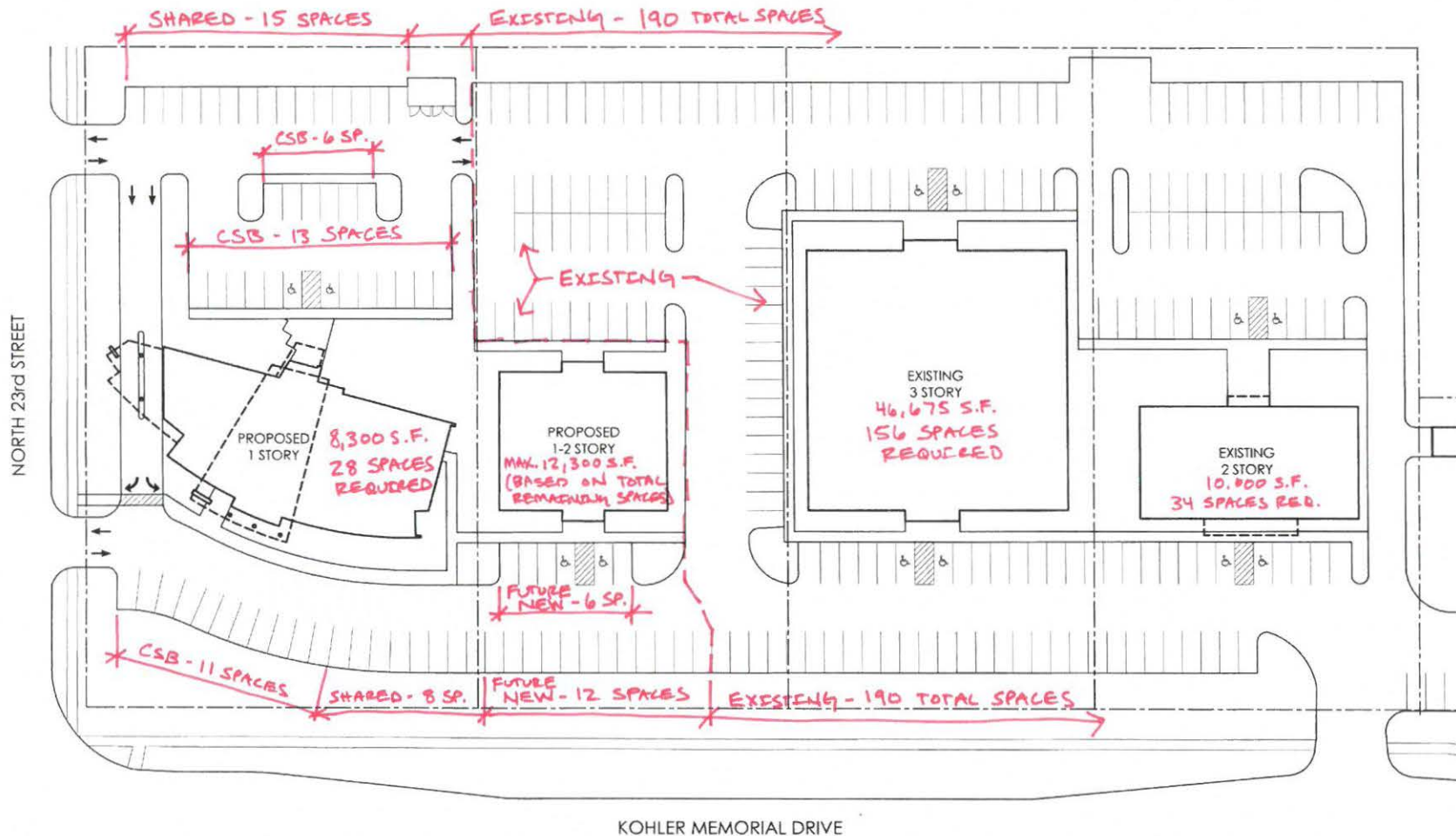
PROJ. NO. 2017-8.3

SITE PLAN
SCALE: NOT TO SCALE



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MARCH 23, 2017

PROPOSED MASTER PLAN

SHEBOYGAN, WI

PROJ. NO. 2017-8.3

SITE PLAN
SCALE: NOT TO SCALE



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Sheboygan County Certified Survey Map

All of Lot 3 of Certified Survey Map as recorded in the Sheboygan County Register of Deeds Office in Volume 22 of Certified Survey Maps on pages 239-240, as Document No. 1811111, and part of Lot 8 of Ellen M. Bates Subdivision, all being part of Lot 8 of Ellen M. Bates Subdivision of part of the SW 1/4 of the NW 1/4 of Section 22, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of 2230 LLC, that I have surveyed, divided, and mapped the land shown and described hereon, being all of Lot 3 of Certified Survey Map as recorded in the Sheboygan County Register of Deeds Office in Volume 22 of Certified Survey Maps on pages 239-240, as Document No. 1811111, and part of Lot 8 of Ellen M. Bates Subdivision, all being part of Lot 8 of Ellen M. Bates Subdivision of part of the SW 1/4 of the NW 1/4 of Section 22, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, described as follows:

All of Lot 3 of Certified Survey Map as recorded in the Sheboygan County Register of Deeds Office in Volume 22 of Certified Survey Maps on pages 239-240, as Document No. 1811111, and part of Lot 8 of Ellen M. Bates Subdivision, all being part of Lot 8 of Ellen M. Bates Subdivision of part of the SW 1/4 of the NW 1/4 of Section 22, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

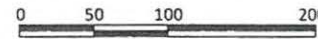
I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the City of Sheboygan Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 30th day of March, 2017.

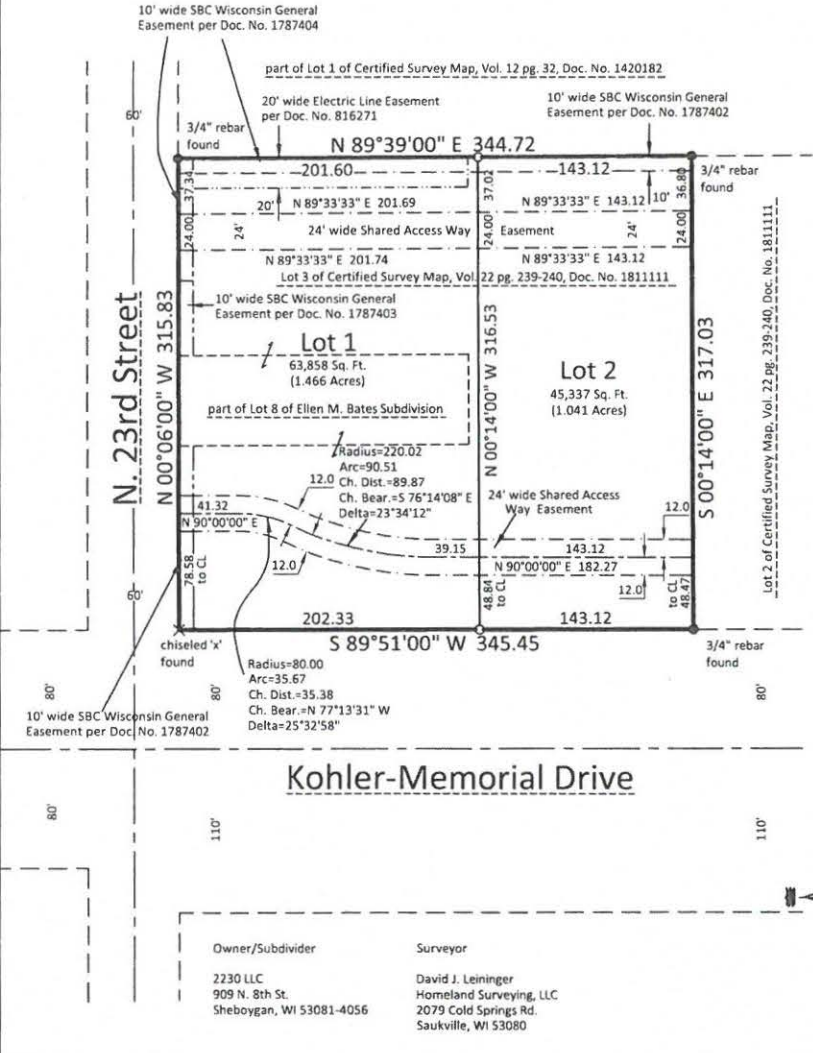
David J. Leininger
David J. Leininger, S-2285

o - indicates a 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set unless otherwise noted.

Bearings are referenced to the monumented east line of Lot 3 of CSM, Vol. 22, pg. 239 which has a recorded bearing of S 00°14'00" E.



Scale in feet
1" = 100'



Owner/Subdivider	Surveyor
2230 LLC 909 N. 8th St. Sheboygan, WI 53081-4056	David J. Leininger Homeland Surveying, LLC 2079 Cold Springs Rd. Saukville, WI 53080

This instrument was drafted by David J. Leininger, S-2285

Document No.

**DECLARATION OF
PARKING EASEMENT**

This Declaration of Parking Easement (this "Declaration") is made as of this ____ day of _____, 2017, by 2230 LLC, a Wisconsin limited liability company ("2230").

RECITALS:

A. 2230 is the owner of certain real property located in the City of Sheboygan, County of Sheboygan, Wisconsin, and as further described on Exhibit A attached hereto ("Parcel A").

