ATTACHMENTS

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by HTT, Inc. to construct a new addition at their facility located at 1828 Oakland Avenue. UI Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: October 8, 2021 **MEETING DATE:** October 12, 2021

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

HTT, Inc. is proposing to construct a new addition at their facility located at 1828 Oakland Avenue. The applicant states the following:

- Construction of an approximately 4,000sf building addition on the north side building to the west of existing loading dock area. The addition location is over an existing impervious fenced-in area used for outdoor storage.
- The addition will be used for manufacturing of metal components.
- The existing outdoor storage will be eliminated and no storage will be added.
- The loading area will continue to be utilized as it currently is. No new parking or access changes are proposed.
- Exterior wall mounted lighting will be added to match existing lighting conditions.
- The landscaping will be with a stone to match existing and added trees on the NE corner as required by code.
- HTT is currently open 24 hours/day 5 days per week.
- The current number of employees at the facility is 130. No new additional employees are proposed as part of the project.

- Proposed construction start is October 2021 with an anticipated completion date of June 2022.

The applicant states the following about the architecture:

- The exterior or the existing building is painted concrete block.
- The architectural style of the building will match the existing facility.
- The addition will have precast concrete wall panels with a concrete block pattern to match the existing, these will then be painted to match the existing concrete block, this is along the north and east sides of the building. Insulated metal panels white in color will be used where the addition projects above the existing roof.
- Proposed addition height is 26'-10".
- There will be a rooftop unit to provide heating and cooling of the addition. This will be placed back from the edge of the building to minimize the visual impact.

HTT, Inc. is a full service metal progressive stamping company. We specialize in medium to high volume metal stampings with a specialty of deep draw type stampings. Our press sizes range from 25 to 400 tons. Most of our 44+ presses are equipped with feeders, straighteners and stock reels.

We have experience working with materials like aluminum, stainless steel, carbon steel, brass, coated materials, spring steel and other exotic materials. We can provide parts that include plating, heat treating, powder coating, grinding, vibratory and tapping to meet any of your finishing and secondary needs.

Since 1985, when HTT was founded as High Tech Tool & Die, companies of every size and across nearly every industry have trusted HTT with their metal stamping needs. But it's not our state-of-the-art equipment, cutting-edge CAD software or full range of capabilities that makes us one of the country's premier metal stamping providers. It's our people—the engineers, designers and machinists behind the metal.

We've come a long way from our original team of 10 and our 2,200 square foot space. Today, we have a team of over 130 employees supported by 161,000 square feet of production space and the latest technologies. From our tool design and prototyping services to our engineering-driven production environment to end-to-end project management that takes your project from concept to finished product, HTT harnesses our people's expertise and skills to create and produce metal parts that you and your customers can count on.

STAFF COMMENTS:

Addition is proposed to be located right on the Union Avenue property line (zero foot setback). The applicant states they are proposing a zero foot setback too match the existing building footprint and because there is an interior crane that is located on the north end of the existing building that they will extend into the new addition as part of their manufacturing process. The Plan Commission may want to have the applicant explain this further.

Applicant is requesting the following variances:

- Applicant is proposing to have a zero (0) foot building setback to the front/street yard – Minimum front/street yard setback is 25 feet to front/street yard property lines.

- Requesting a variance from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational and bufferyard landscaping requirements.

ACTION REQUESTED:

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

1) Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2) Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire/police departments, etc.).
3) Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4) Submittal and approval of a landscape plan prior to building permit issuance. Landscaping shall be installed prior to occupancy.
5) If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
6) Outdoor storage of materials, products or equipment shall be prohibited.
7) All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
8) All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
9) Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
10) All areas used for parking/maneuvering of vehicles shall be paved prior to issuance of an occupancy permit.
11) All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
12) Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
13) Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
14) Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
15) Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
16) All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).

17) Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
18) City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
19) Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc. Nothing shall be located on the City Union Avenue public right-of-way. It is up to the applicant to ensure that all of the construction takes place on their private property and not in the City right-of-way.
20) Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
21) If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required 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 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: HTT Inc

ADDRESS: 1828 Oakland Ave
Sheboygan, WI 53081

E-MAIL: mpasch@htt-inc.com

PHONE: (920)453-5313

FAX NO. ( )

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: HTT Inc

ADDRESS OF PROPERTY AFFECTED: 1828 Oakland Ave
Sheboygan, WI 53081

LEGAL DESCRIPTION: See attached.

