

*****ATTACHMENTS*****

PARCEL NO. 431950
MAP NO. 34476001
ZONING CLASSIFICATION: SR-5

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 1/26/16

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

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

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: MIKE TRIMBERGER, SHEBOYGAN SOUTH HIGH SCHOOL
ADDRESS: 3128 SOUTH 12TH STREET E-MAIL: MTRIMBERGER@SASD.NET
PHONE: (920) 459-3636 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: SHEBOYGAN SOUTH HIGH SCHOOL
ADDRESS OF PROPERTY AFFECTED: 3128 SOUTH 12TH STREET
LEGAL DESCRIPTION: S 1/4 OF E 3/4 OF NE 1/4 SE 1/4 & N 1/2 OF SE 1/4 SE 1/4
SECTION 34, T15N, RANGE 23 EAST
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: HIGH SCHOOL
INDOOR INSTITUTIONAL
DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: NEW SCHOOL OFFICES AND
SHOP ADDITION

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

City of Sheboygan - Conditional Use Application

Sheboygan South High School, Building Addition and Remodeling –
3128 South 12th Street

Zoning District

Suburban Residential-5 (SR-5)

Existing Land Use

Land Use: Indoor-institutional

Proposed Development

New Office and shop Building Addition- 6,572 square feet.
(Entire Addition to be constructed over Existing Paved Parking Lot)

Setbacks

Building to Front or Street Lot Line: 30 feet

- N/A

Building to Front or Street Lot Line: 30 feet

- N/A

Building to Residential Side Lot Line: 50 feet

- 468' actual (to Washington Avenue R.O.W)

Building to Residential Rear Lot Line: 25 feet

- 730' Proposed setback

Maximum Building Height: 50 feet

- 24' Proposed

Parking Requirements

Minimum Number of Off-Street parking Spaces required:

Senior High - 1 space per teacher and staff members, plus 1 space per 5 non-bused students, per Section 15.206(3) (c) of the City of Sheboygan Zoning Ordinance

(516) existing parking spaces (pre-developed parking count)

(509) proposed spaces (Post-Developed Parking Count) for a net loss of (7) spaces

Based on information received from Mike Trimberger, Sheboygan South High School principal, the current student enrollment at South High is **1,086** students. The current staff is **106**. We do not have the actual student count of those that are non-bused so conservatively if we assume all enrolled students would be non-bused we are required to have **217** student parking spaces and additional **106** staff parking spaces for a grand total of **323** pursuant to Section 15,206(3) of the ordinance.

Summary of Site Improvements

The scope of work includes the removal of asphalt pavement along the west and southwest side of the proposed addition to provide new drop-off lane to new office entry.

Building Design/Site Narrative

The proposed single story building addition includes new main office and entry to the High School and an expansion of the current shop area. The proposed building addition is located entirely within the existing asphalt pavement along the west side of the existing building, directly north of the cafeteria/commons addition constructed in 2005. The addition will incorporate educational space (shop area) and the relocated school office. Therefore, the project meets the standards of the City of Sheboygan Comprehensive Master Plan. Given the horizontal distance between the proposed addition and existing residential properties, there is no impact to neighboring properties. Asphalt pavement within the area of the proposed addition will be modified, however, the overall traffic pattern and flow will remain with the existing two-way traffic lane along the entire west side being maintained.

The addition will allow visitors to enter a designated secure entrance point to allow the school to be locked down during the school day. The current school office is buried more in the middle of the school, as additions have been added through the years. When entering the school at this location, we will be able to feature our new emphasis on partnering with the manufacturing companies and display some of our new robotics, CNC machines as well as metal fabrication classes that will be offered at the school. The majority of the funding was raised in the local community through donations to improve the work force in Sheboygan County.

The shop addition will be a new automotive repair classroom to allow the current shop to accommodate the expanded robotic and CNC lathes and mills as well as new welding stations. The new auto shop classroom room will include 4 new auto lifts to replace the aging units in the existing shop.

The existing exterior material along the west side of the building consists of brick. The proposed exterior brick will blend (match) the existing brick along the entire west side of the school (see proposed colored building elevations).

Landscape Requirements

A Landscape plan has been generated and will be submitted to the City of Sheboygan for review upon District review. Given the location of the proposed building addition (entirely within existing paved parking lot) there is limited area available to comply with the City of Sheboygan Landscape Ordinance. We would request the Plan Commission allow a landscape variance as part of their initial review.

