

*****ATTACHMENTS*****

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 \$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: Aurora Health Center - Attn: Jason Neitzel
ADDRESS: 2629 N 7th Street, Sheboygan, WI 53083 E-MAIL: jason.neitzel@aurora.org
PHONE: (262) 483-3629 FAX NO. (920) 451-5098

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Aurora Vince Lombardi Cancer Center
ADDRESS OF PROPERTY AFFECTED: 1222 N. 23rd Street
LEGAL DESCRIPTION: TBD

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Existing Cancer Center

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
Addition to existing cancer center with expansion of existing infusion center.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____
One story brick structure with a low profile roof.

March 16, 2015

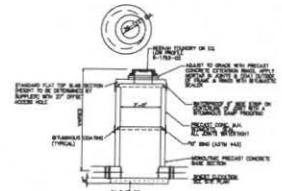
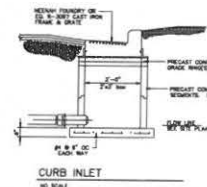
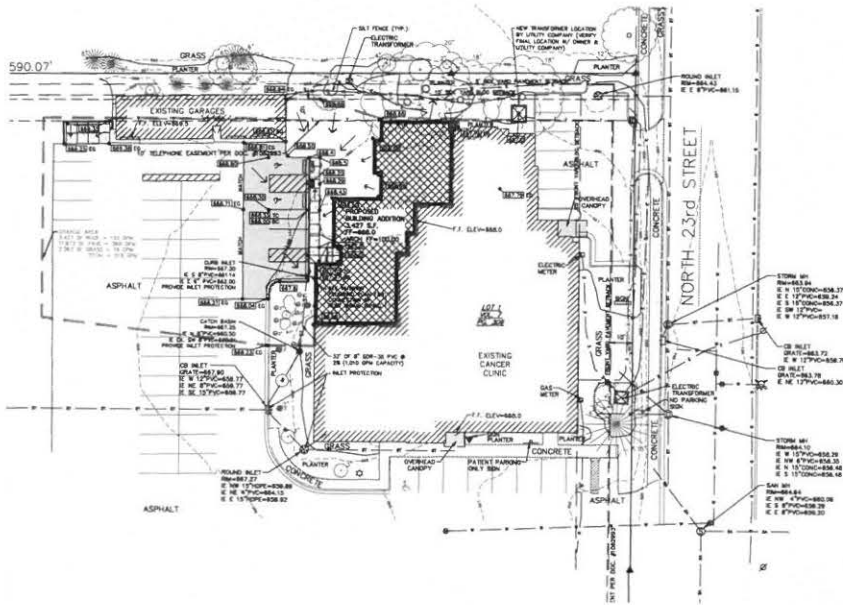
Project Narrative

Project: Aurora - Vince Lombardi Cancer Center
Building Addition
1222 North 23rd Street
Sheboygan, WI 53081

The project includes a 3,427 s.f. building addition to an existing 11,961 s.f. cancer center at the Aurora Healthcare site on 23rd Street in Sheboygan, WI. The existing Vince Lombardi Cancer Center building is located on two separate parcels although the proposed project will include the lot combination of the two parcels to create one parent parcel for the Aurora facility. This project only includes work on and immediately adjacent to the existing cancer center located in the northeast corner of the larger Aurora site. The existing use is comprised of a cancer treatment center and will remain unchanged as a result of the building addition. The Vince Lombardi Cancer Clinic provides cancer treatment including Treatment Planning, Radiation Therapy, CT Simulation, and Chemotherapy. The Clinic also has counselors, clinical nurse specialists, social workers and a chaplain. This addition will provide additional infusion bays, exam rooms and medical offices. Additionally, the expansion will replace the existing Linear Accelerator and the CT. The only outside activity is a small Healing Garden where someone may take refuge during the day.