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

Manufacturing - Metal Stamping

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

No changes proposed to operation or use. See attached narrative for additional information.

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

Variance for building setback and landscaping requested. See attached narrative for additional information.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? _____

See attached narrative.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? _____

See attached narrative.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? _____

See attached narrative.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. _____

See attached narrative.

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: HTT Inc

ADDRESS: 1828 Oakland Ave
Sheboygan, WI 53081 E-MAIL: mpasch@htt-inc.com

ARCHITECT: Excel Engineering Inc

ADDRESS: 100 Camelot Dr
Fond du Lac, WI 54935 E-MAIL: tom.s@excelengineer.com

CONTRACTOR: Catalyst Construction, Inc

ADDRESS: 833 E. Michigan Street, Suite 1000
Milwaukee, WI 53202-5618 E-MAIL: ewilliams @catalystbuilds.com

5. CERTIFICATE

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

Mark Pasch — 8-13-2021

APPLICANT'S SIGNATURE **DATE**

MARK PASCH

PRINT ABOVE NAME

Site Narrative – CUP & ARB
09/21/21

Project Name and Address

HTT World Stamping Inc Addition
1828 Oakland Ave
Sheboygan, WI 53081

Parcel Information/Site Data/Zoning Classification

- Tax Parcel # 59281425440
- The entire lot area is 3.74 acres
- UI-Urban Industrial

Existing Site Conditions/Land Use:

- Site contains the existing HTT facility.
- S 19th St borders the site to the west, Union Ave borders to the north, S Business Dr to the east and Oakland Ave to the South.

Site Selection

- HTT is already in operation at this parcel.

Proposed Building and All New Site Improvements.

- Construction of a ±4,000 S.F. building addition on the north side building to the west of existing loading dock area. The addition location is over an existing impervious fenced-in area.
- Proposed addition height is 26'-10".
- The addition will be used for manufacturing of metal components.
- No new parking or access changes are proposed.
- The disturbed area will be approximately .10 acres.
- The project is a redevelopment site with no increased exposed parking or roads and is therefore exempt from stormwater requirements. Roof runoff will be collected via downspouts to storm sewer and internal roof drain.
- Exterior wall mounted lighting will be added to match existing lighting conditions.
- The landscaping will be with a stone to match existing and added trees on the NE corner as required by code.

Architecture Description

- The exterior or the existing building is painted concrete block.
- The addition will have precast concrete wall panels with a concrete block pattern to match the existing, these will then be painted to match the existing concrete block, this is along the north and east sides of the building. Insulated metal panels white in color will be used where the addition projects above the existing roof.
- There will be a rooftop unit to provide heating and cooling of the addition. This will be placed back from the edge of the building to minimize the visual impact.

Explanation of Business Activities

- HTT is currently open 24 hours/day 5 days per week.
- The current number of employees at the facility is 130. No new additional employees are proposed as part of the project.
- The existing outdoor storage will be eliminated and no storage will be added.
- The loading area will continue to be utilized as it currently is.

Potential Nuisances to Adjoining Property Owners

- The architectural style of the building will match the existing facility and will fit in with the existing neighborhood.
- No negative traffic impacts to the neighborhood are anticipated as there are no proposed changes to the existing operations.
- New site lighting, site lighting will meet City light intensity requirements