Performance Standards / Potential Nuisances / Site Lighting

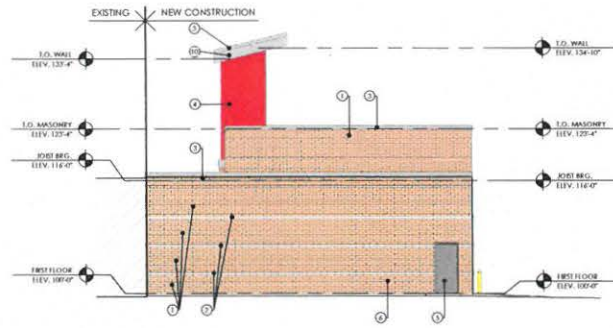
All performance standards comply per City of Sheboygan Zoning Ordinance Subchapter 15-7 to ensure this development will not become a nuisance to adjacent property owners.

Site lighting to be provided via two fixture types including:

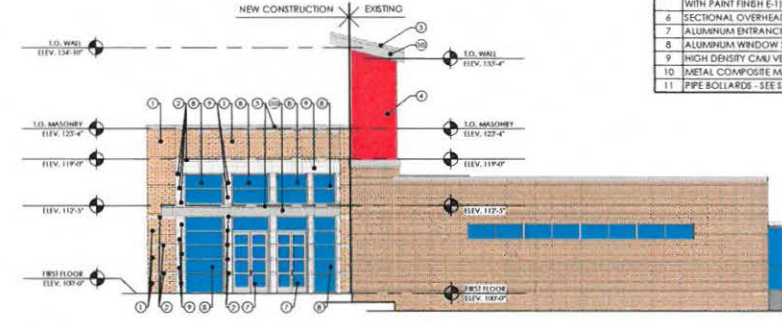
- Building Mounted Wall Pack Light Fixture
- 20' Pole Mounted Light Fixture

Note: Styles and heights to match adjacent properties.

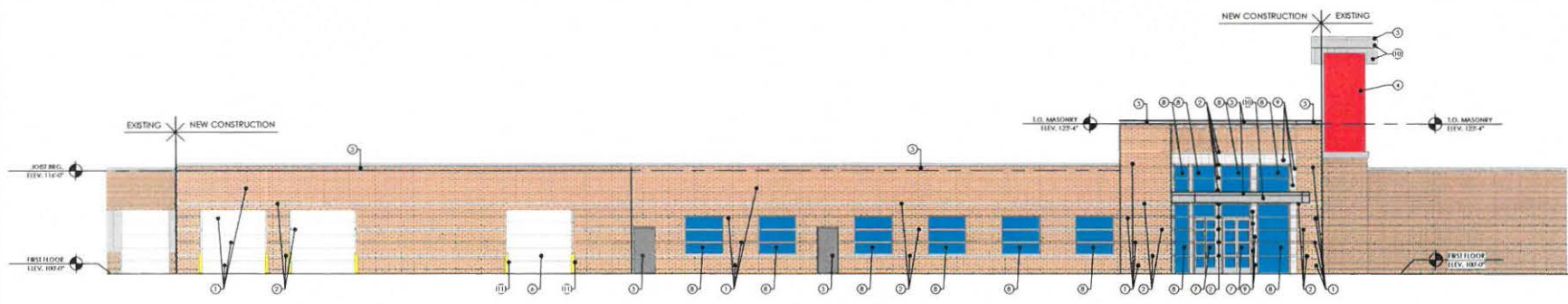
The final location of light fixtures to be determined at time of submittal to City of Sheboygan Building Inspection Department.



NORTH ELEVATION 3
SCALE: 1/8" = 1'-0" (A 501)



SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0" (A 501)



WEST ELEVATION 1
SCALE: 1/8" = 1'-0" (A 501)

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	FACE BRICK VENEER
2	HIGH DENSITY CMU ACCENT BAND
3	PRE-FINISHED METAL FASCIA
4	EFS - COLOR #1
5	HOLLOW METAL DOOR AND FRAME (PAINT WITH PAINT FINISH E-1)
6	SECTIONAL OVERHEAD DOOR
7	ALUMINUM ENTRANCE
8	ALUMINUM WINDOW SYSTEM
9	HIGH DENSITY CMU VENEER
10	METAL COMPOSITE MATERIAL WALL PANEL
11	PIPE BOLLARDS - SEE SITE PLAN



REVISIONS:

ISSUE TO: PROJECT ARCHITECT
REVISED TO: PER ARCHITECT'S AND SPECIFICATION SECTIONS TO DETERMINE THE BEST USE OF FINISHES TO BE USED IN THE PROJECT.
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ISSUE DATE: JANUARY 11, 2016
BUILDING ADDITION AND REMODELING
SHEBOYGAN SOUTH HIGH SCHOOL
3128 S 12TH, SHEBOYGAN, WISCONSIN
1133A MICHIGAN AVE. SHEBOYGAN, WISCONSIN 53081 | P509.452.4444 | 225 EAST ST. PAUL AVE. MILWAUKEE, WI 53202 | 414.637.4450

DRAWN BY: GAD
CHECKED BY: Checker
A
501
PROJ. NO. 2014-128











South High School

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