


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

PARCEL NO. 629590  
MAP NO. 15383 020  
ZONING CLASSIFICATION: UI

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 7/28/15

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: A. Chappa Holdings  
ADDRESS: 443 N. Main St., Sheboygan Falls, WI 53085 E-MAIL: andy@achappaconstruction.com  
PHONE: ( 920 ) 467-2212 FAX NO. ( 920 ) 467-2266

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

NAME OF PROPOSED/EXISTING BUSINESS: Gardner Denver Thomas  
ADDRESS OF PROPERTY AFFECTED: 1536 N. 18th Street  
LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Vacant manufacturing facility

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

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



July 10, 2015

New Loading Docks for Gardner Denver Thomas

Gardner Denver Thomas intends to locate its manufacturing operations in the former American Orthodontics building at 1536 N. 18<sup>th</sup> Street. The 61,000+ SF building will provide space for production of small pumps and compressors.

The new docks are required for shipping and receiving functions. The building currently has no loading dock facilities.



July 22, 2015

New Loading Docks for Gardner Denver Thomas

Gardner Denver Thomas intends to locate its manufacturing operations in the former American Orthodontics building at 1536 N. 18<sup>th</sup> Street. This 61,000+ SF building was selected because it suited the majority of the manufacturing requirements of the operation. The new use will involve light manufacturing and repair activities along with office staff space. There will be no exterior activities or storage.

The tenant intends to occupy the building mid to late August 2015. It is expected that there will be 20-30 employees. There are no plans for any future multi-tenant use of the property.

Primary driveway access to the parking lot is from the east (N. 18<sup>th</sup> Street) and secondarily from the west (N. 19<sup>th</sup> Street), as it is currently. The 18<sup>th</sup> Street driveway opening will be widened slightly to allow for semi-truck maneuvering. Building entrances are on the south side of the building. The parking lot has space for approximately 150 stalls, substantially in excess of actual tenant needs.

New work will include 2 loading docks, 1 entrance door, retaining walls, and paving of the dock driveway. There will be removal and clean up of trees and shrubs which are overgrown and in the path of the new construction. New landscaping will be introduced in appropriate open areas, in part to replace removed plantings. No new fencing is anticipated.

Building mounted light fixtures will be provided at the new loading docks. No new site lighting is anticipated. Appropriate stormwater management measures will be taken to comply with local codes. Design of such measures is currently in progress. The existing boulder mounted plaque for Memorial Field will be moved and placed in an appropriate new location.

In general, the building interior will be upgraded by cleaning, painting, and new flooring in some areas.

## ABOUT US

Thomas, a brand of Gardner Denver, has been meeting OEM compressor and pump needs for over 50 years. Simply put, we are specialists in serving Original Equipment Manufacturers. In fact, over 90% of everything we produce goes into an OEM product.

We know that the performance of our customers' design ultimately depends on the quality and dependability of its components. That's why so many OEMs serving the medical, laboratory, food and beverage, environmental and automotive/mobile markets have entrusted their reputations to Thomas.

With a wide range of pressure, vacuum and liquid technologies including WOB-L piston, articulated piston, diaphragm, miniature diaphragm, rotary vane, linear and peristaltic, Thomas offers the broadest oil-less product range in the industry. With this vast product offering, Thomas can design an ideal, custom pressure or vacuum solution that can be prototyped and manufactured to meet our customers' precise needs.

Thomas employs 850 people in 18 countries. With 3 manufacturing facilities in North America, Germany and China, 18 wholly owned group companies and 18 distributors, Thomas is uniquely positioned to serve customers world wide.

Gardner Denver, Inc. is the leading worldwide manufacturer of compressors and vacuum pumps for the medical, industrial and energy markets. Gardner Denver, Inc. is headquartered in Milwaukee, WI USA and is privately held by Kohlberg Kravis Roberts & Co. (KKR). For more information, visit the company's website,

[www.gardnerdenver.com](http://www.gardnerdenver.com) .

NO.	REVISIONS	DATE

613 Riverfront Drive  
 Sheboygan, WI 53081  
 Phone (920) 456-4000 Fax (920) 456-1486  
**LJM**  
 Architects

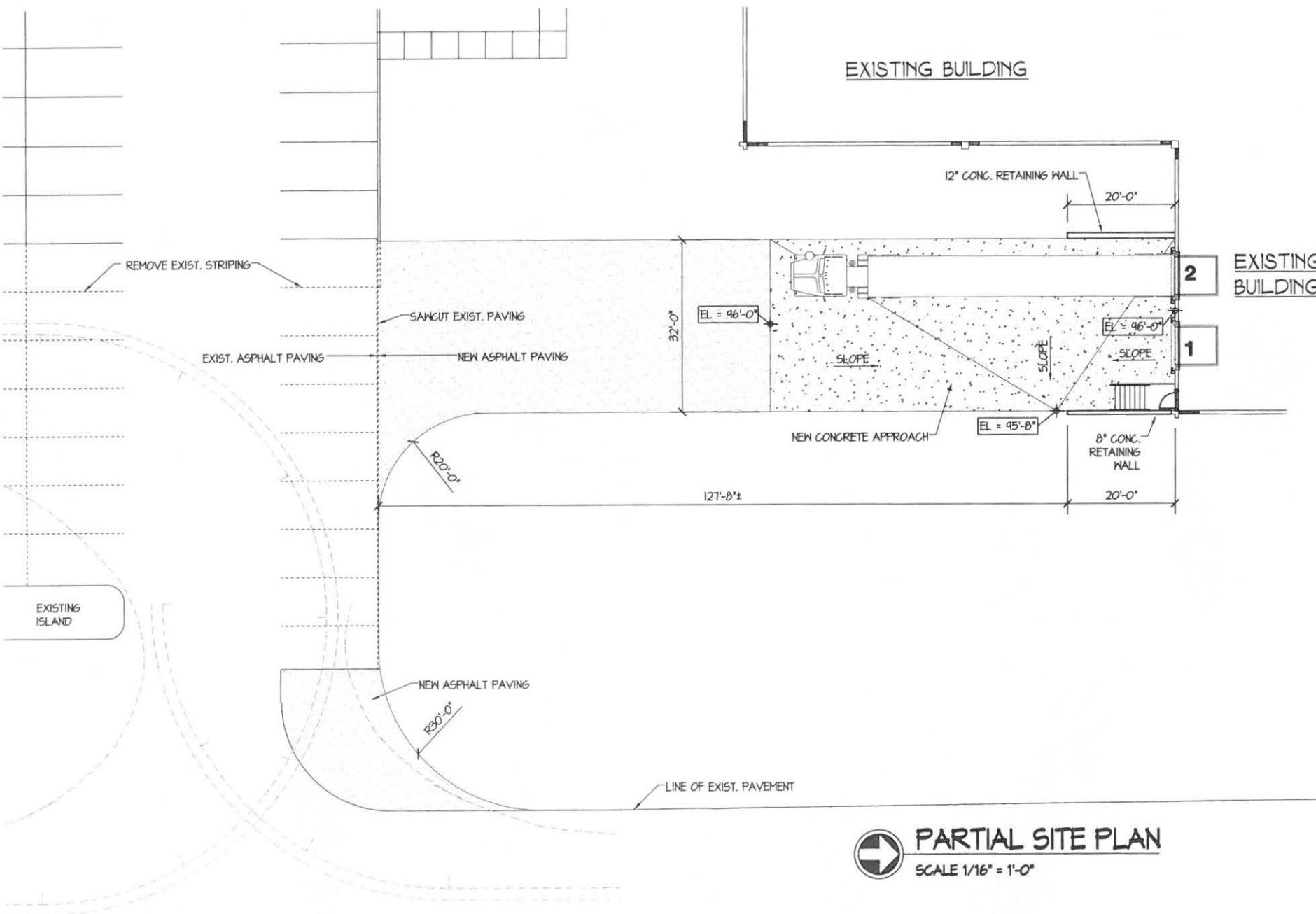
**NEW LOADING DOCKS FOR  
 FORMER AMERICAN ORTHODONTICS BLDG.  
 N. 18TH STREET  
 SHEBOYGAN, WI 53081**

**SHEET TITLE**  
**DRAWN BY**  
 JA  
**CHECKED BY**  
 EJ  
**DATE**  
 07-08-15  
**PROJECT NO.**  
 10150  
**SHEET NO.**

**C1.0**



**SITE PLAN**  
 SCALE 1" = 50'-0"



EXISTING BUILDING

12" CONC. RETAINING WALL

20'-0"

EXISTING BUILDING

2

1

REMOVE EXIST. STRIPING

SANKUT EXIST. PAVING

EXIST. ASPHALT PAVING

NEW ASPHALT PAVING

32'-0"

EL = 96'-0"

SLOPE

SLOPE

EL = 96'-0"

NEW CONCRETE APPROACH

EL = 95'-0"

8" CONC. RETAINING WALL

20'-0"

127'-0"±

R20'-0"

NEW ASPHALT PAVING

R30'-0"

LINE OF EXIST. PAVEMENT

EXISTING ISLAND



**PARTIAL SITE PLAN**

SCALE 1/16" = 1'-0"

NO.	REVISIONS	DATE

**LJM Architects**  
 813 Riverfront Drive  
 Sheboygan, WI 53081  
 Phone (920) 458-8600 Fax (920) 458-1485

NEW LOADING DOCKS FOR:  
**FORMER AMERICAN ORTHODONTICS BLDG.**  
 N. 18TH STREET  
 SHEBOYGAN, WI 53081

SHEET TITLE

DRAWN BY  
JA

CHECKED BY  
EJ

DATE  
07-08-05

PROJECT NO.  
18120

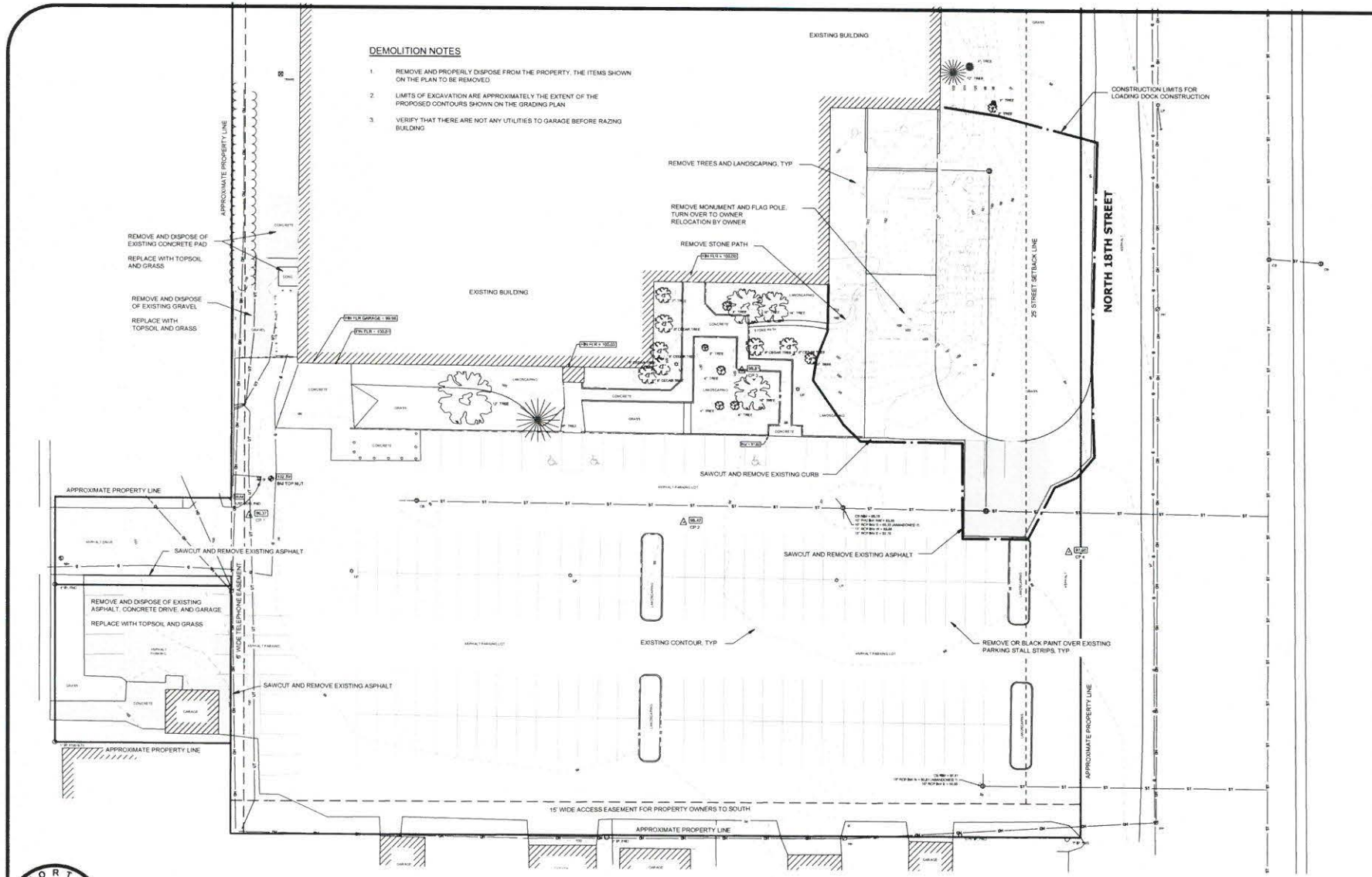
SHEET NO.

**C1.1**



**DEMOLITION NOTES**

1. REMOVE AND PROPERLY DISPOSE FROM THE PROPERTY THE ITEMS SHOWN ON THE PLAN TO BE REMOVED
2. LIMITS OF EXCAVATION ARE APPROXIMATELY THE EXTENT OF THE PROPOSED CONTOURS SHOWN ON THE GRADING PLAN
3. VERIFY THAT THERE ARE NOT ANY UTILITIES TO GARAGE BEFORE RAZING BUILDING



No.	Revision	Date
5		
4		
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Proposed Loading Dock  
Former American Orthodontics Bldg  
1536 N 18th Street  
Sheboygan, Wisconsin

DATE  
7/31/15

1



GRAPHIC SCALE  
0 10 20 40  
1 inch = 20 ft.  
FOR 24" X 36" PRINT

**EXISTING AND DEMOLITION PLAN**

THIS DRAWING HAS BEEN PROVIDED FOR DESIGN, ESTIMATING, AND/OR CONSTRUCTION PURPOSES ONLY. THIS DRAWING AND INFORMATION REMAINS THE PROPERTY OF WAGNER EXCAVATING, INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF WAGNER EXCAVATING, INC. THE INTENT OF THE DESIGN IS FOR CONSTRUCTION AND/OR APPROVAL. IT IS THE OWNERS RESPONSIBILITY FOR MAINTENANCE AND SAFETY OF THE CONSTRUCTED ITEMS

No.	Revision	Date
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Proposed Loading Dock  
 Former American Orthodontics Bldg  
 1536 N 18th Street  
 Sheboygan, Wisconsin