Construction Timeline

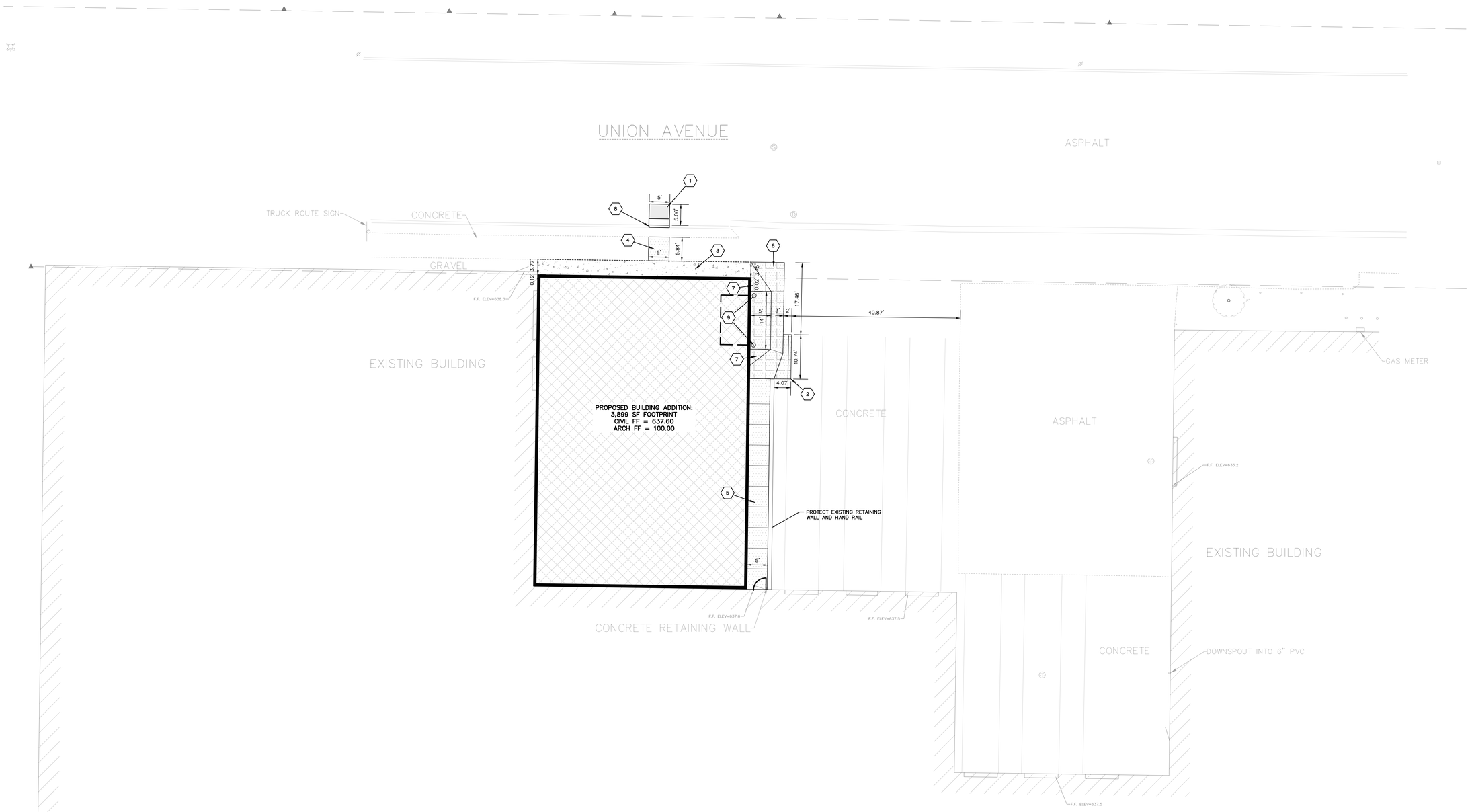
- Proposed construction start is October 2021 with an anticipated completion date of June 2022.

Estimated Value of Project

- Approximately $1,200,000.

Variance Request/Variance Description

- Building Foundation, Street Frontage, and Developed Lot Landscaping requirements.
    - For this proposed development, the code requires 25.2 building foundation landscaping points (20 points/100 linear feet of bldg. foundation); 10.2 street frontage landscaping points (20 points per 100 linear feet of street frontage-based on length of street frontage in the area of the proposed addition); 19.5 developed lot landscaping points (5 points per 1,000 SF of floor area of the addition-outside wall dimensions). The total number of landscape points required for this proposed development is 54.9 points.
    - The intent is to provide the total required landscape points associated with each of the three (3) landscape criteria. However, given the location of the building addition in relationship to the street ROW we request a locational variance to provide the required street frontage and building foundation landscape points elsewhere on the property. Three tall deciduous trees (Redmond Linden) are being proposed to achieve 90 points (30 points per tree).
- Building Setback
    - The property is zoned UI (Urban Industrial); the minimum front or street side building setback is 25 feet from the right-of-way. The proposed addition will not encroach into the ROW but will be located up to the Union Avenue ROW.