The Vince Lombardi Cancer Center is a modern architectural style building sited off of 23rd Street. The existing architecture is free of clutter and unnecessary elements. The building has simplicity in form and design. The one story building is clad in brick with simple punched windows and a low profile roof. The exterior form is dictated by the interior function of the space. The addition is planned to complement the existing architecture with matching exterior materials, window styles, and roof lines. The massing and form of the addition is dictated by the interior functions of the addition. The Vince Lombardi Cancer Center compliments the other medical buildings on the site that share similar design features and materials. The Aurora Sheboygan Clinic has similar modern architectural features and is the dominate structure of the campus.

The project includes removal of approximately 5,000 s.f. of asphalt pavement and some associated concrete walks and patio area. The pavement removal area will be replaced with a proposed building addition, relocated parking area, and a new sidewalk network to the side patient entry door. The project will include approximately 9,000 S.F. of land disturbance. The expansion project will reduce site parking by 5 stalls although the parking facilities will meet code requirements with a total of 68 spaces provided. Site lighting will remain the same as the area proposed for expansion as this area is currently lighted with existing light poles and building mounted light fixtures. The number of employees at the cancer center is expected to expand by up to 5 employees to a total of approximately 30 employees working at one time. The business hours are 8:00am-5:00pm M-F. The purpose of the project is to meet local and regional demand for cancer treatment procedures. Additionally, the interior of the building will be remodeled to create a more appealing and patient accommodating environment. The building expansion will not alter existing traffic patterns and will not impact any neighboring properties with uses remaining constant and no encroachment near property lines. Landscaping is provided to meet the required code and tie into the existing environment. The project will include approximately 9,000 S.F. of land disturbance.



NOTE:
WATER AND SANITARY SERVICES SHALL BE
SERVED THROUGH EXISTING BUILDING.



**GRADING, UTILITIES AND
EROSION CONTROL PLAN**



OWNER:
VINCENZI HEALTH CARE
P.O. BOX 141404
MILWAUKEE, WI 53224

PROJECT:
ADDITION TO VINCE LOMBARDO CANCER CLINIC
AURORA HEALTH CENTER
1222 NORTH 23RD STREET
SHEBOYGAN, WI 53081

SHEET ISSUE:

MARCH 8, 2015

SEE THE SHEET TO WHICH THIS SHEET IS REFERRED FOR A COMPLETE LIST OF REVISIONS.

REVISIONS:

NO. DESCRIPTION

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

JOB NUMBER:
1420000

SHEET:

C1.3

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

[City of Sheboygan](#) [Sheboygan Chamber](#) [Sheboygan Tourism](#) [Sheboygan County Tourism](#) [Harbor Centre](#)

[EMPLOYEE LOGIN](#)

[Agenda/Minutes](#) [Calendar](#) [Voter Info](#) [Request Info](#)

Go

[Home](#) [Officials](#) [Departments](#) [History & Info](#) [Business](#) [Residents](#)



History & Info

You are here: [Home](#) » [History & Info](#) » [City Map](#)

City Map



City of Sheboygan Copyright © 2011 City of Sheboygan. All Rights Reserved.

~~IX~~

8.1

Gen. Ord. No. 48 - 14 - 15. By Alderperson Belanger. March 16, 2015.

AN ORDINANCE amending the text of the City of Sheboygan Zoning Ordinance in Section 15.034 Definitions so as to amend Section 15.034.

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

Section 1. The definition of "Garage (Residential)" in Section 15.034 of the Sheboygan Zoning Ordinance, entitled Definitions, is hereby amended to read as follows:

"Garage (residential): A detached accessory building or portion of the principal building, including a carport, which is used primarily for storing passenger vehicles, trailers or one (1) truck of a rated capacity not in excess of ten thousand (10,000) pounds. The maximum square footage of a garage is 1,000 square feet. However, a garage structure shall not exceed the footprint square footage of the primary residential structure. A maximum of one (1) garage per lot."

Section 2. The definition of "Building, accessory" in Section 15.034 of the Sheboygan Zoning Ordinance, entitled Definitions, is hereby amended to read as follows:

"Building, accessory: A building which:

- (a) Is subordinate to and serves a principal structure or a principal use;
- (b) Is subordinate in area, extent, and purpose to the principal structure or use served;
- (c) Is located on the same lot as the principal structure or use served; and
- (d) Is customarily incidental to the principal structure or use."