DATE  
 7/31/15

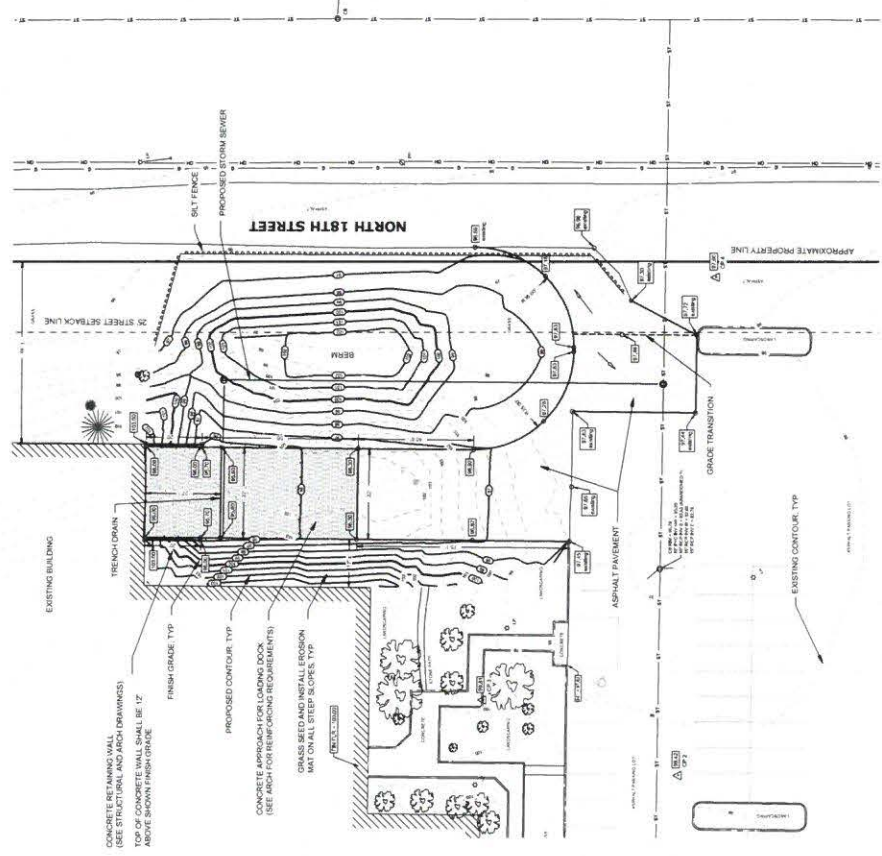
2

**IMPLEMENTATION OF EROSION CONTROL METHODS**

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSIDERED AS PART OF THE CONSTRUCTION PROCESS AND SHALL BE MONITORED BY THE Wisconsin DEPARTMENT OF NATURAL RESOURCES THROUGH WATER MANAGEMENT AND EROSION CONTROL TECHNICAL STANDARDS.
2. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL.
3. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. SEDIMENT CONTROL MEASURES TO BE IN WORKING ORDER PRIOR TO LEAVING THE SITE FOR THE WORKING DAY.
4. ANY SEDIMENT CONTROL MEASURES THAT ARE DAMAGED OR DESTROYED SHALL BE REPAIRED.
5. EROSION CONTROL AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION.
6. FINAL STABILIZATION OF SOIL SHALL BEGIN WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITIES ARE COMPLETE AND FINAL GRADE HAS BEEN ACHIEVED ON ANY PORTION OF THE SITE.
7. TEMPORARY STABILIZATION ACTIVITIES SHALL BEGIN WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND ALL EXPOSED SOIL SURFACES SHALL BE PROTECTED FROM FURTHER DISTURBANCE. SEDIMENT CONTROL MEASURES SHALL BE RELOCATED AS NECESSARY.
8. VEGETATION COVER IS ESTABLISHED ON GRAVELED SURFACES ARE COMPLETED.
9. STONE MATS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE ENTRIES TO PREVENT TRACKING OF SOIL.
10. TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED ROADS.
11. ALL TRENCH WATER SHALL BE DISCHARGED INTO A SETTLING BASIN OR FILTERING DEVICE PRIOR TO RELEASE INTO THE STORM SEWER OR STREET.
12. STORM SEWER COLLECTION BASINS SHALL BE PROTECTED FROM RUNOFF BY ENCLOSING THE COLLECTION BASINS WITH STRAW BALES, FILTER FABRIC FENCING, OR FILTER FABRIC.
13. OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE CONSTRUCTION SITE BY INSTALLING STRAW BALES OR FILTER FABRIC FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK SITE.
14. SEDIMENT CONTROL FOR PHELINE CONSTRUCTION
  - 14.1. EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.
  - 14.2. FOLLOWING PIPE INSTALLATION, THE TRENCH SHALL BE BACKFILLED, COMPACTED, AND STABILIZED BEFORE LEAVING THE CONSTRUCTION SITE FOR THAT WORKING DAY.

PARKING SCHEDULE	
EMPLOYEE COUNT	ESTIMATE EMPLOYEE TOTAL
40 EMPLOYEES	40 EMPLOYEES
40 STALLS	40 STALLS
41 STALLS	41 STALLS
<b>TOTAL REQUIRED</b>	
172 STALLS	172 STALLS
175 STALLS	175 STALLS
<b>PRE-CONSTRUCTION STALLS</b>	
REGULAR	REGULAR
36 STALLS	36 STALLS
9 STALLS	9 STALLS
0 STALLS	0 STALLS
0 STALLS	0 STALLS
<b>HANDICAP</b>	
REGULAR	REGULAR
137 STALLS	137 STALLS
REGULAR	REGULAR
146 STALLS	146 STALLS

DOCK APPROACH CONCRETE  
 8" CRUSHED AGGREGATE 1/4" BASE COURSE  
 DRIVES AND PARKING ASPHALT  
 7" ASPHALT  
 12" CRUSHED AGGREGATE 1/4" BASE COURSE  
 TOPSOIL REPLACEMENT  
 4" TOPSOIL MINIMUM

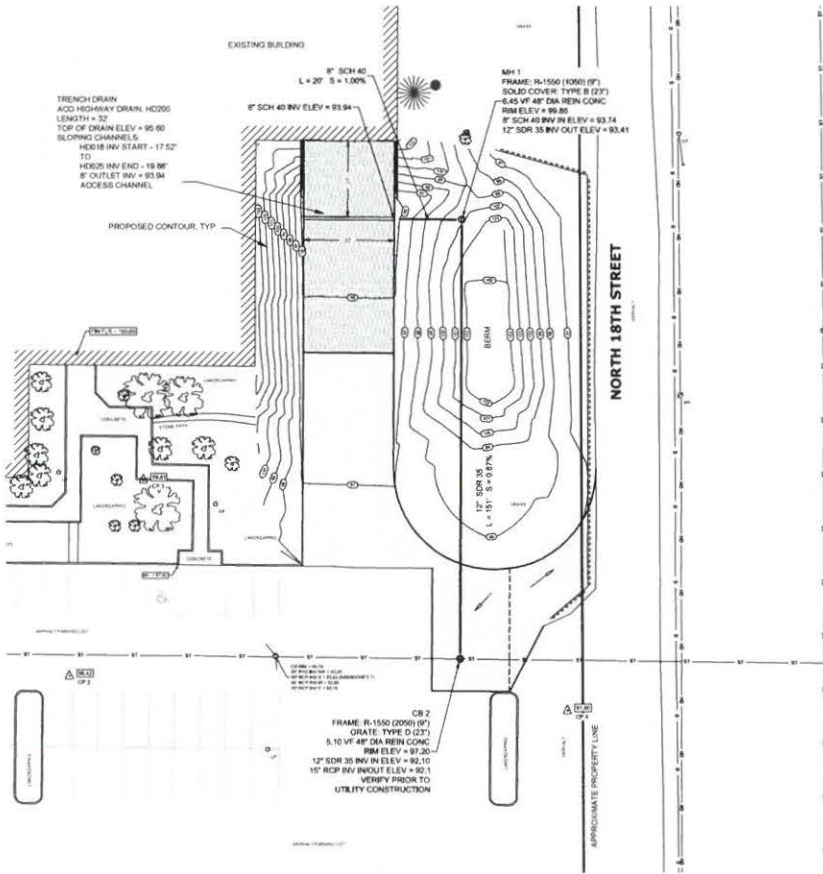


GRAPHIC SCALE  
 0 10 20 30  
 1 inch = 20 ft.  
 FOR 24" X 36" PRINT



**CONSTRUCTION GRADING PLAN  
 AND EROSION CONTROL PLAN**

THIS INFORMATION IS PROVIDED FOR YOUR INFORMATION AND DOES NOT CONSTITUTE A WARRANTY. THE PROPERTY OF WILSON EXCAVATING, INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PERMIT. THE INTENT OF THE DESIGN IS FOR CONSTRUCTION AND/OR APPROVAL. IT IS THE OWNERS RESPONSIBILITY FOR MAINTENANCE AND SAFETY OF THE CONSTRUCTED ITEMS.



NOTE: EXCAVATE FOR EXISTING PIPE DEPTH AND LOCATION AT CB 2 PRIOR UTILITY CONSTRUCTION. VERIFY EXISTING AND PROPOSED PIPE INVERTS.

**PROPERTY INFORMATION**

PROPERTY ADDRESS: 1536 NORTH 18TH STREET  
SHEBOYGAN, WISCONSIN 53081

OWNER: ANDY CHAPPA  
443 N MAIN STREET  
SHEBOYGAN FALLS, WISCONSIN 53085  
PHONE: (920) 487-2214

ARCHITECT: LJM ARCHITECTS  
813 RIVERFRONT DRIVE  
SHEBOYGAN, WISCONSIN 53081  
ATTN: ERIK JENSEN  
PHONE: (920) 458-4800  
EMAIL: E.JENSEN@LJMARCHITECTS.COM

CIVIL ENGINEER: WAGNER EXCAVATING, INC  
3437 PAINE AVENUE  
SHEBOYGAN, WI 53081  
ATTN: CRAIG A. RUSCH  
PHONE: (920) 458-6882  
EMAIL: CRUSCH@WEXCEL.NET

PROPERTY: BOUNDARY AND EASEMENT INFORMATION OBTAINED FROM PREVIOUS PROPERTY SURVEYS

ZONING: URBAN INDUSTRIAL (UI)

SUBJECT	CODE	DESIGN
STREET SETBACK	25'	> 25'
REAR SETBACK	5'	> 5'
SIDE SETBACK	5'	> 5'
PAVING SETBACK	5'	> 5'
LANDSCAPE SURFACE RATIO %	10% MIN	28%
LOT SIZE	3,000 SF MIN	> 197,000 SF

**STORM WATER MANAGEMENT INFORMATION**

AREAS	PARCEL TOTAL	197,300 SF (4.5 ACRES)
LAND DISTURBANCE (APPROX)	18,700 SF (0.4 ACRES)	
PRE-CONSTRUCTION	IMPERVIOUS TOTAL	141,790 SF, 72%
	BUILDING (81,230 SF)	
	CONC / ASPHALT (74,700 SF)	
CONC / GRAVEL (1,250 SF) - TO REMOVE		
GARAGE/CONC/ASPHALT (4,615 SF) - TO REMOVE		
PERVIOUS TOTAL	55,505 SF, 28%	
POST-CONSTRUCTION	IMPERVIOUS TOTAL	141,524 SF, 72%
	BUILDING (61,230 SF)	
	CONC / ASPHALT (74,700 SF)	
	DOCK CONC / ASPHALT (5,594 SF)	
PERVIOUS TOTAL	55,776 SF, 28%	

**UTILITY NOTES**

- UTILITY TRENCHES UNDER SIDEWALKS, CURB AND GUTTER, ASPHALT, AND CONCRETE PAVEMENT ARE TO BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED PER SPECIFICATIONS
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER, THE REMOVAL AND THE LOCATION AND INSTALLATION OF ALL PROPOSED PRIVATE UNDERGROUND UTILITIES (GAS, TELEPHONE, ELECTRIC, CABLE, ETC)



GRAPHIC SCALE  
0 10 20 40  
1 inch = 20 ft.  
FOR 24" X 36" PRINT

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No.	Revision	Date
5		
4		
3		
2		
1		



Proposed Loading Dock  
Former American Orthodontics Bldg  
1536 N 18th Street  
Sheboygan, Wisconsin

DATE  
7/31/15

3

**STORM SEWER PLAN  
AND MANAGEMENT PLAN**



© 2013 Google

Google earth



© 2015 Google

Google earth



© 2015 Google  
© 2015 Google

Google earth

104200  
PARCEL NO. 23477022  
MAP NO. 23 177 022  
ZONING CLASSIFICATION: NO

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 7/28/15

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 \$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: **Priority One Investments, LLC & TLC Homes, Inc.**

ADDRESS: **633 St. Clair Avenue Sheboygan, WI 53081** E-MAIL: **timfrey@tlchomes.net**

PHONE: **(920) 694-1102** FAX NO. **(920) 694-4685**

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

NAME OF PROPOSED/EXISTING BUSINESS: **TLC Homes, Inc.**

ADDRESS OF PROPERTY AFFECTED: **708 Erie Avenue**

LEGAL DESCRIPTION: **ORIGINAL PLAT THE E 12' OF LOT 11 & ALL OF 12 BLK 75**

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

**The building is a multi-use building with 10 tenants. One tenant (Newer Beginnings) is currently utilizing 2,000 square feet of the 1<sup>st</sup> level providing Adult Day Services to intellectually & developmentally disabled adults.**

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

**No changes are planned for the 5 tenants on the 2<sup>nd</sup> level. All tenants except Newer Beginnings will be removed from the 1<sup>st</sup> level which will free up 3,100 square feet. TLC Homes will utilize this space to provide Adult Day Care to elderly & Day Services to intellectually & developmentally disabled adults for up to 75 individuals. The maximum number served is consistent with section III.D(4) of F-60947 which covers maximum occupancy in an adult day care.**

**Conditional use permit attachment**  
**708 Erie Avenue**  
**TLC Homes, Inc.**

Existing use and activities that take place onsite:

New Beginnings operates and Adult Day Service on the main level. There are currently other tenants on the main level which will be relocated to other properties. The tenants of the upper level will remain.

The proposed activities:

TLC Homes will operate and Adult Day Care serving elder adults & Adult Day Services serving intellectually disabled & developmentally disabled adults. Both of these services are an activity based and community based service. The primary services are current event discussion, fine motor skills activities, arts & crafts, socialization and community outings.

Days & hours of operations:

Both services will be provided Monday – Friday from 6am – 9pm. Over 90% of the activity will occur between 8:30am – 3:30pm. Currently both services are offered from 8am-5pm. However, there is a potential we will be offering extended service hours. This is not expected to be a significant service but there is a need to some families to have these extended hours.

Number of individuals served:

Currently between both locations TLC Homes serves 50 individuals. We are proposing to serve up 75 individuals between both of TLC Homes operations & Newer Beginnings. This number is consistent with minimum square footage for Adult Day Care which is 50 square feet per person served. Wisconsin Department of Health Services form F-60947 (III.D(4)) covers minimal square footage per individual served. DHS would allow for up to 102 individuals served at the main level of 708 Erie Avenue.

Number of employees:

Currently between both locations TLC Homes employs 15 individuals. If we were serving 75 individuals we would have 25 or fewer staff.

Assurance that business will not be a nuisance to adjacent property owners:

We are making no exterior changes to the building and will be utilizing the parking lot to the west for the buses and staff vehicles. Minimal time will be spent outside of the building other than loading & unloading from vehicles. Vehicle traffic will be peak between 8:30am-9am & 2:30pm-3pm. Traffic will flow before these times in the morning & after these times in the afternoon will be minimal.

**Conditional use permit attachment  
708 Erie Avenue  
TLC Homes, Inc.**

Other businesses/tenants at this location:

There would be 6 additional businesses located at this building. The six are already utilizing space at the building and the space that they utilizing would be unaffected by TLC Homes.

Parking:

701 Erie Avenue (AIM Insurance building & parking lot) are being purchased at the same time. There are 57 parking spaces between both buildings. At full utilization of the main level of 708 Erie Avenue (75 individuals served & 25 employees) TLC would approximately 25 parking spots.

Fencing & Landscaping:

We are planning no changes to the exterior. Adult Day Care & Adult Day Services does not require any exterior fenced areas.

Remodeling, site improvements, signage, etc.

There are no plans to make changes to the exterior. No structural changes are being made to the building. Our plan is to modify the modular wall system on the main level to provide a couple larger rooms and several small side rooms. We do not need a functioning kitchen. We would have a warming kitchen and a refrigerator. Phase 2 would be the upgrading of the bathrooms on the main level and adding signage.

Site Plan:

Included is site plan provided by the current owner.



A handwritten signature in black ink, appearing to read "P. J. [unclear]", with the date "7/14/15" written below it.

# Adult Day Center

TLC Adult Day Center Services provides individuals with memory loss, physical disabilities or cognitive concerns a safe, challenging, and enjoyable day of programming. In addition, we offer the care giver of the Participant a day of respite from their day to day care giving responsibilities.

Services and programming are individualized based on a comprehensive assessment completed upon admission to the program with services being implemented through an Individualized Service Plan and can include memory games, gardening, assistance with daily living tasks, community outings, simple meal preparation activities, and transportation. The service plan is reviewed twice annually or as the needs of the participant change. The Participant, their advocates and family will be the driving force in the development of the service plan. TLC Adult Day Center utilizes a Person Centered Approach, focusing on the input and needs of the Participant and their Family to determine the level of care and activity including community involvement.

Staff ratio varies based on the assessed needs of the Participants. The ratio carries an average of 1:4, and can increase to a 1:2 or 1:1 level of care. TLC Adult Day Center Services staff come to the program with a wealth of experience and training and a heart for Day Center Services.

The program is available Monday through Friday from 8:30am-3:30pm, and is located at 2104 Geele Avenue in Sheboygan.