B. 2230 is also the owner of certain real property located in the City of Sheboygan, County of Sheboygan, Wisconsin, and as further described on Exhibit B attached hereto ("Parcel B" and collectively with Parcel A, referred to herein as the "Property").

C. 2230 desires to grant easements over certain portions of Parcel A as more particularly described in this Declaration so that the same will be binding upon, and benefit, future owners of the Property.

Return to:
Reinhart Boerner Van Deuren
Attn: Leah R. Wyant
1000 North Water Street, Suite 1700
Milwaukee, Wisconsin 53202

59281206630 and a portion of
59281206650

Parcel Identification Numbers

AGREEMENTS:

NOW THEREFORE, 2230 hereby declares that:

1. Grant of Parking Easement. The owner of Parcel A ("Parcel A Owner") hereby grants to the owner of Parcel B ("Parcel B Owner") for the benefit of the Parcel B Owner and all present and future employees, tenants, guests, licensees and invitees (collectively, the "Users") a perpetual non-exclusive easement to use the approximately sixty-three (63) parking spaces (the "Parking Spaces") within the parking lot located on

Document No.

**PARKING EASEMENT
AGREEMENT**

This Parking Easement Agreement (this "Agreement") is made as of this ____ day of _____, 2017, by and between 2230 LLC, a Wisconsin limited liability company ("2230") and 2108 LLC, a Wisconsin limited liability company ("2108").

RECITALS:

A. 2230 is the owner of certain real property located in the City of Sheboygan, County of Sheboygan, Wisconsin, and as further described on Exhibit A attached hereto ("Parcel A").

B. 2108 is the owner of certain real property located in the City of Sheboygan, County of Sheboygan, Wisconsin, and as further described on Exhibit B attached hereto ("Parcel B" and collectively with Parcel A, referred to herein as the "Property").

C. 2230 desires to grant easements over certain portions of Parcel A as more particularly described in this Agreement.

Return to:
Reinhart Boerner Van Deuren
Attn: Leah R. Wyant
1000 North Water Street, Suite 1700
Milwaukee, Wisconsin 53202

59281206630 and 59281206670

Parcel Identification Numbers

AGREEMENTS:

NOW THEREFORE, 2230 hereby declares that:

1. Grant of Parking Easement. 2230 hereby grants to 2108 for the benefit of 2108 and all present and future employees, tenants, guests, licensees and invitees (collectively, the "Users") a perpetual non-exclusive easement to use the approximately thirty-six (36) parking spaces (the "Parking Spaces") within the parking lot located on

PARCEL NO. 479120
MAP NO. 04 102 012
ZONING CLASSIFICATION: SI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 4/11/17

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

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

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

1. APPLICANT INFORMATION

APPLICANT: Gensler c/o Brittany Lance

ADDRESS: 11 E. Madison Street Ste 300 Chicago, IL 60602 E-MAIL: Brittany_Lance@gensler.com

PHONE: 312.577.7101

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Walmart

ADDRESS OF PROPERTY AFFECTED: 3711 S. Taylor Drive

LEGAL DESCRIPTION: Retail

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: No change to operation or use. Addition of a new online grocery pickup service.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Addition of the new service will include, removal of existing sign on front elevation to accommodate a new sign indicating "pickup", this swap will net in an overall reduction in signage square footage. The dumpster on the side of the building will be removed to accommodate new dedicated online grocery pickup parking stalls. New directional signage will also be in place for customer wayfinding.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Walmart to add a new delivery service and new signage at 3711 S Taylor Drive. SI Zone

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

REPORT DATE: April 7, 2017

MEETING DATE: April 11, 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:

Walmart is proposing to add a new delivery service and new signage at 3711 S Taylor Drive. The applicant states the following:

- The online grocery pickup (OGP) is a service being offered by Walmart where customers can order groceries online and have them delivered to their vehicles once parked in the designated parking stalls on site. The grocery delivery is made by a trained Walmart employee so there is no need for customers to exit their vehicle. Walmart believes this service is an added value for their customers. The OGP pickup area is being proposed on the northeast corner of the building.
- The existing trash compactor and enclosure will be removed from the property in order to create the new OGP area parking stalls. This site has a second trash compactor that will become the primary compactor for daily use.
- No new driveways or any other changes to existing parking are being proposed. No construction in the parking lot is being proposed aside from striping and signage. This work will begin August 2017 and the service available the following month.
- Six (6) new parking stalls will be added in the new OGP pickup area.
- Three (3) wall sconces are being proposed to provide safety illumination for customers and Walmart employees.

- A new “pickup” sign is being proposed on the front elevation at the north end of the west face of the building. This sign is proposed to identify the pickup service being offered and assist customers in wayfinding. An existing sign at the south end of the west elevation, “outdoor living”, shall be removed. The number of signs on the building will remain the same with an overall reduction of 10.41 square feet of sign area.
- The applicant is proposing signage adjacent to each OGP parking stall. Signs will be mounted in the pavement in lieu of wall mounted signs. The concrete base shall act as a bumper to protect the building. When a customer arrives for their pickup, the stall sign instructs the customer to call the phone number indicated on the sign to announce their arrival. Each stall is numbered ensuring the customer receives the correct grocery order.

STAFF COMMENTS:

Applicant will be installing a total of six (6) directional freestanding signs and four (4) directional pavement marking signs on the Walmart property directing customers to the OGP parking stalls.

The applicant is proposing to install 67sf (4.3 x 15.3) internally illuminated, individual letter sign advertising “Pickup” with a spark logo (front elevation at the north end of the west face of the building).

The applicant is proposing to install six (6) new 8sf (1.5 x 5.2) ground mounted pickup signs located in front of each new OGP parking stall.

Applicant indicates they will remove the existing “Outdoor Living” sign located at the southwest corner of the west wall. Applicant is proposing to patch and repair as needed utilizing finishes that match the existing building.

In order to create the OGP parking stalls and door, the applicant will be removing the existing trash compactor and screen wall. Applicant indicates the compactor is no longer needed and the secondary trash compactor will become the primary compactor for daily use. It appears the compactor is on the east side of the building and is already screened.

The applicant is requesting the following variances:

- Applicant is requesting to install additional wall and freestanding signage - Maximum of four (4) wall signs and three (3) free standing signs permitted.

ACTION REQUESTED:

Staff recommends approval of the conditional use, variances and sign permits 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, 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. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. Applicant shall obtain the necessary sign permits for each sign permit to be installed prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
7. Applicant shall remove the existing “Outdoor Living” sign located at the southwest corner of the west wall and shall patch and repair the wall as needed utilizing finishes that match the existing building.
8. If the existing screened compactor is removed, the applicant shall patch and repair the wall/area as needed utilizing finishes that match the existing building.
9. All areas used for parking or 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. 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.

11 East Madison Street
Suite 300
Chicago IL 60602
USA

Tel 312.456.0123
Fax 312.456.0124

Gensler

03/31/2017

Steve Sokolowski
City of Sheboygan
Planning Department
828 Center Ave. Ste. 104
Sheboygan, WI 53081

Subject: Walmart OGP #1276
Narrative for Conditional Use Permit
Project Number: 21.9982.000

Emailed to: Steve.Sokolowski@sheboyganwi.gov

Dear Steve:

Please see our responses below:

- An explanation of all business activities that take place onsite.
Walmart located at 3711 S Taylor Drive is a retail establishment selling general goods and groceries.
- An explanation of the proposed grocery pick up area and any other parking lot and/or access changes (why it is needed, where it is to be located, how close to property lines, who will use it, when you will begin construction of the parking lot, new driveways and driveways to be closed, existing parking lot reconfiguration, etc.).
The online grocery pickup (OGP) is a service being offered by Walmart where customers can order groceries online and have them delivered to their vehicles once parked in the designated parking stalls on site. The grocery delivery is made by a trained Walmart employee so there is no need for customers to exit their vehicle. Walmart believes this service is an added value for their customers. The OGP pickup area is being proposed on the northwest corner of the building. The existing trash compactor and enclosure will be removed and will not be relocated. This site has a second trash compactor that will become the primary compactor for daily use. No new driveways or any other changes to existing parking are being proposed. No construction in the parking lot is being proposed aside from striping and signage. This work will begin August 2017 and the service available the following month.
- Number of parking spaces you have and the number of parking spaces proposed.
970 parking stalls currently exist onsite and 6 new stalls will be added

Steve Sokolowski
City of Sheboygan 03/31/2017
Page 2

- An explanation and plans/photos of the buildings and areas where the proposed pick-up area is to be located on the site.
Please see image 2 on sheet 4 of the Conditional Use Application Design Package for photograph of the location where the new OGP parking stalls are being proposed as well as image 4 on sheet 5 which depict a similar store location with the OGP service already in service.
- How will you insure that the new pick up area will not become a nuisance to adjoining property owners or a pedestrian/traffic hazard (i.e. outdoor storage of materials, vehicles, equipment, lighting, noise, etc.)?
The proposed location for the new parking spaces is not within a pedestrian traffic zone and faces the parking lot of the adjacent retail establishment. The only pedestrian activity proposed is the loading of groceries into customer vehicles by Walmart employees. This does not present a traffic hazard or nuisance.
- Ingress/Egress of parking lot.
No change to existing ingress/egress of parking lot is being proposed.
- Explain site lighting – In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles above ambient lighting conditions on a cloudless night.
3 wall sconces are being proposed to provide safety illumination for customers and Walmart employees. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles above ambient lighting conditions on a cloudless night. Photometrics can be provided upon request.
- Explanation of any changes to the building such as exterior renovations or interior buildout.
No renovation to the exterior of the building is being proposed as a part of this project except for the elimination of an existing trash compactor and enclosure.
- Explanation of the trash compactor removal and relocation.
The OGP pickup area is being proposed on the northwest corner of the building. The existing trash compactor and enclosure will be removed and will not be relocated. This site has a second trash compactor that will become the primary compactor for daily use.
- Explanation of signage (Variance will be required because Wal-Mart has way more wall signs than what is permitted). All signs proposed, why they are needed and where they are to be located.
A new pickup sign is being proposed on the front elevation at the north end of the west face of the building. This sign is proposed to identify the service being offered and assist customers in wayfinding. An existing sign at the south end of the west elevation, "outdoor living", shall be removed. The number of signs on the building will remain the same with an overall reduction of 10.41 square feet of sign area.