EXISTING SITE DATA (DISTURBED AREA)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.10	4,379	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.10	4,379	100.0%
TOTAL IMPERVIOUS	0.10	4,379	100.0%
LANDSCAPE/ OPEN SPACE	0.00	0	0.0%

PROPOSED SITE DATA (DISTURBED AREA)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.10	4,379	
BUILDING FLOOR AREA	0.09	3,899	89.0%
PAVEMENT (ASP. & CONC.)	0.01	480	11.0%
TOTAL IMPERVIOUS	0.10	4,379	100.0%
LANDSCAPE/ OPEN SPACE	0.00	0	0.0%

SITE INFORMATION:

LEGAL DESCRIPTION: SEC 21 T15N R23E LOT 2 CSM REC IN VOL 13 P 258-259 AS DOC #1468765 R.O.D.

PROPERTY AREA: AREA = 611,582 S.F. (14.04 ACRES).
EXISTING ZONING: UI – URBAN INDUSTRIAL
PROPOSED ZONING: UI – URBAN INDUSTRIAL
PROPOSED USE: XXXXX
AREA OF SITE DISTURBANCE: 5,150 SF
SETBACKS: N/A
PARKING REQUIRED: NONE
PARKING PROVIDED: NONE
HANDICAP STALLS REQUIRED: NONE
LANDSCAPE REQUIREMENTS: SEE C1.4 LANDSCAPE PLAN FOR REQUIREMENTS

SITE PLAN KEYNOTES

1	ASPHALT SECTION PER CITY STANDARDS
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	STONE STRIP (MATCH EXISTING)
4	CONCRETE SIDEWALK PER CITY STANDARDS
5	CONCRETE SIDEWALK (TYP.)
6	LOADING DOCK CONCRETE (TYP.)
7	CONCRETE SLOPED TRANSITION AREA
8	24" CONCRETE CURB AND GUTTER PER CITY STANDARDS
9	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
10	4" PAINTED STRIPING (TYP.)

CURB & GUTTER MARKING KEY:
- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

PAVEMENT HATCH KEY:
- HEAVY DUTY ASPHALT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE
- STONE

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NORTH
10' 0 10' 20'
1"= 10'
SCALE FEET

CIVIL SITE PLAN

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COLLABORATION
CATALYST CONSTRUCTION

