

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Acuity to install temporary banners at 2800 S. Taylor Drive. SO Zone

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

REPORT DATE: March 10, 2017

MEETING DATE: March 14, 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 again proposing to install several banners at 2800 S. Taylor Drive for the purpose of highlighting *ACUITY's* recognition of various events, groups and milestones. The applicant states the following about the proposal:

- The 644sf (14.3 x 45) banners will be installed on the existing Acuity monument sign located on the west side of the property adjacent to I-43.
- The first banner will display Acuity's new logo and will stay visible until the permanent company sign is established or as proposed to be rotated for the special occasions.
- The second banner will display Acuity's "Great Place to Work" ranking as a company. This design is not yet finalized so Acuity will work with City staff to obtain approval of this banner sign.
- The third banner will display support of motorcycle safety awareness.
- The fourth banner will display Acuity's appreciation and respect for law enforcement.
- The fifth and sixth banners will convey *ACUITY's* appreciation for truck drivers and manufactures which are major segments of *ACUITY's* business and Sheboygan's workforce.

STAFF COMMENTS:

The applicant is requesting the following variances:

- To install a 644sf temporary advertising banner – maximum 32sf temporary banner permitted.
- To install temporary advertising banners for more than 30 days throughout 2017 – maximum number of days permitted is 30 days.

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

1. Banner(s) shall be removed by December 1, 2017.
2. If applicant proposes to install any future banners, the applicant will be required to obtain the necessary permits to do so (conditional/variance and sign permit).

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Plan Commission.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 59281431085

MAP NO. _____

ZONING CLASSIFICATION: SUBURBAN OFFICE

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: 3/14/17

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: Acuity, A Mutual Insurance Company
ADDRESS: 2800 South Taylor Drive E-MAIL: paul.miller@acuity.com
PHONE: (920)458-9131 FAX NO. (920)458-1618

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS:
Acuity, A Mutual Insurance Company

ADDRESS OF PROPERTY AFFECTED:
2800 South Taylor Drive

LEGAL DESCRIPTION: Parcel Number 59281431085

SEC 33 T15N R23E PRT OF THE W1/2 OF SEC 33 DESC AS: COM AT THE NW COR OF SEC 33, TH N-87-DEG-52'- 24"E 518.52' ALG THE N LINE OF SEC 33 TO THE ELY R/W LINE OF I-43, TH S-04-DEG- 24'-46"W 329.78' ALG SD ELY R/W LINE TO POINT OF BEG, TH N-87-DEG-55'-28 "E 845.91' TO THE E LINE OF THE W1/2 OF THE W1/2 OF SEC 33, TH S-01- DEG-18'-21"E 1136.29' ALG SD E LINE, TH N-87-DEG-52'-39"E 100.91' TO THE WLY LINE OF S TAYLOR DR, TH SWLY 566.07' ALG SD WLY LINE BEING THE ARC OF A CURVE TO THE LEFT HAVING A RADIU S SELY OF 2292.69', THE CHORD OF WHICH BEARS S-19-DEG-10'-27.3"W 564.63' TO A POINT OF TANGENCY, TH S-12-DEG-06'- 04"W 649.23' ALG SD WLY LINE, TH S-10-DEG-38'-02"W 1187.03' ALG SD WLY LINE, TH W 690.66' TO THE ELY R/W LINE OF I-43, TH N-00-DEG- 00'-22"E 92.71' ALG SD ELY LINE, TH N-04-DEG-24'-49"E 2302.97', TH N-12-DEG-56'-23"E 101.5', TH N-04-DEG- 24'-13"E 400.38', TH N-04- DEG-08'-03"W 100.73', TH N- 04-DEG-24'-46"E 450.46' TO POINT OF BEG AND THE END OF SD COURSES ALG THE ELY R/W LINE OF I-

43

City of Sheboygan Permit Application Narrative

Brief Description:

The addition of six (6) different sign covers, for the purpose of highlighting Acuity's recognition of various events/groups/milestones:

- New Acuity Logo (displays ASAP, and taken down only during the other 5 special sign wraps and when the permanent replacement monument is established.
- Great Place to Work (displays from 3/9/17 - 4/28/17)
- Motorcycle Safety Awareness (display from 4/28/17 – 5/15/17)
- Law Enforcement Appreciation (display from 5/15/17 – 6/7/17)
- Truck Driver Appreciation (display from 9/06/17 – 9/26/17)
- Manufacturing Month (display from 9/27/17 – 11/7/17)

Justification of Proposed Banners:

The **first** banner will display Acuity's new logo and will stay visible until the permanent company monument is established or during the special occasions listed for the other five sign wraps (Great Place to Work ranking, motorcycle safety, law enforcement appreciation, truck driver appreciation, & manufacturing month)

The **second** banner will display our Great Place to Work ranking as a company. *(This design is not yet finalized, however once it is finalized, Acuity will work with city staff to obtain approval.)*

The **third** banner will display Acuity's support of motorcycle safety awareness.

The **fourth** banner will display Acuity's appreciation and respect for law enforcement.

The **fifth** and **sixth** banners will convey Acuity's appreciation for truck drivers and manufacturers, both of which are major segments of Acuity's business and Sheboygan's workforce.

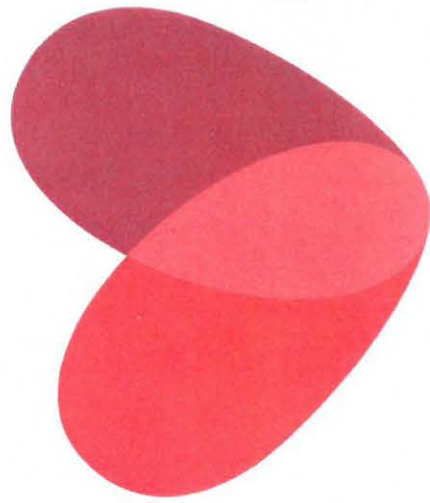
Please Note: These six banners will be temporary covers for Acuity's existing sign—however the first banner will stay on the existing sign until a new permanent sign with our new logo is created and installed.



© 2017 Google

© 2016 Google

Google Earth



acuityTM
INSURANCE

#X BEST LARGE-SIZED WORKPLACE IN AMERICA



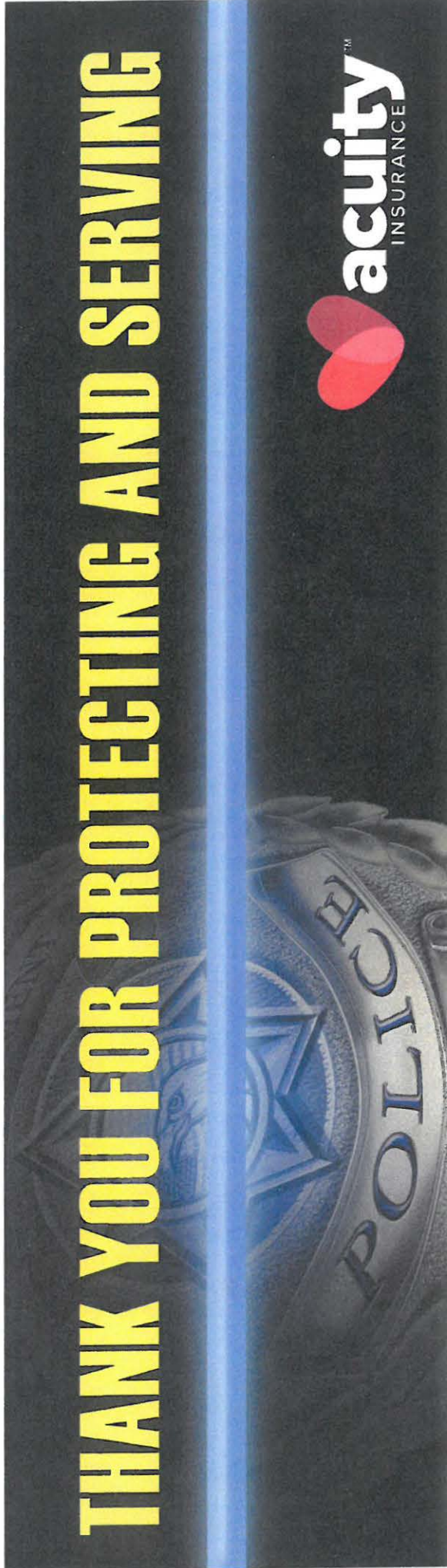


SHARE THE ROAD

#RideAware



THANK YOU FOR PROTECTING AND SERVING



WITHOUT TRUCKS, AMERICA STOPS





**ACILITY SUPPORTS
AMERICAN
MANUFACTURERS**

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by RLO Sign, Inc. to install a new electronic readerboard monument sign at Urban Middle School located at 1226 North Avenue. SR-5 Zone

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

REPORT DATE: March 10, 2017

MEETING DATE: March 14, 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:

RLO Sign, Inc. is proposing to install a new electronic readerboard monument sign at Urban Middle School located at 1226 North Avenue. The applicant states:

- Urban Middle School would like to replace its existing manual readerboard monument sign with a new double faced electronic readerboard monument sign.
- The sign will be located in approximately the same location – middle of the south side of the property along North Avenue.
- The sign is approximately 69sf (7 x 9.9) and eight (8) feet high (top of the arch).
- The Urban Middle School part of the sign is 26sf and the electronic readerboard is 19sf.
- The sign has brick columns with stone decorative caps.
- The new electronic message center will provide better opportunities to advertise school activities and events to the public.

Applicant is requesting the following variances:

- Applicant is requesting a 69sf sign - Maximum square footage permitted is 24sf.

- Applicant is requesting an 11 foot setback – minimum setback required is 12 feet from the property line.

Staff is ok with the 69sf sign proposal but does not understand why the sign cannot meet the minimum 12 foot setback to property line. Staff will be recommending that the proposed variance to install a sign with an 11 foot setback be denied because there is sufficient property to meet the minimum 12 foot setback.

STAFF COMMENTS:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Maximum height of sign is eight (8) feet (top of sign to grade).
3. Sign shall meet the 12 foot setback to the property line (closest edge of sign to property line). It is the applicant's responsibility to insure the sign meets the required setback.
4. 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.
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.
7. The proposed colors and materials of the brick columns shall match the existing school facility brick colors and materials so that they are consistent and match.

The variance request to have a minimum 11 foot setback from the property line is denied.

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Plan Commission.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 714310
MAP NO. 10 480 001
ZONING CLASSIFICATION: SR-5

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/14/17

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

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

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

1. APPLICANT INFORMATION

APPLICANT: RLO Sign
ADDRESS: 1030 Ontario Ave. Sheboygan, WI 53081 E-MAIL: nikki@rloesign.com
PHONE: (920) 457-6602 FAX NO. (920) 457-2399

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Urban Middle School
ADDRESS OF PROPERTY AFFECTED: 1226 North Ave. Sheboygan, WI 53081
LEGAL DESCRIPTION: _____

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

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

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Urban Middle School would like to update/upgrade their existing monument sign.

OFFICE USE ONLY
PARCEL NO.: 714310
MAP NO.: 10 480 001
ZONING CLASSIFICATION: SR-5

OFFICE USE ONLY
REVIEW DATE: 3/14/17
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

APPLICANT: RLO Sign
ADDRESS: 1030 Ontario Ave. Sheboygan, WI 53081
E-MAIL ADDRESS: nikki@rloesign.com
PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: Sheboygan Area School District
ADDRESS: 830 Virginia Ave. Sheboygan, WI 53081
PHONE: (920) 459-3680 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Urban Middle School
ADDRESS OF PROPERTY AFFECTED: 1226 North Ave. Sheboygan, WI 53081
USE OF PROPERTY: School
TYPE OF SIGN: Monument
DESCRIPTION OF PROPOSED SIGN: Double sided LED illuminated monument sign with double sided EMC.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 84" X WIDTH: 118" = TOTAL SQUARE FOOTAGE: 68.8

AMOUNT OF PUBLIC STREET FRONTAGE: _____

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: _____

SETBACK: ~~XX~~ 11'

METHOD OF ATTACHMENT: Pole mount

METHOD OF ILLUMINATION: Interior LED

SIGN MATERIALS: aluminum; vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 41.4 AFTER PROPOSED SIGN: 68.8

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.

N Hand

APPLICANT'S SIGNATURE

2/21/2017

DATE

Nicole Hand

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.



INTERNATIONAL SIGN ASSOCIATION



1030 Ontario Ave. Sheboygan, WI 53081
920-457-6602 · 800-479-6602 · Fax: 920-457-2399
www.rloesign.com



2/28/2017

Narrative for new sign at Urban Middle School

Steve Sokolowski
City of Sheboygan
828 Center Ave
Sheboygan WI 53081

Mr. Sokolowski,

On behalf of our client, Urban Middle School, we are requesting a sign conditional use permit to add an updated sign. The location of the school is 1226 North Ave., Sheboygan, WI 53081.

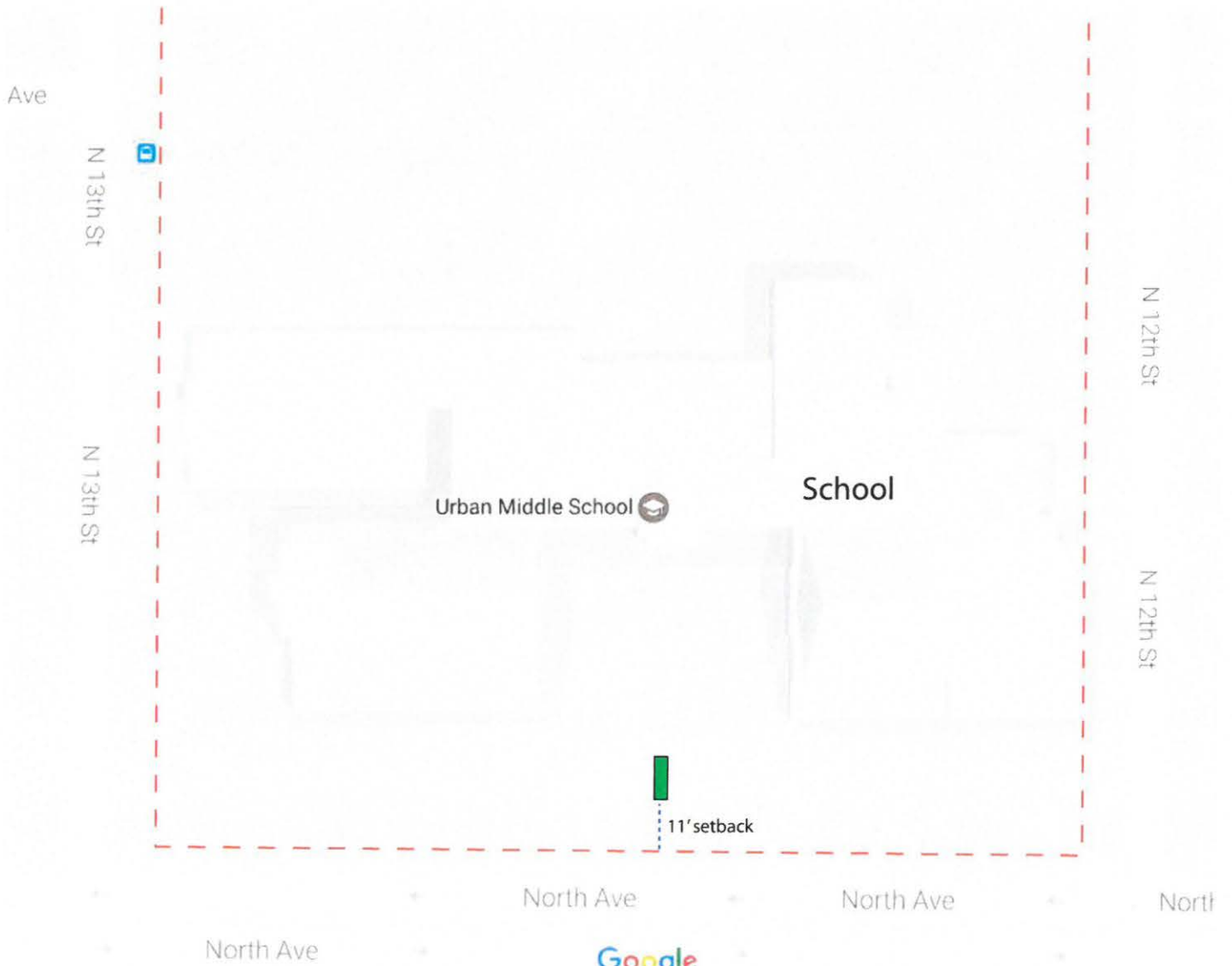
The sign that is being proposed will be double sided, internally illuminated, aluminum cabinet painted green, and will include an EMC. The size of the sign will be 78" wide by 83" tall. The sign itself will be mounted to new.

The school would like to upgrade as their current sign is in disrepair. The new sign will no longer pose any safety issues. In addition, the new EMC will allow the school to better communicate important information with students, their families, and the community.

Thank you,
RLO Sign, Inc.
920-457-6602

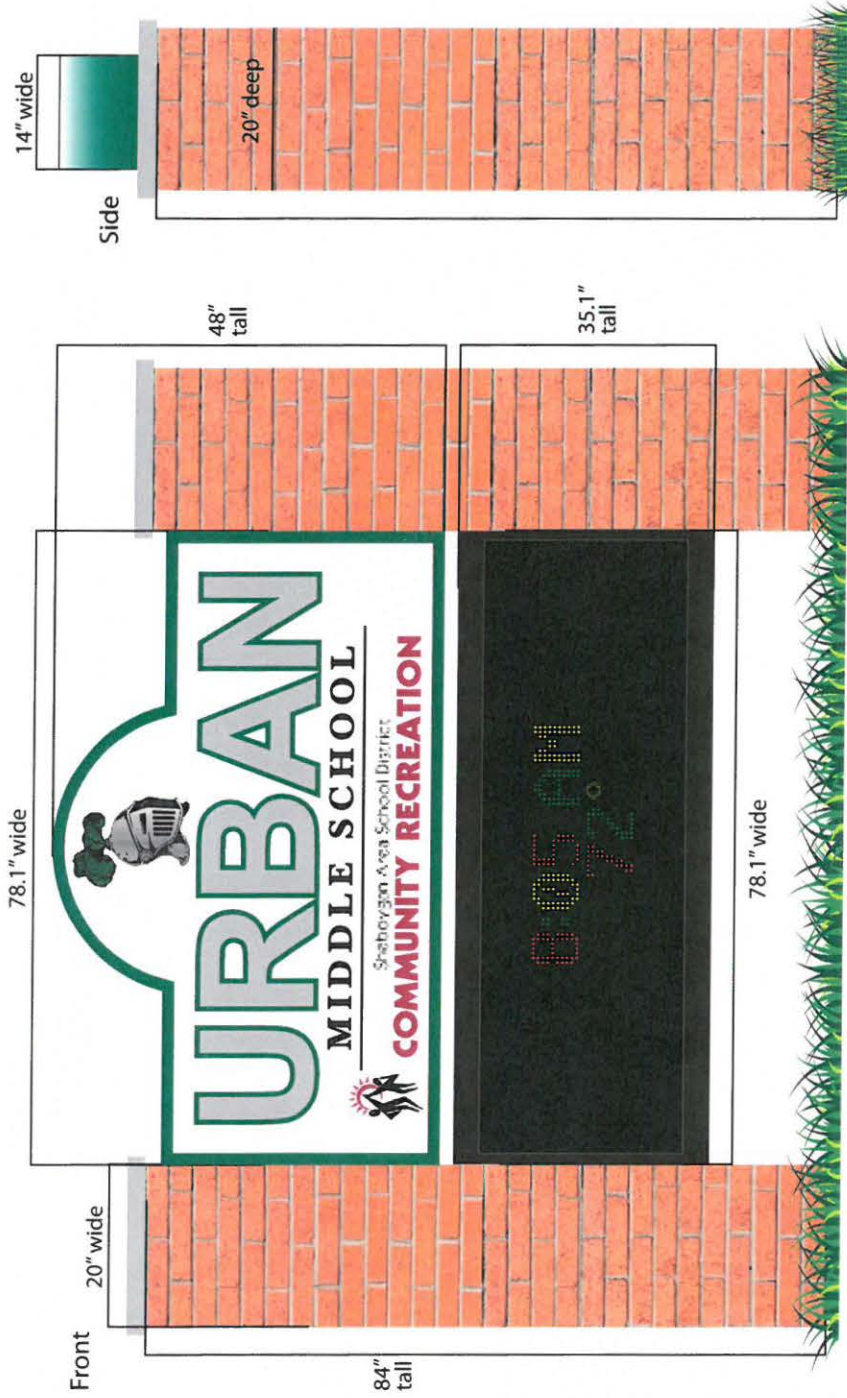
Urban Middle site plan

- Property line
- ⋯ Setback
- █ Sign



SIGN SPECIFICATIONS

- (A) - City LED Illuminated Aluminum Monument Sign.
 - Double sided.
 - Poly faces with digital prints, vinyls, graphics applied.
 - Posts outer cabinet to match green.
 - Between pole mount (2) wrap pillars.
- (B) - Double sided Full color Adaptive EMC Units.