1. Sign Permit Application ("Pickup" Sign):

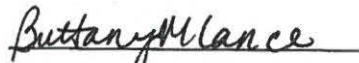
- A sign permit (applications attached).
Completed and attached.
- A scale drawing of the proposed sign(s) listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.
See Sign Application Design Package
- Provide three 8.5 x 11 color renderings of proposed sign. Attach any superimposed photos or drawings that may help in reviewing sign application.
See Sign Application Design Package
- Site Plan showing location of the sign.
See Sign Application Design Package
- A variance is required because Wal-Mart exceeds the maximum number of wall signs permitted. The burden is on the applicant to justify the variances. You will need to provide documentation on the existing number of wall signs and justify the variance to install a new wall sign.
Sign Permit Application attached.
A new pickup sign is being proposed on the front elevation at the north end of the west face of the building. This sign is proposed to identify the service being offered and assist customers in wayfinding. An existing sign at the south end of the west elevation, "outdoor living", shall be removed. The number of signs on the building will remain the same with an overall reduction of 10.41 square feet of sign area.
- There will be sign permits for each of the proposed parking stall "pickup signs". You will need to provide specific sign dimension drawings for these signs (sign spec sheet detailing these signs). They will also need to be included in the overall number of wall signs, thus, the variance language needs to justify these signs as well.
Please see image 2 on sheet 4 of the Conditional Use Application Design Package which most resembles what is being proposed at this location with parking stalls adjoining building. These signs will be mounted in the pavement in lieu of wall mounted signs. See sheet 2 item 2 in the Sign Permit Design Package for method of attachment. The concrete base shall act as a bumper to protect the building. When a customer arrives for their pickup, the stall sign instructs the customer to call the phone number indicated on the sign to announce their arrival. Each stall is numbered ensuring the customer receives the correct grocery order.

Gensler

Steve Sokolowski
City of Sheboygan 03/31/2017
Page 4

2. Need a separate 8.5 x 11 pick-up parking routes and directional signage location site plan. The existing plan on sheet 3 is small and difficult to read.
See Sign Application Design Package
3. You will need to explain specifically where the trash compactor is to be relocated – may need to be screened and enclosed like the existing compactor is.
The OGP pickup area is being proposed on the northwest corner of the building. The existing trash compactor and enclosure will be removed and will not be relocated. This site has a second trash compactor that will become the primary compactor for daily use.
4. You show pictures of existing parking examples and signage. Which one of the 2 pictures resembles what is being proposed at the Sheboygan location.
Please see image 2 on sheet 4 of the Conditional Use Application Design Package which most resembles what is being proposed at this location with parking stalls adjoining building. These signs will be mounted in the pavement in lieu of wall mounted signs.

Sincerely,



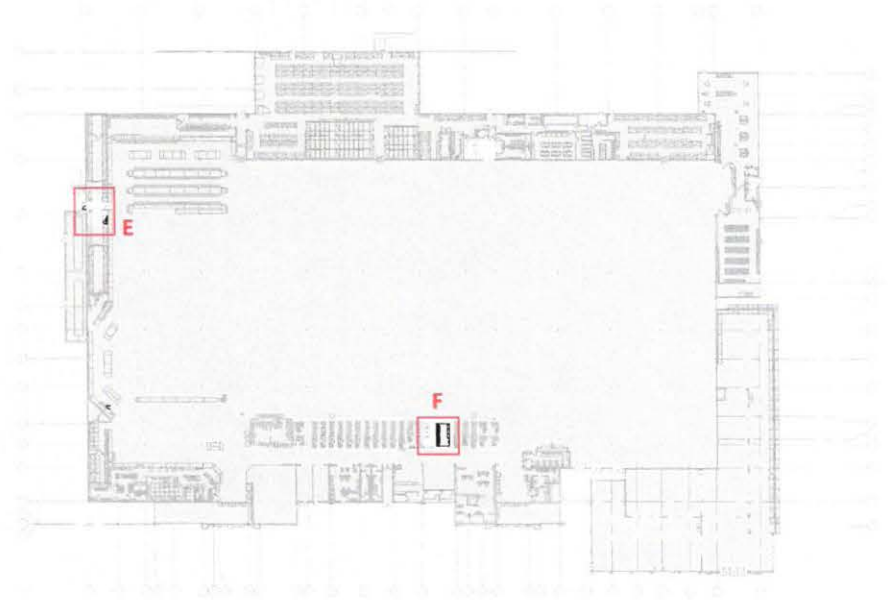
Brittany M Lance



LOCATION MAP 

EXTERIOR SCOPE OF WORK

- A: REMOVING TRASH COMPACTOR (WILL NOT BE RELOCATED) AND ADDING SIX PICKUP PARKING STALLS (PAGES 4-5)
- B: ADD NEW WALL MOUNTED, ILLUMINATED PICKUP SIGN (PAGE 6)
- C: REMOVE EXISTING "OUTDOOR LIVING" SIGN (PAGE 6)
- D: ADD DIRECTIONAL SIGNAGE AND MARKINGS LEADING CUSTOMERS TO PICKUP PARKING STALLS (PAGES 2-3)



FIRST FLOOR - INTERIOR SCOPE 



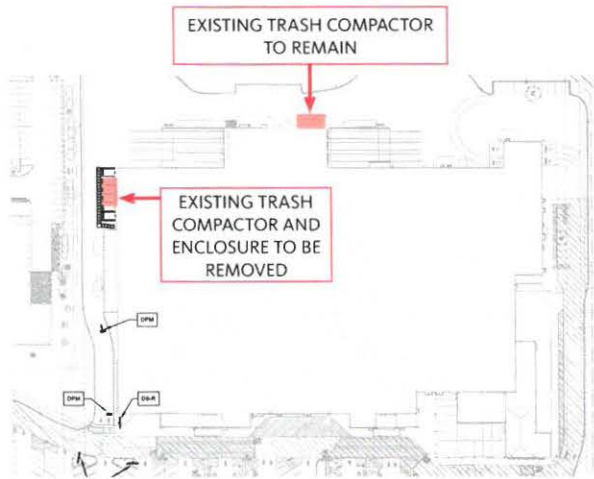
INTERIOR SCOPE OF WORK

- NOTE: GREY AREA NOT IN SCOPE
- E: REPLACE EXISTING DOOR AND ADD ORDER MANAGEMENT EQUIPMENT
- F: REMOVE SHELVES, REPLACE FLOOR AND ADD IN-LANE PICKUP EQUIPMENT