PROJECT INFORMATION

PROPOSED BUILDING ADDITION FOR:
HTT WORLD STAMPING INC.
1828 OAKLAND AVENUE • SHEBOYGAN, WI 53081

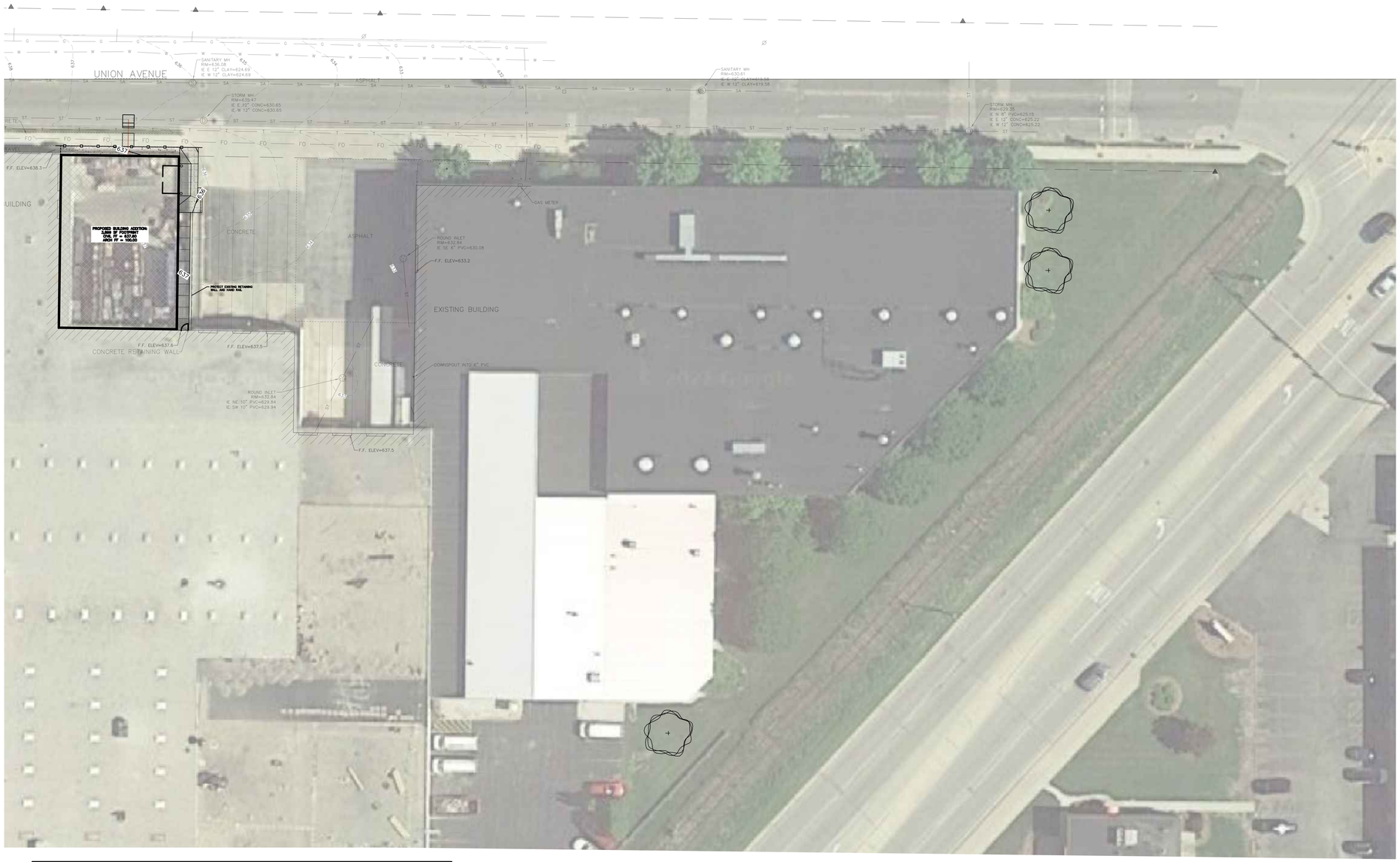
PROFESSIONAL SEAL

SHEET DATES
SHEET ISSUE SEPT. 16, 2021
REVISIONS
AD1 SEPT. 16, 2021

JOB NUMBER
2148180

SHEET NUMBER
C1.1

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LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY	MATURE SIZE
	DECIDUOUS TREES				
	REDMOND LINDEN	Tilia americana	2"	3	25'-30'

LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
FOUNDATION	20 PTS/100' FNDN 126' = 25.2 POINTS	
DEVELOPED LOT	5 PTS/1,000 SF X 3,900 = 19.5 POINTS	
FRONTAGE	20 PTS/100' X 51' = 10.2 POINTS	
PAVEMENT	40 PTS/10,000 SF X 0 = 0 POINTS	
TOTAL SITE	54.9 TOTAL POINTS REQUIRED	3 TALL DECIDUOUS TREES = 90 POINTS 90 TOTAL POINTS PROVIDED

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL LANDSCAPE AND RESTORATION PLAN

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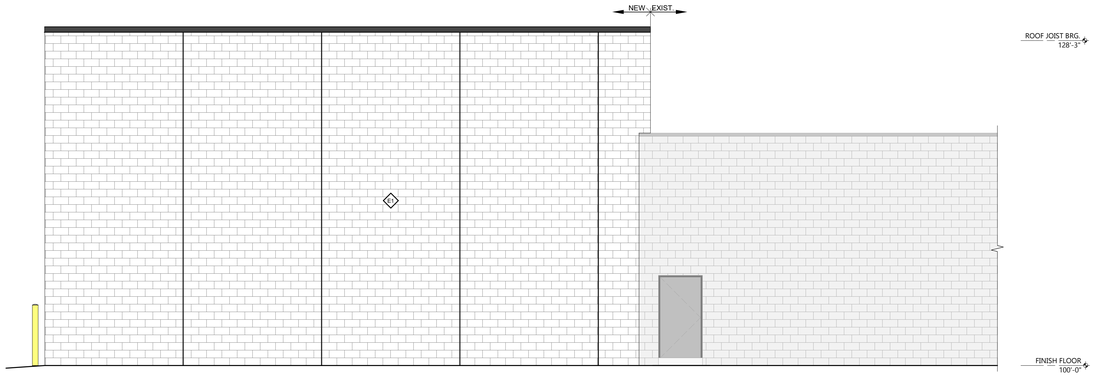
PROFESSIONAL SEAL