11' setback from property line to edge of sign

Property line



CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by RLO Sign, Inc. to install new signage at SACO Polymers located at 3120 Crocker Avenue. SI Zone

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

REPORT DATE: March 10, 2017

MEETING DATE: March 14, 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:

RLO Sign, Inc. is proposing to install new signage at SACO Polymers located at 3120 Crocker Avenue. The applicant states:

- SACO would like to install new signage to advertise the businesses that are operating from their new headquarters facility.
- The sign will be located in southwest corner of the property along Crocker Avenue.
- The sign is approximately 90sf (6 x 15) and 15 feet high.
- The proposed single-sided sign will be aluminum and non-illuminated.

STAFF COMMENTS:

Staff has the following concerns with the present sign proposal:

- SACO has constructed a very attractive headquarters facility. The present sign design appears very basic – a single sided aluminum sign with vinyl applied for each business to be identified on the sign. It would appear that the applicant could provide a design that is more compatible with the very attractive headquarters building in terms of design, materials and colors. It would appear that a sign design utilizing similar colors and design would enhance the overall look of this very attractive development.

- The sign could be reduced in height from 15 to 12 feet and be more compatible with most of the monuments signs that have been reviewed and approved in the Sheboygan Business Park #1.

Applicant is requesting the following variances:

- Applicant is requesting a five (5) foot setback to their west property line – minimum setback required is 12 feet from the property line.

Staff is ok with the proposed setback to the west because SACO also owns the manufacturing facility to the west.

Staff is recommending that this matter be held so that the applicant can work with staff and consider some of the design options presented with regards to design, height, colors, materials, etc.

If the Plan Commission elects to approve the sign, staff would recommend the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. 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.
3. Sign shall meet the five (5) foot setback to the west property line (closest edge of sign to property line). It is the applicant's responsibility to insure the sign meets the required setback. Applicant shall meet the minimum 12 foot sign setback to the Crocker Avenue/south property line.
4. The free standing signs shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
5. The maximum height of the sign is 15 feet (top of sign to grade).
6. If there are any amendments to the approved site/sign plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Plan Commission.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 423851
MAP NO. _____
ZONING CLASSIFICATION: SI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/14/17

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: RLO Sign
ADDRESS: 1030 Ontario Ave. Sheboygan, WI 53081 E-MAIL: nikki@rloesign.com
PHONE: (920) 457-6602 FAX NO. (920) 457-2399

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Saco AEI Polymers
ADDRESS OF PROPERTY AFFECTED: 3120 Crocker Ave. Sheboygan, WI 53081
LEGAL DESCRIPTION: _____

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

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

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Saco AEI Polymers would like to add an exterior monument sign to their newly constructed office building.

OFFICE USE ONLY
PARCEL NO.: 423851
MAP NO.: _____
ZONING CLASSIFICATION: SI

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

APPLICANT: RLO Sign

ADDRESS: 1030 Ontario Ave. Sheboygan, WI 53081

E-MAIL ADDRESS: nikki@rloesign.com

PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: Saco AEI Polymers

ADDRESS: 3120 Crocker Ave. Sheboygan, WI 53081

PHONE: (920) 694-3661 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Saco AEI Polymers

ADDRESS OF PROPERTY AFFECTED: 3120 Crocker Ave. Sheboygan, WI 53081

USE OF PROPERTY: Commercial office

TYPE OF SIGN: Monument

DESCRIPTION OF PROPOSED SIGN: Single sided, non-illuminated aluminum monument

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 15' X WIDTH: 6' = TOTAL SQUARE FOOTAGE: 90

AMOUNT OF PUBLIC STREET FRONTAGE: _____

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: _____

SETBACK: 32'

METHOD OF ATTACHMENT: Saddle mount

METHOD OF ILLUMINATION: None

SIGN MATERIALS: Aluminum; vinyl

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

2/28/2017

DATE

Nicole Hand

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.



1030 Ontario Ave. Sheboygan, WI 53081
920-457-6602 · 800-479-6602 · Fax: 920-457-2399
www.rloesign.com



2/28/2017

Narrative for new sign at Saco AEI Polymers

Steve Sokolowski
City of Sheboygan
828 Center Ave
Sheboygan WI 53081

Mr. Sokolowski,

On behalf of our client, Saco AEI Polymers, we are requesting a sign conditional use permit to add a new monument sign on their property. The location of the school is 3120 Crocker Ave., Sheboygan, WI 53081.

The sign that is being proposed will be an aluminum single sided, non-illuminated monument. The size of the sign will be 6' wide by 15' tall.

The company would like to install the monument at their newly constructed office building here in Sheboygan. The monument will display their address, along with the names of all of the companies in their global conglomerate.

Thank you,
RLO Sign, Inc.
920-457-6602

SACO AEI Polymers
 3120 Crocker Ave.
 Sheboygan, WI 53081

SIGN SPECIFICATIONS

- (A) - Qty: 1 non-illuminated aluminum monument sign.
 - Single sided.
 - Printed die cut opaque vinyl applied.
 - Paint outer cabinet to match standard white.
- (B) - Saddle mount in pole covering.

6' wide

18" deep

15'
tall

15'4.5"
tall

24"
tall


AESSE
 INVESTMENTS
HEADQUARTERS


 sāco
 AEI
 polymers


AESSE
 SALES & DISTRIBUTION


sa
 automotive


sa
 engineering

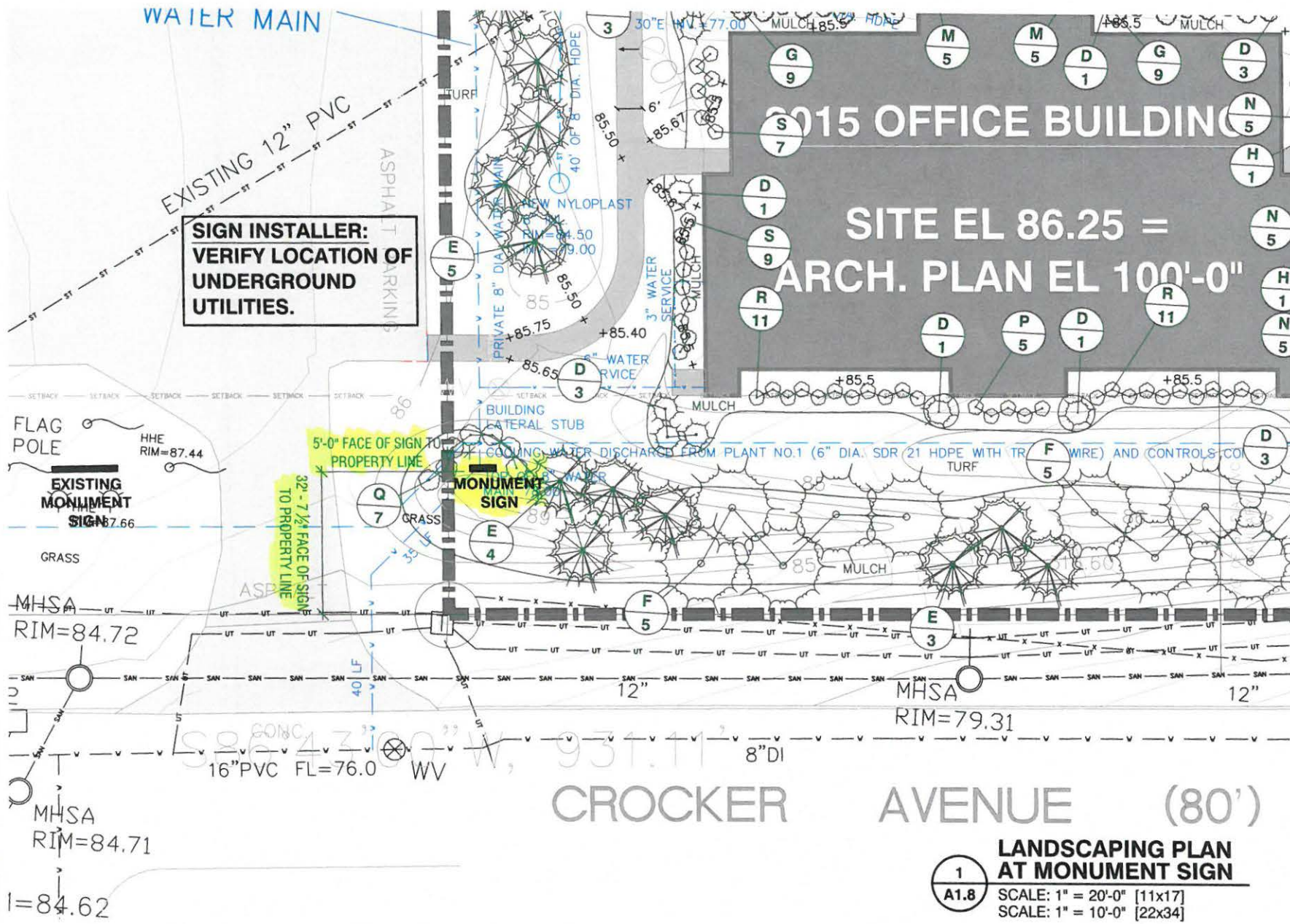
3120 Crocker Avenue



CLIENT: SACO AEI Polymers
 ORDER: 1-13-17
 ORDER: 0-13-17

This board shall be protected with a clear coat of polyurethane finish and shall be kept in good condition. The board shall be returned to the manufacturer in good condition. The board shall be returned to the manufacturer in good condition.

2/28/2017 12:58:37 PM BY CHRIS VROB-P/CROB/HAI PROJECTS/ACTIVE PROJECTS/100413 SACO POLYMERS OFFICE DRAWINGS/100413 SACO POLYMERS OFFICE DRAWINGS.DWG © COPYRIGHT 2015 - HAMESTER ARCHITECTS, INC. - ALL RIGHTS RESERVED. THIS DOCUMENT AND THE INFORMATION REPRESENTED HEREIN MAY NOT BE COPIED, DOWNLOADED, STORED IN MACHINE-READABLE FORM, OR OTHERWISE REPRODUCED, DISSEMINATED, ADAPTED OR USED WITHOUT WRITTEN PERMISSION FROM HAMESTER ARCHITECTS, INC.



HAMESTER ARCHITECTS
 808 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (920) 467-8000 FAX (920) 467-8009

KELLY'S LANDSCAPE design
 5913 Sampo Road
 Marklesoc, WI 54220
 (920) 918-2613

OFFICE BUILDING FOR
SACO POLYMERS
 CROCKER AVENUE
 SHEBOYGAN, WISCONSIN 53081

1
A1.8
LANDSCAPING PLAN AT MONUMENT SIGN
 SCALE: 1" = 20'-0" [11x17]
 SCALE: 1" = 10'-0" [22x34]

DOCUMENT DATE	28 FEBRUARY 2017
REV #	0 (0) SHEETS
DESIGNED BY	CHRIS
PROJECT NUMBER	100413
SHEET DESCRIPTION	LANDSCAPE PLAN
SHEET NUMBER	A1.8

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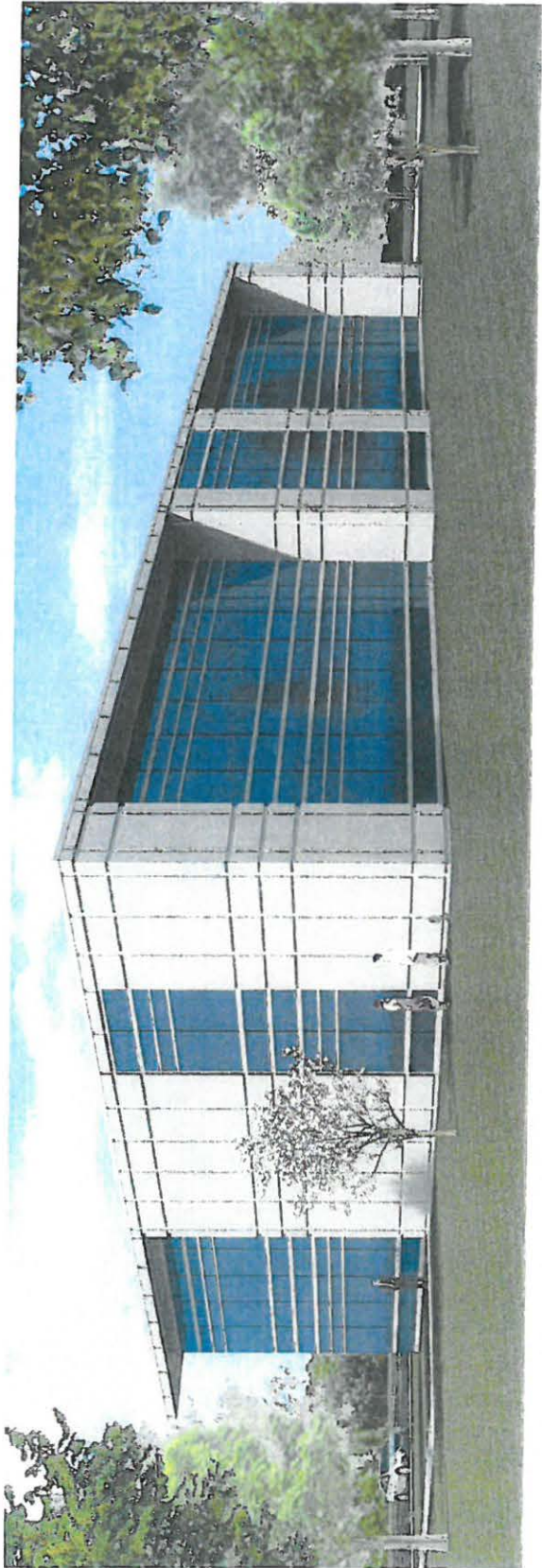
SACO POLYMERS OFFICE

CROCKER AVENUE SHEBOYGAN, WISCONSIN

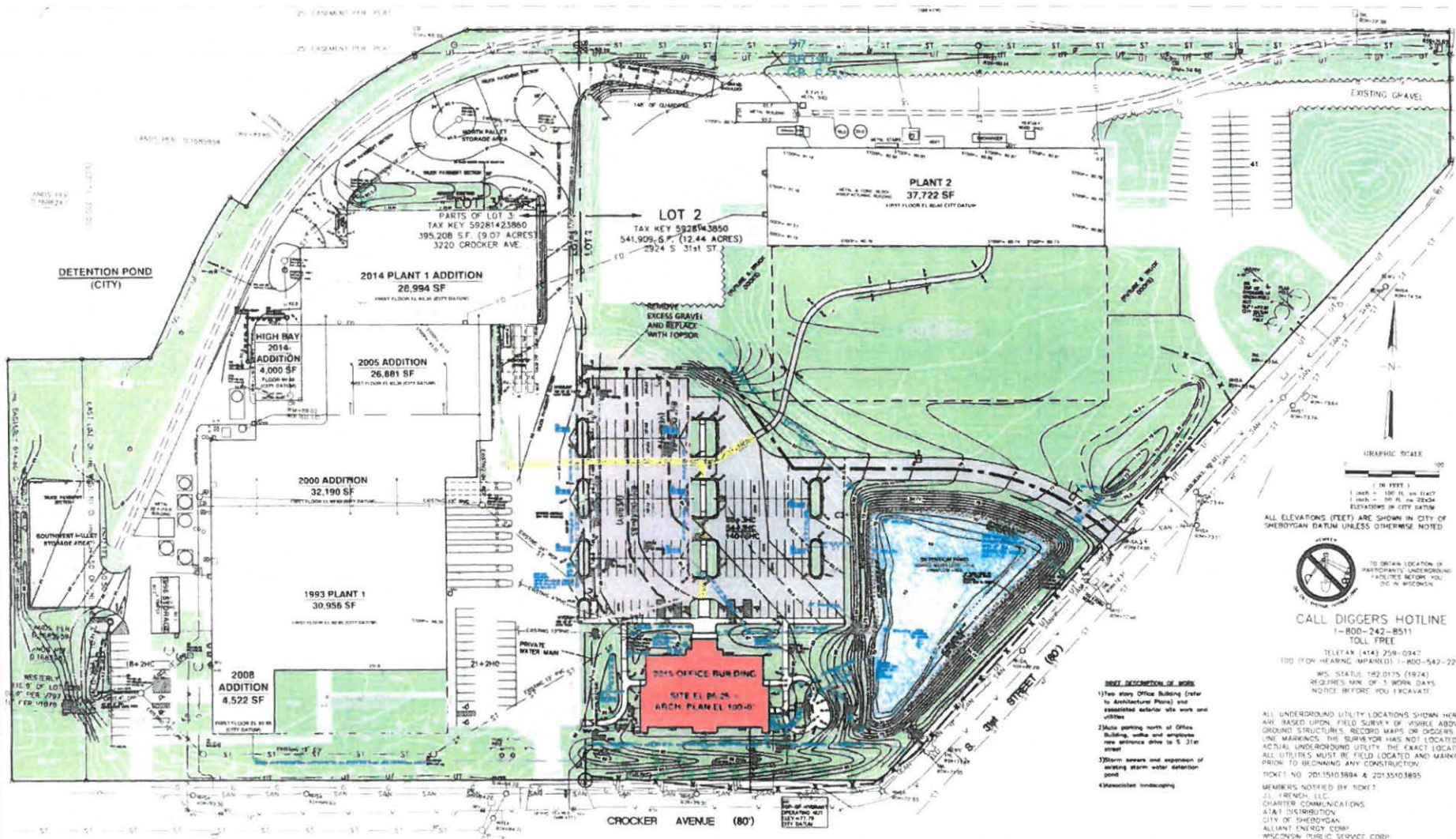


**HAMEISTER
ARCHITECTS**
INCORPORATED

923 SOUTH TAYLOR DRIVE
SHEBOYGAN, WISCONSIN 53081
PHONE (920) 457-5500 FAX (920) 457-5005



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- BEST DESCRIPTION OF WORK**
- 1) Two story Office Building (refer to Architectural Plans) and associated exterior site work and utilities
 - 2) Allow parking north of Office Building, utility and employee use entrance drive to S 31st street
 - 3) Storm sewers and expansion of existing storm water detention pond
 - 4) Associated landscaping

ALL ELEVATIONS (FEET) ARE SHOWN IN CITY OF SHEBOYGAN DATUM UNLESS OTHERWISE NOTED
 GRAPHIC SCALE
 1" = 100 FT
 1" IN PLAN = 100 FT
 1" IN SECTION = 10 FT

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND UTILITIES SECTION, YOU MUST BE IN WISCONSIN
 CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 TOLL FREE (414) 258-0947
 100 FOR HEARING IMPAIRED: 1-800-542-2289
 WIS. STATUTE 192.0175 (1924)
 NOTICE BEFORE YOU EXCAVATE!

ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE ABOVE GROUND STRUCTURES, RECORD MAPS OR DIGGERS HOTLINE MARKINGS. THE SURVEYOR HAS NOT LOCATED THE ACTUAL UNDERGROUND UTILITY. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD LOCATED AND MARKED PRIOR TO BEGINNING ANY CONSTRUCTION.
 TICKET NO. 20135103894 & 20135103895
 MEMBERS NOTIFIED BY TICKET:
 J.L. FRENCH, LLC
 CHARTER COMMUNICATIONS
 AT&T DISTRIBUTION
 CITY OF SHEBOYGAN
 ALLIANT ENERGY CORP
 WISCONSIN PUBLIC SERVICE CORP

SACO POLYMERS' CAMPUS DEVELOPMENT PLAN

TOTAL PARKING	PRESENT EMPLOYMENT	POTENTIAL FUTURE EMPLOYMENT
184 2HC	144	228
214 2HC		
42		
140 5HC		
221 10HC		

OFFICE BUILDING FOR SACO POLYMERS
 3220 CROCKER AVENUE
 SHEBOYGAN, WISCONSIN 53081

MILLER ENGINEERS SCIENTISTS
 5308 S. 12th Street
 Sheboygan, WI 53081-8099
 Phone 920-458-6184
 Fax 920-458-0369
 www.stortwithmiller.com

HAMEISTER ARCHITECTS
 INCORPORATED
 823 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (920) 457-5500 FAX (920) 457-5005

ISSUED DATE	PROJECT NUMBER
14 AUGUST 2015	100413
DATE REVISION	SHEET DESCRIPTION
	CAMPUS PLAN
DATE	SHEET NUMBER
	C1.1
DESIGNED BY	CHECKED BY
WGJ	RGJ

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CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Sheboygan County YMCA to construct building additions and to relocate their outdoor playground on the west side of the facility located at 812 Broughton Drive. NR Zone

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

REPORT DATE: March 10, 2017

MEETING DATE: March 14, 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:

Sheboygan County YMCA is proposing to construct building additions and to relocate their outdoor playground on the west side of the facility located at 812 Broughton Drive.