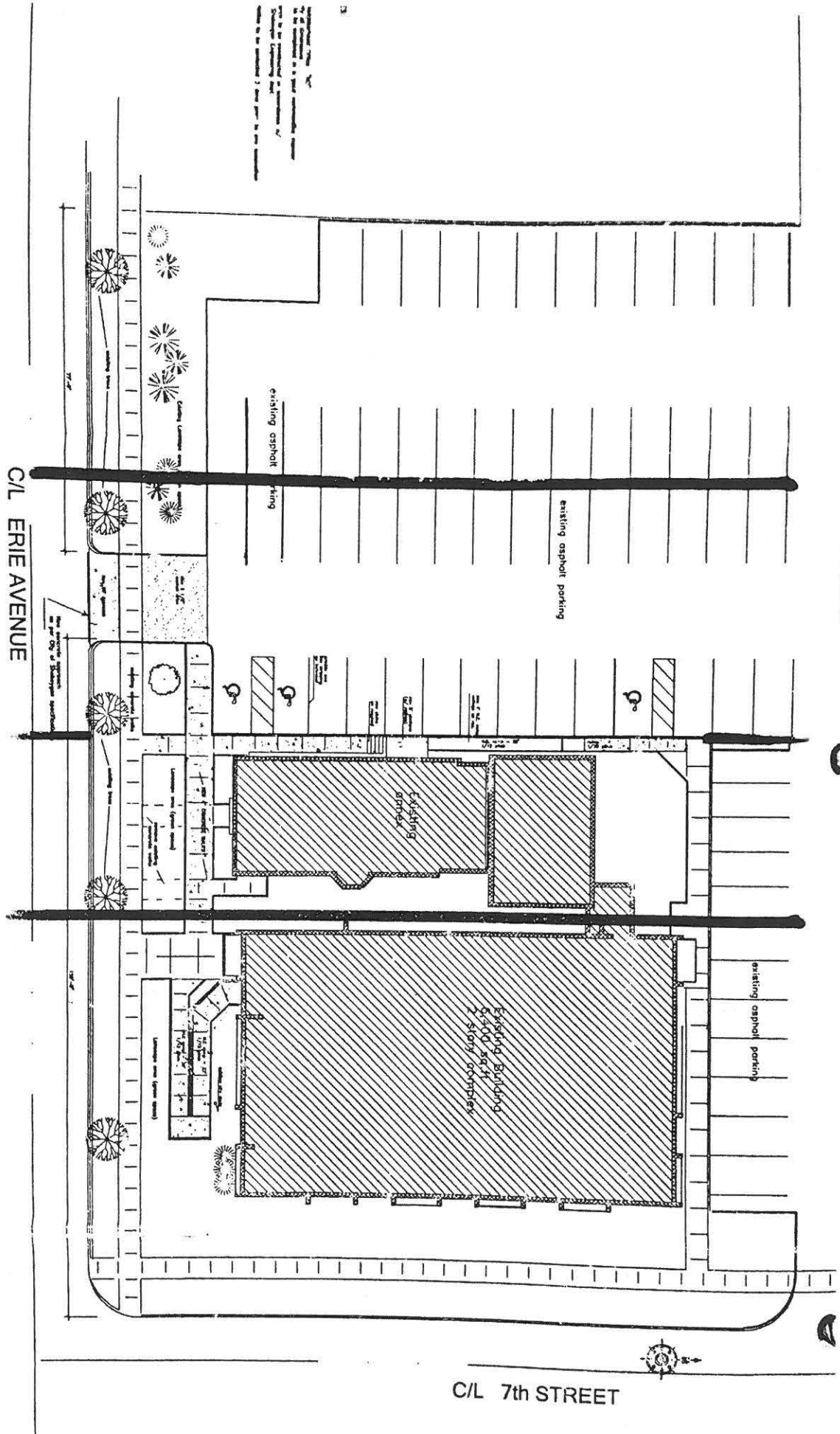
Day to Day Care giving of a loved one is a tremendous responsibility and can take its toll on the Caregiver physically and emotionally. Visiting our program would be an excellent way to determine if the program is right for you and your loved one. A morning or afternoon trial visit would be a great way to see if this is the right fit for your situation. Also, we can put you in touch with other care givers who utilize our program to see if our program can meet your loved one's needs.

## Disability Day Services

TLC Day Services strives to provide a stimulating, safe, challenging, educational and enjoyable day of programming for Adults with Developmental Disabilities. Based on the interests and skills of the individual, TLC Day Services Participants are involved in daily living and social skills, social and volunteer activities, community outings, and a variety of classroom settings which include the teaching of some academic skills. A comprehensive assessment upon admission assists in laying the groundwork for meeting the needs and wants of the Participants. A service plan is developed and implemented based on input from the Participant, family members, residential staff and Care Managers. TLC Day Services employs staff members who bring years of experience to the Program. Staff ratio are generally 1:3, with higher levels of care available based on the needs of each Participant.

The TLC Day Services Program is available Monday through Friday, year round with hours being offered from 8:30am until 3pm. Transportation to and from programming is also an option for Participants.

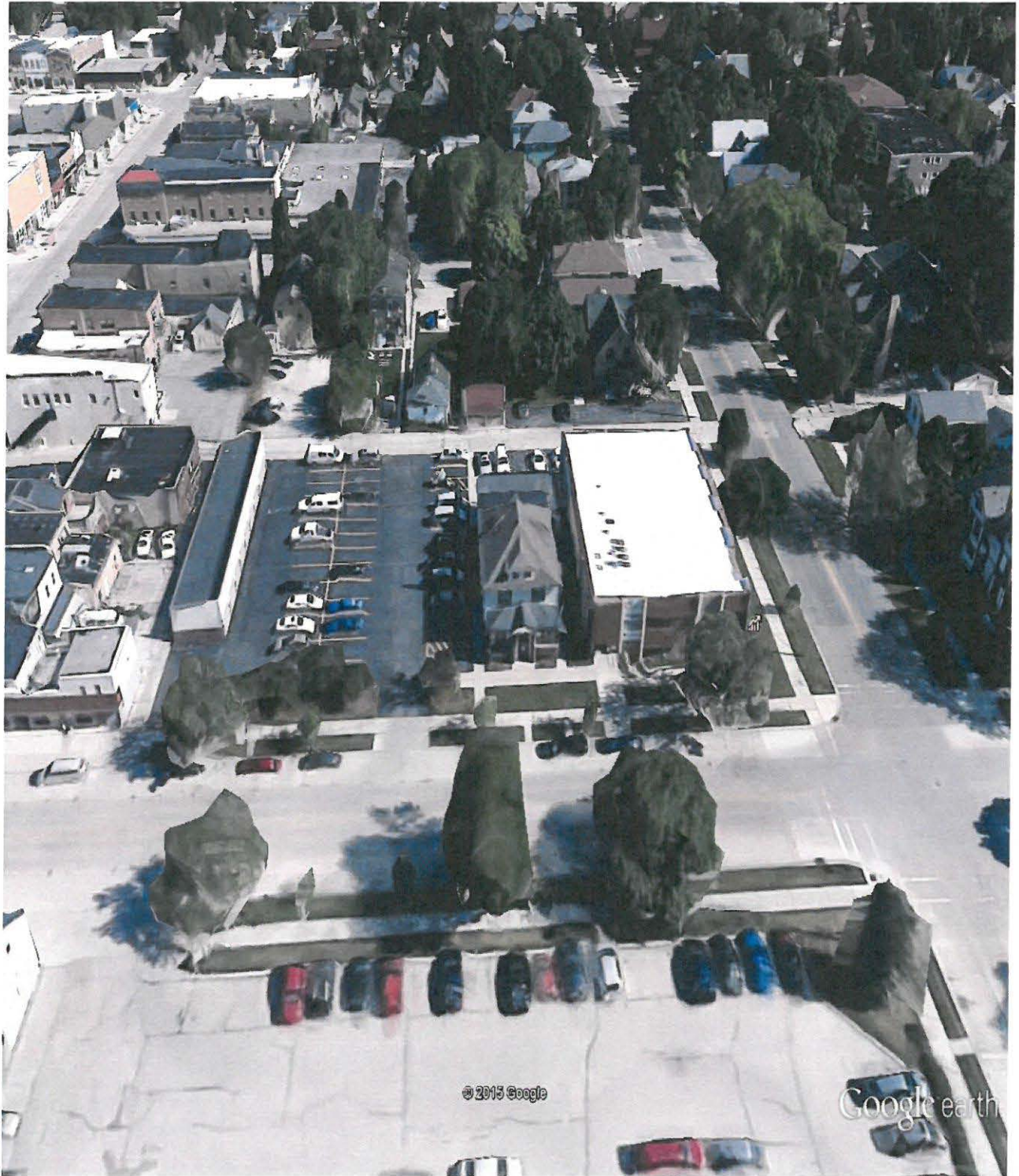
# SITE PLAN



1. The information on this plan is based on a field inspection of the site on 10/15/2014. The information is not intended to be a representation of the actual conditions of the site. The information is provided for informational purposes only and should not be used as a basis for any legal or financial decision.

C/L 7th STREET

C/L ERIE AVENUE



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Google earth





PARCEL NO. 431740  
MAP NO. 34152003  
ZONING CLASSIFICATION: GC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 8/11/15

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

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**1. APPLICANT INFORMATION**

APPLICANT: Kwik Trip Inc  
ADDRESS: 2622 S. Business Dr E-MAIL: SJZickler@Kwiktrip.com  
PHONE: (608) 793-5933 FAX NO. (608) 781-8960

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

NAME OF PROPOSED/EXISTING BUSINESS: Kwik Trip #780  
ADDRESS OF PROPERTY AFFECTED: 2622 S. Business Dr  
LEGAL DESCRIPTION: Please Attached AHA Survey

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_  
Convenience store w/ Gas

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_  
Kitchen Addition/Interior Remodel

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



Steve Sokolowski  
Planning & Zoning  
City of Sheboygan  
828 Center Avenue  
Sheboygan, WI. 53081

July 27, 2015

Dear Mr. Sokolowski,

Kwik Trip Inc. is requesting to be placed on the Aug. 10 Architectural Review Meeting and the Aug. 11 Conditional User Meeting. The existing convenience store currently is open 24/7 and sells items from food to beverages to fuel. The store at any time would have around 5 to 6 employees working. The 422 sq./ft. addition would not change the current use of the store but would add a new food prep area to be sold.

The current square footage of the store is 3,958 sq./ft. and stated before the addition would be 422 sq./ft. bringing the new square footage to 4,380. The new addition exterior brick will match the existing exterior (Red & Champagne). The fenced in area for the equipment will be a cedar board on board fence to block the view of the equipment for ascetics of our neighbors. Around the new fence will be landscaped with Japanese Barberry, and Andorra Junipers. Three trees will need to be removed and replaced between the fence the sidewalk. The parking stalls in front of the store will also be replaced and made ADA compliant. There are currently 13 parking stalls which one is the handicap stall along with an access aisle.

During construction Kwik Trip would make sure that all construction is done during approved working hours per the City of Sheboygan and that the site is kept clean of debris that could end up on our neighbor's property. Most importantly we would make sure that all of our guests are kept safe during construction phases. Construction fence will be installed to ensure safety. Kwik Trip will use a designated staging area for all construction material and contractor parking by the dumpster area to eliminate any congestion in the lot for the safety of our guests both driving and walking.



Our Mission: "To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life."

Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés



Interior changes to the store would consist of remodeling the existing sales floor. The coffee bar would become larger with new equipment and countertop/ cabinetry. A new more efficient cooler box would be installed with LED lighting. A new fresh case would be installed to provide healthier eating options for our guests. The checkout counter would be upgraded from a 2 POS to a 3 POS with all new countertops and cabinetry. The color scheme of the store would not change.

We appreciate your time and consideration, please feel free to contact me with any questions or concerns.

Sincerely,

Scott Zietlow  
Project Manager  
Kwik Trip Inc.  
608-793-5933



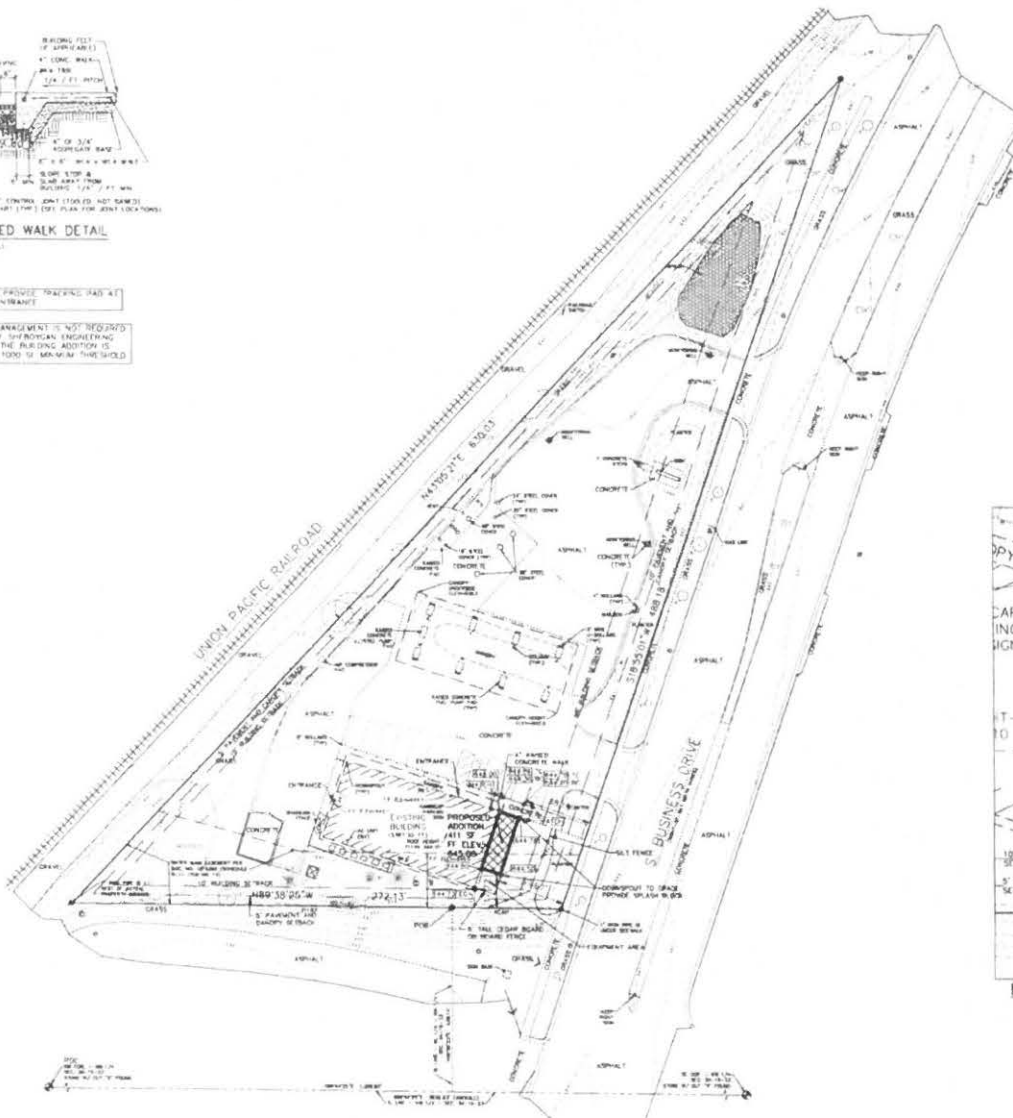
Our Mission: "To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life."

Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés



**NOTE:**  
CONTRACTOR TO PROVIDE TRAILING PAVEMENT AT CONSTRUCTION ENTRANCE

**SWM NOTE:**  
STORM WATER MANAGEMENT IS NOT REQUIRED FOR THE CITY OF SHEBOYGAN ENGINEERING DEPT BECAUSE THE BUILDING ADDITION IS LESS THAN THE 1000 SQ. METERS THRESHOLD

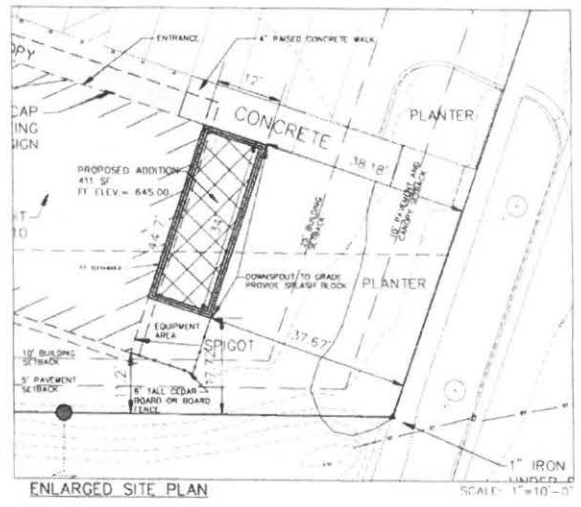


EXISTING SITE DATA			
PROJECT SITE	AREA (AC)	AREA (SQ)	RATIO
BUILDING FLOOR AREA	0.08	6,812	4.2%
PAVEMENT (ASPH & CONC)	0.78	67,000	54.8%
TOTAL IMPERVIOUS	0.87	73,790	60.2%
LANDSCAPE (OPEN SPACE)	0.58	50,187	40.8%

PROPOSED SITE DATA			
PROJECT SITE	AREA (AC)	AREA (SQ)	RATIO
BUILDING FLOOR AREA	0.10	8,872	7.1%
PAVEMENT (ASPH & CONC)	0.78	67,000	54.8%
TOTAL IMPERVIOUS	0.88	75,870	61.9%
LANDSCAPE (OPEN SPACE)	0.57	49,128	39.9%

SITE INFORMATION	
PROPERTY AREA	AREA = 82,872 SF (1.45 ACRES)
EXISTING ZONING	SUBURBAN COMMERCIAL (SC)
PROPOSED ZONING	SUBURBAN COMMERCIAL (SC)
PROPOSED USE	GAS STATION
SETBACKS	BUILDING FRONT = 25' SIDE = 10' REAR = 10'
	PAVEMENT AND CURBWAY FRONT = 10' SIDE = 5' REAR = 5'
PROPOSED BUILDING HEIGHT (7' MAX HEIGHT 30')	
PARKING PROVIDED	12 STALLS (1 H.C. ACCESSIBLE) 18 FUEL PUMP SPACES
HANDICAP STALLS PROVIDED	1
MIN. LANDSCAPE SURFACE RATIO	25%