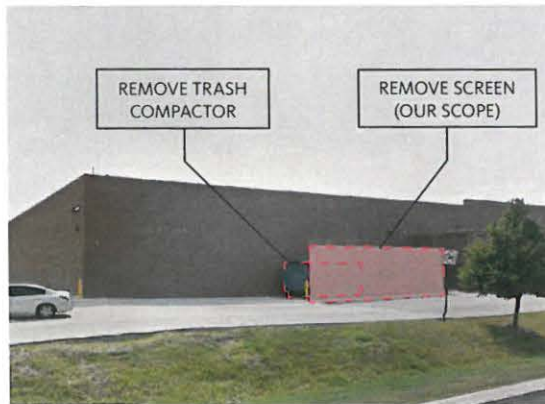


Gensler	March 31, 2017	#1276 - Sheboygan, WI	3711 S. Taylor Drive	Site and Floor Plans	1
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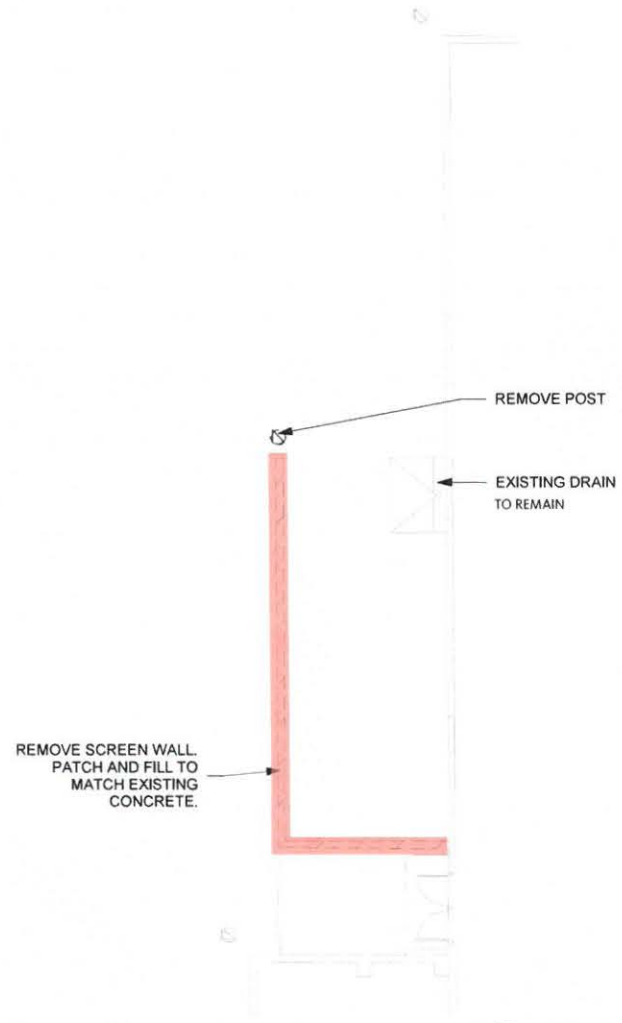
DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION. The final work strategy shows an overview of the project design and work. The building strategy may not reflect variations in color, form, height, structure, material, finish, or style. Coordinate variations proposed by building codes or contractors. Material availability or final design details may vary.



3 TRASH COMPACTOR LOCATIONS



2 TRASH COMPACTOR REMOVAL



1 ENLARGED SITE PLAN DEMO



Gensler

March 31, 2017

#1276 - Sheboygan, WI

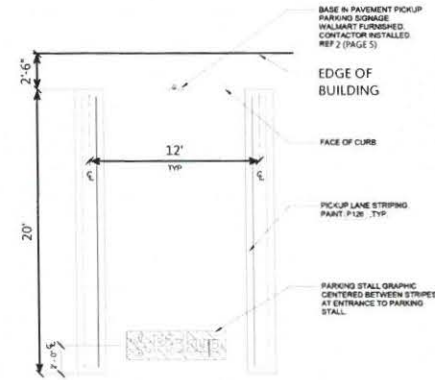
3711 S. Taylor Drive

Site Demolition Plans

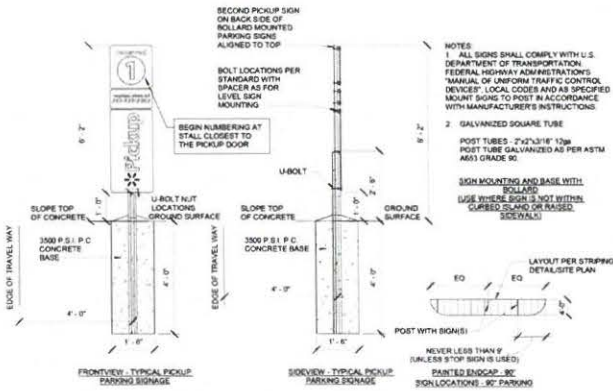
4



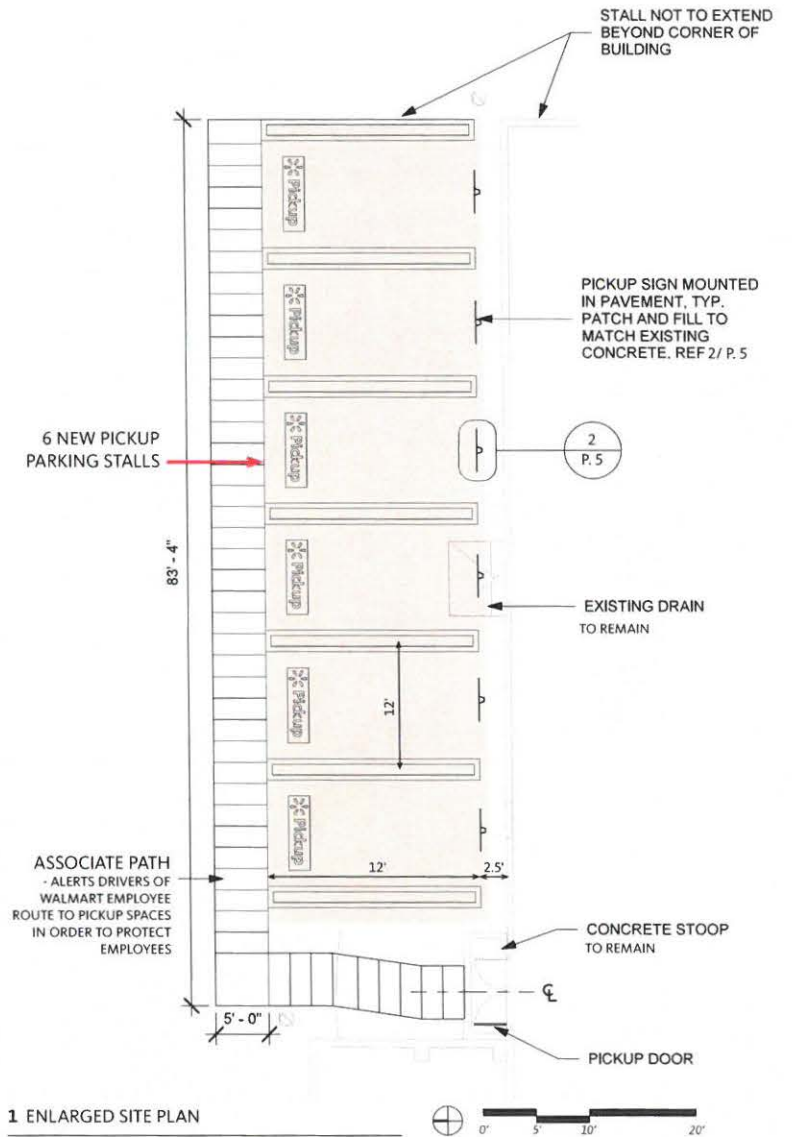
4 EXISTING PICKUP PARKING EXAMPLES



3 PICKUP PARKING STALL DETAIL 1/2" = 1'-0"



2 PICKUP SIGN MOUNTING 1" = 1'-0"



1 ENLARGED SITE PLAN



Gensler

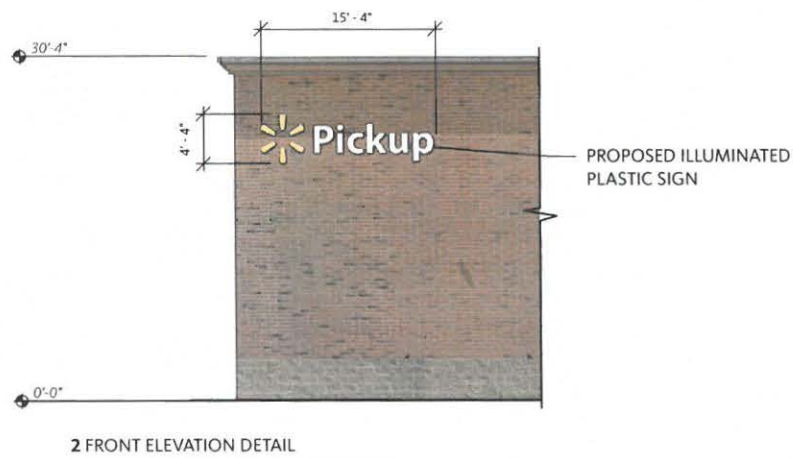
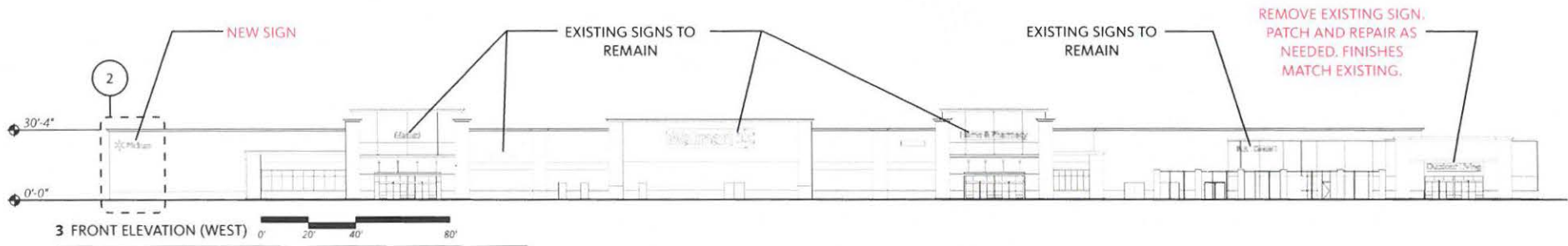
March 31, 2017