The applicant states the following about the daycare and playground use:

- We are proposing to move our playground from its current location on the west side of the building to the southwest corner of the property (currently an open area that used to be a residential house). A 4'-0" tall fence is proposed to surround the perimeter of the new playground equipment. The fence is to be a chain link style fence with a black vinyl coating.
- The play space, commonly known as the "play yard" does not allow for a significant amount of active play. This is due to the fact that the playground is extremely narrow, and does not allow a lot of room for children to run.
- The playground is geared towards children ages two (2) to four (4). School-aged children do not presently have a safe fenced in area to at the YMCA. Unfortunately this is a deciding factor for many parents in determining an afterschool program to enroll their children. Many parents are frustrated and weary of the fact that school-aged children are required to visit off-site parks in order to play outside.

- In the spring and winter month's children are not able to play outside due to the fact that the snow banks prevent the fence from opening.
- The large play structure on the play yard is constructed of wood. Even with close monitoring and supervision, children have gotten splinters from the wood.
- Wood chips are at the base of the play structure. These wood chips are required to be replaced often, as they are required to be 9 inches deep at all times. This becomes an annual cost that could be prevented by researching a variety of other, permanent options for a playground base.
- Children are required to walk past dumpsters and other maintenance equipment in order to gain access to the play area. This is unsanitary and often dangerous.
- Currently, the YMCA daycare (YDA) is under a variance for playground space and the new playground will help the YDA meet this requirement.
- The current play structure is nearly 30 years old, it's time for something new. Relocating the playground to the new location will improve the appearance of the YMCA property and will provide the children with a new, safer, state of the art playground.

The applicant states the following about the proposed building additions:

- We are proposing an addition of a small maintenance shop (to include the removal of the 2 current storage sheds) on the west side of the current building, an additional storage building on the west side of the gymnasium after the current playground is relocated and a new dumpster enclosure.
- The proposed 800sf (15 x 50) garage addition is to replace the existing garage and storage building that is being removed from the site. The use will remain the same as the existing garage with the exception of that it will be connected to the existing facility and will be constructed with materials to match the existing facility providing a seamless transition to the overall existing appearance. The proposed addition also provided access to the new garage from the existing facility without having to go outside first.
- The proposed 832sf (27.8 x 30) storage addition is providing new storage space for existing equipment that is now being stored on the existing floor space of the existing gymnasium. This will allow for the existing gymnasium to regain its existing overall floor area. The proposed storage addition is to be connected to the existing facility similar to the proposed garage addition to provide a seamless transition into the overall existing appearance.

- We will also be constructing a new 400sf (20 x 20) dumpster enclosure.

STAFF COMMENTS:

The applicant is requesting the following variances:

- Requesting a 12.3 foot setback for the new storage garage building addition to N. Franklin Street – Minimum street setback is 25 feet.
- Requesting a 1.9 foot setback for the new storage room building addition to N. Franklin Street – Minimum street setback is 25 feet.

The applicant states that the two (2) proposed building additions blend into the existing facility and do not create a setback situation that does not already exist with the existing facility. Also, the existing facility does not butt up against any other properties. The existing facility is surrounded by city streets on all four sides. We are asking that the variance be granted due to the already existing conditions that remain.

- Requesting a one (1) foot paving setback variance for the new playground sidewalk N. Franklin Street and Wisconsin Avenue – Minimum street paving setback is 10 feet to the street.
- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

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

1. Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, State of Wisconsin certification, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant will obtain all required licenses to operate the day care facility.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a proposed landscape plan prior to building permit issuance.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
6. If fencing is to be installed, fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. The fence shall have black vinyl coating.
7. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
8. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent street and properties.
9. All areas used for parking and maneuvering of vehicles shall be paved prior to issuance of an occupancy permit.

10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping prior to issuance of an occupancy permit.
11. 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.
12. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
13. Applicant will provide adequate public access along N. Franklin Street, Washington Court, and Wisconsin Avenue and will take all appropriate actions to minimize the time period that these streets, sidewalks and driveways will be closed/affected.
14. Absolutely no portion of the building, parking lot, landscaping, etc. shall cross the property line (appears the building, fencing and landscaping is very close to the property line). It is the applicant's responsibility to insure the new structures meet the approved setbacks.
15. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet signs.
16. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building and sign design.
17. 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.

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Plan Commission.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 112840
MAP NO. 23408003
ZONING CLASSIFICATION: NR

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/14/17

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: SHEBOYGAN COUNTY YMLA
ADDRESS: 812 BROUGHTON DR. E-MAIL: JPOST@SHEBOYGANCOUNTYYMLA.ORG
SHEB., WI 53081
PHONE: (920) 451-8600 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

- A. NAME OF PROPOSED/EXISTING BUSINESS: SHEBOYGAN COUNTY YMLA
- B. ADDRESS OF PROPERTY AFFECTED: 812 BROUGHTON DR.
SHEB., WI 53081
- C. LEGAL DESCRIPTION: SEE INCLUDED NARRATIVE
- D. BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
SEE INCLUDED NARRATIVE
- E. DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
SEE INCLUDED NARRATIVE
- F. BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____
SEE INCLUDED NARRATIVE



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Youth Development Center Outdoor Play Space

Outdoor play is a necessary component to a child's day for a variety of reasons. To begin, children need time outdoors to explore their environment, use and develop gross motor skills, and gain social and emotional confidence while playing with peers. Additionally, play is an essential part of every child's day; through play, children learn necessary and life-long skills that they will carry with them from years to come.

As the Childcare Director at the Sheboygan YMCA, I feel that we currently do not have an adequate outdoor play space for our children to utilize during childcare. The following are important facts to understand about our current outdoor play space.

- The play space, commonly known as the "play yard" does not allow for a significant amount of active play. This is due to the fact that the playground is extremely narrow, and does not allow a lot of room for children to run.
- The playground is geared towards children ages two through four. School-aged children do not have a safe, fenced in area to play located on the premises of the Sheboygan YMCA. Unfortunately, for many parents, this is a deciding factor in determining an afterschool program to enroll their children. Many parents are frustrated and weary of the fact that school-aged children are required to visit off-site parks in order to play outside.
- In the spring and winter months children are not able to play outside due to the fact that the snow banks prevent the fence from opening.
- The large play structure on the play yard is constructed of wood. Even with close monitoring and supervision, children have gotten splinters from the wood.
- Wood chips are at the base of the play structure. These wood chips are required to be replaced often, as they are required to be 9 inches deep at all times. This becomes an annual cost that could be prevented by researching a variety of other, permanent options for a playground base.
- Children are required to walk past dumpsters and other maintenance equipment in order to gain access to the play area. This is unsanitary and often dangerous.
- The area is completely covered by trees, allowing nearly no exposure to sunshine while playing outside. Although this could be considered positive, because children will less likely get a sunburn, a certain amount of direct sun exposure is important. Additionally, the shade often bring mosquitos and other unpleasant bugs.
- Currently, YDC is under a variance for playground space. To explain, we do not have nearly enough playground space on site for all children. The following is an excerpt taken directly from the Wisconsin Childcare Licensing Handbook, "*The total outdoor play space of a center shall accommodate not less than 1/3 of the number of children for which the center is licensed or shall be a minimum of 750 square feet, whichever is greater. The number of children under one year of age need not be included for purposes of computing the minimum required outdoor play space if the center provides spaces in wheeled vehicles such as strollers and wagons equal to the number of children under one year of age.*" YDC is licensed for 160 children (only reaching this number in the summer months), 1/3 of 160 is roughly 53 children. The construction

SHEBOYGAN COUNTY YMCA

812 Broughton Drive, Sheboygan WI 53081

P 920 451 8000 F 920 451 8019 www.sheboygancountymca.org



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City of Sheboygan Application for Conditional Use Permit

2C. Legal Description:

ELLIS ADDN PRT OF LOTS 18 & 19 AND ALL OF LOTS 19,20,21,22 & 23 W OF BROUGHTON DR DESC AS: COM AT A POINT ON THE S LINE OF LOT 18 OF ELLIS ADDN 56' E OF THE SW COR OF LOT 18, TH E 242' ALG SD S LINE AND ITS EXTENSION TO THE W LINE OF BROUGHTON DR, THNLY 150' ALG SD W LINE, TH CONT NWLY 157' ALG SD W LINE TO THE ELY EXT N LINE OF LOT 23, TH W ALG SD N LINE OF LOT 23 AND ITS EXTENSION 260' TO THE NW COR OF SD LOT 23, TH SLY 210' ALG THE E LINE N FRANKLIN ST, TH E 51'-7", TH SLY 90' TO THE POINT OF BEG; AND ALSO COM AT INTER OF E LINE OF FRANKLIN ST & N LINE OF WIS AVE, TH E 56', N 90', W 51 7/12', TH S TO BEG, BEING PRTS OF LOTS 18 & 19.

2D. Brief Description of Existing Operation or Use:

The YMCA is a full family, - value centered recreational facility with a full state licensed daycare childcare center. With operation hours for the dates listed as follows:

Hours – January 2 – June 3, 2017

Monday – Thursday – 5:00am – 10:00pm

Friday 5:00am – 9:00pm

Saturday 7:00am – 5:30pm

Sunday 7:00am – 4:00pm

Coffee Shop

Posted

Babysitting – January 2 – June 3, 2017

Monday – Friday – 8:15am – 12:15pm

Monday & Wednesday – 4:30pm – 7:45pm

Tuesday & Thursday – 4:00pm – 7:45pm

Daycare Playground

Monday – Friday – 9:00am – 6:00pm

2E. Detailed Description of Proposed Operation or Use Including any Changes to Existing Use:

We are proposing to move our Playground from its current location to the southwest corner of the property (currently an open area that used to be a residential house). We are also proposing the addition of a small maintenance shop (to include the removal of the 2 current storage sheds) on the west side of the current building and an additional storage on the west side of the gymnasium after the current playground is relocated. The existing operation of the YMCA will remain unchanged.

The following is a detailed description from Tanya Goes, Sheboygan County YMCA Child Care Director, on the importance of moving and upgrading the outdoor playground:

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of a new playground would provide ample space for 1/3 of our children to be outside at one time; thus, allowing the variance to be an issue of the past.

Over all, a new play space would provide the children enrolled in YDC a safe place to play on a daily basis. The current play structure is nearly 30 years old. It's time for something new! Additionally, when families drive past a brand new, state of the art play space, they may certainly become interested in finding more out about the YMCA!

2F. Brief Description of All Requested Variances form Provisions of the Zoning Ordinance, which are Related to the Proposed Operation or Use:

We are requesting all required variances for the desired uses above. We believe these are as follows:

1. Setback requirements of the new additions - The new addition setbacks are consistent with existing building setbacks on the site.

3A. How is the Proposed Conditional Use (Independent of it's Location) in Harmony with the Purposes, Goals, Objectives, Policies, and Standards of the City of Sheboygan Comprehensive Master Plan?

By relocating our playground to the new location it will improve the appearance and quality of our existing playground with a new, safer, state of the art playground.

The new maintenance shop will replace two old and dated storage sheds with a new brick addition that will blend in with the existing building to look as one building. We will also be constructing a new dumpster enclosure to properly screen the dumpsters.

The storage addition will add much needed storage for our gymnasium which will match the existing building.

3B. Does the Conditional Use, in it's Proposed Location, Result in any Substantial or Undue Adverse Impact on Nearby Property the Character of the Neighborhood, Environment, Traffic, Parking, Public Improvements, Public Property Rights-of-Way?

No. We believe the proposed improvements will enhance our current land use by installing a beautiful state of the art playground. There will be no impact on any parking, traffic patterns, public improvements for public property right-of-way.

3C. How does the Proposed Conditional Use Maintain the Desired Consistency of Land Uses in Relation to the Setting within which the Property is Located?

The relocation of the current playground to the new location will enhance the current use substantially by bringing a beautiful code compliant playground to our full family,-value centered recreational facility. Also, by connecting the two new additions to the current building and removing two existing storage garages we will greatly enhance the desired consistency of land use.

SHEBOYGAN COUNTY YMCA

812 Broughton Drive, Sheboygan WI 53081

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CITY OF SHEBOYGAN CONDITIONAL USE ADDITIONAL INFORMATION

- **Give an explanation of the proposed building additions.**

The proposed garage addition is to replace the existing garage and storage building that is being removed from the site. The use will remain the same as the existing garage with the exception of that it will be connected to the existing facility and will be constructed with materials to match the existing facility providing a seamless transition to the overall existing appearance. The proposed storage addition is providing new storage space for existing equipment that is now being stored on the existing floor space of the existing gymnasium. This will allow for the existing gymnasium to regain its existing overall floor area. The proposed storage addition is to be connected to the existing facility similar to the proposed garage addition to provide a seamless transition into the overall existing appearance.

- **Why are the building additions needed? What purposes will they serve? Why are they proposed to be located in these areas? How big are the additions?**

As stated in above comments. The proposed storage addition is to provide storage for existing equipment that is now being stored in the existing gymnasium space. The additional storage will allow the gymnasium to regain its existing floor area for the intended use. The garage addition is needed to consolidate the existing exterior garage and storage building into one building with all the contents under one roof. The proposed addition also provided access to the new garage from the existing facility without having to go outside first. The two new additions are proposed to be in the locations that they are because provide direct access to the areas that they are providing the service for, both the storage area and the garage. The proposed garage addition is 27'-9" x 30'-0", adding an area of 832 square feet. The height of the proposed garage addition is to match the existing building it is attaching to, which is approximately 12'-0". The proposed storage addition is 15'-0" x 50'-8", adding an area of 760 square feet. The height of the proposed storage addition is to be approximately 12'-0".

- **Are structures being removed? If so, what specific structures are being removed from the site?**

There are two structures being removed from the existing site. The existing garage building and the existing storage building adjacent to the existing garage (refer to the site plans for additional information).



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- **What are the building addition setbacks? Are variances required? If so, the applicant needs to provide justifications why the structures should be approved with the setbacks as proposed. Burden is on the applicant to provide Plan Commission with legitimate justifications for the proposed setback variances.**

The proposed garage addition is located 12.3 feet from the existing property line. The proposed storage addition is located 1.9 feet from the existing property line at its closest condition. We will be requesting for a variance for both of the proposed building additions. The existing zoning requires 25 feet from the property line. In the overall scheme of the existing facility in relationship to it meeting the existing zoning requirements the facility does not. On almost all sides of the existing facility it is either almost directly constructed on the existing property line or within just a few feet of the existing property lines. The two proposed building additions blend into the existing facility and do not create a setback situation that does not already exist with the existing facility. Also, the existing facility does not butt up against any other properties. The existing facility is surrounded by city streets on all four sides. We are asking that the variance be granted due to the already existing conditions that remain.

- **You need to provide me with the exact variances you are seeking (building setbacks, paving, landscaping, etc.)?**

Nonresidential Bulk Requirements:

Minimum setbacks: Building to Front or Street Side Lot Line: 25 feet.

Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street.
(New Concrete Walk in Playground Area – See Site Plan for additional information)

- **Fence – how tall, where is it located, materials, colors, etc. Please provide an example of what is to be installed.**

The proposed fence is to be 4'-0" tall and it surrounds the perimeter of the new playground equipment (See Site Plan for additional information). The fence is to be a chain link style fence with a black vinyl coating. I don't not have a sample, but it will look very similar to the fence that separates the walkway from the river at the Water Street Park and the park directly to the south.

- **How far is the proposed sidewalk to the property line?**

The proposed sidewalk is to be 1 foot from the existing south and west property line.
(See Site Plan for additional information)



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- **What are you proposing for the curb cuts and driveways? What is the existing condition and what are you proposing?**

A 3.7' foot curb cut is proposed to widen the existing sidewalk on N. Franklin Street to allow wider access to the proposed playground area. This is to allow for ease of installing or removing equipment and for ease of access for maintenance to the proposed playground area.

- **What are you doing from a landscaping perspective? Are you requesting variances to landscape ratio, locational landscaping, etc.?**

In the process of determining the landscape at this time.

- **Do you have a specific playground layout/plan, perspective, etc.. If so, please include it because right now there is only the site plan that does not give the Plan Commission any idea of what you are proposing and what they are approving.**

The playground equipment supplier is in the process of re-designing the playground equipment layout. Color product photo renderings have been included to view what the equipment will look like. These renderings do not reflect the actual existing property environment.



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CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

2. DESCRIPTION OF THE SUBJECT/ PROPOSED PROJECT

DESCRIPTION OF PROPOSED PROJECT:

New Storage Room (15'-0" x 50'-8"0), Storage Garage (27'-9" x 30'-0"), and Dumpster Enclosure (20'-0" x 20'-0") to be added to the west side of the existing YMCA facility, see plans for exact locations. New Storage Room, Storage Garage, and Dumpster Enclosure being proposed are to replace and improve the existing stand alone storage buildings and storage garage and provide an enclosure for the existing dumpsters that currently exposed and stored on the existing concrete walkway. The new building additions and enclosure are proposed to replace the existing operations while creating a clean seamless transition into existing buildings. These proposed additions and enclosure will also enhance the existing site conditions and overall visual appearance of the West side of the existing facility.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS:

The existing building design is made up of masonry cavity wall with a modular brick veneer, exterior insulation finish system (E.I.F.S.) and pre-finished metal wall panels over structural steel frame (refer to exterior elevations for material locations).

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:

The New Storage Room and Storage Garage are to be a masonry cavity wall construction with a modular brick veneer to match the existing modular brick. The hollow metal doors and frames will finished to match the existing door and frame finishes. The steel overhead door is to be finished with the manufacturers standard paint finish to match existing. All pre-finished metal roof coping and fascia trim finishes to match existing pre-finished metal trim. Stone coping for the Dumpster Enclosure to match existing building stone coping. Using materials that match existing allow for new building additions and enclosure to provided a seamless transition to the existing exterior appearance.

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REVERSE VIEW

PROPOSAL: 30-96562-2

SHEBOYGAN YMCA

MILLEI
& ASSOCIATES-SAUK PRAIRIE

















CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Ben Stanley to operate a mini-storage facility from 1234 Kentucky Avenue (former Wisconsin Woodcrafters). UC Zone

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

REPORT DATE: March 10, 2017

MEETING DATE: March 14, 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:

Ben Stanley is proposing to operate a mini-storage facility from 1234 Kentucky Avenue (former Wisconsin Woodcrafters). The applicant states:

- The proposed use of 1234 Kentucky Ave is to be a self-storage facility (Mini-Storage). The reinvestment project will make significant improvements inside & outside of the existing building to eliminate the “eyesore.” The facility will complement the addition of 100's of apartments in the downtown area. On average people use 7 to 8sf of storage each. People will only travel 1 to 3 miles to store their household goods generally. Given this, there is a need for additional storage in a 3-mile radius. The facility will bring in significant reinvestment in the Indiana corridor that will help continue to revitalize it.
- The storage facility will be operated professionally. We plan on having between 430-450 units ranging in sizes from 20sf (5 x 4) to 300sf (10 x 30). We plan on having 1 full-time manager and possibly 2 part-time workers operating the facility. The facility will also be monitored with security cameras throughout the interior and exterior of the facility. The business operations will be maintained via computer software. We will keep the maintenance up on the building along with maintaining the interior of the building to create a clean facility.
- The storage facility will not allow such items as hazardous or combustible materials, perishables such as food, plants, and live animals to be stored. Further, self-storage managers are usually told to advise their tenants that they should not store items of extraordinary value, such as antiques, furs, or coin collections in their storage spaces

unless the facility specializes in storing such items. We will offer insurance to the customers storing items to help protect their possessions.

- The self-storage facility will provide a quiet transition from the commercial spaces on Indiana to the residential neighborhood on Kentucky. With the traffic generally being 1 visit per 1,000sf, the streets should have less traffic. The hours of operation will typically be XX am to 7pm and this will reduce night traffic and noise. The motion sensor lights will reduce the light noise to the neighbors. The garbage will be maintained in dumpsters and located within the building. It will be the duty of the on-site manager to make sure the garbage is cleaned up. Overall, the self-storage business will create a buffer between the businesses on Indiana and the residents on Kentucky.
- The interior and exterior of the building will be redone. It will consist of metal panels & garage doors for the most part on the interior. We plan to use Trachte to build out the inside of the building since they are the supplier along with the installer of their storage systems.
- The exterior of the building will have some windows replaced. Also, the exterior will be redone in metal siding. We will have multiple colors in metal as to not have another "yellow box" and make the building more aesthetically pleasing.
- Along with the interior & exterior, we plan on adding signage above the office, on the side of the building facing Indiana Avenue and monument sign along Kentucky avenue.
- There will be the addition of a parking lot along with updating the sidewalk up to the door on the East side of the building.
- The building can be accessed via overhead doors on Kentucky, 13th & in the parking lot along with regular doors on Kentucky and off of the parking lot as well. While updating the parking lot, we will run a trench out to the East toward 12th avenue and this will allow for water retaining during heavy rains.
- The interior, exterior, parking and landscaping will be a significant reinvestment in the property.