**SITE, EROSION CONTROL & GRADING PLAN**



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



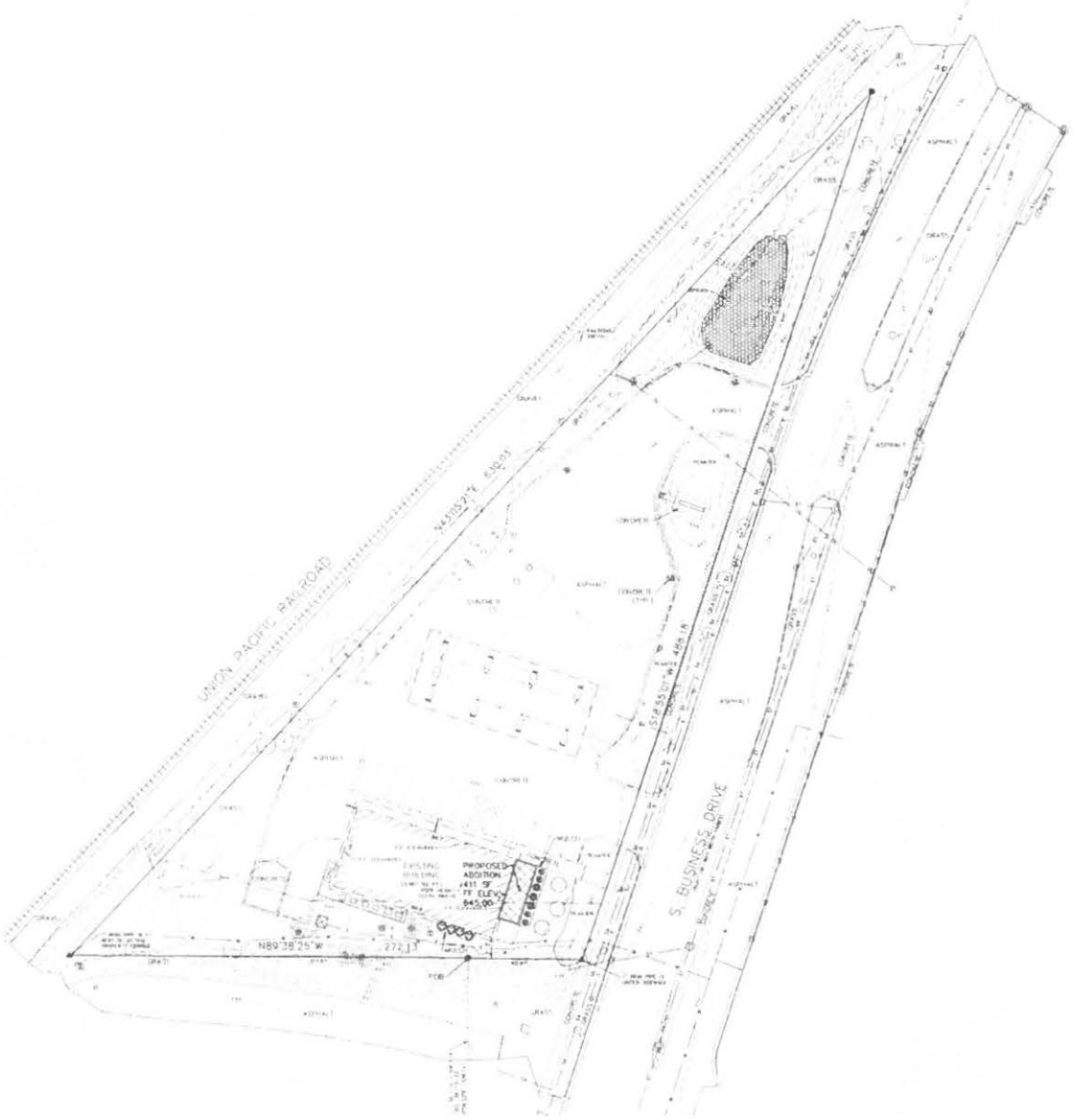
**OWNER:**  
KWIK-TRIP INC.  
1626 OAK STREET  
LA CROSSE WI 54603

**PROJECT:**  
KWIK-TRIP STORE NO 789  
2022 S. BUSINESS DR.  
SHEBOYGAN WI 53081

**PRELIMINARY SHEET DATES:**  
JULY 23, 2015  
JULY 30, 2015

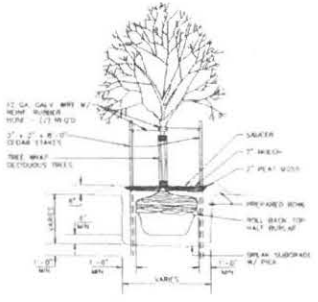
**JOB NUMBER:**  
1515330  
**SHEET:**

**C1.2**

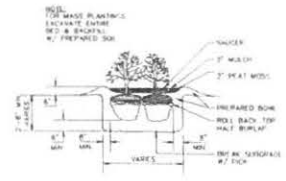


LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
○	Maple trees being retained		2"	7
DECIDUOUS SHRUBS				
●	Japanese dobarry	Botanical Name(s)	24"	3
EVERGREEN SHRUBS				
⊗	Andromeda	Andromeda Incandescens 'Hummer'	12" x 12"	4
⊙	Sancton (see March meeting)	Sancton	24"	4

LANDSCAPING CALCULATIONS		
FORM	REQ. PLANTS	PLANTS PROVIDED
BUILDING CONSTRUCTION (BUILDING PERMITS)	247,700 ÷ 4 = 61,925 POINTS = 10 2 TALL DECIDUOUS TREES	3 ANDROMEDA - 3 POINTS 1 JAPANESE DOBARRY - 1 POINT
DEVELOPED LOT (TOTAL AREA)	411,167,000 ÷ 4 = 102,791,750 POINTS = 5 LANDSCAPING POINTS	1 ANDROMEDA - 3 POINTS 2 JAPANESE DOBARRY - 2 POINTS
EXISTING PLANTS	3 48" TREES 4 EVERGREEN SHRUBS	3 48" TREES (MATCH EXISTING) 4 EVERGREEN SHRUBS (MATCH EXISTING)



**TREE PLANTING DETAIL**  
NO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE

**OWNER:**  
KWK TRIP INC.  
1628 OAK STREET  
LA CROSSE WI 54603

**PROJECT:**  
KWK TRIP STORE NO. 780  
2622 S. BUSINESS DR  
SHEBOYGAN WI 53081

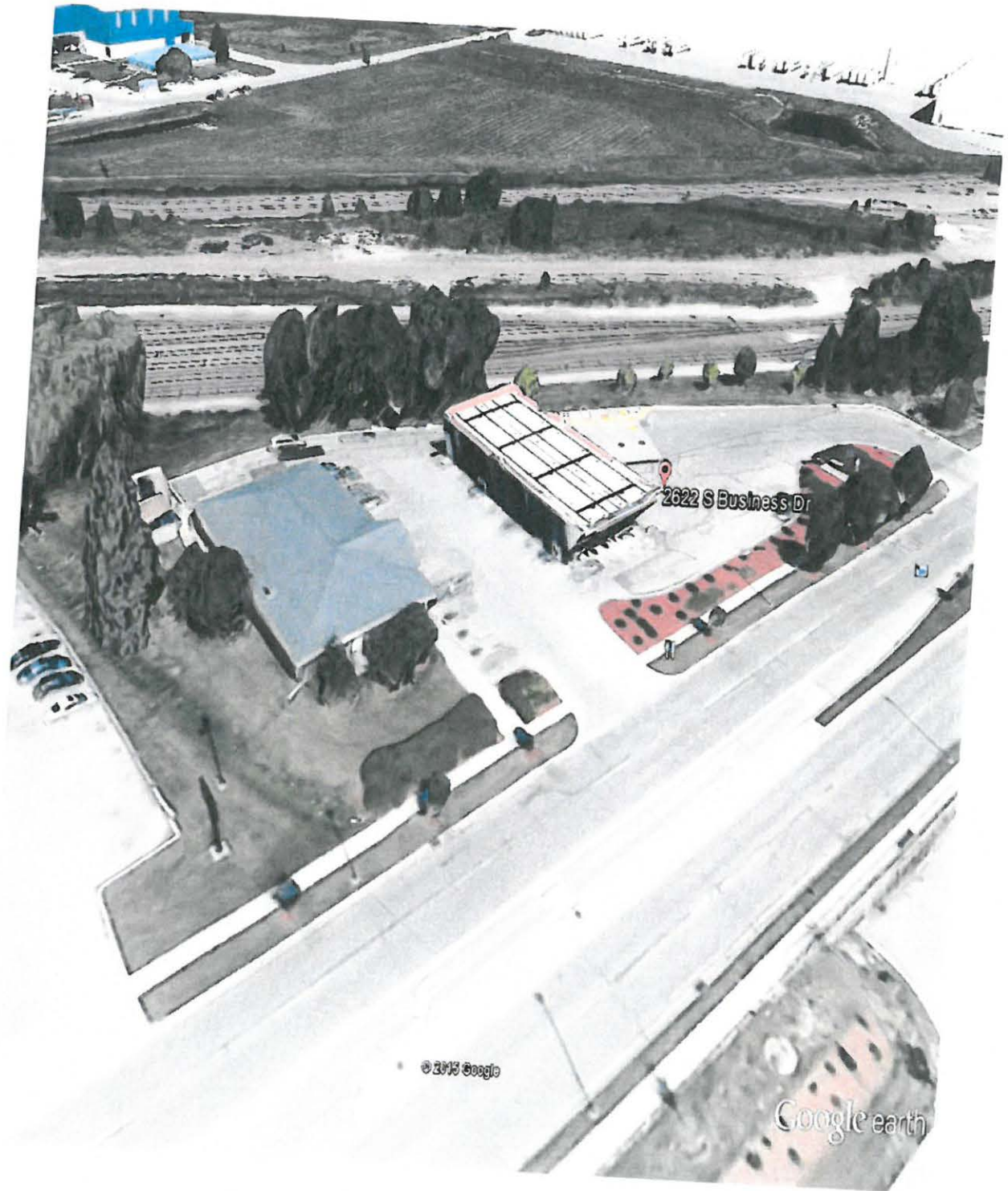
**PRELIMINARY SHEET DATES:**  
JULY 23, 2015





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Google earth



© 2015 Google

Google earth

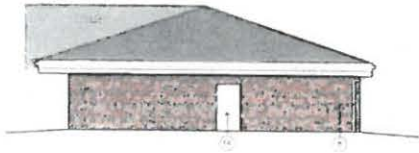


© 2015 Google

Google earth



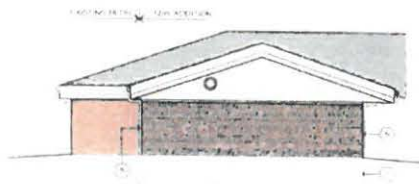
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION

GENERAL NOTES

- A. EXISTING SHINGLED ROOFING TO REMAIN PATCH & SPlice INTO EXISTING ROOFING AS REQUIRED FOR NEW ADDITION.
- B. CONTROL JOINT SEALANT SHALL MATCH COLOR OF BRICK TYPICAL.
- C. RECONSTRUCT EXISTING DOWNSPOUTS TO ACCOMMODATE FULL-HEIGHT BRICK AT EXISTING LOCATIONS.

ELEVATION KEY NOTES

- 1 NEW GUTTER/FOUNDATION & CONCRETE FOOTING. ALTERNATE OPTION: CLAY IN PLACE CONCRETE. SEE DWG. 10000.
- 2 TAN BRICK - 10000
- 3 CONTROL JOINT SEALANT COLOR TO MATCH BRICK COLOR. SEE DETAIL 10000.
- 4 ALL BRICK EQUIPMENT
- 5 NEW METAL RENTAL DOOR & FRAME
- 6 ALUMINUM FASCIA - WHITE
- 7 ALUMINUM FASCIA - RED
- 8 BRICK ANIMAL WARDEN - MATCH FINISH
- 9 BRICK OVER CONCRETE. FINISHED WEDGE CAP
- 10 EPS GUTTER TAN
- 11 APPROX. LOCATION OF METAL RAIL UNIT & OPENING. SEE BRICK PLAN.
- 12 BRICK RAINFALL TANK. APPROX. AND FINISHED HEIGHTS. COLOR TAN.
- 13 EXISTING DOOR & FRAME TO REMAIN
- 14 NEW WINDOW
- 15 NEW RAIL ENTRANCE
- 16 EXISTING SHINGLED ROOF. VERIFY CONNECTION OF ROOF WITH BRICK
- 17 EXISTING ALUMINUM DOWNSPOUT. RELOCATED AS REQUIRED FOR NEW DOOR. VERIFY
- 18 EXISTING ALUMINUM GUTTER TO REMAIN
- 19 EXISTING ALUMINUM FASCIA TO REMAIN
- 20 REFINISHED ALUMINUM GUTTER
- 21 EXISTING WINDOW TO REMAIN

EXTERIOR COLOR SCHEDULE		
MATERIAL	MANUFACTURER	COLOR
FASCIA	TANA-CLAD 24 GA.	RED, RED STONE, WHITE
MORTAR		GREY
RED BRICK	SOUX CITY	CABERNET BURGUNDY
TAN BRICK	SOUX CITY	CLEAR BUFF
EPS	TOTAL WALL	MORNING MIST SWIRL TEXTURE

**VANTAGE ARCHITECTS INC.**  
150 N. Third Street  
La Crosse, WI 54601  
Phone: (608) 782-2700 Fax: (608) 784-2828



PROJECT TITLE:  
**Store #780**

2622 S. Business Drive  
Sheboygan, WI 53081

PROJECT NO.  
**1081.64**

DRAWING DATE:  
05/18/15

DRAWN BY:  
arts

SET TYPE:  
Construction Documents

REVISIONS	NO.	DATE
▲		
▲		
▲		
▲		

SHEET TITLE  
Exterior Elevations

SHEET NO.  
**A200**

PARCEL NO. \_\_\_\_\_  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: \_\_\_\_\_

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

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

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

**1. APPLICANT INFORMATION**

APPLICANT: Jay Wall w/ The Boldt Company (on behalf of Aurora Health Care)  
ADDRESS: 1110 N Old World 3<sup>rd</sup> St, Suite 610, Milwaukee, WI 53203  
E-MAIL: jay.wall@boldt.com  
PHONE: (414) 276-4626 FAX NO. (414) 276-1578

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

NAME OF PROPOSED/EXISTING BUSINESS: Aurora Healthcare Medical Facility  
ADDRESS OF PROPERTY AFFECTED: 3306 Saeman Ave  
LEGAL DESCRIPTION: SEC 16 T15N R23E THE NE SW OF SEC 16, EXC THAT  
PRT DEDICATED AS GEELE AVE, N TAYLOR DR, SAEMANN AVE, & N. 36<sup>TH</sup>  
ST. ; AND EXC THAT PRT DESC AS LOT 1 OF CSM REC IN VOL 8 PG 270 &  
ALSO EXC PRT LOT 2 CST V21 P210-211 #1768906

PARCEL NO. 59281631510

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_  
Athletic Fields (Baseball, Softball, and Soccer)

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_  
Please see the attached narrative

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## Project Overview

Aurora Health Care has proudly served the health care needs of the Sheboygan community since 1933, and we look forward to continuing to meet our community's health care needs for many decades to come. Growth in the community and changes in health care delivery require new investment in Aurora's infrastructure. As such, Aurora seeks to build a new Ambulatory Surgery Center (ASC) and Medical Office Building (MOB) in the City of Sheboygan to provide additional access to high quality health care for Aurora's patients in the region.

As part of this ASC and MOB proposal, Aurora is investing additional dollars into Sheboygan's sports and recreational facilities. Aurora has pledged a \$5 million investment towards a new recreational field at the Butzen Farm property, the relocation and upgrading of the Field of Dreams, and upgrading of other sports fields in the City of Sheboygan. We are excited to make this investment in our community.

## ASC and MOB Building Overview

The ASC is expected to serve approximately 105 patients daily and will offer outpatient and day surgery, gastrointestinal (GI) diagnostic procedures, procedural pain services, physical therapy and occupational therapy. A total of 61 employees will be on site daily. This includes approximately 17 physicians who are surgeons, ENTs, ophthalmologist, podiatrists, gastroenterologists and anesthesiologists. All physicians will also practice at the Aurora Sheboygan Memorial Medical Center location. Additionally, some physicians will also have their clinic in the MOB while others maintain permanent offices at the main Sheboygan Clinic. Additional employees working at this site will include physician assistants, nurse practitioners, physical therapists, occupational therapists and support staff.

The MOB will serve approximately 316 patients daily and will offer orthopedic, chiropractic, gastroenterologists, general surgery and pain management and anesthesiology services. Approximately 61 employees are expected to use the site daily, including 22 physicians. Some physicians located at this site will also practice in the ASC. Additional employees working at this site will include physician assistants, nurse practitioners and support staff.

## Hours of Operation

Ambulatory Surgical Center  
Monday through Friday  
6:00 a.m. – 5:00 p.m.

Medical Office Building  
Monday through Friday  
8:00 a.m. – 5:00 p.m.

Rehab within Medical Office Building  
Monday through Friday  
6:00 a.m. – 8:00 p.m.