#1276 - Sheboygan, WI

3711 S. Taylor Drive

Pickup Parking

5



MAIN BUILDING SIGNAGE	QTY	LED	COLOR	SIZE	TOTAL SIGN AREA
EXISTING FRONT SIGNAGE					
WALMART	1	LED	WHITE	5'-6"	298.00
SPARK	1	LED	YELLOW	8'-0"	97.66
HOME & PHARMACY	1	-	BRONZE	2'-6"	28.17
MARKET	1	-	WHITE	2'-6"	34.50
AUTOCENTER	1	-	WHITE	2'-0"	20.00
SUBWAY	1	-	NA	2'-0"	20.00
CUMBERLAND BANK	1	-	NA	2'-0"	20.00
OUTDOOR LIVING	1	-	WHITE	2'-6"	77.17
TOTAL EXISTING SIGNAGE					575.50
REMOVAL OF FRONT SIGNAGE					
OUTDOOR LIVING	1	-	WHITE	2'-6"	77.17
NEW FRONT SIGNAGE					
PICKUP	1	LED	WHITE	2'-6"	66.76
SPARK	1	LED	YELLOW	4'-4.14"	
TOTAL PROPOSED SIGNAGE					565.09

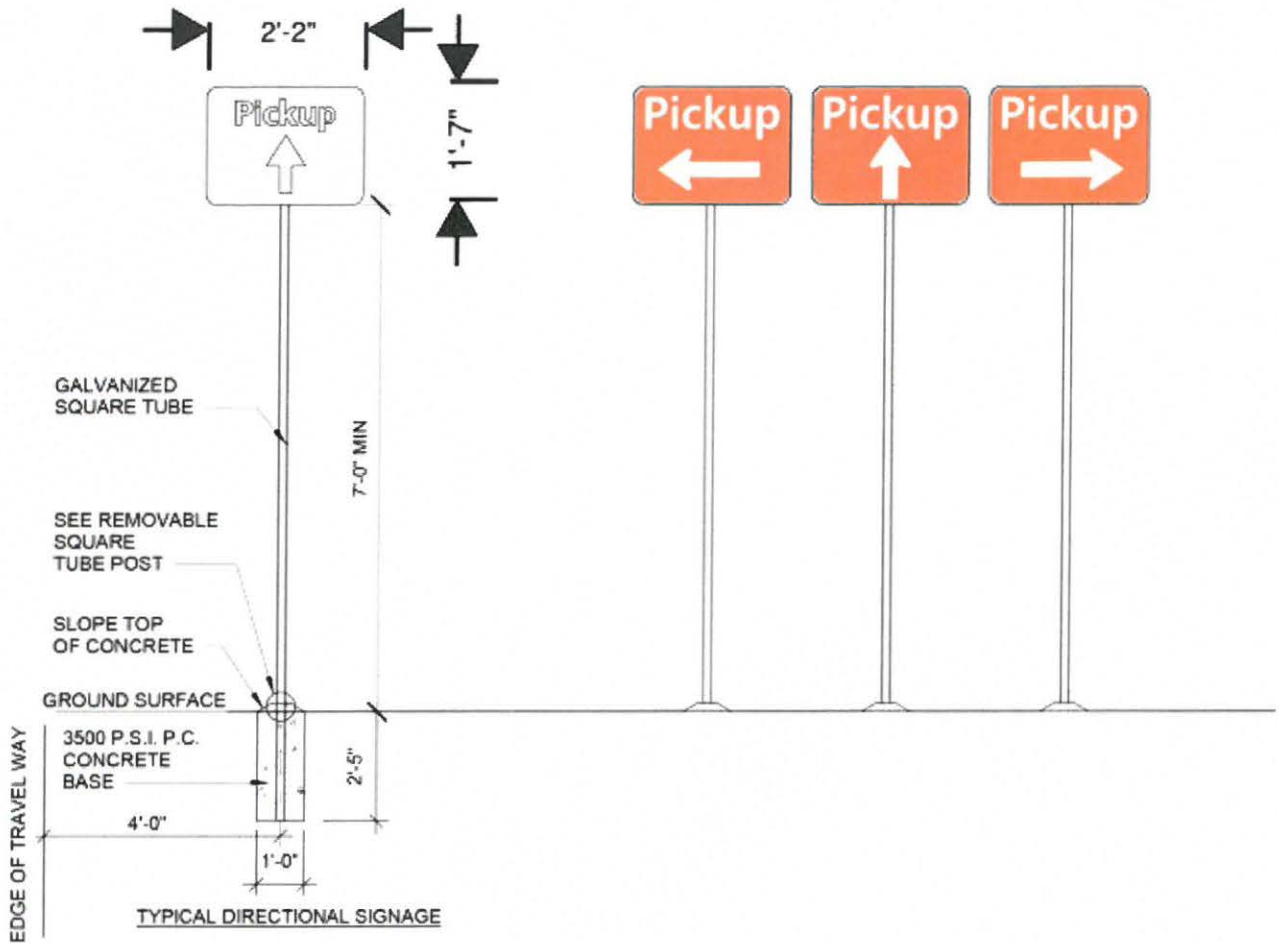
1 SIGNAGE SCHEDULE

SEE SIGN PERMIT APPLICATION FOR ADDITIONAL SIGN DETAILS

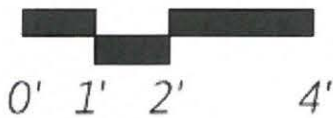


Gensler	March 31, 2017	#1276 - Sheboygan, WI	3711 S. Taylor Drive	Elevations	6
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DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION. The drawings images show an approximate view of the current site and are not to scale. The building images may not reflect conditions in color, time, from, light, shading, ambient light, or color, materials, texture, contrast, font style, construction variations required for building codes, or model, or physical availability of final design details.



2 DIRECTIONAL SIGNAGE DS



Regards,
Brittany

Brittany M. Lance
+1 312.577.7101 Direct

Gensler
11 East Madison Street
Suite 300
Chicago, Illinois 60602
USA

[G](#) [On](#) [fb](#) [t](#) [in](#) [2017 Design Forecast](#)

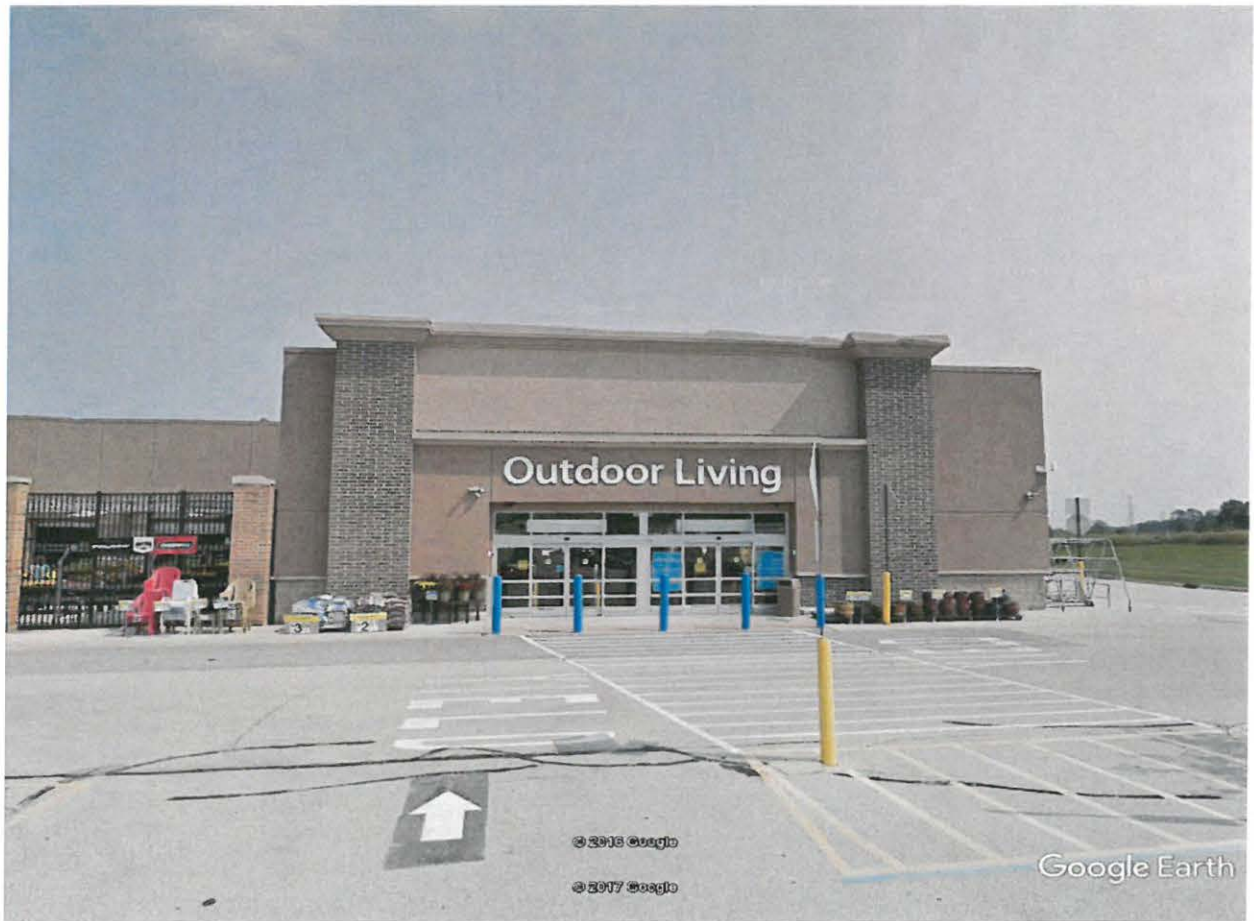






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CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Basudev Adhiahri to construct additions to the existing Tidy Store Gas Station/Liquor Store located at 810 N. 14th Street. UC Zone

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

REPORT DATE: April 7, 2017

MEETING DATE: April 11, 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:

Basudev Adhiahri is proposing to construct additions to the existing Tidy Store Gas Station/Liquor Store located at 810 N. 14th Street. The applicant states the following:

- In June of 2016 the Plan Commission approved a conditional use permit by Basudev Adhiahri to remodel the existing convenience store and add a new liquor store at Tidy Store Gas Station located at 810 N. 14th Street.
- Today, the applicant is proposing to add approximately 1,500sf of storage room space and walk-in cooler space to the 3,797sf building. Building will now be 5,300sf.
- The addition at the southwest corner is 647sf (20 x 32.3) and is for the new walk in cooler in the convenient store space.
- The addition at the northwest corner is 888sf (20 x 42.2) and is for additional storage.