STAFF COMMENTS:

The applicant is requesting the following variances:

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

Other issues of concern include:

- The 430-450 mini-storage units proposed for this building is significant.
- According to the applicant traffic should be minimal and has based his count on traffic generally being 1 visit per 1,000sf. The building is 54,000sf so there will be 54 trips. Although the traffic may be minimal it will likely be more than what is presently occurring at the facility now.
- Access to the building is from the gravel alley. So a majority of the people utilizing this site will be accessing from a gravel alley that is in very poor shape. The Plan Commission would have to consider requiring the proposed use to either pave the alley or pave a new private driveway to access the facility.
- The exterior of the building is weathered and tired. The applicant is proposing to remodel the exterior of the building utilizing metal. This building needs to have a nice architectural design utilizing quality materials and colors.

One of the criteria for a mini-storage use in the zoning ordinance is that the "Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development."

It is important for both the Plan Commission and the architectural review board to make sure the proposal meets this requirement.

- It appears that this proposal is generating minimal employment opportunities.
- How will the applicant insure that no hazardous or combustible materials will be stored at the facility?
- It appears there are other more appropriate sites in the City to operate a mini-storage use other than this downtown location.

In 2011, the City of Sheboygan Common Council adopted the Indiana Avenue Redevelopment Plan and Implementation Strategy. The plans focus is to lay out an implementation strategy for corridor redevelopment, which when implemented by the City and project partners, will serve as a catalyst for long-term corridor reinvestment and revitalization. The Indiana Avenue Plan includes an approximately eight-block stretch of Indiana Avenue between the lakefront and S. 14th Street.

The plan also incorporates redevelopment opportunities both north and south of Indiana Avenue including 1234 Kentucky Avenue. The Plan specifically identifies the former Wisconsin Woodcrafters building at 1234 Kentucky Avenue as a redevelopment opportunity. The Plan states the following with regards to 1234 Kentucky Avenue:

“Superblock Redevelopment – *The south section of this block offers a large redevelopment site with views to downtown and the lake. Following the relocation of existing uses on the north section, this location offers the opportunity to redefine an entire block. Redevelopment of the superblock should focus on a mix of retail, mixed-use along Indiana Avenue and residential along Kentucky Avenue.”*

The Indiana Avenue Redevelopment and Implementation Strategy Plan recommends that 1234 Kentucky should be redeveloped residentially and that this location offers the opportunity to redefine an entire block.

The goal of the Land Use Section of the City of Sheboygan Comprehensive Plan states:

“Engage in thoughtful land use decision making to achieve economic growth, cultural opportunities and vibrant neighborhoods in Sheboygan.”

The objectives and policies of the Land Use Section of the City of Sheboygan Comprehensive Plan state:

Continue developing Sheboygan’s downtown and lakefront into a vital center of civic activity, commerce, and living for the community.

Ensure that new development positively impacts the quality of life for existing residents and contributes to making Sheboygan a special and unique place to live and to raise a family.

Promote catalytic new mixed use developments at key infill and redevelopment sites, such as in the downtown and lakefront areas and the Indiana Avenue, Michigan Avenue, and Taylor Drive corridors.

Partner with private property owners, developers, and neighbors to realize the greatest potential for each new development and redevelopment site envisioned under this Plan.

Ensure better transitions and connections between pre-existing, potentially conflicting neighboring land uses, such as where industrial property abuts residential neighborhoods, through code enforcement, noise and odor controls, and landscaping and fencing for buffering.

Focus neighborhood-oriented business uses in areas that will conveniently serve residential areas, enhance Sheboygan’s traditional character, and provide viable reuse opportunities for older commercial structures nestled in neighborhoods.

Maintain the existing neighborhoods and housing stock, while increasing the amount of quality housing opportunities in the City, particularly in and near the downtown.

Map 2-3 Future Land Use – Central of the City of Sheboygan Comprehensive Plan designates this property as “Neighborhood Preservation.” This future land use category is primarily intended to accommodate residential development in the City’s established neighborhoods.

It is critical for the Plan Commission to consider both the Indiana Avenue Revitalization Plan as well as the City of Sheboygan Comprehensive Plan when considering this conditional use permit to use 1234 Kentucky Avenue for mini-storage purposes. These plans have been previously reviewed by the public, staff, the Plan Commission, etc. and adopted by the Common Council. These plans recommend when making land use decisions that the City try to realize the greatest potential of a proposed redevelopment.

It is staff’s position that there is greater potential that can be realized at 1234 Kentucky Avenue. Therefore, staff is recommending that the conditional use permit for a mini-storage use of 1234 Kentucky Avenue be denied based on the goals and objectives of the Indiana Avenue Redevelopment Plan and Implementation Strategy and the City of Sheboygan Comprehensive Plan as noted above.

If the Plan Commission considers approving the conditional use permit request, staff would recommend that this matter be tabled until such time as the applicant provides drawings indicating how the site is to be accessed (staff would be recommending a new private access drive on the private property), a better understanding of the architectural drawings and a date specific as to when the exterior of the building is to be improved.

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Plan Commission.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 507730
MAP NO. 27 279 007
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/14/17

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

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

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

1. APPLICANT INFORMATION

APPLICANT: Ben Stanley
ADDRESS: 1234 Kentucky Ave E-MAIL: stanleyben@hotmail.com
PHONE: () 608 931 4236 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: _____
ADDRESS OF PROPERTY AFFECTED: 1234 KENTUCKY AVE
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
warehousing and storage

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
The existing building will be used as an indoor mini storage facility. There will be 430-460 storage units of various sizes. Access will be from the lower access doors and from kentucky ave. There will be a paved leading dock and two parking spaces

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

ALLOWED CONDITIONAL USE

1234 Kentucky Ave
Plan Commission Narrative
2/27/17

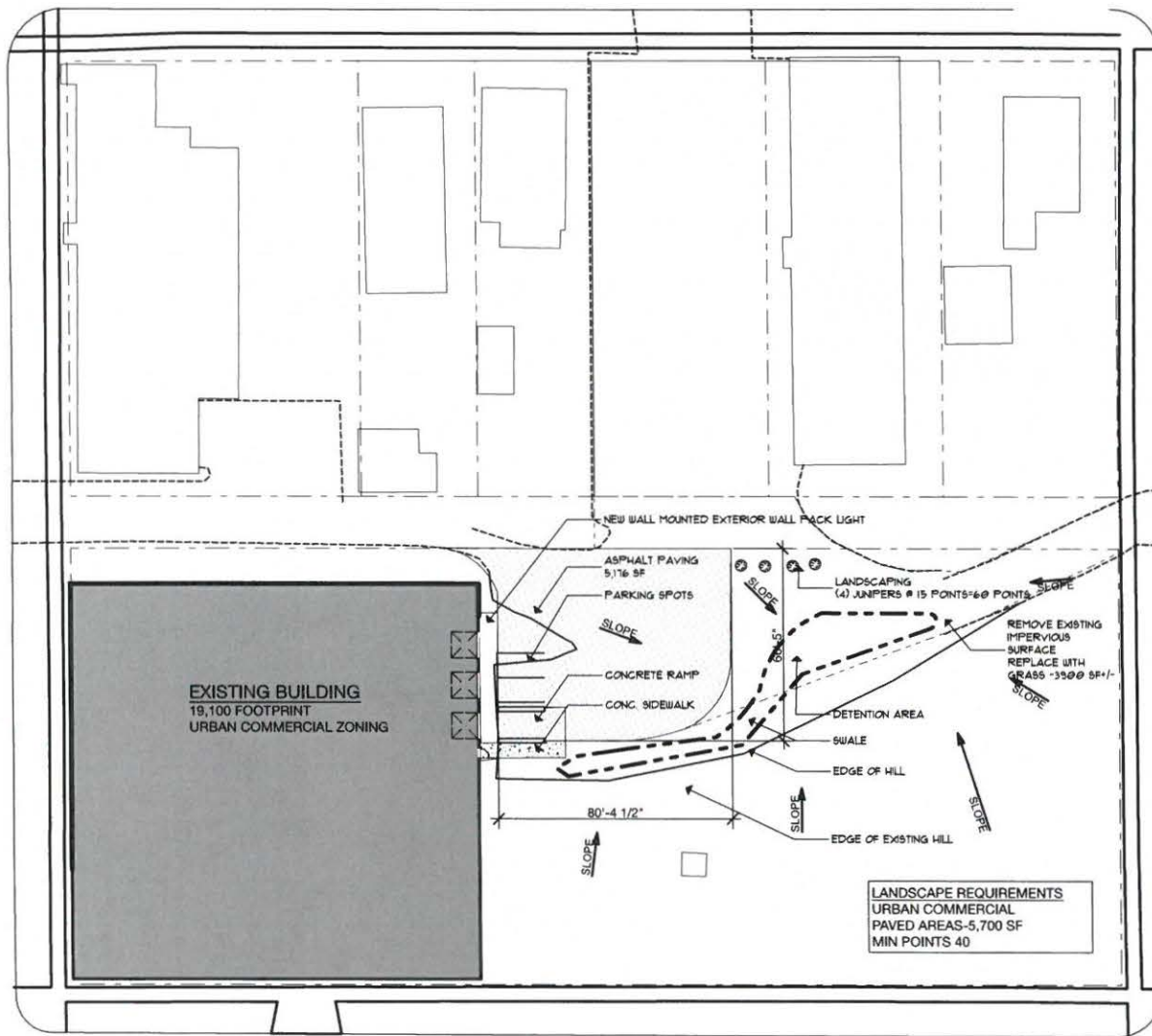
The proposed use of 1234 Kentucky Ave is to be a self-storage facility. The reinvestment project will make significant improvements inside & outside of the existing building to eliminate the "eyesore". The facility will complement the addition of 100's of apartments in the downtown area. On average people use 7-8 sq ft of storage each. People will only travel 1 to 3 miles to store their household goods generally. Given this, there is a need for additional storage in a 3-mile radius. The facility will bring in significant reinvestment in the Indiana corridor that will help continue to revitalize it.

The storage facility will be operated professionally. We plan on having between 430-450 units ranging in sizes from 5x4 to 10x30. We will have a full time manager and possibly a couple of part-time managers. The facility will also be monitored with security cameras throughout the interior & exterior of the facility. The business operations will be maintained via computer software. We will keep the maintenance up on the building along with maintaining the interior of the building to create a clean facility.

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

The self-storage facility will provide a quiet transition from the commercial spaces on Indiana to the residential neighborhood on Kentucky. With the traffic generally being 1 visit per 1,000 sq ft, the streets should have less traffic. The hours of operation will be typically be 7am to 7pm and this will reduce the traffic at night to reduce noise. The motion sensed lights will reduce the light noise as well to the neighbors. The garbage will be maintained in dumpsters and located within the building. It will be the duty of the on-site manager to make sure the garbage is cleaned up. We plan on having 1 full-time manager and possibly 2 part-time workers operating the facility. Overall, the self-storage business will create a buffer between the businesses on Indiana and the residents on Kentucky.

The interior and exterior of the building will be redone. It will consist of metal panels & garage doors for the most part on the interior. We plan to use Trachte to build out the inside of the building since they are the supplier along with the installer of their storage systems. The exterior of the building will have some windows replaced. Also, the exterior will be redone in metal siding. We will have multiple colors in metal as to not have another "yellow box" and make the building more aesthetically pleasing. Along with the interior & exterior, we plan on adding signage above the office, on the side of the building facing Indiana avenue and monument sign along Kentucky avenue. There will be the addition of a parking lot along with updating the sidewalk up to the door on the East side of the building. The building can be accessed via overhead doors on Kentucky, 13th & in the parking lot along with regular doors on Kentucky and off of the parking lot as well. While updating the parking lot, we will run a trench out to the East toward 12th avenue and this will allow for water retaining during heavy rains. The interior, exterior, parking and landscaping will be a significant reinvestment in the property.



1 SITE PLAN

SCALE: 1" = 40'

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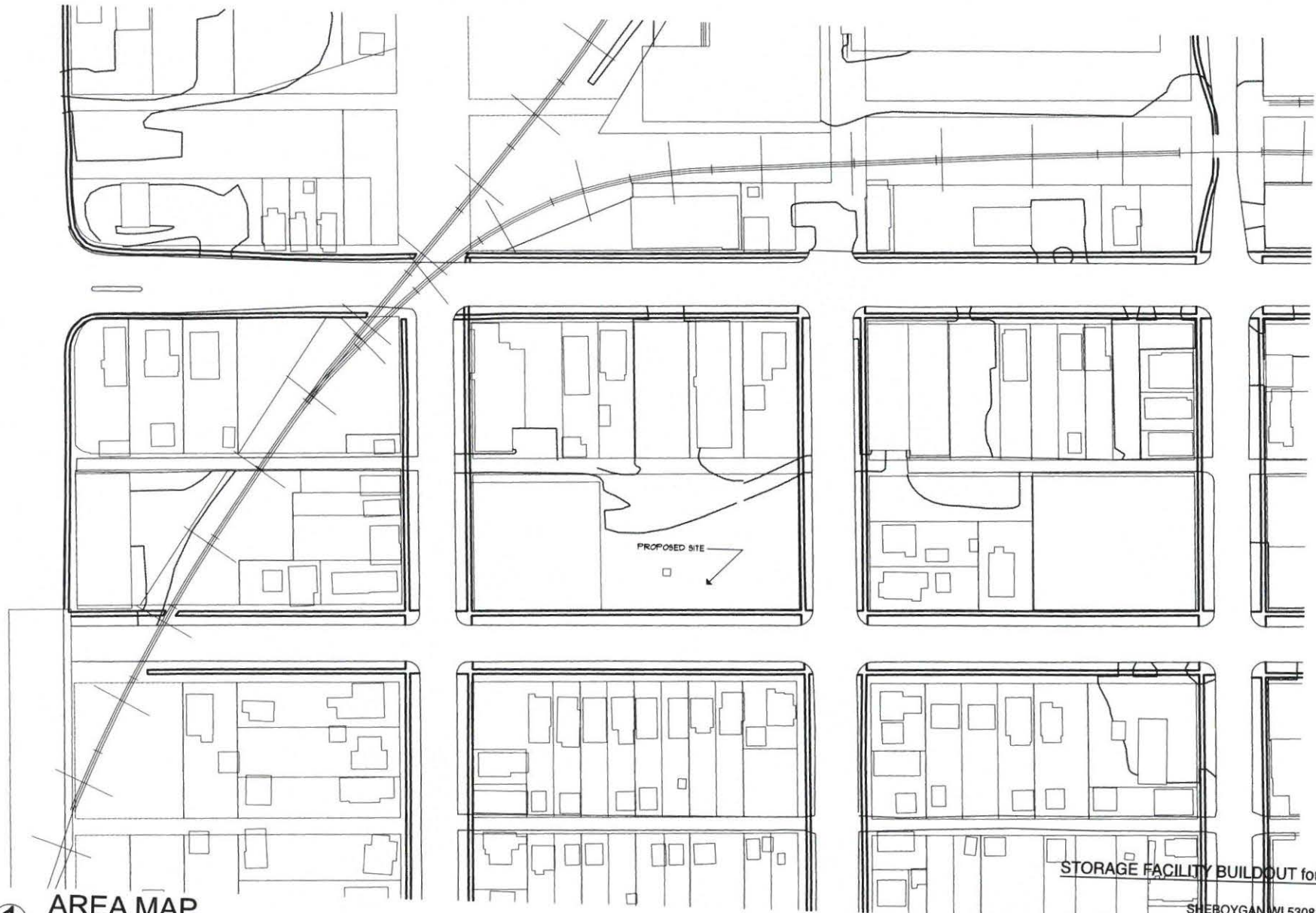
STORAGE FACILITY BUILDOUT for:

SHEBOYGAN WI 53081

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



1.17.17
09-003
A1.1



1 AREA MAP
SCALE: 1" = 100'

STORAGE FACILITY BUILDOUT for:

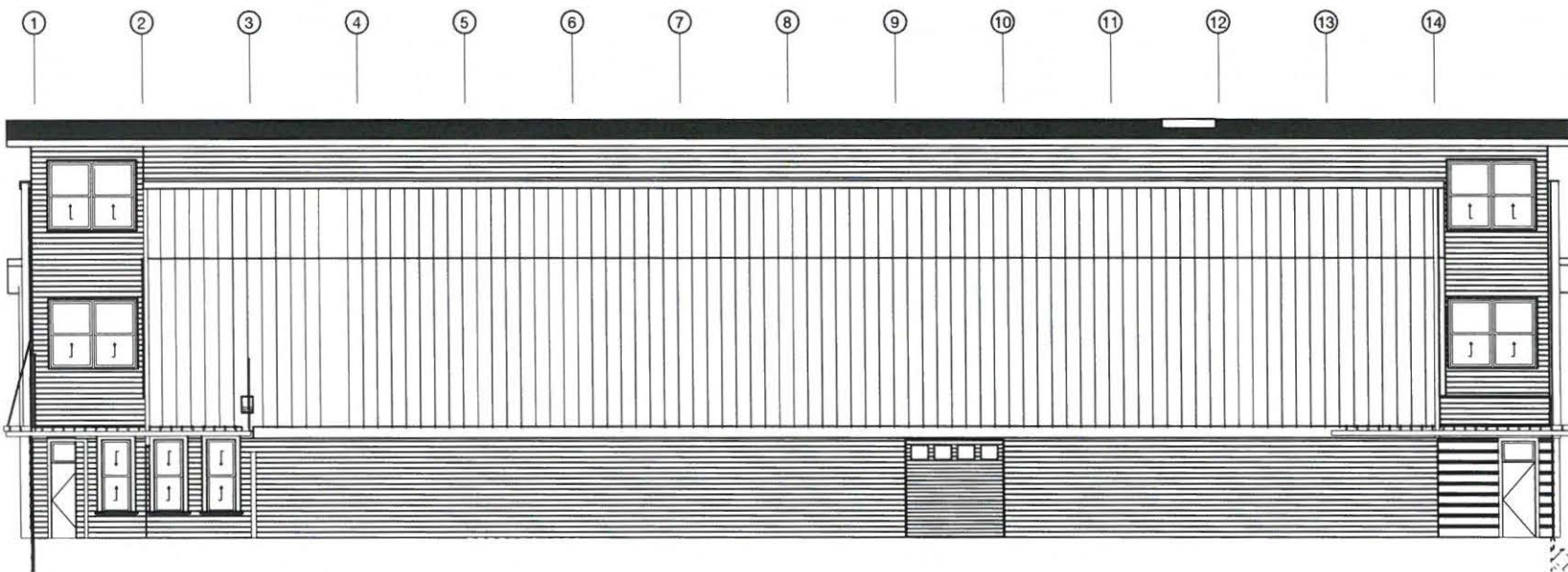
SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884

scott@aspirearchitects.com
www.aspirearchitects.com



1.17.17
09-003
A1.2



① South Elevation
SCALE: 3/32" = 1'-0"

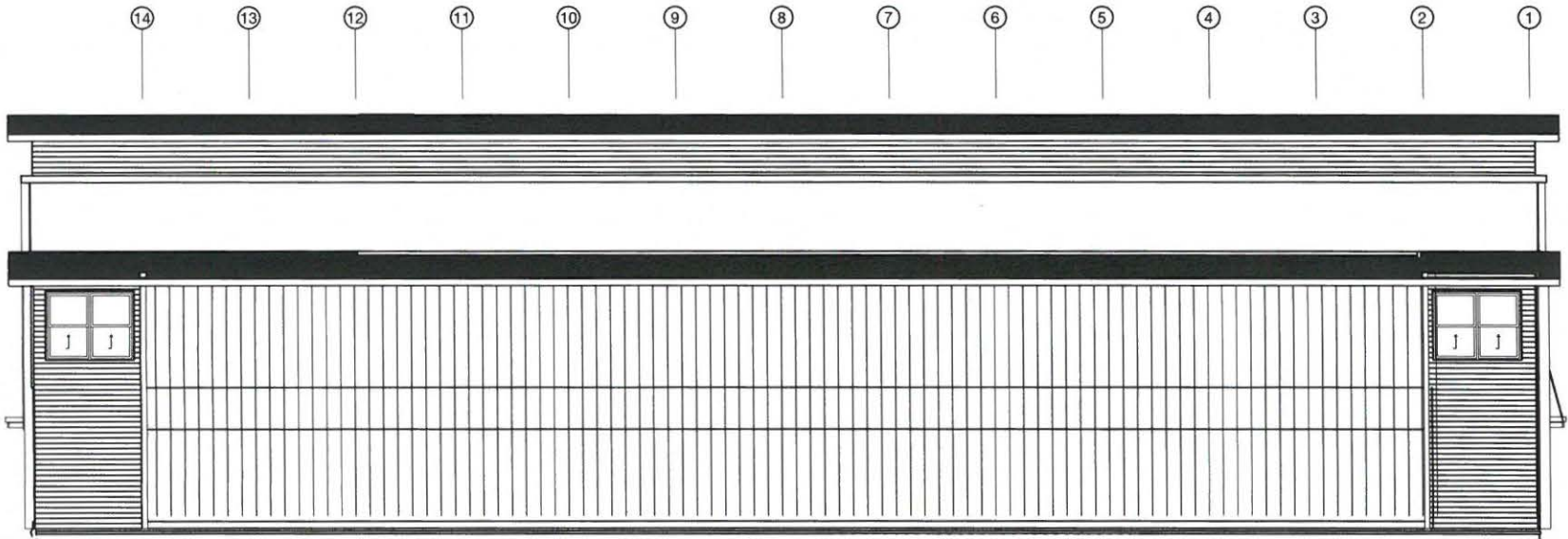
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1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com