Section 3. The definition of "Utility Shed" in Section 15.034 of the Sheboygan Zoning Ordinance, entitled Definitions, is hereby amended to read as follows:

"Utility Shed: A detached accessory building which is used for the storage of residential maintenance equipment."

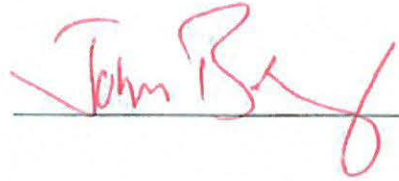
Section 4. Section 15.034, entitled Definitions, of the Sheboygan Zoning Ordinance is hereby amended to include the following new definitions:

"Gazebo: A detached roofed accessory building, open on all sides, which is used for entertaining."

City plan

"Greenhouse: A detached glass enclosed accessory building used for cultivating plants."

Section 4. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.



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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor



8.2

Gen. Ord. No. 49 - 14 - 15. By Alderperson Belanger. March 16, 2015.

AN ORDINANCE amending the text of the City of Sheboygan Zoning Ordinance in Section 15.206 Detailed Land Use Descriptions and Regulations so as to amend Section 15.206(8)(d).

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

Section 1. Section 15.206(8)(d) of the Sheboygan Zoning Ordinance, entitled Detached Private Residential Garage, Carport, or Utility Shed, is hereby amended to read as follows:

"15.206 (8)(d) Private Garage, Carport, Shed, Gazebo, or Greenhouse

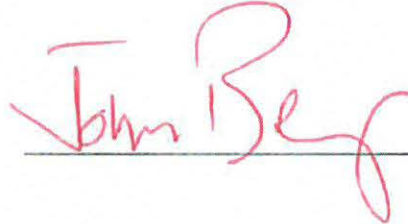
Description: A private residential garage, carport or utility shed is a structure which primarily accommodates the sheltered parking of a passenger vehicle and/or the storage of residential maintenance equipment. A gazebo is a detached roofed accessory building, open on all sides, which is used for entertaining. A greenhouse is a glass enclosed building used for cultivating plants. The structure(s) shall be located on the same lot as primary residential structure. See Section 15.408 for requirements applicable to legal, nonconforming garages."

1. Permitted by Right: {All Districts}.
 - a. The maximum number of accessory structures per lot is three (3) - not to exceed one (1) garage, one (1) shed, one (1) gazebo or one (1) greenhouse.
 - b. The maximum square footage of a garage and/or carport is 1,000 square feet. However, a garage structure shall not exceed the footprint square footage of the primary residential structure.
 - c. The maximum square footage of a shed, gazebo, greenhouse or other similar accessory structure is 200 square feet.
 - d. The maximum height of a detached accessory structure shall not exceed 15 feet.
 - e. The design and color of the accessory structure shall compliment the residence.
 - f. Temporary canopies, carports or other similar structures are prohibited.
2. Special Use Regulations: Not applicable.

City
Plan

3. Conditional Use Regulations: (If in excess of 1,000/200 square feet) {RA-35, ER-1 Districts or as part of a multi-family development proposal in the UR-12}.

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



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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

III

6.3

Res. No. 176 - 14 - 15.

By Alderperson Belanger. March 16, 2015.

A RESOLUTION authorizing accepting 1515 N. 11th Street from Sheboygan County to rehabilitate and re-sell to an owner occupied household.

WHEREAS, the City of Sheboygan has funds available through the Community Development Block Grant Housing Rehabilitation Program to renovate the property;

WHEREAS, Sheboygan County took ownership of this property through in-rem foreclosure proceedings;

WHEREAS, the City of Sheboygan agrees to Sheboygan County putting a mortgage for the amount of \$20,500 against the property and then upon sale, the City pays the County back this amount and mortgage is released;

WHEREAS, the City agrees to follow, as closely as possible, the procedures outlined in the enclosed proposal for disposition of the property.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are authorized to sign all documents necessary to transfer this property to the City of Sheboygan.