## Benefits of the Project

**Improved Access to Health Care:** The Ambulatory Surgery Center and Medical Office Building will improve access to health care in the greater Sheboygan community by offering much needed clinical space for providers. Additionally, the Ambulatory Surgery Center will provide additional outpatient surgery options for residents in Sheboygan and the surrounding communities. This new outpatient option will ensure patients have access to the most cost-effective and high quality care.

**New Jobs:** This new development will create an estimated 40 new health care jobs within Aurora Sheboygan Memorial Medical Center, and the Ambulatory Surgery Center and Medical Office Building, as well as 400 new construction jobs.

**Economic Development:** As stated earlier, the Aurora Ambulatory Surgery Center and Medical Office Building is part of a multi-faceted project that includes upgrades to area sports fields. We anticipate that there will be a significant increase in families visiting the community to attend games at the new tournament-level fields located on the Butzen Farm on the south side of town. We believe this combined investment will generate long term support for local business, keep resources locally and drive economic development in our community.

**Local Tax Revenue:** Retaining health care services in the City of Sheboygan will generate an additional \$300,000+ in annual property tax revenue to support our city's tax base.

**Recreation and Environment:** The investment in recreational facilities will encourage our city's youth to participate in healthy sports activities. The proposal also adds nearly 40 acres of new publicly accessible, recreational green space in the city.

### Community Engagement

Aurora has engaged community and government stakeholders in advisory committee meetings to provide feedback and recommendations on the proposed Ambulatory Surgery Center and Medical Office Building plan design. Invitations were extended to residents surrounding the property, including opponents of the project, the Covenant House, and representatives from the Sheboygan City Council, Planning and Development Department and Sheboygan Area School District.

Our first meeting was held on March 24, 2015. During this meeting Aurora provided a project overview and accepted feedback and recommendations from committee members. A follow-up meeting will be held on August 06, 2015, at which point Aurora will provide an update on the facility plans, and share with committee members that their following recommendations will be included in the final plan design:

- Walking trails have been added along the property and will be accessible for public use.
- LED lighting will be utilized throughout the campus and will be minimized during the evening and after hours of operation through a control system. Additionally, dark sky fixtures will be installed in the parking lot. These are full cut-off fixtures to reduce light pollution by directing lighting downward toward the ground. Light levels at grade, at the site property lines, will measure 0 footcandles of illuminance.
- Landscaping and berms will be added along the north edge of property to create a visual barrier to the site from residential housing.

We plan to continue engaging this committee throughout the development of the new facility.

### WDNR Wetland Review and Approval and Stewardship Grant Conversion

The Aurora Health Care Ambulatory Surgical Center and Medical Office Building project is on a parallel Conditional Use Permit approval process with the relocated athletic fields project across Taylor Drive to the site immediately to the east. The athletic fields project proposes less than 10,000 square feet of disruption to wetlands on this site, which allows for WDNR review of this proposal as a General Application rather than an Individual Application. The General Application process is far less stringent, and it is anticipated that WDNR approval for the project will be granted.

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Because the original Field of Dreams baseball fields were partially funded by a State of Wisconsin grant, the WDNR requires that a plan be in place to relocate the funded land being displaced. The development of the East Parcel and the Butzen Farm project satisfies this requirement. The Stewardship Grant Conversion application has also been submitted to the WDNR for review.

The WDNR and Stewardship Grant Conversion applications intend to relocate the athletic fields to current or better standards, and apply remaining grant funding to the new site.

For the Aurora Health Care site to the west of Taylor Drive, where the Ambulatory Surgical Center and Medical Office Building project is proposed, no wetlands will be disturbed.

### **Site Stormwater Management**

Development for the project will maintain natural wetland areas as green space on site. Impervious surface area resulting from new buildings and paving will require stormwater management practices. Two proposed wet detention basins and one dry detention basin are proposed as part of the Aurora development.

The detention basins will manage stormwater flow and provide required filtration during rain events. The Aurora development is required to reduce the volume of water released from the project site as well as improving the water quality. The reduction of the water volume is intended to reduce the risk of flooding downstream of the development.

Wet detention basins are an effective stormwater management device, and are allowed by City of Sheboygan Ordinances. Wet detention basins will be designed with a 1-foot deep safety shelf for the first 10-feet of permanent pond surface per WDNR technical standards. The permanent pools are designed to be 5-feet in depth. In addition to addressing technical stormwater management requirements, the wet detention basins will be coordinated with grading and landscaping as design features on site.

The preliminary geotechnical investigations indicate that the Aurora site has several areas of shallow groundwater. Wet detention basins can be implemented under shallow ground water conditions to meet both the water volume and water quality criteria. Additional geotechnical explorations have been perused to verify the groundwater elevations in the proposed stormwater areas. Additional methods of stormwater management will be analyzed as more geotechnical information is received.

### **Traffic**

There are existing athletic fields located on Saemann Avenue west of Taylor Drive. These fields service both high school athletics and club sporting events. The existing fields on Saemann Avenue will be developed as part of the Aurora site, and replaced with new fields constructed immediately east of this. The proposed athletic fields will consist of two high school baseball fields and two high school soccer fields. The Sheboygan Area School District has indicated that the club sports who use the existing fields on Saemann Avenue will be relocated to other nearby fields within the City of Sheboygan, reducing the off-peak traffic generated by the site.

The main Aurora site entry will be from Taylor Drive to the east, and is intended to serve as the primary site entry for patient and staff use. This drive is located directly across from the proposed athletic fields access drive. 80% of all proposed traffic is projected to enter the Aurora site from Taylor Drive. Left turn lanes on Taylor Avenue in the northbound and southbound directions are proposed as part of the Aurora project.

Parking will be accommodated in surface lots to the south, east and north of the proposed building. The south lot will be dedicated to patient use while the north lot will be dedicated to staff use. The east lot will be for additional

parking by both patients and staff. The total number of parking spaces provided in the current plan is 575. This includes 345 for patients and visitors, 104 for staff, and 126 additional for patient and staff use. While ordinances only require a minimum of 436 spaces, we provided additional parking spaces to ensure we are able to accommodate patient parking during peak times and avoid any need for off-site parking. The number of parking spaces included in our proposal is consistent with health care industry standards in Wisconsin and nationally.

A bus stop will be provided on site, just south of the main entry to the Medical Office Building. Bus traffic will enter the site from the main site entry at Taylor Drive, and leave the site to the south at Saemann Avenue.

At the northwest corner of the building there will be a utility service court, and depressed receiving and loading docks. A wall and landscaping will be used along the north edge of these elements to provide visual screening from adjacent properties. The northwest location for the utility service court is required because below grade utilities will be routed to the building from this side of the site. The northwest location for the receiving and loading docks is required both to keep this in the same location as the utility service court, and to work with building planning requirements which place patient care areas to the east for access from the main site entry at Taylor Drive.

Access to receiving and loading will be routed away from the main site entry at Taylor Drive, and instead be accommodated by a secondary access drive from Geele Avenue to the north. Aurora completed a survey on truck usage and indicated that the Ambulatory Surgery Center and Medical Office Building is expected to generate 13-15 truck trips daily. Aurora expects only one semi-truck delivery per day. The remaining truck trips are single unit trucks, similar to FedEx or UPS.

Fire Department Access will be accommodated around the building on site by a 30'-0" wide access lane.

## Landscaping

Site landscaping elements and layout provide a welcoming experience for facility visitors and employees, while also providing an upgraded greenspace amenity for the local community. Location, type and quantity of plantings also address City of Sheboygan Ordinances, specifically in regards to setback, street frontage, bufferyard, building foundation planting and developed lot requirements. Landscape bufferyard requirements along Geele Avenue and adjacent to the Covenant House are met, if not exceeded, to knit the development into the neighborhood context. A Request for Variance is made for the location of the landscaping bufferyard requirement along North Taylor Avenue, as there are specific stormwater retention design and grading limitations that require that retention basins be located where bufferyards would otherwise be specified, as well as integration of the community recreation path. The Request for Variance is that landscaping required within this bufferyard be located immediately behind and adjacent to the retention basins, and along the recreational path in these areas, to serve the same screening purpose. Overage of developed lot point requirements has also been provided (in excess of 1,970 points) to compensate for specific bufferyard point shortages and provide additional site screening and contribute to a park-like site aesthetic.

The preliminary design proposes a transition from more natural, organic landscaping at the perimeter of the site to more manicured planting areas adjacent to the building. Durable materials and low-maintenance, native vegetation are proposed throughout. Landscaping is coordinated with stormwater management, snow storage and recreational walking paths on site. A network of recreational paths that will be complimented with shade trees and bench seating, weave throughout the property to create an ideal place for passive leisure and respite.

## Architecture

The Medical Office Building is planned for 2 stories. The first story is approximately 40,000 square feet and the second story is approximately 26,000 square feet, for a total building area of approximately 66,000 square feet.

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The Ambulatory Surgical Center is planned for 1 story of approximately 46,000 SF, with a rooftop penthouse of approximately 10,000 square feet.

Total programmed area for the site, inclusive of Medical Office Building, Ambulatory Surgical Center and rooftop penthouse, is 122,000 square feet.

Total maximum building height for the 2 story medical office building is planned to be 35 feet.

Design of the Ambulatory Surgical Center and Medical Office Building proposes to continue the evolution of the Aurora Health Care brand as one of the first projects to reflect a new material palette and design aesthetic. The new aesthetic targets a natural and unified look, with stone, brick, glass, and metal panel materials. Materials are applied to work together as building forms, and help to visually break down scale. Service pieces are effectively masked and unified with the overall building appearance. The building maintains a low massing and is centrally located on site.

Brick is the primary material, and provides a warm appearance, and is of a scale and texture that effectively bridges residential and commercial development already in place adjacent to the site. At 2 stories at its highest point, the proposed building also respects and works well with the scale of adjacent residential and commercial development.

### Building Systems

**Mechanical Systems:** On the roof of the first story of the Ambulatory Surgical Center, there will be 2 chiller condensing units and 2 rooftop condensing units. All of these units will be within and behind metal panel screening integral with the overall building design. Remaining mechanical systems will be within a rooftop mechanical penthouse, which will be an extension of the metal panel screening and integral with the overall building design.

**Electrical Systems:** LED lighting will be utilized throughout the campus and will be minimized during the evening and after hours of operation through a control system. Additionally, dark sky fixtures will be installed in the parking lot. These are full cut-off fixtures to reduce light pollution by directing lighting downward toward the ground. Light levels at grade, at the site property lines, will measure 0 footcandles of illuminance.

**Plumbing Systems:** Peak sanitary flow for the building is anticipated to be 180 gallons per minute. Peak domestic water flow for the building is anticipated to be 180 gallons per minute. Water supply to the building will be a combined water and fire service, with a secondary fire sprinkler service tied to a boosted city water supply. All capacities have been reviewed with the City of Sheboygan Department of Public Works and determined to be within acceptable limits.

### How Building and Site Will Be Maintained

Building systems and equipment design will limit sound to acceptable limits of City of Sheboygan Ordinances. Design calculations indicate that because of the central location of the building on site, decibel drop off will be below limits acceptable per City of Sheboygan Ordinances at site property lines. These values will be confirmed following procurement of building systems and equipment that may produce sound. Specific analysis has been performed for the emergency generator located at grade within the utility service court, and for the chillers located on the roof within and behind metal panel screening. Following additional analysis if it were determined that any sound levels were exceeded, the screening to the systems or equipment in question would be insulated to limit sound to acceptable levels.

There will be no exterior site storage of any materials.

---

All biohazard waste will be stored within the building, secured within a dedicated room and removed from the building by a separately contracted biohazard waste removal company.

There will be exterior dumpsters for trash and recycling on site. These will be located within an exterior wall enclosure as part of the utility service court; for security, visual screening and to mitigate concern for air pollution or odor.

### **Conditional Use Permit Application and Requested Variances**

A Conditional Use Permit is applied for because the Ambulatory Surgical Center and Medical Office Building qualifies as a multi-building site requiring Group Development approval. The Suburban Office (SO) zoning is appropriate for the size and scale of the project, and for the medical office uses planned for the site.

A Request for Variance is made for the location of the landscaping bufferyard requirement at the perimeter of the site, encompassing Geele Avenue and North Taylor Avenue requirements. There are specific stormwater management design and grading limitations that require that detention basins be located where bufferyards would otherwise be specified, as well as integration of the community recreation path. The Request for Variance is that landscaping required within these bufferyards be located immediately behind and adjacent to the detention basins and along the recreational path in these areas to serve the same screening purpose. Overage of developed lot point requirements has also been provided (in excess of 1,970 points) to compensate for specific bufferyard point shortages and provide additional site screening and contribute to a park-like site aesthetic.

A Request for Variance is made to the typical one year window for start of construction following approval of the Conditional Use Permit by the Plan Commission. The Request for Variance is that the one year window for start of construction be extended by an additional sixty (60) days to allow for appropriate approval and sequencing of all work associated with both the Aurora site and the athletic fields site.

Construction is planned to begin in the summer of 2016, with occupancy taking place in 2017.

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One Honey Creek Corporate Center  
125 South 84<sup>th</sup> Street, Suite 401  
Milwaukee, WI 53214-1470  
414 / 259 1500  
414 / 259 0037 fax  
[www.graef-usa.com](http://www.graef-usa.com)

collaborāte / formulāte / innovāte

## MEMORANDUM

**TO:** Mr. David Biebel  
Director of Public Works  
City of Sheboygan  
2026 New Jersey Avenue  
Sheboygan, Wisconsin 53081

**FROM:** Andre Ost, P.E., PTOE

**DATE:** July 28, 2015

**SUBJECT:** Aurora Health Care and Sheboygan Area School District Athletic Fields  
Draft Traffic Impact Study  
City of Sheboygan, WI

### Introduction

Aurora is proposing a health care development to be on the west side of Taylor Drive between Geele Avenue and Saemann Avenue in the City of Sheboygan. GRAEF has prepared this study to identify the traffic generated by the development, analyze the traffic impacts of the proposed development and identify any improvements for the study intersections. This technical memorandum documents the procedures, findings and recommendations of the traffic impact study.

### Aurora Health Care Development

The Aurora development is proposed to be located on the west side of Taylor Drive between Geele Avenue and Saemann Avenue as shown on Exhibit 1. A conceptual site plan of the development is shown on Exhibit 2. The development is planned to open in the Year 2017 and include the following land uses:

- Ambulatory Care Center & Medical Office Building (approximately 122,000 square feet) – 122 total employees

The planned hours of operation for the Aurora Development are as follows:

- Ambulatory Care Center (ACC) - 6:00am to 5:00pm Monday thru Friday.
- Medical Office Building (MOB) - 8:00am to 5:00pm Monday thru Friday.
- Rehab Center - 6:00am to 8:00pm Monday thru Friday.

The preliminary site plan is shown in Exhibit 2, and includes one driveway on Taylor Drive, one driveway on Geele Avenue and one driveway on Saemann Avenue. It should be noted that the City of Sheboygan has permitting authority for all three driveways for the site.

The truck access will primarily be using the driveway on Geele Avenue to access the loading dock. Aurora completed a survey on truck usage and indicated that the Sheboygan facility is expected to generate 13-15 truck trips daily. Most of the truck deliveries will take place between 7:00-11:00am. Aurora expects only one semi-truck delivery per day. The remaining truck trips are single unit trucks, similar to FedEx or UPS. Aurora does not expect the number of deliveries/ pick-ups will change greatly over time.

### **Sheboygan Athletic Fields**

There are existing athletic fields located on Saemann Avenue west of Taylor Drive. These fields service both high school athletics and club sporting events. The existing fields on Saemann Avenue will become a part of the Aurora site and new fields will be constructed as a part of the Aurora development project. The proposed athletic fields will be located east of Taylor Drive between Geele Avenue and Saemann Avenue and consist of two high school baseball fields and two high school soccer fields as shown on Exhibit 1. The proposed athletic field are proposed to open in 2017 and will have 140 parking spaces with one driveway which is planned to be align with the Aurora development driveway on Taylor Drive. The fields are expected to primarily be used on weekday evenings from 3:30pm-7:30pm. The Sheboygan Area School District has indicated that the club sports who use the existing fields on Saemann Avenue will be relocated to other nearby fields within the City of Sheboygan.

### **Study Area**

The study area for the traffic study includes the following intersections:

- Taylor Drive & Geele Avenue
- Taylor Drive & Aurora / Athletic Fields Driveway
- Taylor Drive & Saemann Avenue

The existing recommended intersection geometrics are shown on Exhibit 3. It should be noted that the Aurora driveways on Geele Avenue and Saemann Avenue were not analyzed due to low volumes of less than 20 total vehicles trips per hour.

The study area roadways are described below.

**Taylor Drive** is a four-lane divided roadway with a posted speed limit of 30 miles per hour (mph). According to the Wisconsin Department of Transportation (WisDOT), the Year 2014 Annual Average Daily Traffic (AADT) along Taylor Drive was 6,100 vehicles per day (vpd) north of Geele Avenue and 8,300 vpd south of Saemann Avenue.

**Geele Avenue** is a two-lane undivided local roadway with a speed limit of 25 mph. According to the WisDOT, the most recent AADTs for Geele Avenue east of Taylor Avenue was 2,300 vpd.