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09-003
A2.1



① North Elevation
SCALE: 3/32" = 1'-0"

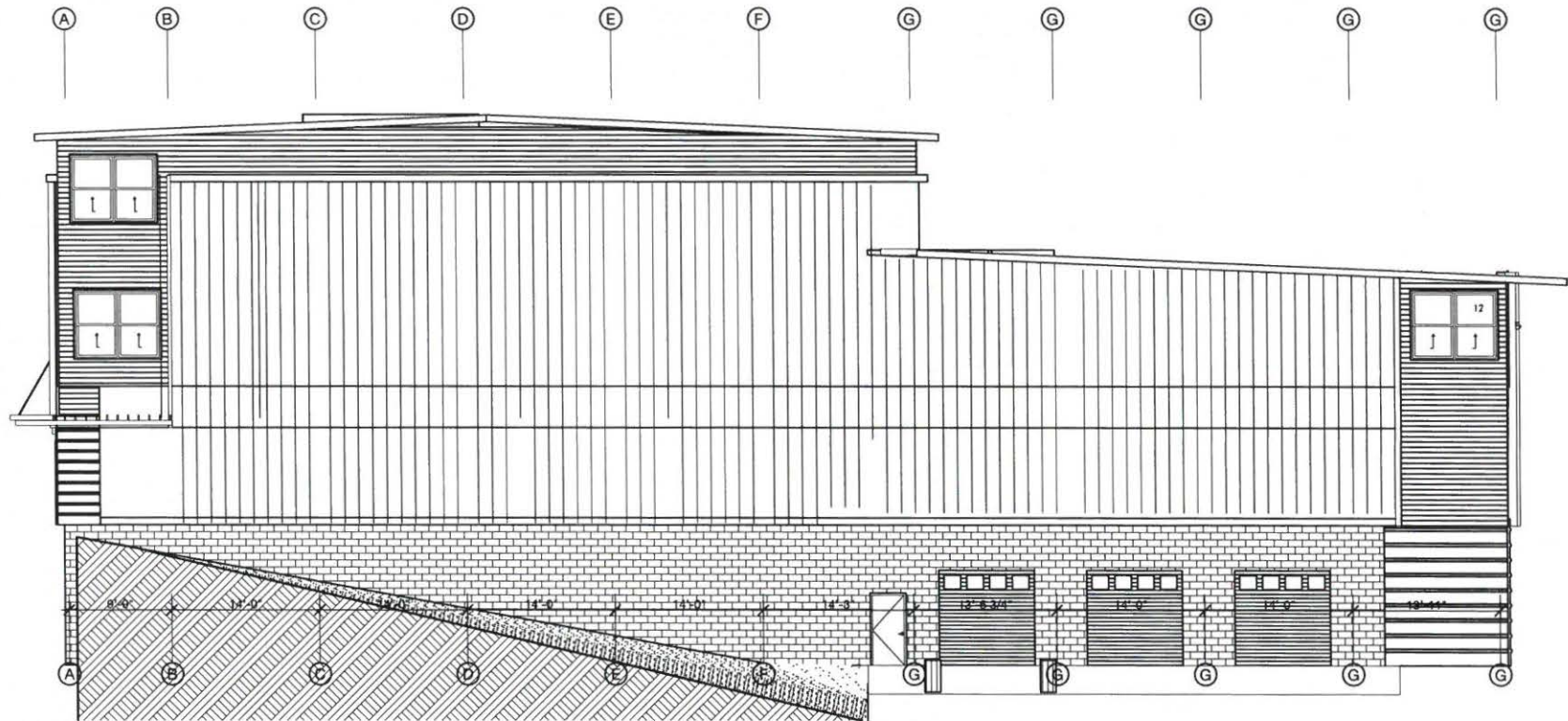
STORAGE FACILITY BUILDOUT for:

SHEBOYGAN WI 53081

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1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com



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09-003
A2.2



1 East Elevation
 SCALE: 3/32" = 1'-0"

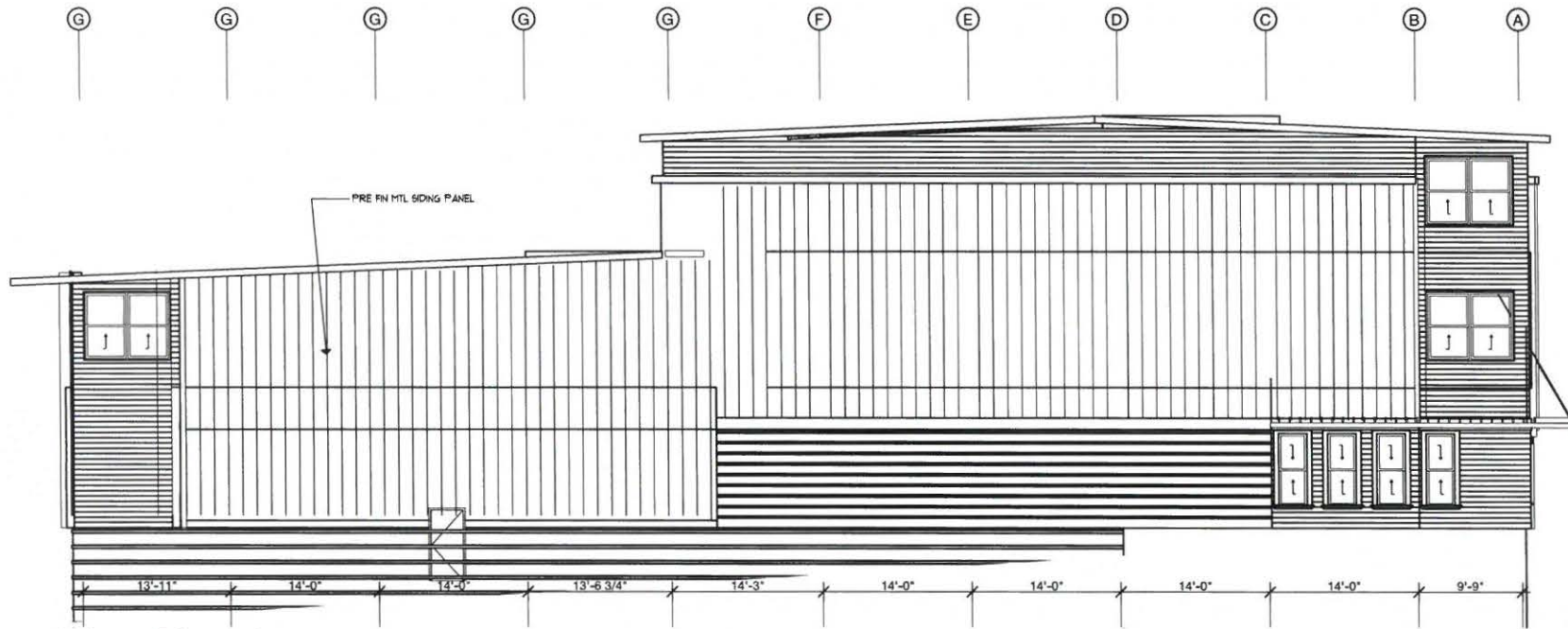
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 09-003/09-003 BEN STANLEY-BLAN COMMERCIAL/11/18/17 AT 10:45 AM

STORAGE FACILITY BUILDOUT for:
 SHEBOYGAN WI 53081

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



1.17.17
 09-003
 A2.3



① West Elevation
SCALE: 3/32" = 1'-0"

STORAGE FACILITY BUILDOUT for:

SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC
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1.17.17
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A2.4

1234 KENTUCKY AVE.



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ARCHITECTURE
& DESIGN LLC

ASPIRE
ARCHITECTURE
DESIGN
PHOTOGRAPHY

scott@aspirearchitects.com www.aspirearchitects.com

1234 KENTUCKY AVE.



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1234 KENTUCKY AVE.

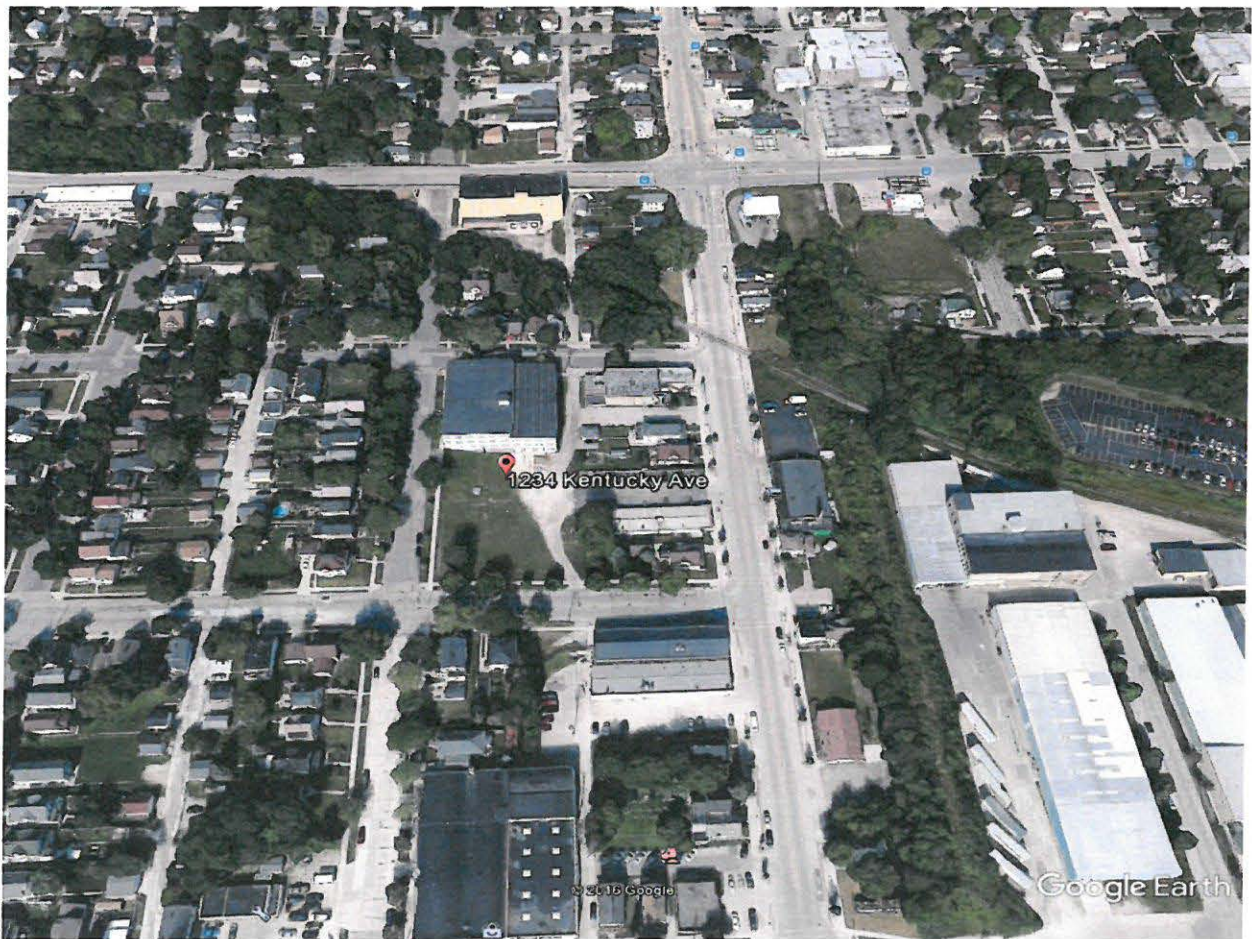
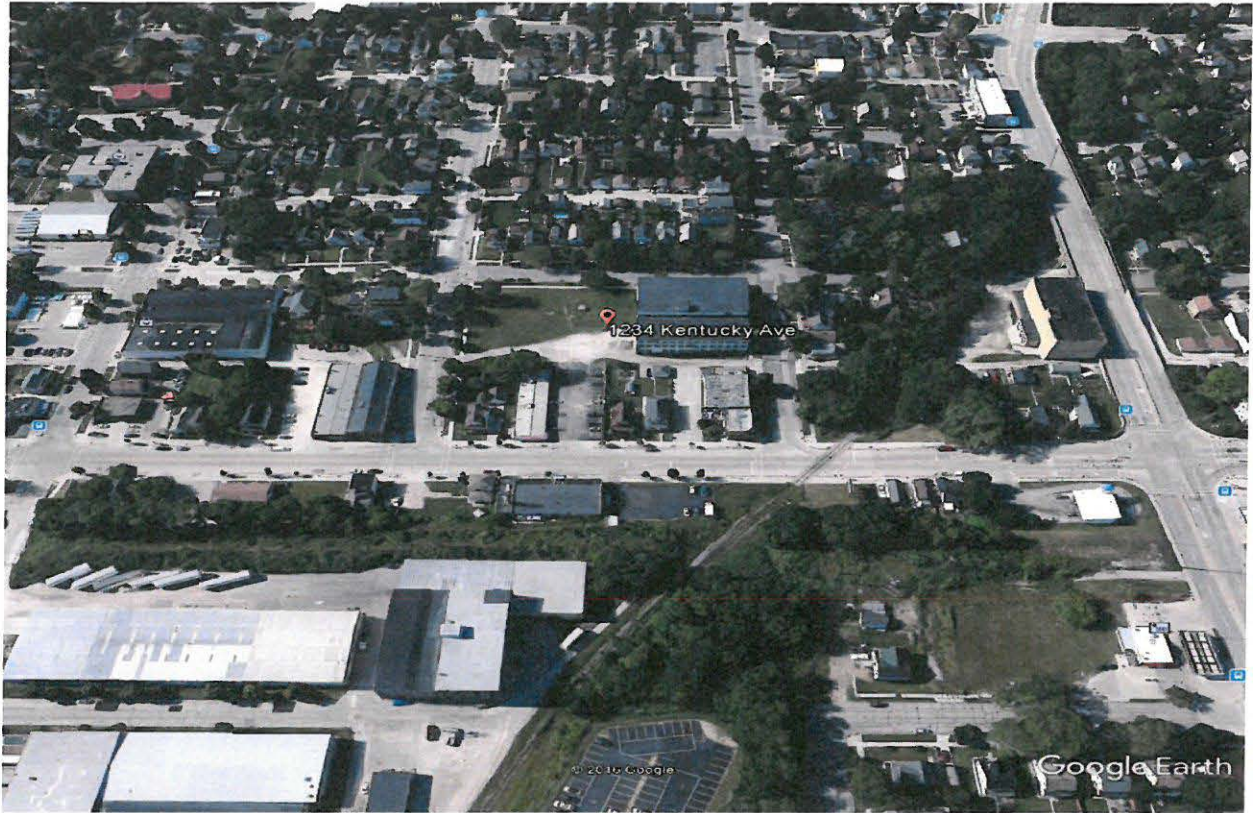


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ARCHITECTURE
& DESIGN LLC

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DESIGN
PHOTOGRAPHY

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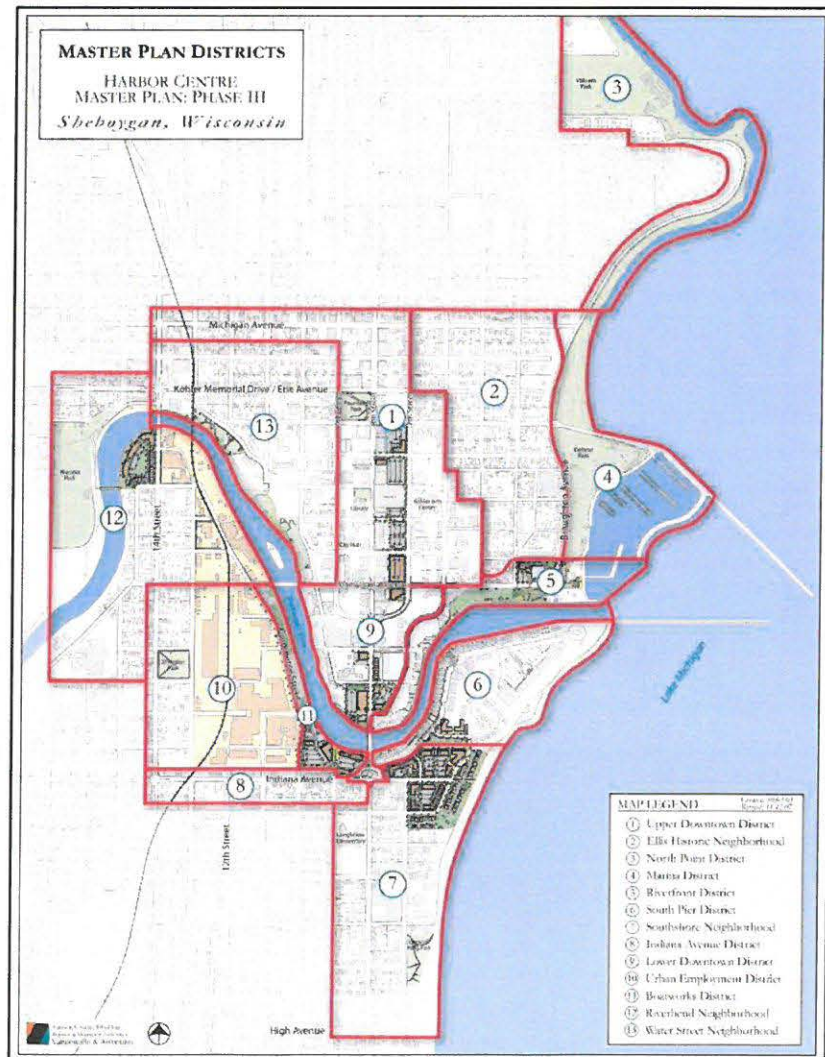
Indiana Avenue Redevelopment Plan and Implementation Strategy

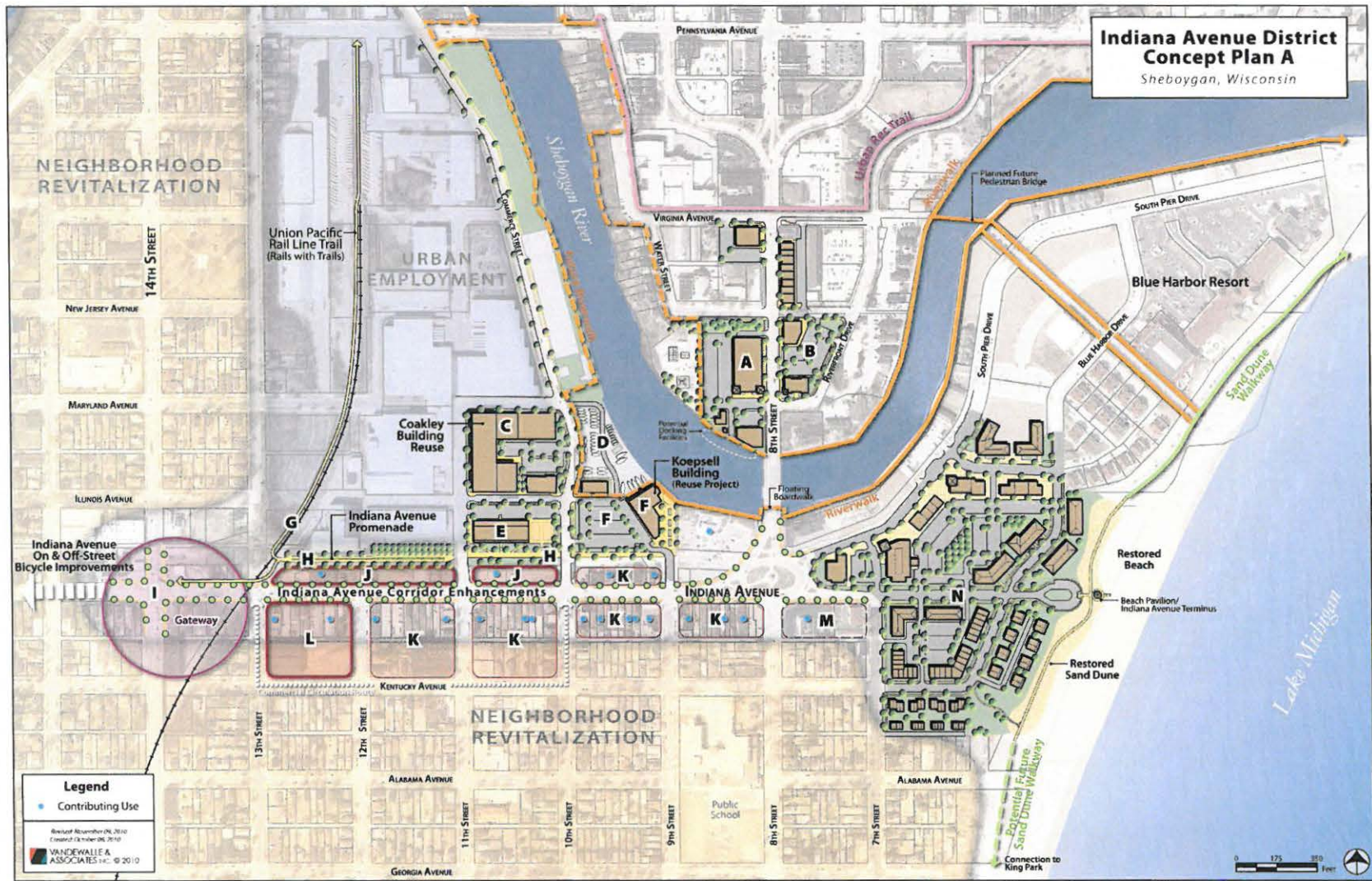
Sheboygan's Harbor Centre serves as a focal point of activity for residents and visitors to the community. The area includes 13 districts comprised of upper and lower downtown, lakeshore and riverfront districts, and many urban residential and employment districts. Indiana Avenue runs east-west through Harbor Centre just south of the Sheboygan River. Extending west from the Harbor Centre area, Indiana Ave connects western areas of the City and the nearby communities of Kohler and Sheboygan Falls to Sheboygan's lakefront, riverfront, and downtown.