STAFF COMMENTS:

The applicant owns the convenience/liquor store and gas station as well as the residence to the west at 1418 Wisconsin Avenue. The applicant has not provided any survey or site plan that details the property line between the two properties. Thus, staff is unable to determine the building setback to the west property line. The applicant has not provided any information regarding the setback so staff is unable to determine if the addition is meeting the required setback or not (Is a variance required?). Based on that staff will be recommending holding this matter until that information is submitted.

Any time a commercial property/development abuts a residential zone there are bufferyard requirements. A bufferyard is a combination of distance and a visual buffer or barrier. It includes an area, together with the combination of plantings, berms and fencing that are required to eliminate or reduce existing or potential nuisances (nuisances are dirt, litter, noise, glare of lights, signs, and incompatible land uses, buildings or parking areas). These bufferyard are required in order to minimize the negative impact of any future use on neighboring uses. Applicant has not provided any information regarding this bufferyard requirement.

Staff has received a number of inquiries from people questioning the look of the metal panels recently installed as part of the recent exterior remodel project (the Discount Liquor section of the building). The concern has to do with the look of the building and the dimples that appear on this elevation. The Plan Commission should ask the architect to explain why this is occurring and what specifically will be done to address this concern.

Staff has a number of questions that the Plan Commission should have the applicant address:

- Why is the applicant constructing two (2) new additions to the rear of the building instead of one addition that would eliminate the gap?
- The applicant has a total of three (3) soda machines located outside on the south side of the building. With the additional interior cooler space it would be nice to reduce the number of soda machines. What is the applicant's intent with these soda machines?
- The applicant also owns and appears to rent the residence to the west at 1418 Wisconsin Avenue. This property also needs to do some general lawn maintenance (maintain existing landscaping/shrubs and eliminating overgrown weeds).

Applicant is requesting the following variances:

- Setbacks? Landscaping?

ACTION REQUESTED:

Staff is recommending that this matter be held until such time the applicant submits a more complete application that addresses building setbacks, landscaping, etc.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 500611
MAP NO. 22 427 005
ZONING CLASSIFICATION: UC

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

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

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



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: Basudev Adhiahri
ADDRESS: 1710 Indiana Ave E-MAIL: missionbda@gmail.com
PHONE: () 920-226-1786 FAX NO. ()

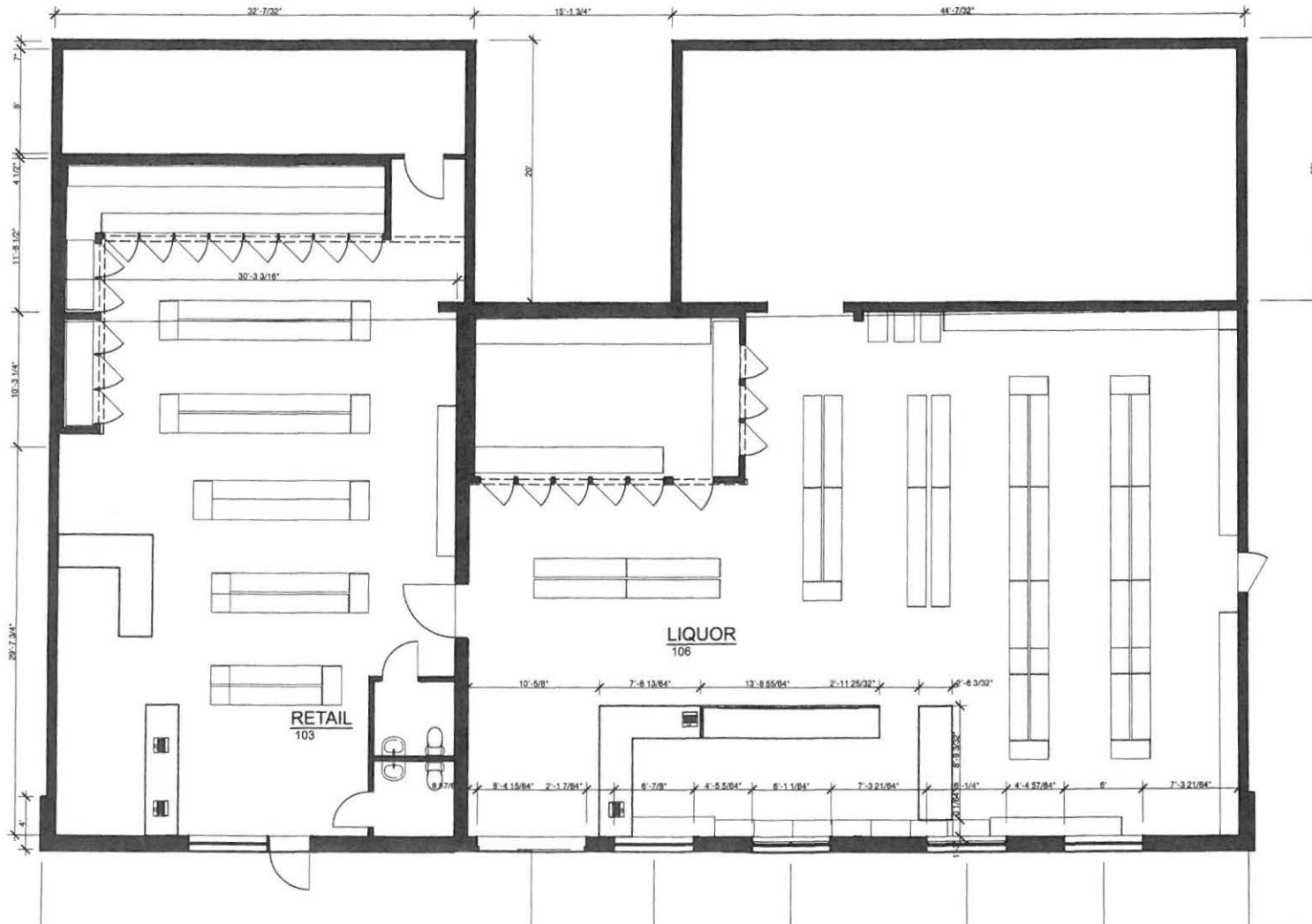
2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Tidy Store Gas Station
ADDRESS OF PROPERTY AFFECTED: 810 N.14th St
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
Gas station and Convenient Store

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
WE WILL BE ADDING APPROXIMATELY 1,500 SF OF STORAGE ROOM SPACE. PART OF THIS SPACE WILL BE CREATING A NEW WALK IN COOLER WITHIN THE CONVENIENT STORE SPACE

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____
None



① 1st Floor Plan
SCALE: 1/8" = 1'-0"

ADDITION for:
TIDY STORE
810 N. 14TH ST SHEBOYGAN WI 53081



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

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Google Earth

CITY OF SHEBOYGAN

REQUEST FOR PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Resolution approving an amendment to the Project Plan for Tax Incremental District 13, City of Sheboygan, Wisconsin.

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

REPORT DATE: March 30, 2017

MEETING DATE: April 11, 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 City of Sheboygan created TID 13 in October 2005 to provide senior housing development incentives to Landmark Square development. A year or so ago, the former Sheboygan Senior Nursing Facility vacated their property for new facility in the Town of Sheboygan. Jos Schmitt and Sons Construction purchased the property and be renovating the building into dorm-style residential units. This is a project plan amendment only, no boundary changes. The Project Plan amendment will provide a development incentive to The Founder's Club, LLC and share excess revenue with TID 16.

STAFF COMMENTS:

The Founders Club project will provide much needed housing for interns and co—op students working in our factories and resorts. Prior to be purchased by Jos Schmitt and Sons this property was tax exempt. The proposed project will put the property back on the tax rolls. City staff has worked very hard to develop an incentive that works for both the City and the Developer and recommends approval of the Project Plan.

Secondly, the development incentive for Landmark Square development will be paid off in 2017 and The Founder's Club proposed development incentive will be paid off in 2019, leaving approximately \$370,000 in excess increment. Sharing the increment with TID 16, , the downtown Sheboygan TID makes sense due to the development incentives that were provided to secure the downtown market rate apartment developments.

ACTION REQUESTED:

Motion to recommend the Common Council approve the Resolution approving an amendment to the Project Plan for Tax Incremental District 13 and approving the Project Plan.