**Saemann Avenue** is two-lane undivided local roadway with a speed limit of 25 mph. No AADTs were provided for Saemann Avenue.

### **Existing Traffic**

The weekday morning and evening peak hours were determined to be the highest with the development traffic and will be analyzed for this study. In December 2014, GRAEF conducted weekday morning and evening peak period traffic counts at the study area intersections. The traffic counts are provided in Appendix 1. Based on the traffic counts, the weekday morning peak hour was identified to be 7:15 to 8:15 am and the evening peak hour was identified to be 4:00 to 5:00 pm. The existing (Year 2014) traffic volumes are shown on Exhibit 4.

### **Traffic Forecasts**

The development is planned to open in the Year 2017 and therefore will be the analysis year. The existing (Year 2014) traffic volumes were forecasted to the Year 2017 based on 1% annual growth rate. The Year 2017 background traffic volumes are shown on Exhibit 6.

### **Trip Generation**

To address any potential future traffic impacts within the study area, it is necessary to identify the traffic expected to be generated by the proposed development. The expected traffic volumes generated by the Aurora development are based on the size and type of proposed land uses, and on trip data published in the Institute of Transportation Engineer's (ITE's) *Trip Generation, 9<sup>th</sup> Edition (2012)*.

The trip generation for the proposed Aurora development is shown in Exhibit 7. The proposed development is expected to generate 65 total vehicle trips (50 entering vehicles/15 exiting vehicles) during the weekday morning peak hour and 130 total vehicle trips (45 entering vehicles/85 exiting vehicles) during the weekday evening peak hour.

The trip generation for the Athletic Fields are based on peak field usage, as supplied by Sheboygan Area School District. The proposed athletic fields is expected to generate no trips during the weekday morning peak hour and 70 total vehicle trips (70 entering vehicles/0 exiting vehicles) during the weekday evening peak hour.

### **Trip Distribution & Assignment**

The market area for the proposed Aurora development includes Sheboygan County. The following trip distribution for the development was based on the existing roadway network and anticipated market area for this development:

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- 50 percent to/from the south on Taylor Drive
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The development trips were assigned to the study area intersections based on the above directional distribution shown on Exhibit 7. The new trips for the proposed development are shown on Exhibit 8. The development trips were added to the athletic field development trips (Exhibit 9) and the Year 2017 background traffic volumes (Exhibit 5) to develop the Year 2017 total traffic volumes, as shown on Exhibit 10.

## Traffic Operational Analysis

### Level of Service Definition

The study area intersections will be analyzed using procedures set forth in the *2010 Highway Capacity Manual* (HCM). Level of Service is a quantitative measure that refers to the overall quality of flow at an intersection ranging from very good, represented by LOS 'A', to very poor, represented by LOS 'F'. For analysis and design purposes, Level of Service (LOS) 'D' was used to define acceptable peak hour operating conditions. Descriptions of the various levels of service are presented below:

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<b>Intersection Level of Service (LOS) Designations</b>	
<b>Level of Service (LOS)</b>	<b>Stop Control Average Delay per Vehicle (sec/veh)</b>
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### Year 2017 Background Traffic Analysis with Existing Geometrics

The Year 2017 background traffic volumes are shown on Exhibit 5. The Year 2017 background traffic peak hour operating conditions with the existing geometrics are shown on Exhibit 11. With the Year 2017 background traffic volumes, all movements at the study area intersections are expected to operate acceptably at LOS C or better conditions with the existing geometrics. The Year 2017 background traffic analysis with existing geometrics is included in Appendix 2.

### **Recommended Improvements**

The following improvements are recommended to accommodate the Year 2017 total traffic conditions as shown on Exhibit 10:

#### *Taylor Avenue & Aurora East Driveway/ Athletic Fields Driveway:*

- Provide three northbound approach lanes including an exclusive left-turn lane (100 feet of storage) a through lane and a shared through-right lane.
- Provide three southbound approach lanes including an exclusive left-turn lane (100 feet of storage) a through lane and a shared through-right lane.
- Provide two eastbound approach lanes including a shared left-through lane and an exclusive right-turn lane (100 feet of storage) for the Aurora East Driveway.
- Provide one westbound approach lanes for the Athletic Fields Driveway.

### Year 2017 Total (With Aurora Development) Traffic Analysis with the recommended improvements

The Year 2017 total traffic peak hour operating conditions with the recommended improvements are shown on Exhibit 12. With the Year 2017 total traffic conditions, all movements at the study area intersections are expected to operate acceptably at LOS D or better conditions with the recommended improvements. The Year 2017 total traffic analysis with recommended improvements is included in Appendix 3.

### **Conclusions**

With the recommended improvements, the study area intersections are expected to operate acceptably with the proposed Aurora development.

### **Exhibits**

Exhibit 1	Site Location
Exhibit 2	Aurora Development Conceptual Site Plan
Exhibit 3	Existing/Recommended Intersection Geometrics
Exhibit 4	Existing (Year 2014) Traffic Volumes
Exhibit 5	Year 2017 Background Traffic Volumes
Exhibit 6	Aurora Development Trip Generation
Exhibit 7	Aurora Development Trip Distribution
Exhibit 8	Aurora Development New Trips
Exhibit 9	Athletic Fields New Trips
Exhibit 10	Year 2017 Total (with Aurora Development & Athletic Fields) Traffic Volumes
Exhibit 11	Year 2017 Background Traffic Operations with Existing Geometrics
Exhibit 12	Year 2017 Total Traffic Operations with Recommended Geometrics



3306 Saemann Ave

© 2015 Google

Google Earth





PARCEL NO. \_\_\_\_\_

MAP NO. \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_

REVIEW DATE: \_\_\_\_\_

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

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

*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 \$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: Jay Wall w/ The Boldt Company (on behalf of Sheboygan Area School District)

ADDRESS: 1110 N Old World 3<sup>rd</sup> St, Suite 610, Milwaukee, WI 53203

E-MAIL: jay.wall@boldt.com

PHONE: (414) 276-4626 FAX NO. (414) 276-1578

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

NAME OF PROPOSED/EXISTING BUSINESS: SASD Vacant Land

ADDRESS OF PROPERTY AFFECTED: 1701 – 2099 North Taylor Drive

LEGAL DESCRIPTION: The Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Sixteen (16), Town Fifteen (15) North, Range Twenty-three (23) East in the City of Sheboygan, Sheboygan County, Wisconsin.

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

Vacant land.

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

Please see the attached narrative

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

Please see the attached narrative.

**PROJECT: Sheboygan Area School District – Replacement Athletic Fields  
Sheboygan, Wisconsin**

## **Project Narrative**

**City of Sheboygan Conditional Use Permit Application  
July 28, 2015 (revised August 5, 2015)**

### **Project Overview**

#### **Replacement Athletic Field Proposal Overview**

The Sheboygan Area School District is proposing to relocate some of the Athletic Facilities from their current location at 3306 Saemann Avenue, to the subject site directly to the East, across Taylor Drive. The relocated facilities will include: Two (2) Baseball Fields, one (1) with field lighting, two (2) Soccer Fields, playground equipment, parking for 140 cars, a restroom and concession building, and a maintenance shed.

#### **Athletic Field Overview**

These facilities will be used by the Sheboygan Area School District High School athletic programs, but would also be available for use by the City's youth sports programs and the public.

#### **Soccer Fields**

The relocated soccer fields will be an upgrade to the current facilities. The north field will meet WIAA standards, and can be used for High School games, and youth recreational league games. The second field will be used as a practice field for the High School program, and can also be used for youth recreational league games. "Backstop" fencing at the ends of the fields will help keep errant shots within the field of play, and out of the streets or adjacent wetlands. Unlike the current soccer fields, the new fields will be crowned to allow for proper drainage.

#### **Baseball Fields**

The relocated baseball fields will both be sized for WIAA games. Both fields will be equipped with a batting cage, scoreboards, dugouts and scorer's box with locked storage. The southwest baseball field will be equipped with an outfield fence, a PA system and field lighting. The field lights will assist in scheduling baseball games during the spring season. The lighting will allow evening games to be played as spring weather often disrupts schedules, making it difficult to make up games postponed due to weather. As baseball games do not have a set game "clock", anticipated end times for games should be prior to 10 pm, with some additional time allowed for the public to clear the baseball diamond. The baseball field lighting will consist of six (6) poles ranging in height from 70 to 90 feet. The light fixtures are designed and aimed to provide the required light levels on the field for safe play, while containing obtrusive light levels to the subject property.

#### **Facility Entrance & Parking**

The new facility driveway entrance will be located on Taylor Drive, aligned with the main entrance to the new Aurora facility. A new parking lot will accommodate parking for 140 cars, and is centrally located between the soccer fields and the southwest baseball field.

#### **Playground Equipment**

An area for playground equipment is located directly East of the parking lot.

### **Support Buildings**

There are two support buildings planned as part of this project. A new one story, 1,280 square foot Maintenance Shed will be located adjacent to the northeast corner of the parking lot. This building will provide equipment and supply storage for the facility. A one story, 836 square foot Restroom/Concession building will be located at the southeast corner of the parking lot. This building will house Men's and Women's restroom facilities and a Concession sales area. The baseball field lighting and irrigation controls will also be housed in this building. These two buildings, as well as the baseball field dugouts, are designed to architecturally complement each other and the surrounding neighborhood.

### **Hours of Operation**

The fields are expected to be primarily used weekday evenings from 3:30 p.m. – 7:30 p.m., and 9:00a.m. – 4:00 p.m. on weekends during soccer and baseball seasons. The southwest baseball field will be used until no later than 11:00 p.m. on game nights.

### **Benefits of the Project**

#### **Improved Site Access**

The site is not currently accessible to the neighborhood. The proposed use includes a number of walking trails which improves access to the natural wetlands on the site, as well as the new athletic facilities.

#### **Recreation**

The total investment in recreational facilities, including the Butzen farm development, adds nearly 40 acres of new publicly accessible, recreational green space in the city.

#### **Environment**

The proposed conditional use disrupts approximately .19 acres, or 3.2% of the existing wetlands on the subject site. Maintaining the vast majority of the existing wetlands as a natural habitat for wildlife. The proposal also includes the removal and containment of existing construction debris piles on the southeast corner of the site.

### **WDNR Wetland Review and Approval and Stewardship Grant Conversion**

The athletic facility project proposes less than 8,500 square feet of disruption to wetlands on this site. A General Permit Application has been filed with the WDNR for review.

Because the original Field of Dreams baseball fields were partially funded by a State of Wisconsin grant, the WDNR requires that a plan be in place to relocate the funded land being displaced. The proposed development of the East Parcel and the Butzen Farm project satisfies this requirement. A Stewardship Grant Conversion application has also been submitted to the WDNR for review.

## Site Stormwater Retention

Development for the project will maintain natural wetland areas as green space on site. Impervious surface area resulting from new buildings and paving will require retention basins. The retention basins will manage stormwater flow and provide required filtration during rain events. Requirements for 40% total suspended solids reduction during rain events, and shallow ground water levels, are technical criteria resulting in the need for wet retention basin design. Wet retention basins are an effective stormwater management device, and are allowed by City of Sheboygan Ordinances.

Wet retention basins will be designed with a 1'-0" deep safety shelf for the first 10'-0" of pond surface. In addition to addressing technical stormwater management requirements, the wet retention basins will be coordinated with grading and landscaping as design features on site.

The storm water retention design proposed for the site will not only address site stormwater management requirements, it will improve overall stormwater performance off site for adjacent properties.

## Traffic Impact Analysis

The main site entry will be from Taylor Drive to the west, and is intended to serve as the primary site entry.

Parking will be accommodated in surface lot centrally located between the soccer fields and the southwest baseball field. The total number of parking spaces provided in the current plan is 140. The Traffic Impact Analysis included with this proposal outlines the cumulative impact of this facility and the healthcare facility across the street. The number of parking spaces is consistent with the industry standard for an athletic facility of this size (35 cars per field).

## Landscaping

Landscaping will be provided to address City of Sheboygan Ordinances; for type and quantity, bufferyard requirements, and as screening elements. A conceptual plan has been included as part of this submittal. A final plan will be submitted and reviewed as part of the city's comprehensive planning process.

## Architecture

Using natural, durable materials, the buildings on the site are designed to complement each other and the surrounding neighborhood. Conceptual building images have been included as part of this submittal. Final building plans and elevations will be submitted and reviewed as part of the city's comprehensive planning process.

## Schedule

The current project schedule (pending remaining required approvals) is:

- Site Grading and Construction: 09/2015 – 05/2016
- Field Seeding and Establishment: 04/2016 – 03/2017
- First Field Use: 03/2017

## Conditional Use Permit Application and Requested Variances

A Conditional Use Permit has been applied for because the proposed use on this site as zoned, Suburban Residential – 5 (SR-5), requires an application review by the Plan Commission for approval.

There are two variances requested for review.

1)

Section 15.5206(3)(b)(2)(a)

- Facilities using night lighting and adjoining a residentially zoned property shall install and continually maintain a bufferyard with a minimum opacity of 0.60 (see Section 15.610). Said bufferyard shall be located at the property line adjacent to said residentially zoned property.

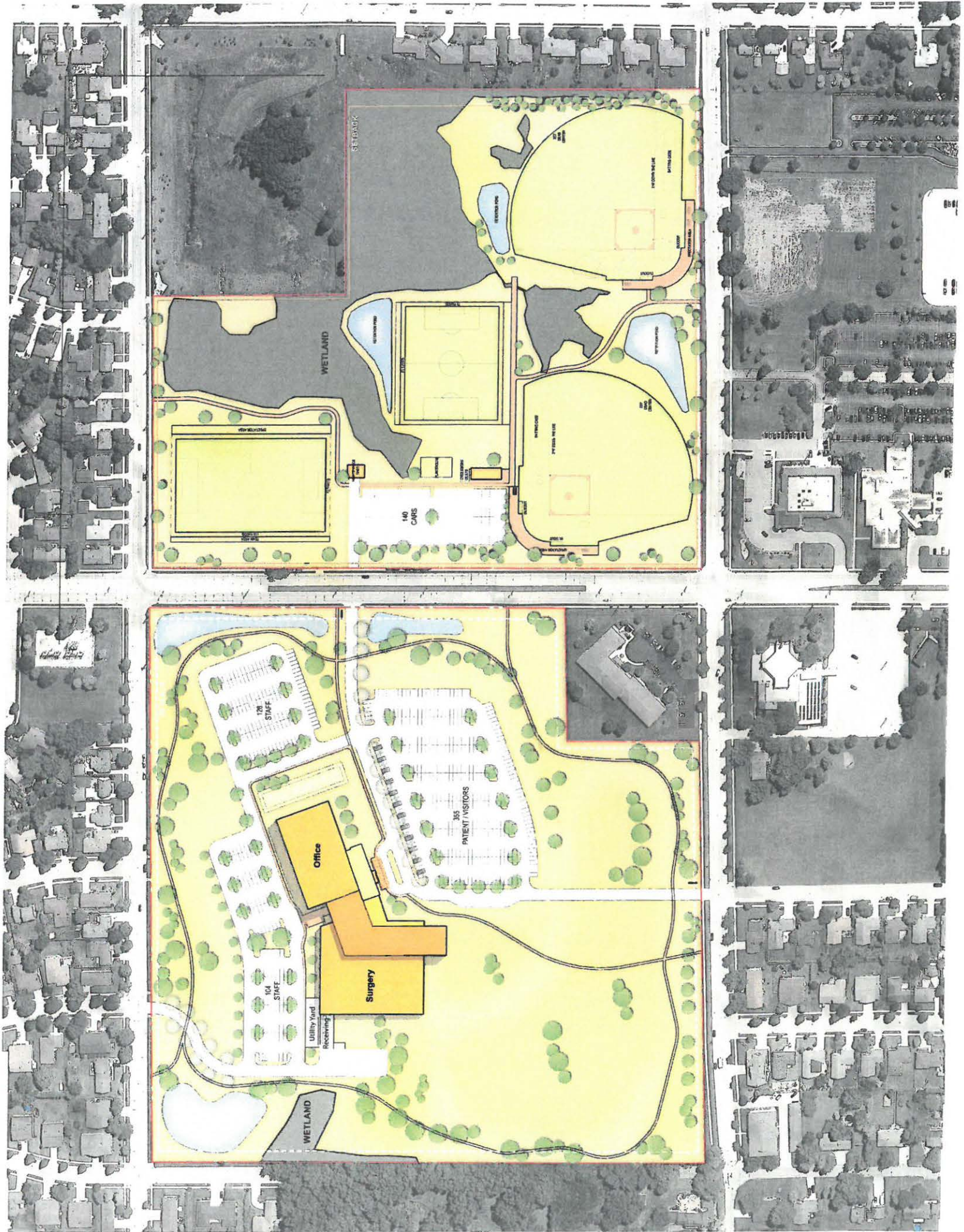
Due to existing wetlands along the site's East property line, a bufferyard cannot be maintained at that property boundary. A bufferyard is proposed at the west edge of the existing wetlands, approximately 40' from the property line. A continuous line of Norway Spruce trees placed in a triangular planting pattern, spaced 15' on center is proposed to create the required bufferyard along the east boundary, adjacent to the homes on 29<sup>th</sup> Street.