The Indiana Avenue Corridor was recognized as its own planning district in Phase Three of the Harbor Centre Master Plan (District #8 on the following map). Adopted in 2007, this Master Plan represents the third phase of the City of Sheboygan's comprehensive long-range vision for continued development and revitalization of the heart of the community.

The Indiana Avenue corridor commands a significant presence within the Harbor Centre planning area as it provides access from the west to the Boatworks District, the South Pier District, the Southshore Neighborhood and the Urban Employment District.

The focus of Indiana Avenue redevelopment is the reinforcement of the corridor as a major entryway into Harbor Centre through enhancement of the existing commercial district with rehabilitation of existing buildings (preservation of historic commercial building stock, redevelopment of vacant sites, and increased business development).





Adopted on 1/17/2011 as an Amendment to Sheboygan's Harbor Centre Master Plan Phase Three
Prepared by Vandewalle & Associates

L. Superblock Redevelopment – The south section of this block offers a large redevelopment site with views to downtown and the lake. Following the relocation of existing uses on the north section, this location offers the opportunity to redefine an entire block. Redevelopment of the superblock should focus on a mix of retail, mixed-use along Indiana Avenue and residential along Kentucky Avenue.



M. Long-Term Redevelopment – With functional existing uses, this is a long-term redevelopment area which should be influenced by adjacent completed projects. Over time, retain uses in an urban building located along the street to continue Indiana Avenue streetscape and connection to Lake Michigan.

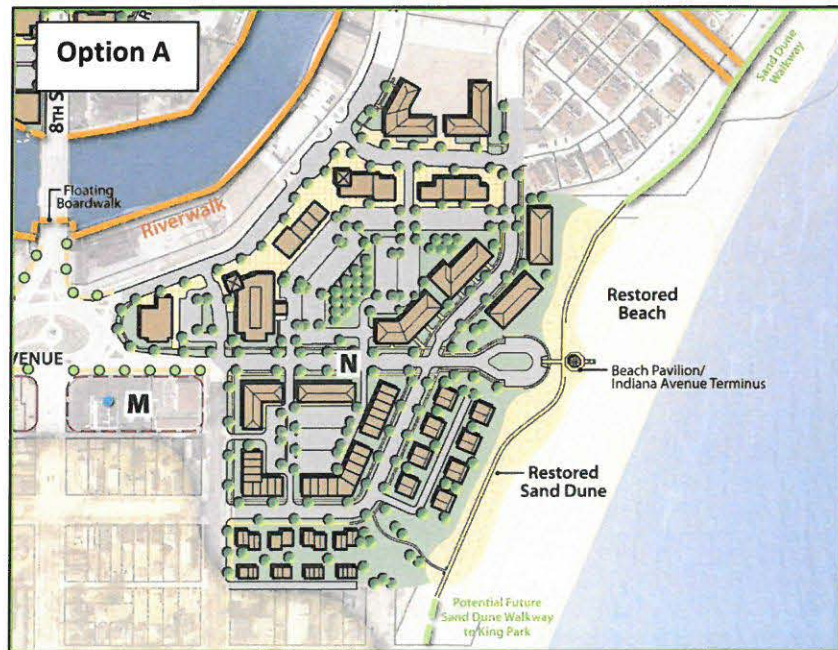


N. Pentair Site Redevelopment

The former Pentair manufacturing facility provides the unique opportunity for lakefront redevelopment. The following are two options for redevelopment of this important site.

Option A:

- **Mixed Use** – Opportunity for development of a new downtown anchor such as a medical facility or large office employer, some buildings may be developed with a mix of uses.
- **Housing** – develop new residential units to bridge the South Pier and Southshore Neighborhood areas and provide additional rooftops to promote urban living.



CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 236-16-17 and G.O. 45-16-17 by Ald. Donohue and Hou-Seye amending the City's Future Land Use Map of the Comprehensive Plan to change the Land Use Classification of property located at 1031 Maryland Avenue from Employment to Central Mixed Use.

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

REPORT DATE: March 10, 2017

MEETING DATE: March 14, 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:

KCG Development, LLC is proposing to amend the City's Future Land Use Map of the Comprehensive Plan to change the Land Use Classification of property located at 1031 Maryland Avenue from Employment to Central Mixed Use. The applicant states:

- The rezoning and map amendment requests are the groundwork for a transformative mixed-use redevelopment that is poised to become the next premier housing community in Sheboygan's Harbor Centre and which will act as a catalyst for future commercial development along the Indiana Avenue corridor.
- The industrial complex which occupies the entire site was originally constructed in 1920 by the Badger State Tanning Company. KCG Development, LLC ("KCG") proposes an adaptive-reuse redevelopment of the complex into a mixed-use property anchored by a multifamily housing community. As the complex is expected to be eligible for listing on the National Register of Historic Places, the redevelopment will restore the property's interior and exterior aesthetic in accordance with state and federal historic guidelines, preserving the history of the 97 year old building but also the industrial character of the neighborhood.
- KCG formally requests rezoning the subject parcel from Urban Industrial to Central Commercial and an amendment to the City's Comprehensive Plan Map covering the subject parcels from Employment to Central Mixed Use ("Requests"). Passage of the

Requests will allow KCG to pursue a Conditional Use Permit and undergo the Architectural Review process with the City of Sheboygan for the proposed development.

- The redevelopment will create apartment units, community and amenity spaces, and interior parking stalls in the main “L” shaped building fronting S 11th Street and Maryland Avenue. We envision the 3-story “Boiler House” at the NW corner of Illinois and 10th Streets to receive a historic retrofit and serve a commercial or retail use, such as a restaurant, marketplace, brewery, etc.
- Our goal is to work with our design team and the State Historic Preservation Office/National Parks Service to demolish non-contributing appendage buildings and reintroduce green space and open lines of sight at the Coakley Building site. New historically accurate windows will replace the broken collection that has amassed over the years and the buildings’ façade and exterior envelope will receive much needed restoration.
- The small 0.21 acre parcel at the SW corner of Illinois and 10th Streets may serve as parking for this establishment or as visitor parking for the multifamily component, an allowed use under zoning regulations governing that parcel.
- The riverfront parcel offers an exciting opportunity to enhance the appeal of the apartment community but also further the City’s plans for revitalizing the Boatwork District. *We endeavor to work with governmental and community partners to determine the best use(s) of the riverfront parcel to maximize the impact on the immediate area and the community at large.*
- KCG firmly believes redeveloping this underutilized asset will be a lynchpin in the City’s efforts to revitalize the Indiana Avenue corridor as well as to attract new business and entrepreneurship.

Justifications for Rezoning and Comprehensive Plan Amendment:

- The site is currently zoned Urban Industrial and earmarked as an “Employment” district on the future land use map in the City’s Comprehensive Plan. While this designation appears reasonable considering the property’s location amongst predominantly industrial and manufacturing uses, the condition, location, and prominence of the Coakley Building provide both unique challenges and opportunities for any future development or redevelopment.
- The sheer size and condition of the building may be an impediment to redeveloping the property with an industrial or employment base. The complex is a collection of 250,000 square feet of buildings in various conditions with different construction types, dates, layouts, and finishes. There are also portions of the property which are too deteriorated to preserve or reuse and, in our opinion, there are few areas within the building that are immediately ready for use by an occupant other than the current use as a storage or

warehouse facility. It is our opinion future interest in the building under Urban Industrial zoning regulations will be limited to small scale operations in different portions of the building which are most suitable for the individual proposed use. The size, condition, and capitol required to redevelop the Coakley Building complex as a whole into a useable form drastically limits the range of opportunities and would potentially force industrial-users to look first towards acquisition of existing, operational industrial facilities in the immediate area or new construction sites.

- However, a Central Commercial zoning designation and Central Mixed Use classification on the comprehensive plan would allow for a broader array of potential uses and would help facilitate a large-scale, comprehensive redevelopment of the property.
- We recognize the advantage of designated employment districts as a vital component of strategic planning as well as the desire to maintain the industrial heritage of this area. While the proposed mixed-use development does not specifically facilitate dense employment, it does create construction jobs, an undetermined amount of permanent jobs, and the urban housing opportunities called upon in the Indiana Avenue Redevelopment Plan. A prominent mixed-use housing development would be mutually beneficial to prospective employers and employees in determining suitable locations for business creation, expansion, and housing opportunities. The redevelopment would provide employees of local businesses and within the surrounding industrial park a desirable living environment proximate to many downtown amenities and central to the future transportation corridors planned to traverse the downtown, riverfront and lakefront areas.
- Further, it is our opinion redeveloping the Coakley Building complex into a mixed-use destination will help promote the core missions and expedite the implementation of the City's Indiana Avenue Redevelopment Plan. According to the Plan, "The focus of the Indiana Avenue redevelopment is the reinforcement...through enhancement of the existing commercial district with rehabilitation of existing buildings (preservation of historic commercial building stock, redevelopment of vacant sites, and increased business development)." The proposed project directly addresses that goal and provides a unique opportunity for a mixed-use, historic redevelopment to become a focal point and catalyst for future implementation of the plan

In consideration of the above, we request the Plan Commission and Common Council consider and approve the Requests for rezoning the subject parcel from Urban Industrial to Central Commercial and an amendment to the City's Comprehensive Plan Map covering the subject parcels from Employment to Central Mixed Use. KCG will work with community and design partners to create design-development plans to submit with a Conditional Use Permit application accompanied by Architectural Board review.

KCG hopes to build upon the project's momentum and look forward to working collaboratively with the City of Sheboygan to bring this vision to reality.

STAFF COMMENTS:

The proposed amendment from Employment to Central Mixed Use appears to meet several of the City of Sheboygan Comprehensive Plan Goals, Policies and Objectives designed to guide and influence future growth and change in Sheboygan:

- Facilitate the provision of quality, safe, and appealing housing at a variety of price points and for all stages of life. Support the development and maintenance of strong neighborhoods.
- Encourage higher-density multi-family housing in appropriate locations in the City, such as downtown, and enforce high-quality design and building standards for all new and expanded multi-family developments to ensure they retain their value and enhance their neighborhoods.
- Maintain the existing neighborhoods and housing stock, while increasing the amount of quality housing opportunities in the City, particularly in and near the downtown.
- Continue developing Sheboygan's downtown and lakefront into a vital center of civic activity, commerce, and living for the community.
- Ensure that new development positively impacts the quality of life for existing residents and contributes to making Sheboygan a special and unique place to live and to raise a family.
- Promote catalytic new mixed use developments at key infill and redevelopment sites, such as in the downtown and lakefront areas and the Indiana Avenue, Michigan Avenue, and Taylor Drive corridors.
- Partner with private property owners, developers, and neighbors to realize the greatest potential for each new development and redevelopment site envisioned under this Plan.
- Actively promote infill development and redevelopment of aging or previously passed-over sites for productive, compatible uses, engaging in public/private partnerships as a way to encourage investment in the City.
- Promote a mix of housing types and price ranges to meet diverse needs of different sectors of the City's population.
- Preserve the architectural and historic character of the core downtown historic buildings.
- Coordinate transportation planning and improvements with land use planning, ensuring that transportation systems will adequately address the anticipated traffic changes associated with land use changes before they are approved.

- Pursue the City's long-term vision while addressing unique opportunities and market trends as they emerge. Continue to build from the successes of the Harbor Centre urban revitalization over the past two decades.
- Support mixed-use development projects that integrate residential and non-residential uses into high-quality, unified places. Mixed-use areas provide nodes of concentrated activity and integrate people with jobs, services, and shopping in a pedestrian-friendly environment.
- Create a vibrant working and living environment in the community in which all residents can pursue economic and personal success.
- Pursue zoning ordinance text amendments, as appropriate, to achieve the land use and design recommendations of this Plan.

Staff is recommending that the Plan Commission make a recommendation to amend the City of Sheboygan Comprehensive Plan Future Land Use Maps from Employment to Central Mixed Use based on the fact that the proposal meets a number of the goals, policies and objectives of the City of Sheboygan Comprehensive Plan.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed amendment to the City of Sheboygan Comprehensive Plan Future Land Use Maps from Employment to Central Mixed Use for property located at 1031 Maryland Avenue.

ATTACHMENTS:

Rezone Application and required attachments.

~~IX~~

7.3

Gen. Ord. No. 45 - 16 - 17. By Alderpersons Donohue and Hou-Seye.
March 6, 2017.

AN ORDINANCE amending the City of Sheboygan Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located at 1031 Maryland Ave. (Parcel #505650) from Employment to Central Mixed Use.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Chapter 2 of the Sheboygan Comprehensive Plan establishing future land use classifications is hereby amended by changing the Future Land Use Maps thereof and Use Classifications of the following described lands from Employment to Central Mixed Use.

Property located at 1031 Maryland Ave. (Parcel #505650)

Original Plat, being all of Block 230 and the vacated North 20' of Illinois Avenue adjacent to said Block 230 and the vacated 18' east/west alley in Block 230 located in the NW ¼ of the NW ¼ of Section 26, T. 15 N., R. 23 E. in the City of Sheboygan, Sheboygan County, State of Wisconsin. Said Tract contains 2.3 acres.

City Plan

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

Kylynn Novak

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

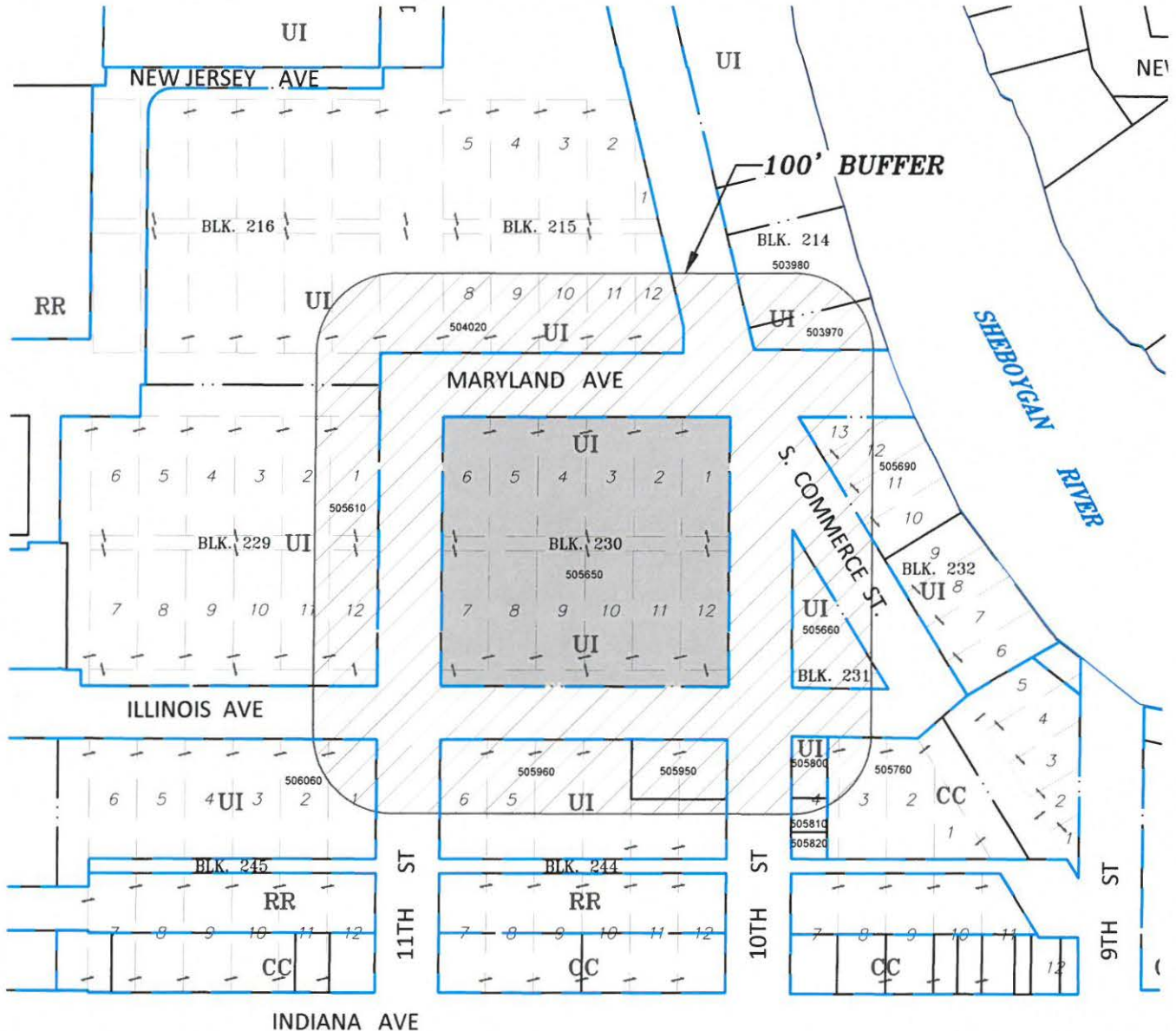
Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM EMPLOYMENT TO CENTRAL MIXED USE

SECTION 26, T. 15 N., R. 23 E.

ORIGINAL PLAT, BEING ALL OF BLOCK 230 AND THE VACATED NORTH 20' OF ILLINOIS AVENUE ADJACENT TO SAID BLOCK 230 AND THE VACATED 18' EAST/WEST ALLEY IN BLOCK 230 LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID TRACT CONTAINS 2.3 ACRES ±



KCG DEVELOPMENT





February 13, 2017

Mayor Mike Vandersteen
City of Sheboygan Plan Commission and Common Council

City Hall
828 Center Avenue
Sheboygan, Wisconsin 53081

Re: Rezone and Comprehensive Plan Map Amendment Appeal for Parcel No. 59281505650 (1031 Maryland Ave.)

INTRODUCTION

The purpose of this letter is to provide context around the nature and grounds for a rezoning request and an amendment to the City of Sheboygan's Comprehensive Plan map for Parcel No. 59281505650. The rezoning and map amendment requests are the groundwork for a transformative mixed-use redevelopment that is poised to become the next premier housing community in Sheboygan's Harbor Centre and which will act as a catalyst for future commercial development along the Indiana Avenue corridor.

The industrial complex which occupies the entire site was originally constructed in 1920 by the Badger State Tanning Company. KCG Development, LLC ("KCG") proposes an adaptive-reuse redevelopment of the complex into a mixed-use property anchored by a multifamily housing community. As the complex is expected to be eligible for listing on the National Register of Historic Places, the redevelopment will restore the property's interior and exterior aesthetic in accordance with state and federal historic guidelines; preserving the history of the 97 year old building but also the industrial character of the neighborhood. The Badger State building is visible from a number of locations in Sheboygan, along Indiana Avenue as well as a number of locations in the Lower Downtown, Boatworks, Indiana Avenue, and Urban Employment Districts. As the project under consideration also includes a river-front parcel across S Commerce/S 10th Street, the proposed redevelopment offers a prime opportunity to create a tangible impact on downtown Sheboygan and foster an environment for new capital, employment, recreation and people.

We acknowledge the proposed use is a departure from current zoning regulations and the future land uses contemplated in the City's Comprehensive Plan, though we firmly believe redeveloping this underutilized asset will be a lynchpin in the City's efforts to revitalize the Indiana Avenue corridor as well as to attract new business and entrepreneurship.