ATTACHMENTS:

- I. Resolution approving the amendment to the Project Plan.
- II. TID 13 Project Plan Amendment No. 1

CITY OF SHEBOYGAN, WISCONSIN

Tax Incremental District 13

PROJECT PLAN AMENDMENT No. 1



Joint Review Board Organizational Meeting Held: April 4, 2017

Public Hearing Held: April 11, 2017

Adopted by Plan Commission: April 11, 2017

Adopted by City Council: May 1, 2017

Anticipated Approval from Joint Review Board: May 8, 2017

May 2017

Tax Incremental District 13,
Amendment No. 1

City of Sheboygan Officials

Common Council

Michael Vandersteen	Mayor
Mary Lynne Donohue	Council Member
John Belanger	Council Member
Todd Wolf	Council Member
Scott Lewandoske	Council Member
Tammy Rabe	Council Member
Michael Damrow	Council Member
Job Hou-seye	Council Member
Rosemarie Trester	Council Member
Bill Thiel	Council Member
Julie Kath	Council Member
Mark Hermann	Council Member
Bryan Bitters	Council Member
Susan Lessard	Council Member
Joseph Heidemann	Council Member
James Bohren	Council Member
Roman Draughon	Council Member

City Staff

Darrell Hofland	City Administrator
Chad Pelishek	Director of Planning & Development
Steven Sokolowski	Manager of Planning & Zoning
Charles Adams	City Attorney
Susan Richards	City Clerk
Nancy Buss	Finance Director

PROJECT PLAN AMENDMENT
TAX INCREMENTAL DISTRICT 13
AMENDMENT ONE
THE FOUNDERS CLUB AND TID REVENUE SHARING

Introduction

The City of Sheboygan (City) proposes to amend Tax Incremental District (TID) 13 to provide a development incentive to The Founders Club, LLC and to share excess increment with TID 16. The City created TID 13 to provide development incentives for a senior housing project known as Landmark Square. TID 13 was certified by the Wisconsin Department of Revenue on January 1, 2006 with a certified base value of \$294,400. To date, no project plan or territory amendments have been filed for this TID.

With this amendment to TID 13, the City proposes to complete two items; new development incentive and sharing of excess revenue. The Founder's Club, LLC has purchased the former Sheboygan Senior Community property which is located in the boundaries of TID 13. The developer is renovating the former nursing home into dorm-style housing units for local employers to house interns and co-op employees on a temporary basis. Phase 1 of the project to create housing for approximately 150 occupants is complete. Phase 2 of the project to create housing for approximately 100 more occupants has requested a development incentive as gap financing to bridge the amount the lender is providing and the amount that developer is contributing towards the project.

Development incentives were provided to the Landmark Square project which began in 2007. The development incentive provided for this project will be complete as of September, 2017. The result of this will leave approximately \$394,216 in excess increment in the district. The City anticipates that by 2019, the district will have approximately \$374,000 in excess increment that could be shared with TID 16.

Authorizing the donor district to share increments with the recipient district will provide additional resources needed to assist the recipient district in accomplishing the economic development goals set forth in its Project Plan. Without this assistance, it is unlikely this will happen, or will happen within the timeframe, or at the levels projected. The application of the donor district's surplus increment, as permitted by Wisconsin Statutes, promotes the overall economic development of the City to the benefit of all overlapping taxing jurisdictions.

Summary of Findings

As required by s.66.1105 Wis. Stats and as documented in the Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” amendment of TID 13 Project Plan, the new development associated with The Founders Club, LLC. and the donor district assisting another district will not advance the City’s economic development goals in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:

- In order to make the accommodate plans to redevelop the former Sheboygan Senior Community Center (Phase 2), the City will need to induce redevelopment by offering incentives. Due to the extensive investment needed in this property, the City has determined that redevelopment would not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, redevelopment of the Founders Club Phase 2 would like not occur.
- Current and projected tax increment collections for the recipient district will be insufficient to pay for project costs already incurred and/or the additional projects that need to be completed in TID 16 to achieve the objectives of its Project Plan.
- **That “but for” amendment of TID 13 Project Plan, the economic development objectives will not be achieved.** In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing. The purpose of this amendment is provide incentive to type of development not currently in the market and will be meet the City goals as it relates to the economic development initiatives and additional housing opportunities located in our downtown district.

2. The boundaries of the District are not being amended. The former Sheboygan Senior Community Center is located in the original TID boundaries as established in 2006.

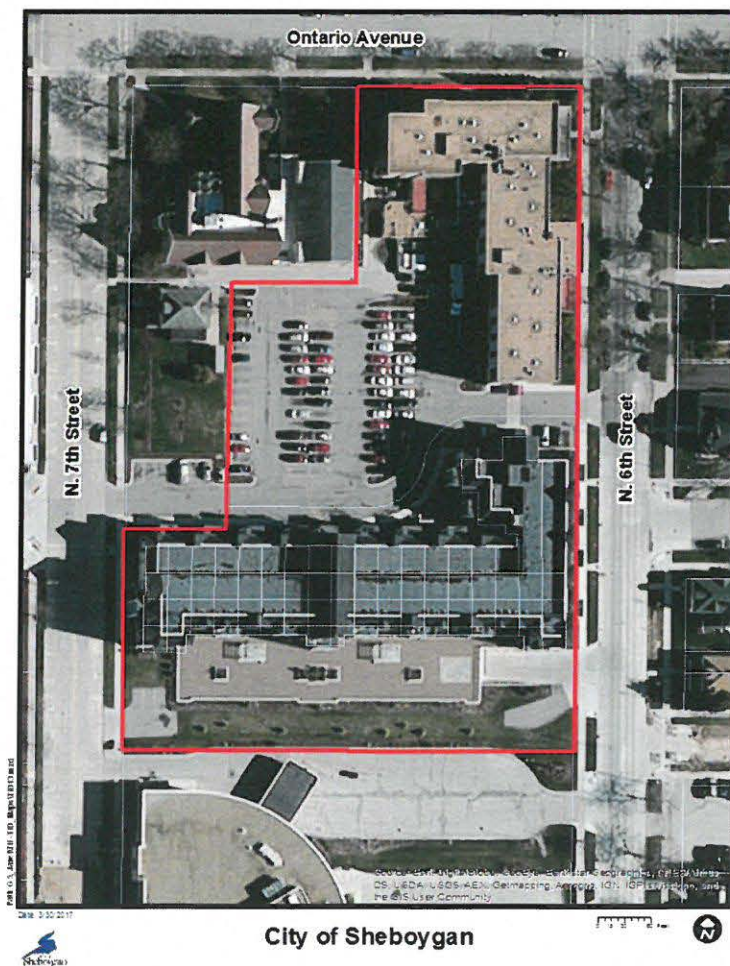
3. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution the District remains a blighted area within the meaning of Section 66.1105(2)(a)1. of Wis. Stats.

Listing of Kind, Number and Location of Proposed Improvements

Cash Grant (Development Incentives). The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the City executes a development agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Donor District. This amendment provides the authority of the Donor District to allocate surplus increments with the Recipient District. No other additional projects costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the original Project Plan documents remains in effect.

Map Showing Existing Uses & Conditions. The map provided below shows the originally approved boundaries of the district. This amendment does not change the boundaries of the district. It is provided for reference.



Equalized Value Test

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for the Amendment.

Map Showing Proposed Improvements and Uses

There will be no change to District boundaries, nor any changes to the proposed improvements or uses within the District as result of this amendment. A copy of this map showing the boundaries of the TID can be found on the prior page.

Detailed List of Project Costs

1. This amendment provides for upfront forgivable development incentives in the amount of \$390,000 to be provided to The Founder's Club as part of the former Sheboygan Senior Community Center redevelopment project per a Developer's Agreement between the City of Sheboygan and The Founders Club approved by the Common Council on March 6, 2017.
2. This amendment also provides the authority for the Donor District (TID 13) to allocate surplus increments with the Recipient District (TID 14 and/or 16).

Economic Feasibility Study

This project plan amendment allows for tax increments from the proposed \$2,600,000 in new valuation to be used to forgive up to \$390,000 of costs associated with The Founder's Club proposed project. The estimated repayment of this forgivable period is six years.

This project plan amendment also allows the Donor District(s) to allocate positive tax increments to the Recipient District(s). The authority for this amendment is Wisconsin Stats. 66.1105(6)(f) which provides for the allocation of increments providing that the following are true:

- The Donor District(s), the positive tax increments of which are to be allocated, and the Recipient District have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- The Donor District(s) is able to demonstrate, based on the positive tax increments that are currently generated, that it has sufficient revenues to pay for all project costs that have been incurred under the Project Plan for that District and sufficient surplus revenues to pay for some of eligible costs of the Recipient District(s).

- The Recipient District(s) was created upon a finding that not less than 50 percent, by area, of the real property within the District is blighted or in need of rehabilitation, or the project costs in the District are used to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination.

The Exhibits following this section demonstrate that the Donor District(s) will be generating sufficient tax increments in six years after all debt is paid off, and the surplus tax increments remain that can be allocated to pay some of the project costs of the Recipient District(s). Accordingly, the statutory criteria under which this amendment can be approved are met.