2)

Section 15.707(4)(b)

- In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles above ambient lighting conditions on a cloudless night.

The current lighting plan shows light levels exceeding the required levels at the south property line along Saemann Avenue. This excess light level occurs at a location which is across the street from a Suburban Office - SO use, and is not adjacent to any residences. The excess light levels only occur when the baseball field lights are on, and will exist only during scheduled baseball games.















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## MEMORANDUM

**TO:** Mr. David Biebel  
Director of Public Works  
City of Sheboygan  
2026 New Jersey Avenue  
Sheboygan, Wisconsin 53081

**FROM:** Andre Ost, P.E., PTOE

**DATE:** July 28, 2015

**SUBJECT:** Aurora Health Care and Sheboygan Area School District Athletic Fields  
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### Year 2017 Total (With Aurora Development) Traffic Analysis with the recommended improvements

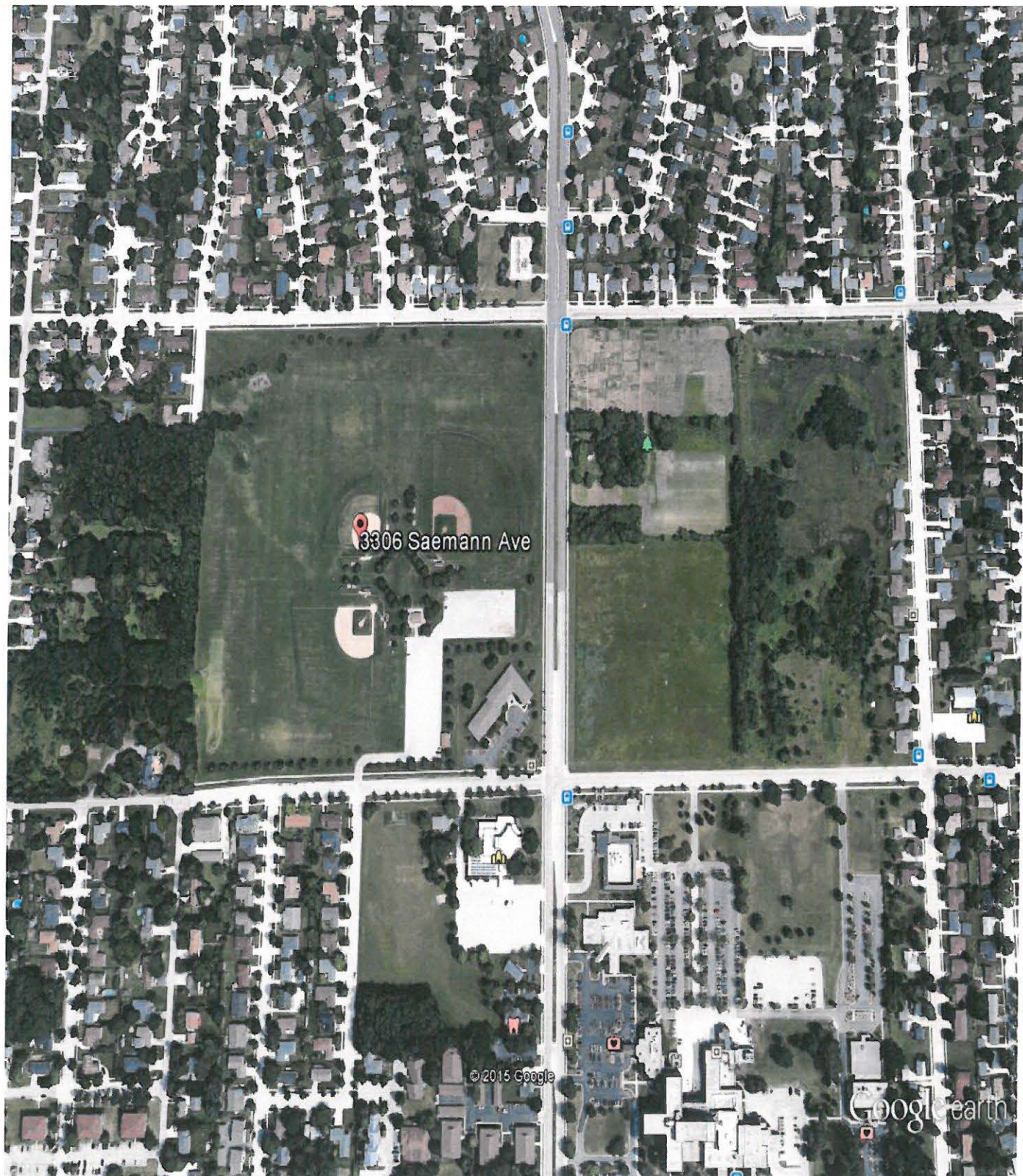
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Exhibit 1	Site Location
Exhibit 2	Aurora Development Conceptual Site Plan
Exhibit 3	Existing/Recommended Intersection Geometrics
Exhibit 4	Existing (Year 2014) Traffic Volumes
Exhibit 5	Year 2017 Background Traffic Volumes
Exhibit 6	Aurora Development Trip Generation
Exhibit 7	Aurora Development Trip Distribution
Exhibit 8	Aurora Development New Trips
Exhibit 9	Athletic Fields New Trips
Exhibit 10	Year 2017 Total (with Aurora Development & Athletic Fields) Traffic Volumes
Exhibit 11	Year 2017 Background Traffic Operations with Existing Geometrics
Exhibit 12	Year 2017 Total Traffic Operations with Recommended Geometrics









Office Use Only

PARCEL NO. 59281215680

MAP NO. 28 229 001

ZONING CLASSIFICATION: Urban Industrial

DATE SUBMITTED: \_\_\_\_\_

REVIEW DATE: 8/11/15

FILING FEE: \$100.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN**  
**SITE PLAN REVIEW APPLICATION**  
(Requirements Per Section 15.908)  
Revised May, 2012

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: Kevin Kolb

ADDRESS: 933 S. Wildwood Avenue

E-MAIL: KCKolb@wisconsinpublicservice.com

PHONE: (920) 451-3733 FAX NO.: ( 920 ) 451-3777

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

NAME OF PROPOSED/EXISTING BUSINESS: Wisconsin Public Service

ADDRESS OF PROPERTY AFFECTED: 933 S. Wildwood Avenue

**LEGAL DESCRIPTION:**

SEC 27 & SEC 28 T15N R23E PART OF THE NW NW SEC 27 & NE NE SEC 28  
DESC AS: COM AT THE NE CORNER LOT 14 BLOCK 15 OF LYMANS ADD., TH S-  
00- DEG-18'-00"E 856.10' ALONG THE W LINE OF VACATED S. 24TH ST. TO THE  
SE CORNER OF LOT 14 BLOCK 18, TH W 186' ALONG THE S LINE OF BLOCK 18,  
TH S 141.8' TO THE N LINE OF W. WATER ST., TH S- 84-DEG-12'-00"W 568.7'  
ALONG THE N LINE OF SD ST. BEING A LINE PARALLEL TO & 66' NLY OF THE  
NLY R/W LINE OF C.&N.W. RY. CO. SPUR TRACK, TH N-19-DEG-54'-00"E 314', TH  
N-35-DEG-51'-00"E 401.7', TH N-20-DEG-29'-00"E 168', TH N-03-DEG-28'-00"W  
132.8' TH N-15-DEG-19'-00"E 149.8' TO THE S LINE OF THE VACATED ALLEY OF  
BLOCK 15, TH E 322' ALONG SD S LINE TO POINT OF BEG. BEING PART OF  
BLOCKS 15-19 & 26 & ALL OF BLKS 16 & 18 OF LYMAN ADD. & PRT OF GOV'T  
LOT 1

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Existing building  
is used for vehicle and parts storage.

## Project Description:

This project is a modification to an existing storage building on the WPS service center property. The building is currently used for storage of a single vehicle with rack storage for parts and equipment. A small block roof inside the building was previously used for monitoring equipment.

The building will be modified by adding 3 additional overhead doors alongside of the existing overhead door on the south side of the building. This will allow for storage of up to 4 vehicles in the building versus the existing single vehicle. The small inside room will be removed. No additional building area or volume is being added by this project. Approximately 6,000 sf of additional paving will be installed adjacent to the new overhead doors to provide access into the building. No parking is planned on this paving.

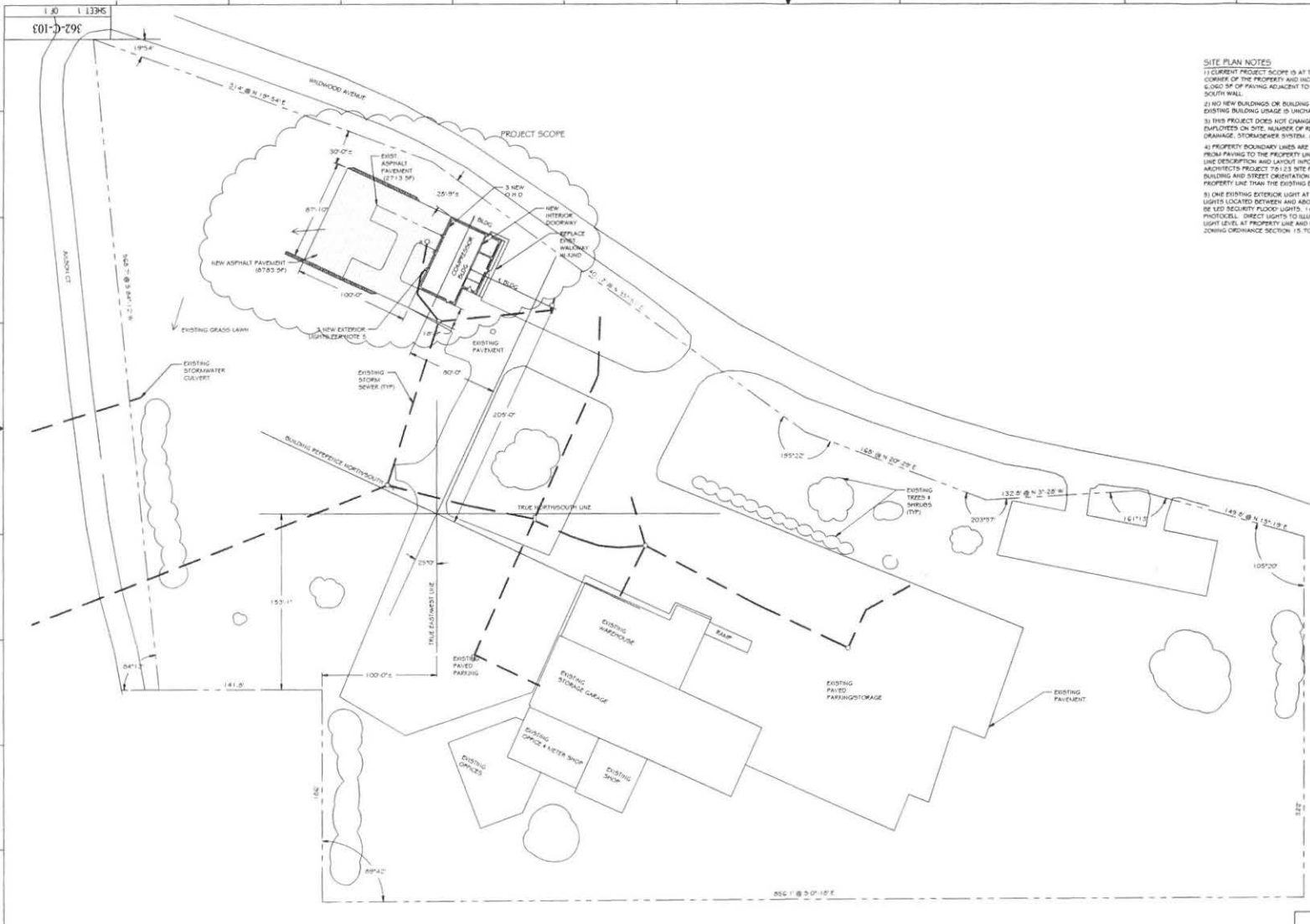
There will be no change to the number of employees on site or the number of visitors as a result of the project. No changes to the site access or site usage are part of this project. This building is an unoccupied storage with no sanitary sewer service.

The proposed development complies with all requirements of Sub-Chapter 15-7.

REVISIONS	
103	ISSUED FOR REVIEW PER DCF 7340 APPD. SAK 7/24/15 FLM/D

**SITE PLAN NOTES**

- 1) CURRENT PROJECT SCOPE IS AT THE COMPRESSOR BUILDING AT THE S.W. CORNER OF THE PROPERTY AND INCLUDES THE ADDITION OF APPROXIMATELY 6,000 SF OF PAVING ADJACENT TO 3 NEW OVERHEAD DOORS IN THE BUILDING SOUTH WALL.
- 2) NO NEW BUILDINGS OR BUILDING ADDITIONS ARE INCLUDED IN THE PROJECT. EXISTING BUILDING USAGE IS UNCHANGED.
- 3) THIS PROJECT DOES NOT CHANGE EXISTING SITE ACCESS, NUMBER OF EMPLOYEES ON SITE, NUMBER OF REQUIRED OR PROVIDED PARKING STALLS, SITE DRAINAGE, STORMSEWER SYSTEM, AND CURBSETS ARE UNCHANGED.
- 4) PROPERTY BOUNDARY LINES ARE PER THE TAX PARCEL DESCRIPTION. DISTANCES FROM PAVING TO THE PROPERTY LINE ARE APPROXIMATE BASED ON THE PROPERTY LINE DESCRIPTION AND LAYOUT INFORMATION FROM THE SUBSEQUENT ARCHITECT'S PROJECT 18113 SITE PLAN DRAINING DATED FEB. 9/15. BASED ON BUILDING AND STREET ORIENTATION, THE NEW PAVING WILL NOT BE CLOSER TO THE PROPERTY LINE THAN THE EXISTING BUILDING.
- 5) ONE EXISTING EXTERIOR LIGHT AT OVERHEAD DOOR TO BE REPLACED WITH 3 LIGHTS LOCATED BETWEEN AND ABOVE THE FOUR OVERHEAD DOORS. LIGHTS TO BE LED SECURITY FLOOD LIGHTS, 1400 LUMENS, WITH EBM-DIOWA PROTOCOL. DIRECT LIGHTS TO ILLUMINATE AREA DIRECTLY IN FRONT OF DOORS. LIGHT LEVEL AT PROPERTY LINE AND LIGHT VISIBILITY FROM PROPERTY LINE TO MEET ZONING CLEARANCE SECTION 15.107.