KCG formally requests rezoning the subject parcel from Urban Industrial to Central Commercial and an amendment to the City's Comprehensive Plan Map covering the subject parcels from Employment to Central

Mixed Use ("Requests"). Passage of the Requests will allow KCG to pursue a Conditional Use Permit and undergo the Architectural Review process with the City of Sheboygan for the proposed development.

WHO WE ARE – KCG DEVELOPMENT, LLC

KCG was formed in 2015 to develop, acquire, rehabilitate and own apartment communities in the East, Midwest, South and Southeast. We take a triple bottom line approach to development with the focus on maximizing environmental, social and financial returns within our communities and partners. We understand that the social impact and profitable development do not have to be mutually exclusive. KCG knows that vibrant communities must have connections to all who live and work there. Recognizing that need and knowing ways to address it is what sets our team apart. We have a passion for creating communities that have a positive impact on residents and the overall community.

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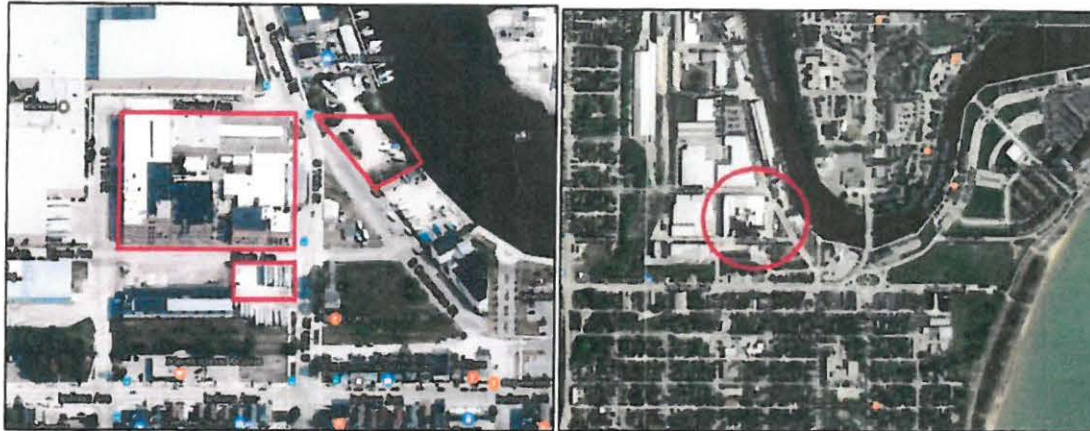
ABOUT THE PROJECT

The complex was originally constructed in 1920 by the Badger State Tanning Company after the company's prior complex at the site was destroyed by fire. The complex is a collection of buildings built between the 1920's and 1970's that encompass nearly the entire block bound by Maryland Avenue, S 10th Street, Illinois Avenue, and S 11th Street in downtown Sheboygan. The overall development also includes a 0.21 acre parcel at the SW corner of Illinois Ave and S 10th Streets as well as a 0.37 acre riverfront parcel to the east across Commerce Street. Our goal is to work with our design team and the State Historic Preservation Office/National Parks Service to demolish non-contributing appendage buildings and reintroduce green space and open lines of sight at the Badger State site. New historically accurate windows will replace the broken collection that has amassed over the years and the buildings' façade and exterior envelope will receive much needed restoration.

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www.kcgdevelopment.com



The redevelopment will create apartment units, community and amenity spaces, and interior parking stalls in the main “L” shaped building fronting S 11th Street and Maryland Avenue. We envision the 3-story “Boiler House” at the NW corner of Illinois and 10th Streets to receive a historic retrofit and serve a commercial or retail use, such as a restaurant, marketplace, brewery, etc. The small 0.21 acre parcel at the SW corner of Illinois and 10th Streets may serve as parking for this establishment or as visitor parking for the multifamily component, an allowed use under zoning regulations governing that parcel.

The riverfront parcel offers an exciting opportunity to enhance the appeal of the apartment community but also further the City’s plans for revitalizing the Boatwork District. *We endeavor to work with governmental and community partners to determine the best use(s) of the riverfront parcel to maximize the impact on the immediate area and the community at large.*

Approval of the Requests will allow KCG to further develop plans for the redevelopment. With input from our design team, historic consultant, and the City, design-development drawings will be drafted and the project will be brought to the City of Sheboygan and Architectural Review Board for consideration of a Conditional Use Permit.

GROUNDS FOR REZONING AND COMPREHENSIVE PLAN AMENDMENT

The site is currently zoned Urban Industrial and earmarked as an “Employment” district on the future land use map in the City’s Comprehensive Plan. While this designation appears reasonable considering the property’s location amongst predominantly industrial and manufacturing uses, the condition, location, and prominence of the Coakley Building provide both unique challenges and opportunities for any future development or redevelopment.

The sheer size and condition of the building may be an impediment to redeveloping the property with an industrial or employment base. The complex is a collection of 250,000 square feet of buildings in various conditions with different construction types, dates, layouts and finishes. There are also portions of the property which are too deteriorated to preserve or reuse and, in our opinion, there are few areas within the building that are immediately ready for use by an occupant other than the current use as a storage or warehouse facility. It is our opinion future interest in the building under Urban Industrial zoning regulations will be limited to small scale operations in different portions of the building which are most suitable for the individual proposed use. The size,

condition, and capitol required to redevelop the Coakley Building complex as a whole into a useable form drastically limits the range of opportunities and would potentially force industrial-users to look first towards acquisition of existing, operational industrial facilities in the immediate area or new construction sites. However, a *Central Commercial* zoning designation and *Central Mixed Use* classification on the comprehensive plan would allow for a broader array of potential uses and would help facilitate a large-scale, comprehensive redevelopment of the property.

We recognize the advantage of designated employment districts as a vital component of strategic planning as well as the desire to maintain the industrial heritage of this area. While the proposed mixed-use development does not specifically facilitate dense employment, it does create construction jobs, an undetermined number of permanent jobs, and the urban housing opportunities called upon in the Indiana Avenue Redevelopment Plan. A prominent mixed-use housing development would be mutually beneficial to prospective employers and employees in determining suitable locations for business creation, expansion, and housing opportunities. The redevelopment would provide employees of local businesses and within the surrounding industrial park a desirable living environment proximate to many downtown amenities and central to the future transportation corridors planned to traverse the downtown, riverfront and lakefront areas.

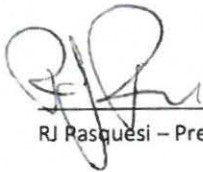
Further, it is our opinion redeveloping the Coakley Building complex into a mixed-use destination will help promote the core missions and expedite the implementation of the City's Indiana Avenue Redevelopment Plan. According to the Plan, "The focus of the Indiana Avenue redevelopment is the reinforcement...through enhancement of the existing commercial district with rehabilitation of existing buildings (preservation of historic commercial building stock, redevelopment of vacant sites, and increased business development)." The proposed project directly addresses that goal and provides a unique opportunity for a mixed-use, historic redevelopment to become a focal point and catalyst for future implementation of the plan.

SUMMARY

In consideration of the above, we request the Plan Commission and Common Council consider and approve the Requests for rezoning the subject parcel from Urban Industrial to Central Commercial and an amendment to the City's Comprehensive Plan Map covering the subject parcels from Employment to Central Mixed Use. If granted approval, KCG will work with community and design partners to create design-development plans to submit with a Conditional Use Permit application accompanied by Architectural Board review.

We appreciate your time and consideration of the proposed redevelopment. We hope to build upon the project's momentum and look forward to working collaboratively with the City of Sheboygan to bring this vision to reality. Should you have any questions, please don't hesitate to contact me.

Respectfully,



RJ Rasquesi – President; KCG Development, LLC

KCG Development

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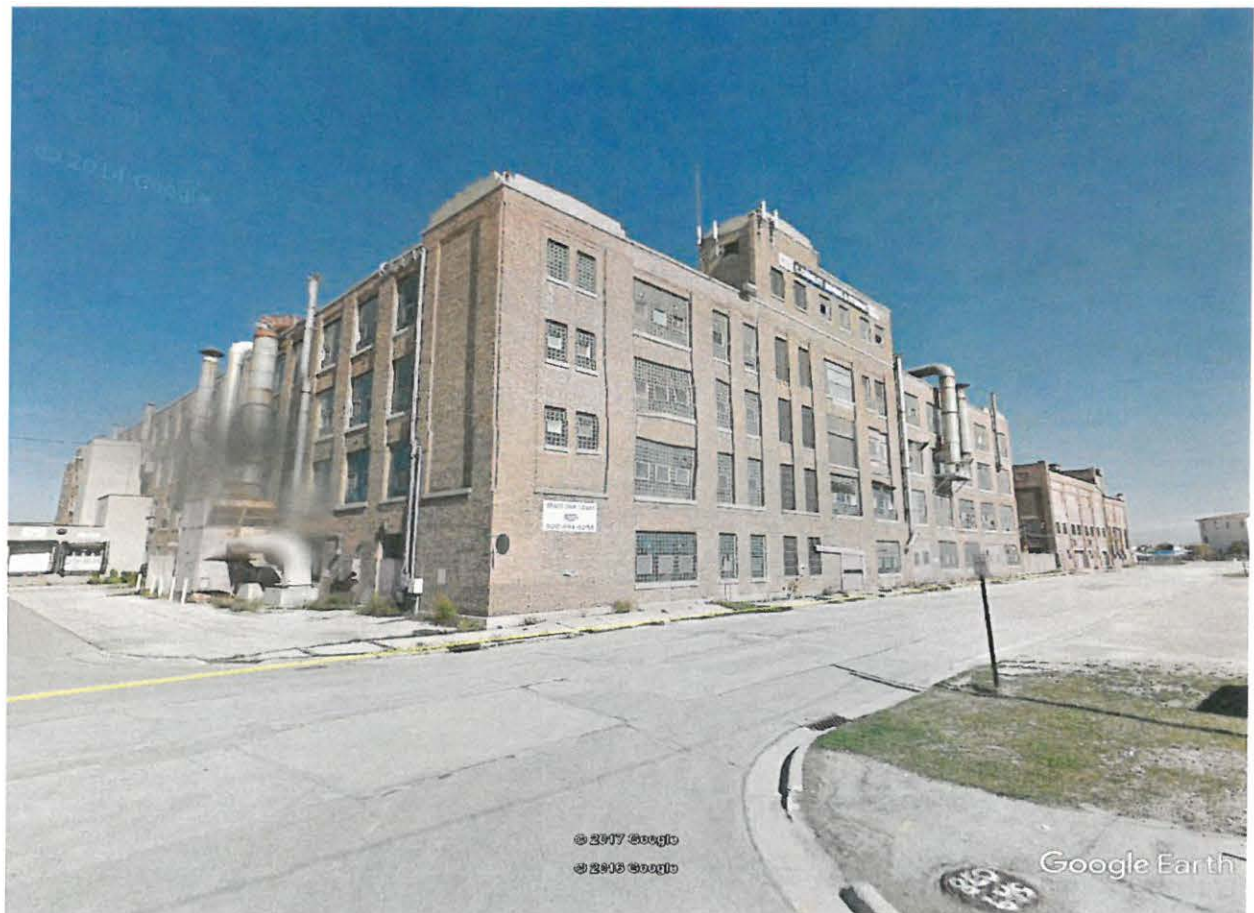
Pennsylvania Ave. & N 44th St

C Coakley Relocation

© 2013 Google

Google Earth





CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 236-16-17 and G.O. 43-16-17 by Ald. Donohue and Hou-Seye amending the City's Zoning Map to change the Use District Classification of property located at 1031 Maryland Ave. from Class UI Urban Industrial to Class CC Central Commercial Classification.

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

REPORT DATE: March 10, 2017

MEETING DATE: March 14, 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:

KCG Development, LLC is proposing to rezone 1031 Maryland Avenue from Urban Industrial (UI) to Central Commercial (CC). The applicant states the following:

- The rezoning and map amendment requests are the groundwork for a transformative mixed-use redevelopment that is poised to become the next premier housing community in Sheboygan's Harbor Centre and which will act as a catalyst for future commercial development along the Indiana Avenue corridor.
- The industrial complex which occupies the entire site was originally constructed in 1920 by the Badger State Tanning Company. KCG Development, LLC ("KCG") proposes an adaptive-reuse redevelopment of the complex into a mixed-use property anchored by a multifamily housing community. As the complex is expected to be eligible for listing on the National Register of Historic Places, the redevelopment will restore the property's interior and exterior aesthetic in accordance with state and federal historic guidelines, preserving the history of the 97 year old building but also the industrial character of the neighborhood.
- KCG formally requests rezoning the subject parcel from Urban Industrial to Central Commercial and an amendment to the City's Comprehensive Plan Map covering the subject parcels from Employment to Central Mixed Use ("Requests"). Passage of the Requests will allow KCG to pursue a Conditional Use Permit and undergo the Architectural Review process with the City of Sheboygan for the proposed development.

- The redevelopment will create apartment units, community and amenity spaces, and interior parking stalls in the main “L” shaped building fronting S 11th Street and Maryland Avenue. We envision the 3-story “Boiler House” at the NW corner of Illinois and 10th Streets to receive a historic retrofit and serve a commercial or retail use, such as a restaurant, marketplace, brewery, etc.
- Our goal is to work with our design team and the State Historic Preservation Office/National Parks Service to demolish non-contributing appendage buildings and reintroduce green space and open lines of sight at the Coakley Building site. New historically accurate windows will replace the broken collection that has amassed over the years and the buildings’ façade and exterior envelope will receive much needed restoration.
- KCG firmly believes redeveloping this underutilized asset will be a lynchpin in the City’s efforts to revitalize the Indiana Avenue corridor as well as to attract new business and entrepreneurship.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north and west are zoned Urban Industrial (UI).
- The properties to the south and East are zoned Urban Industrial (UI) and Central Commercial (CC).

It is important for the Plan Commission to understand that if the property zoning designation is changed from UI to CC, an applicant could submit an application to use the property for any use that is permitted and/or conditionally permitted in the CC zone such as mixed used facility that has residential and commercial uses.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to constructing and operating an apartment complex from this site.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Central Commercial (CC) for property located at 1031 Maryland Avenue.

ATTACHMENTS:

Rezone Application and required attachments.

~~II~~

7.1

Gen. Ord. No. 43 - 16 - 17. By Alderpersons Donohue and Hou-Seye.
March 6, 2017.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1031 Maryland Ave. from Class UI Urban Industrial to Class CC Central Commercial Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class UI Urban Industrial to Class CC Central Commercial Classification:

Property located at 1031 Maryland Ave. more particularly described as:

Original Plat, being all of Block 230 and the vacated North 20' of Illinois Avenue adjacent to said Block 230 and the vacated 18' east/west alley in Block 230 located in the NW ¼ of the NW ¼ of Section 26, T. 15 N., R. 23 E. in the City of Sheboygan, Sheboygan County, State of Wisconsin. Said Tract contains 2.3 acres.

City Plans

II

4.3

R. O. No. 236-16-17. By CITY CLERK. March 6, 2017.

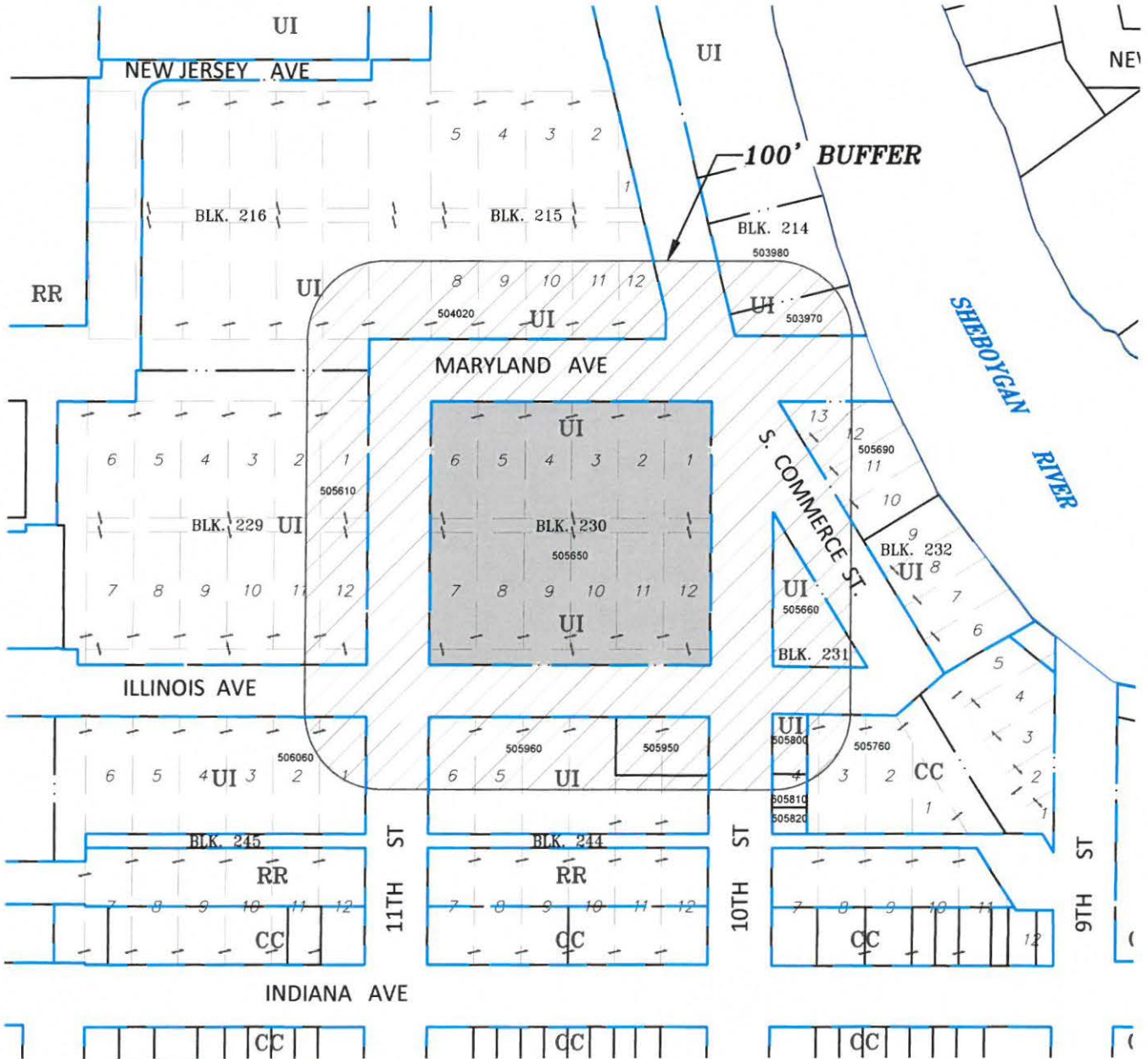
Submitting an application from KCG Development, LLC, requesting an amendment of the Official Zoning Map from Use District Classification Urban Industrial (UI) to Use District Classification Central Commercial (CC).

City Plan

City Clerk

PROPOSED ZONING CHANGE FROM URBAN INDUSTRIAL TO CENTRAL COMMERCIAL SECTION 26, T. 15 N., R. 23 E.

ORIGINAL PLAT, BEING ALL OF BLOCK 230 AND THE VACATED NORTH 20' OF ILLINOIS AVENUE ADJACENT TO SAID BLOCK 230 AND THE VACATED 18' EAST/WEST ALLEY IN BLOCK 230 LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID TRACT CONTAINS 2.3 ACRES ±



KCG DEVELOPMENT



OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: # 170209
FILING FEE: \$200.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: KCG Development, LLC PHONE NO.: (317) 409-7776

ADDRESS: 11555 N. Meridian Street, Ste 400, Carmel, IN 46032

E-MAIL: Matt.Gilhooly@kcgdevelopment.com

OWNER OF SITE: Roadster Sheboygan, LLC (Chris Coakley)

PHONE NO.: (412) 272-4040

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 1031 Maryland Avenue

LEGAL DESCRIPTION: Original Plat, Being all of Block 230 and the vacated north 20' of Illinois Avenue adjacent to said Block 230 and vacated 18' East/West Alley in Block 230 located in the NW ¼ of the NW ¼ of Section 26, T. 15N., R. 23 E. in the City of Sheboygan, Sheboygan County, State of Wisconsin.

PARCEL NO. 505650 MAP NO. 26

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Industrial

PROPOSED ZONING DISTRICT CLASSIFICATION: Central Commercial

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: The building is currently used for storage purposes in select areas of the first floor, otherwise sitting primarily vacant.

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: The proposed use is a mixed-use redevelopment anchored by a multifamily housing apartment community with a commercial/retail component.

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency?