Tax Increment for TID 13

Budget Year	Equalized Value of Site	Base Value	Value Increment	Tax Increment	Development Incentive	City Share	Excess Increment
2008	297,300	294,400	2,900	72		72	
2009	8,963,700	294,400	8,669,300	217,070	195,363	21,707	
2010	9,390,700	294,400	9,096,300	348,242	313,418	34,824	
2011	13,264,400	294,400	12,970,000	343,741	309,367	34,374	
2012	9,775,200	294,400	9,480,800	257,294	231,564	25,730	
2013	9,259,500	294,400	8,965,100	246,624	221,962	24,662	
2014	9,246,200	294,400	8,951,800	251,299	226,169	25,130	
2015	11,722,600	294,400	11,428,200	316,569	284,912	31,657	
2016	11,021,500	294,400	10,727,100	298,044	268,240	29,804	
2017	11,238,400	294,400	10,944,000	292,614	263,353	29,261	
2018	15,038,400	294,400	14,744,000	394,216	287,254	39,422	67,540
2019	15,038,400	294,400	14,744,000	394,216	101,602		292,614
2020	15,038,400	294,400	14,744,000	394,216	101,602		292,614
2021	15,038,400	294,400	14,744,000	394,216	85,194		309,022
2022	15,038,400	294,400	14,744,000	394,216			394,216
2023	15,038,400	294,400	14,744,000	394,216			394,216
2024	15,038,400	294,400	14,744,000	394,216			394,216
2025	15,038,400	294,400	14,744,000	394,216			394,216
2026	15,038,400	294,400	14,744,000	394,216			394,216
2027	15,038,400	294,400	14,744,000	394,216			394,216
2028	15,038,400	294,400	14,744,000	394,216			394,216
2029	15,038,400	294,400	14,744,000	394,216			394,216
2030	15,038,400	294,400	14,744,000	394,216			394,216
2031	15,038,400	294,400	14,744,000	394,216			394,216
2032	15,038,400	294,400	14,744,000	394,216			394,216

Development Assumptions for TID 16 Project Plan

Year	Cumulative Value Increment	Inflation Increment	Development Construction	Development Construction Increment	Annual Value Increment	Tax Rate	Tax Increment Income
2017		-	10,700,000	-	-	0.02698	-
2018	10,700,000	436,000	11,100,000	10,700,000	11,136,000	0.02698	300,449
2019	21,800,000	436,000	-	11,100,000	11,536,000	0.02698	599,927
2020	21,800,000	486,000	2,500,000	-	486,000	0.02698	601,276
2021	24,300,000	486,000	-	2,500,000	2,986,000	0.02698	668,726
2022	24,300,000	486,000	-	-	486,000	0.02698	668,726
2023	24,300,000	556,000	3,500,000	-	556,000	0.02698	670,615
2024	27,800,000	556,000	-	3,500,000	4,056,000	0.02698	765,045
2025	27,800,000	556,000	-	-	556,000	0.02698	765,045
2026	27,800,000	556,000	-	-	556,000	0.02698	765,045
2027	27,800,000	556,000	-	-	556,000	0.02698	765,045
2028	27,800,000	556,000	-	-	556,000	0.02698	765,045
2029	27,800,000	556,000	-	-	556,000	0.02698	765,045
2030	27,800,000	556,000	-	-	556,000	0.02698	765,045
2031	27,800,000	556,000	-	-	556,000	0.02698	765,045
2032	27,800,000	556,000	-	-	556,000	0.02698	765,045
2033	27,800,000	556,000	-	-	556,000	0.02698	765,045
2034	27,800,000	556,000	-	-	556,000	0.02698	765,045
2035	27,800,000	698,000	-	-	556,000	0.02698	768,876
2036	27,800,000	698,000	-	-	698,000	0.02698	768,876
2037	27,800,000	698,000	-	-	698,000	0.02698	768,876
2038	27,800,000	698,000	-	-	698,000	0.02698	768,876
2039	27,800,000	698,000	-	-	698,000	0.02698	768,876
2040	27,800,000	698,000	-	-	698,000	0.02698	768,876
2041	27,800,000	698,000	-	-	698,000	0.02698	768,876
2042	27,800,000	698,000	-	-	698,000	0.02698	768,876
2043	27,800,000	698,000	-	-	698,000	0.02698	768,876
Base Value - 2014 Assessed Value					\$21,331,000		\$ 18,845,098
Assumptions: 2% annual inflation of assessed values							
Tax Increments determine value increment during construction							
Analysis assumes the TIF expires at the end of the 27 year period (2043)							
Annual interest on debt - 3%							

TID 16 Cash Flow Performa

Year	Increment	Advances	Total Revenues	Debt	Admin	Incentives	Total Expenses	Repay Advance	Shortfall
2016									
2017	-	710,000	710,000	3,022	-				
2018	300,449		300,449	86,641	50,000		136,641	163,808	-
2019	599,927		599,927	1,136,956	50,000		1,186,956		(587,029)
2020	601,276		601,276	1,130,606	50,000		1,180,606		(579,330)
2021	668,726		668,726	1,113,438	50,000	200,000	1,163,438		(494,712)
2022	668,726		668,726	1,105,106	50,000	200,000	1,155,106		(486,380)
2023	670,615		670,615	1,090,829	50,000	200,000	1,140,829		(470,214)
2024	765,045		765,045	1,080,449	50,000	200,000	1,130,449		(365,404)
2025	765,045		765,045	1,069,049	50,000	200,000	1,119,049		(354,004)
2026	765,045		765,045	1,062,028	50,000	200,000	1,112,028		(346,983)
2027	765,045		765,045	544,000	50,000	200,000	594,000	171,045	-
2028	765,045		765,045	532,000	50,000	225,000	582,000	183,045	-
2029	765,045		765,045	520,000	50,000	125,000	570,000	195,045	-
2030	765,045		765,045	508,000	50,000	125,000	558,000	207,045	-
2031	765,045		765,045	496,000	50,000	125,000	546,000	-	219,045
2032	765,045		765,045	484,000	50,000	125,000	534,000		231,045
2033	765,045		765,045	472,000	50,000	125,000	522,000		243,045
2034	765,045		765,045	460,000	50,000	125,000	510,000		255,045
2035	768,876		768,876	448,000	50,000	125,000	498,000		270,876
2036	768,876		768,876	436,000	50,000		486,000		282,876
2037	768,876		768,876	424,000	50,000		474,000		294,876
2038	768,876		768,876	412,000	50,000		462,000		306,876
2039	768,876		768,876	-	50,000		50,000		718,876
2040	768,876		768,876	-	50,000		50,000		718,876
2041	768,876		768,876	-	50,000		50,000		718,876
2042	768,876		768,876	-	50,000		50,000		718,876
2043	768,876		768,876	-	50,000		50,000		718,876
	\$18,845,098	\$710,000	\$19,555,098	\$14,614,124	\$1,300,000	\$2,500,000	\$15,911,102	\$919,988	\$2,014,008

Annexed Property

No territory will be added or subtracted from the District as a result of the amendment.

Proposed Changes in Zoning Ordinances

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Project Plan amendment.

Proposed Changes in Master Plan, Map, Building Codes and City of Sheboygan Ordinances.

Due to the former Sheboygan Senior Community Center being an existing building that is being renovated into dorm-style residential units, no effect on the City's Master Plan is anticipated. Actually this project will be consistent with the Master Plan by bringing more people to live downtown and provide a positive economic benefit to the City's goal through the master planning processes to encourage more people to live and work downtown.

Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Amendment.

Orderly Development and/or Redevelopment of the City of Sheboygan

This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and/or redevelopment of the City.

A List of Estimated Non-Project Costs

The City does not expect to incur any non-Project Costs in the implementation of this Project Plan Amendment.

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Final Plat Approval for Aspen Trail Estates in the Town of Sheboygan. Extra-Territorial Plat Review

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

REPORT DATE: April 10, 2017

MEETING DATE: April 11, 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 Final Plat of Aspen Trail Estates is located to the east of N. 61 Street in the Town of Sheboygan. The City has extra-territorial platting for subdivisions within three (3) miles of the City limits which this plat falls within.

STAFF COMMENTS:

The City has extra-territorial platting for subdivisions within three (3) miles of City limits.

ACTION REQUESTED:

Staff recommends approval of the final plat.

ATTACHMENTS:

Final Plat of Aspen Trail Estates

II

Other Matters

8.4

R. O. No. 288 - 16 - 17. By CITY CLERK. April 5, 2017.

Submitting the final plat of Aspen Trail Estates located to the east of N. 61st Street in the Town of Sheboygan, transmitted by J.E. Arthur and Associates, Inc.

City Plan

City Clerk



J. E. ARTHUR AND ASSOCIATES, INC.

ENGINEERS • SURVEYORS

Phone: 920/922-5703

548 Prairie Road
Fond du Lac WI 54935

April 3, 2017

City of Sheboygan
Sue Richards, Clerk
828 Center Ave. Suite 100
Sheboygan, WI 53081

Re: Final Plat of Aspen Trail Estates

Dear ~~Louie~~
Sue:

Enclosed, please find 1 copy of the above-mentioned Final Plat of Aspen Trail Estates. On behalf of the owner, we request that the plat be placed on your next Plan Commission agenda and be considered for approval.

Please notify us of when the meeting for action on this plat will be held, that we may inform the owner.

Copies of this plat will be submitted to the Department of Administration, the Town of Sheboygan, Village of Kohler, and Sheboygan County Planning under separate cover. Should you have any questions or concerns regarding this submittal, please contact this office.

Sincerely,

Eric R. Otte P.E., PLS
President

J. E. Arthur and Associates, Inc.

encs.

P:\JEAAA Documents\Survey Documents\LOI 4000-14828 final-plt-city-trans.doc