PROPERTY ADDRESS: 933 S. WOODWARD AVENUE  
 PARCEL NO. 59201215600

**SITE PLAN**  
 SCALE: 1" = 40'-0"



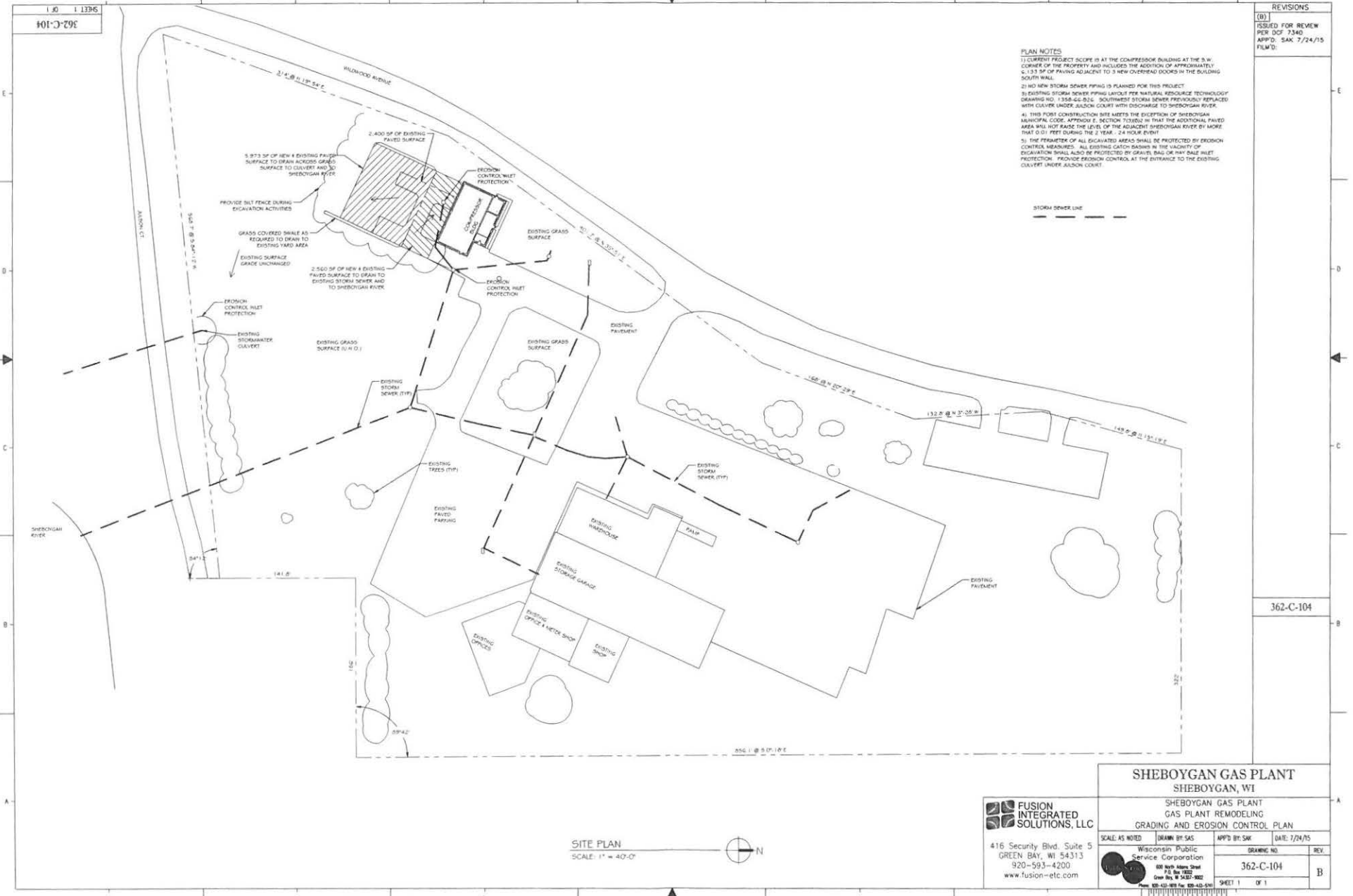
**FUSION INTEGRATED SOLUTIONS, LLC**  
 416 Security Blvd, Suite 5  
 GREEN BAY, WI 54313  
 920-593-4200  
 www.fusion-etc.com

<b>SHEBOYGAN GAS PLANT</b>			
SHEBOYGAN, WI			
SHEBOYGAN GAS PLANT GAS PLANT REMODELING SITE PLAN			
SCALE AS NOTED	DRAWN BY SAK	APPD BY SAK	DATE: 7/24/15
Wisconsin Public Service Corporation 600 North Adams Street P.O. Box 10002 Green Bay, WI 54307-9022 Phone: 920-433-6897 Fax: 920-433-5340		DRAWING NO.	REV.
		362-C-103	B
SHEET 1			OF 1

362-C-103

**PLAN NOTES**  
 1) CURRENT PROJECT SCOPE IS AT THE COMPRESSOR BUILDING AT THE S.W. CORNER OF THE PROPERTY AND INCLUDES THE ADDITION OF APPROXIMATELY 6,135 SF OF PAVING ADJACENT TO 3 NEW OVERHEAD DOORS IN THE BUILDING SOUTH WALL.  
 2) NO NEW STORM SEWER PIPING IS PLANNED FOR THIS PROJECT.  
 3) EXISTING STORM SEWER PIPING LAYOUT PER NATURAL RESOURCE TECHNOLOGY DRAWING NO. 1358-46-D-12, SOUTHWEST STORM SEWER PREVIOUSLY REPLACED WITH CULVERT UNDER AILSON COURT WITH DISCHARGE TO SHERBOGAN RIVER.  
 4) THIS POST CONSTRUCTION SITE MEETS THE EXCEPTION OF SHERBOGAN MUNICIPAL CODE, APPENDIX E, SECTION 70302 IN THAT THE ADDITIONAL PAVED AREA WILL NOT RAISE THE LEVEL OF THE ADJACENT SHERBOGAN RIVER BY MORE THAN 0.01 FEET DURING THE 2 YEAR, 24 HOUR EVENT.  
 5) THE PERIMETER OF ALL EXCAVATED AREAS SHALL BE PROTECTED BY EROSION CONTROL MEASURES. ALL EXISTING CATCH BASINS IN THE VICINITY OF EXCAVATION SHALL ALSO BE PROTECTED BY GRAVEL BALS OR PILE SALE INLET PROTECTION. PROVIDE EROSION CONTROL AT THE ENTRANCE TO THE EXISTING CULVERT UNDER AILSON COURT.

STORM SEWER LINE  
 - - - - -



**SITE PLAN**  
 SCALE: 1" = 40'-0"

362-C-104

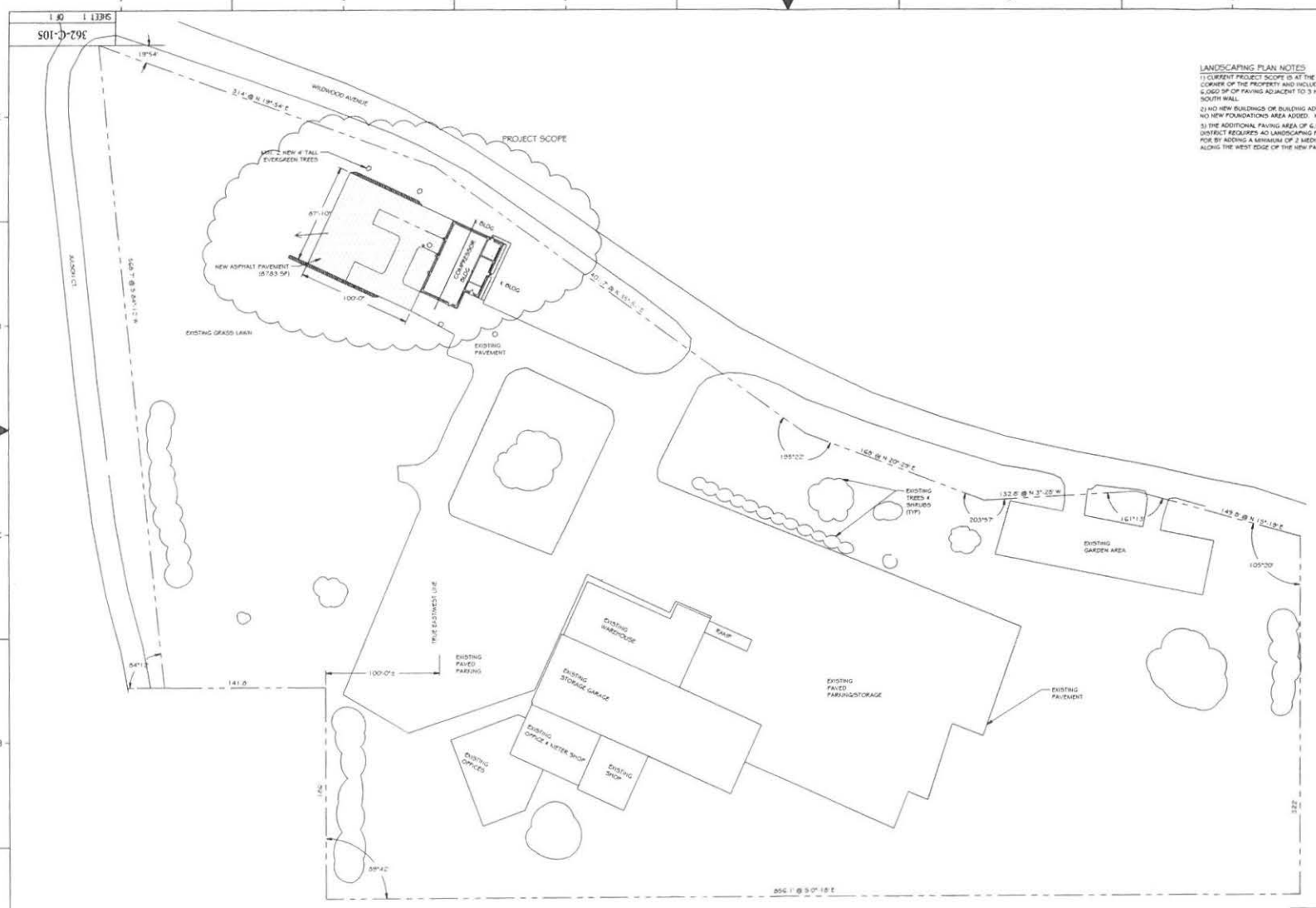
**FUSION INTEGRATED SOLUTIONS, LLC**  
 416 Security Blvd, Suite 5  
 GREEN BAY, WI 54313  
 920-593-4200  
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<b>SHEBOYGAN GAS PLANT SHEBOYGAN, WI</b>			
SHEBOYGAN GAS PLANT GAS PLANT REMODELING GRADING AND EROSION CONTROL PLAN			
SCALE AS NOTED	DRAWN BY SAK	APP'D BY SAK	DATE: 7/24/15
Wisconsin Public Service Corporation 600 North Adams Street P.O. Box 9022 Green Bay, WI 54307-9022 Phone: 920-433-8933 Fax: 920-433-0341		DRAWING NO.	REV.
		362-C-104	B
SHEET 1		OF 1	

REVISIONS	
(A)	ISSUED FOR REVIEW PER DCF 7340 APP'D: SAK 7/24/15

**LANDSCAPING PLAN NOTES**

- 1) CURRENT PROJECT SCOPE IS AT THE COMPRESSOR BUILDING AT THE SW CORNER OF THE PROPERTY AND INCLUDES THE ADDITION OF APPROXIMATELY 6,000 SF OF PAVING ADJACENT TO 3 NEW OVERHEAD DOORS IN THE BUILDING SOUTH WALL.
- 2) NO NEW BUILDINGS OR BUILDING ADDITIONS ARE INCLUDED IN THE PROJECT. NO NEW FOUNDATIONS AREA ADDED. NO NEW STREET FRONTAGE IS ADDED.
- 3) THE ADDITIONAL PAVING AREA OF 6,000 SF IN THE URBAN INDUSTRIAL ZONING DISTRICT REQUIRES 40 LANDSCAPING POINTS. THESE POINTS WILL BE ACCOUNTED FOR BY ADDING A MINIMUM OF 3 MEDIUM EVERGREEN TREES (20 POINTS EACH) ALONG THE WEST EDGE OF THE NEW PAVED AREA.



362-C-103

**SITE PLAN**  
SCALE: 1" = 40'-0"



**FUSION INTEGRATED SOLUTIONS, LLC**  
416 Security Blvd, Suite 5  
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920-593-4200  
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<b>SHEBOYGAN GAS PLANT</b> SHEBOYGAN, WI			
SHEBOYGAN GAS PLANT GAS PLANT REMODELING LANDSCAPING PLAN			
SCALE AS NOTED	DRAWN BY SAK	APP'D BY SAK	DATE: 7/24/15
 Waconian Public Service Corporation 628 North Adams Street P.O. Box 1022 Oshkosh, WI 54901-1022 Phone: 920-431-0999 Fax: 920-431-0991		DRAWING NO.	REV.
		362-C-105	A
SHEET 1 OF 1			



Wisconsin Public Service Corporation  
Sheboygan Gas Plant – 933 S. Wildwood Ave.  
Part of the NW ¼, Sec. 27, T15N-R23E &  
Part of the NE ¼, T15N-R23E  
Sheboygan Co., Wisconsin



Wisconsin Public Service



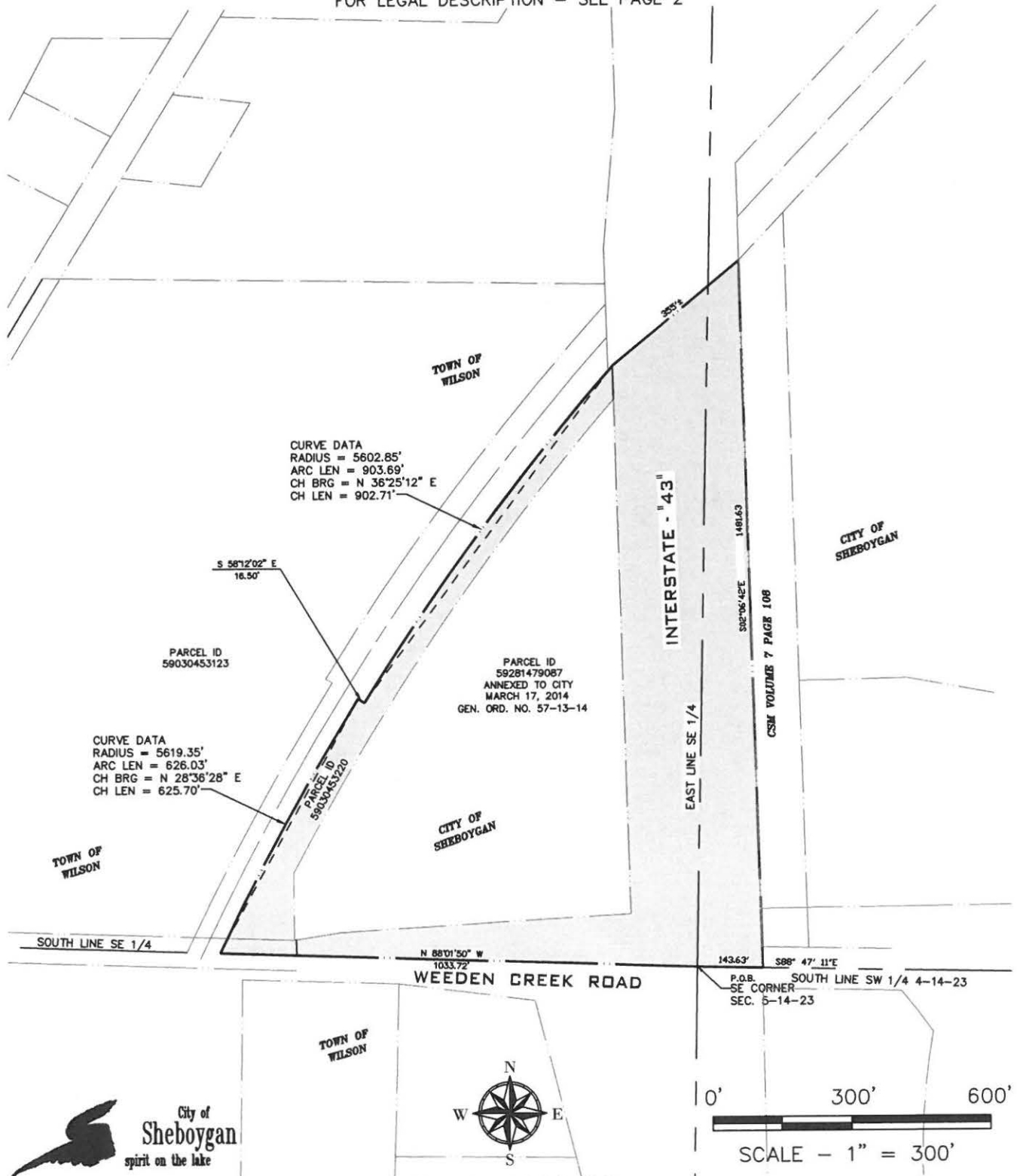


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# PROPOSED ANNEXATION FOR WAGNER EXCAVATING PROP. SECTION 5, T. 14 N., R. 23 E.

FOR LEGAL DESCRIPTION - SEE PAGE 2



**PROPOSED ANNEXATION  
FOR WAGNER EXCAVATING PROP.  
SECTION 5, T. 14 N., R. 23 E.**

FOR PARCEL MAP – SEE PAGE 1

BEING PART OF THE SE  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF SECTION 5, T. 14 N., R. 23 E., TOWN OF WILSON, SHEBOYGAN COUNTY WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SE CORNER OF SAID SECTION 5, ALSO BEING THE POINT OF BEGINNING, THENCE N.88°01'50"W. ALONG THE SOUTH LINE OF THE SE  $\frac{1}{4}$  OF SAID SECTION 5 1033.72', THENCE NORTHEASTERLY 626.03' ALONG THE ARC OF A CURVE TO THE RIGHT BEING THE EAST RIGHT OF WAY FOR THE UNION PACIFIC RAILROAD HAVING A RADIUS OF 5619.35' AND A CHORD BEARING N.28°36'28"W. 625.70', THENCE S.58°12'02"E. ALONG SAID RAILROAD RIGHT OF WAY 16.50', THENCE NORTHEASTERLY 903.69' ALONG THE ARC OF A CURVE TO THE RIGHT FOR SAID RAILROAD RIGHT OF WAY HAVING A CHORD BEARING N.36°25'12"E. 902.71' TO A POINT ON THE WEST RIGHT OF WAY FOR INTERSTATE HIGHWAY "43" THENCE NORTHEASTERLY 355' MORE OR LESS TO THE NORTHWEST CORNER OF TRACT "1" OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 7 OF CERTIFIED SURVEY MAPS ON PAGE 108 BEING DOCUMENT #1112684, THENCE ALONG THE WEST LINE OF TRACT 1 AND 2 OF SAID CERTIFIED SURVEY MAP EXTENDED RECORDED AS S.02°06'42"E. 1481.63' TO THE SOUTH LINE OF THE SW  $\frac{1}{4}$  OF SECTION 4 T.14N., R.23 E., THENCE N.88°47'11"W. ALONG THE SOUTH LINE OF THE SW  $\frac{1}{4}$  OF SECTION 4 143.63 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION DESCRIBED IN GENERAL ORDINANCE NO. 57-13-14 ANNEXED TO THE CITY OF SHEBOYGAN ON MARCH 17, 2014, SAID TRACT CONTAINS 546,480 SQUARE FEET 12.54 ACRES.





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