The site and building in question are located in an area that provides a unique opportunity to create a tangible impact on downtown Sheboygan. While a departure from the current "Employment" designation on the Comprehensive Plan, we believe the proposed Central Commercial designation will allow for a comprehensive redevelopment of the dilapidated structure. The building is also a prominent feature in the midst of the area covered under the City's Indiana Avenue Redevelopment Plan. A large-scale, comprehensive redevelopment of the site which brings residents into downtown area and provides for additional commercial/retail opportunities will act as a catalyst for future commercial development and implementation of the City's plans for the Indiana Avenue Corridor.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- Explain: The factor which most closely describes the situation at hand is #3. The Indiana Avenue Redevelopment Plan has created a spotlight on development along

Indiana Avenue and the surrounding collector streets. While factors have not necessarily changed, the subject parcel provides for a prime opportunity to create a tangible impact on downtown Sheboygan and to act as a catalyst for future implementation of the Indiana Avenue plan. The current Urban Industrial designation coupled with the existing condition of the complex may substantially limit the range of opportunities for future development of the site. A rezoning of the subject parcel would allow for a broader array of potential uses and would help facilitate a large-scale, comprehensive redevelopment of the property.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The site is located in a predominately industrial neighborhood on the edge of residential, commercial and retail uses. As the building is expected to be eligible for historic designation, the redevelopment would preserve the history of the nearly 100 year old complex but also maintain the industrial character of the neighborhood. Considering the "dense employment" designation on the comprehensive plan, it is unlikely the proposed mixed-use complex would create a higher intensity or traffic count than originally intended. Further, the proposed mixed-use development would be a perfect transition between the industrial, employment uses to the north and the commercial, retail and residential uses surrounding the property to the south, east and west.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

There are 9 "Key Initiatives" in the City's Comprehensive Plan. We believe the map amendment, and thus make possible the proposed mixed-use development, would address 5 of those initiatives: promoting infill development and redevelopment; spur economic development and job creation; focusing attention on the City's Growth and Redevelopment Corridors; enhancing the riverfront; and diversifying the City's housing stock.

4. CERTIFICATE

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



APPLICANT'S SIGNATURE

2.13.17

DATE

MATTHEW GILBERTSON

PRINT ABOVE NAME



February 13, 2017

Mayor Mike Vandersteen
City of Sheboygan Plan Commission and Common Council

City Hall
828 Center Avenue
Sheboygan, Wisconsin 53081

Re: Rezone and Comprehensive Plan Map Amendment Appeal for Parcel No. 59281505650 (1031 Maryland Ave.)

INTRODUCTION

The purpose of this letter is to provide context around the nature and grounds for a rezoning request and an amendment to the City of Sheboygan's Comprehensive Plan map for Parcel No. 59281505650. The rezoning and map amendment requests are the groundwork for a transformative mixed-use redevelopment that is poised to become the next premier housing community in Sheboygan's Harbor Centre and which will act as a catalyst for future commercial development along the Indiana Avenue corridor.

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We acknowledge the proposed use is a departure from current zoning regulations and the future land uses contemplated in the City's Comprehensive Plan, though we firmly believe redeveloping this underutilized asset will be a lynchpin in the City's efforts to revitalize the Indiana Avenue corridor as well as to attract new business and entrepreneurship.

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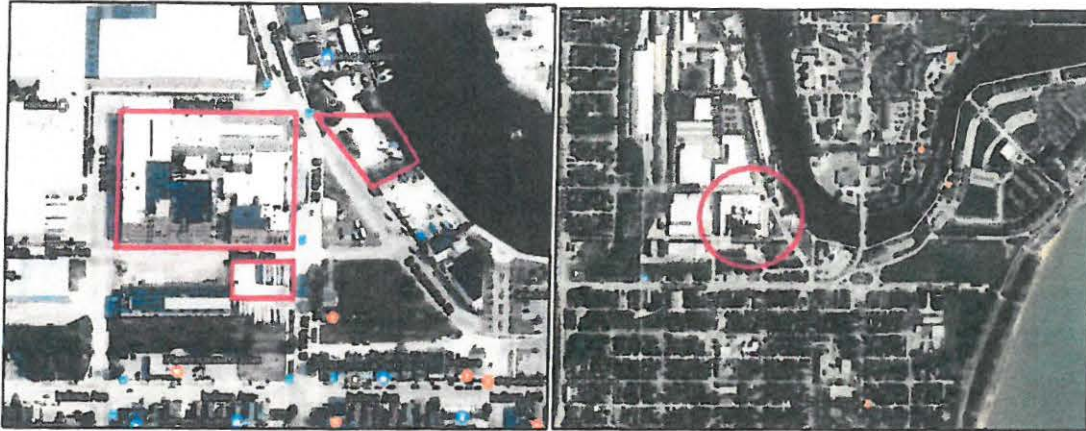
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The sheer size and condition of the building may be an impediment to redeveloping the property with an industrial or employment base. The complex is a collection of 250,000 square feet of buildings in various conditions with different construction types, dates, layouts and finishes. There are also portions of the property which are too deteriorated to preserve or reuse and, in our opinion, there are few areas within the building that are immediately ready for use by an occupant other than the current use as a storage or warehouse facility. It is our opinion future interest in the building under Urban Industrial zoning regulations will be limited to small scale operations in different portions of the building which are most suitable for the individual proposed use. The size,

condition, and capitol required to redevelop the Coakley Building complex as a whole into a useable form drastically limits the range of opportunities and would potentially force industrial-users to look first towards acquisition of existing, operational industrial facilities in the immediate area or new construction sites. However, a *Central Commercial* zoning designation and *Central Mixed Use* classification on the comprehensive plan would allow for a broader array of potential uses and would help facilitate a large-scale, comprehensive redevelopment of the property.

We recognize the advantage of designated employment districts as a vital component of strategic planning as well as the desire to maintain the industrial heritage of this area. While the proposed mixed-use development does not specifically facilitate dense employment, it does create construction jobs, an undetermined number of permanent jobs, and the urban housing opportunities called upon in the Indiana Avenue Redevelopment Plan. A prominent mixed-use housing development would be mutually beneficial to prospective employers and employees in determining suitable locations for business creation, expansion, and housing opportunities. The redevelopment would provide employees of local businesses and within the surrounding industrial park a desirable living environment proximate to many downtown amenities and central to the future transportation corridors planned to traverse the downtown, riverfront and lakefront areas.

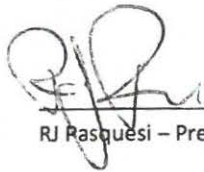
Further, it is our opinion redeveloping the Coakley Building complex into a mixed-use destination will help promote the core missions and expedite the implementation of the City's Indiana Avenue Redevelopment Plan. According to the Plan, "The focus of the Indiana Avenue redevelopment is the reinforcement...through enhancement of the existing commercial district with rehabilitation of existing buildings (preservation of historic commercial building stock, redevelopment of vacant sites, and increased business development)." The proposed project directly addresses that goal and provides a unique opportunity for a mixed-use, historic redevelopment to become a focal point and catalyst for future implementation of the plan.

SUMMARY

In consideration of the above, we request the Plan Commission and Common Council consider and approve the Requests for rezoning the subject parcel from Urban Industrial to Central Commercial and an amendment to the City's Comprehensive Plan Map covering the subject parcels from Employment to Central Mixed Use. If granted approval, KCG will work with community and design partners to create design-development plans to submit with a Conditional Use Permit application accompanied by Architectural Board review.

We appreciate your time and consideration of the proposed redevelopment. We hope to build upon the project's momentum and look forward to working collaboratively with the City of Sheboygan to bring this vision to reality. Should you have any questions, please don't hesitate to contact me.

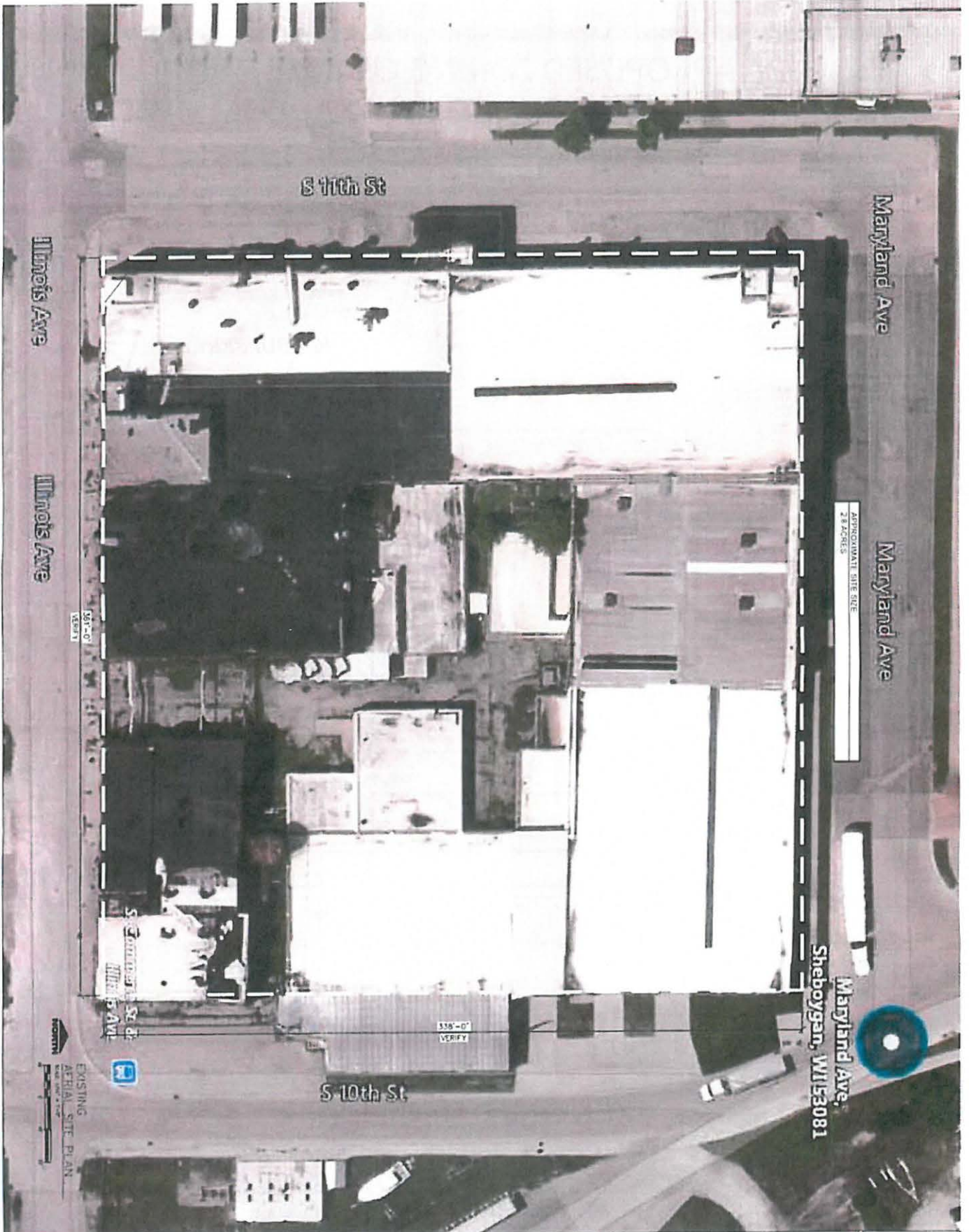
Respectfully,



RJ Rasquesi – President; KCG Development, LLC

KCG Development

11555 N. Meridian Street, Suite 400 | Carmel, IN | 46032 | (317) 708-6519
www.kcgdevelopment.com



Maryland Ave

Maryland Ave

APPROXIMATE SITE SIZE
2.8 ACRES

Maryland Ave,
Sheboygan, WI 53081

S 11th St

S 10th St

Illinois Ave

Illinois Ave

531'-0"
VERIFY

338'-0"
VERIFY

S 10th St &
Illinois Ave

EXISTING
AERIAL SITE PLAN



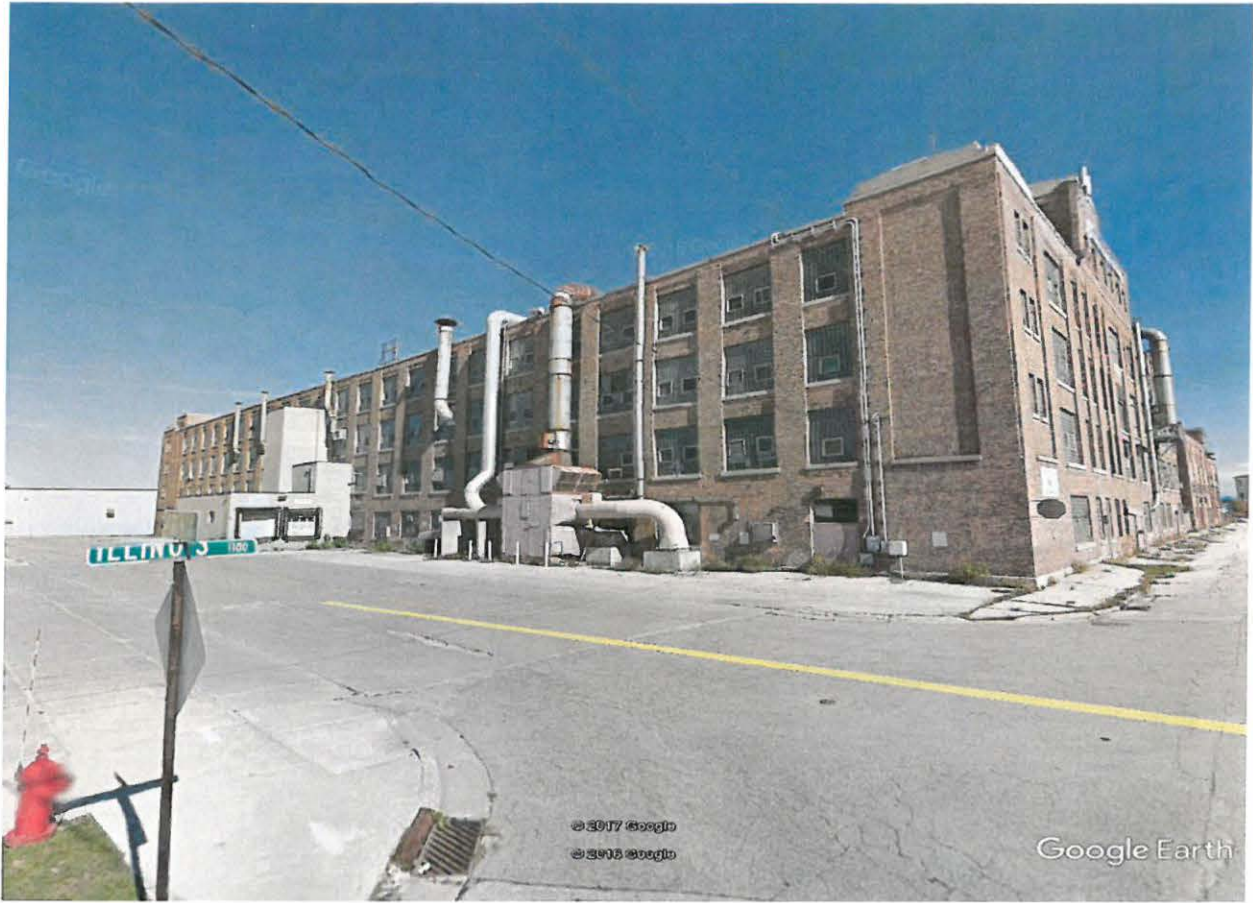
KCG DEVELOPMENT
2017 WHEDA PRELIMS
1031 MARYLAND AVE • SHEBOYGAN, WI 53081

NOT FOR CONSTRUCTION

1.5







CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R. O. No. 235-16-17 by the City Clerk submitting a petition for direct annexation by unanimous approval for property located in the Town of Sheboygan at 3009 N. 15th St. G.O. 44-16-17 by Ald. Belanger and Wolf annexing territory to the City of Sheboygan, Wisconsin.

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

REPORT DATE: March 10, 2017

MEETING DATE: March 14, 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 petitioner, Mr. James Kisiolek, owns a residential property at 3009/3001 N. 15th Street in the Town of Sheboygan. The property is currently served water from a private well, which is failing. Mr. Kisiolek is requesting annexation in order to receive City water service.

STAFF COMMENTS:

The Plan Commission should be aware that this property has some property maintenance issues including:

- Storage of a commercial Diamond Realty truck which is not permitted on a residentially property.
- Storage of an unlicensed van which is not permitted.
- A gravel/mud parking lot along the alley.
- A fence that is a bit weathered and uses different types of fencing materials.
- Items scattered throughout the yard.

Staff is informing the applicant of these issues now so they can be address accordingly and so we will not need to deal with noncompliant property issues as soon as the property is annexed into the City.

In addition, the applicant will need to immediately work with the Sheboygan Water Utility and the City of Sheboygan Building Inspection Department with regards to obtaining all necessary permits to hook into the City's water system.

Staff recommends approval of the annexation request with a zoning designation of Urban Commercial (UC).

ACTION REQUESTED:

Motion to recommend the Common Council approve the annexation for property located at 3009/3001 N. 15th Street.

ATTACHMENTS:

Annexation information and attachments.

X

7.2

Gen. Ord. No. 44 - 16 - 17. By Alderpersons Belanger and Wolf.
March 6, 2017.

AN ORDINANCE annexing territory to the City of Sheboygan, Wisconsin.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. In accordance with sec. 66.0217 of the Wisconsin Statutes and the petition for direct annexation by unanimous approval filed with the city clerk on the 24th day of February, 2017, signed by all of the electors residing in the territory and the owners of all the real property in the territory, together with a scale map and a legal description of the property to be annexed, the following described territory in the Town of Sheboygan, Sheboygan County, Wisconsin, is hereby annexed to the City of Sheboygan, Wisconsin:

All of Lot Twenty (20); and all of Lot Twenty-one (21) excepting the North Thirty-three (33) feet thereof; also part of Lot Nineteen (19) described as follows: Commencing at a point Sixty-seven (67) feet Four (4) inches West of the Northeast corner of Lot Nineteen (19), Block Six (6), Lake Shore Division of the Town of Sheboygan, thence due South Twelve (12) feet, thence due West to the West line of said Lot Nineteen (19), thence North Twelve (12) feet to the Northwest corner of said lot, thence East along said North line to the point of beginning; all in Block Six (6), Lake Shore Division of the Town of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

Said parcel contains Six Thousand Nine Hundred (6,900) square feet (0.158 acres).

Section 2. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Sheboygan for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Sheboygan.

Section 3. In accordance with sec. 66.0217(14) of the Wisconsin Statutes, the City of Sheboygan agrees to pay annually to the Town of Sheboygan, for five (5) years, an amount equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the tax roll under sec. 70.65 of the Wisconsin Statutes, in the year in which the annexation is final.

Section 4. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or

City Plan
Finance

III

4.2

R. O. No. 235- 16 - 17. By CITY CLERK. March 6, 2017.

Submitting a petition for direct annexation by unanimous approval for property located in the Town of Sheboygan at 3009 N. 15th St.

- City Plan
&
Finance

City Clerk

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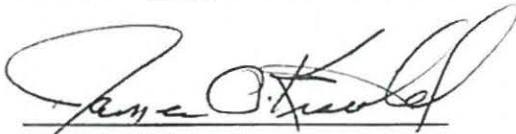
PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

The undersigned, constituting all of the electors residing in the following described territory and the owners of all of the real property in the following described territory located in the Town of Sheboygan, Sheboygan County, Wisconsin, lying contiguous to the City of Sheboygan, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Sheboygan, Sheboygan County, Wisconsin.


All of Lot Twenty (20); and all of Lot Twenty-one (21) excepting the North Thirty-three (33) feet thereof; also part of Lot Nineteen (19) described as follows: Commencing at a point Sixty-seven (67) feet Four (4) inches West of the Northeast corner of Lot Nineteen (19), Block Six (6), Lake Shore Division of the Town of Sheboygan, thence due South Twelve (12) feet, thence due West to the West line of said Lot Nineteen (19), thence North Twelve (12) feet to the Northwest corner of said lot, thence East along said North line to the point of beginning; all in Block Six (6), Lake Shore Division of the Town of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

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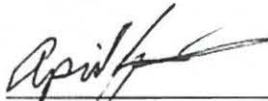
Dated this ~~24th~~ day of February, 2017



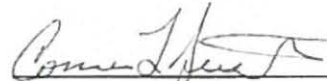
James O. Kisiolek, Owner
2322 West Shelly Court
Sheboygan, WI 53083



Angelia C. Clarke-Kisiolek, Owner
2322 West Shelly Court
Sheboygan, WI 53083



April Justus, Tenant
3011 North 15th Street
Sheboygan, WI 53083



Connie Justus, Tenant
3011 North 15th Street
Sheboygan, WI 53083



Luke Wirth, Tenant
3009 North 15th Street
Sheboygan, WI 53083

See attached map.

Drafted by: Atty. Joshua D. McKinley
Olsen, Kloet, Gunderson & Conway
602 N. 6th Street
Sheboygan, WI 53081
920-458-3701