City Plan

John Berg

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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor



21 41 111

Proposal



For the acquisition and rehabilitation of County-owned foreclosures by the City of Sheboygan

Description

The City of Sheboygan is dedicated to the continued improvement and stability of the City's neighborhoods. Keeping attractive housing in good repair is essential to the health of the City, as is increasing rates of owner-occupancy. Partnering with Sheboygan County to acquire selected tax-foreclosed properties, which will be rehabilitated with CDBG Housing Rehabilitation funds, is a way for the City and the County to take an active role and interest in the revitalization of Sheboygan neighborhoods.

This proposal will utilize CDBG funds and will help Sheboygan better achieve the CDBG National Objectives of providing affordable housing to low and moderate income households as well as reducing blight. The City of Sheboygan currently runs a revolving Housing Rehabilitation Loan Program that allows the City to loan CDBG funds to homeowners and owner/investors to be used in the rehabilitation of their property. The utilization of CDBG funds for the rehabilitation of county-owned foreclosures will allow the City to expand its current housing rehabilitation efforts by targeting specific neighborhoods for revitalization, and by creating new homeownership opportunities for low and moderate income families.

Through these efforts the City will not only create safe and affordable housing and rehabilitate blighted properties, but the County will recoup back taxes through the sale of the property after renovation. The City will partner with a real estate agent to ensure the rehabilitated properties are marketed and sold at as close to market value as possible. After the sale of each property, the first priority will be to pay any owed taxes to the County, and then the remaining money will be used to repay the CDBG Housing Rehabilitation fund for the cost of the renovation. Any remaining money from the sale will be set aside, in a new fund, and utilized for future housing renovations by the City.

Goal

To rehabilitate and re-sell foreclosed properties, creating safe and attractive owner-occupied homes that will increase value and stability in Sheboygan's neighborhoods.

- Reduce the number of vacant houses in the City
- Improve the condition and appearance of Sheboygan homes and neighborhoods
- Offer more opportunities for safe and affordable housing
- Increase owner-occupation

Process

Step 1: Select homes to be rehabilitated

Using the list of County-owned foreclosures, the City will select homes based on multiple criteria. The home must be in a HUD determined LMI area. The amount of back taxes, along with the assessed value of

the home and the amount of repairs needed will be considered. The location of the home will be a factor, as this will affect re-sale of the home.

Step 2: Obtain selected homes from the County Treasurer

The City and County will reach an agreement that will allow the City to become the owner of the property. Example: the County sells the foreclosed property to the City for \$1.00, knowing that any back taxes owed to the County will be paid with the sale of the home.

Step 3: Determine the needed renovations and available budget

City Building Inspectors, along with City Development, will determine the repairs and renovations needed on the property. Repairing any code violations and bringing the home up to minimum housing standards will take priority, and any remaining budgeted funds will be used for cosmetic updates. The City shall follow all state and federal requirements including the completion of a lead-based paint inspections and repairs as deemed necessary.

Step 4: Complete needed renovations with General Contractor

The City will hire a General Contractor who will be responsible for completing the determined renovations. The General Contractor will be responsible for the hiring and oversight of any needed sub-contractors. City Building Inspectors will complete a final inspection of each property before it is deemed complete and ready for sale. If a property was a multi-family unit in the past, the City will work to convert the property to a single-family unit as part of the improvements.

Step 5: Sell the home with Real Estate Agent

The City will hire a Real Estate Agent to list and market the home for sale. Working with an agent will increase the probability that the home will sell for market value. The goal is to sell the property to an owner-occupied family.

Step 6: Allocate funds from the sale to the appropriate parties

After the home is sold the money from the sale will be used in this order:

1. Pay all back taxes to the County Treasurer.
2. Repay the CDBG Housing Rehab fund for the cost of the renovation.
3. Place remaining funds in a separate fund to be used for future projects in qualified neighborhoods.