SHEET DATES
SHEET ISSUE SEPT. 16, 2021
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AD1 SEPT. 16, 2021

JOB NUMBER
2148180

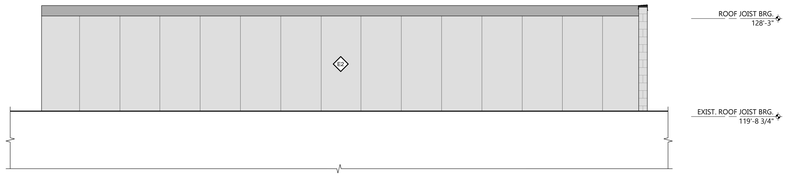
SHEET NUMBER
C1.4

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NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

PRECAST WALL PANEL
SHERWIN WILLIAMS SUPERPAINT ACRYLIC SATIN
COLOR: MATCH EXISTING

INSULATED METAL WALL PANEL:
MANUFACTURER: KINSPAN
COLOR: REGAL WHITE

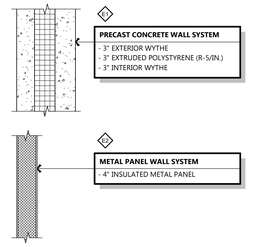
METAL COPING
COLOR: DARK BRONZE (MATCH EXISTING)

HOLLOW METAL DOOR & STAINLESS STEEL FRAME
DOOR COLOR: DARK BRONZE (MATCH EXISTING)
FRAME FINISH: DARK BRONZE (MATCH EXISTING)

PIPE BOLLARDS - PAINTED
COLOR: SAFETY YELLOW

NOTES:
- ALL EXTERIOR SIGNAGE IS BY OWNER

EXTERIOR WALL TYPE LEGEND



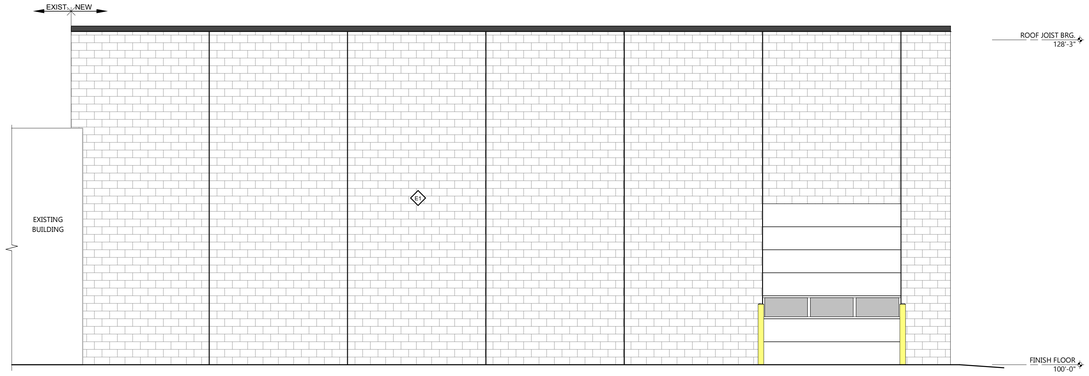
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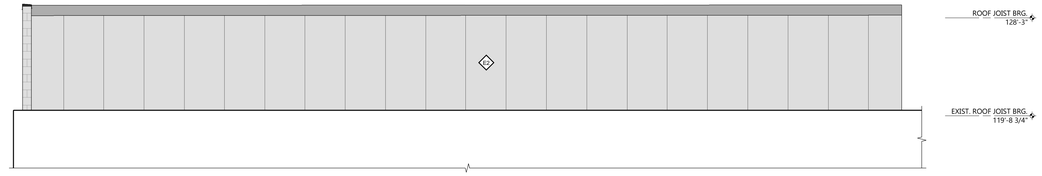
PROJECT INFORMATION

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1828 OAKLAND AVENUE • SHEBOYGAN, WI 53081



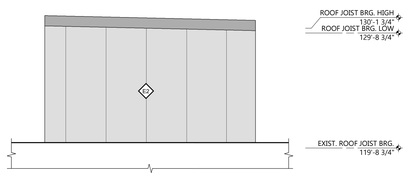
EAST ELEVATION

SCALE: 3/16" = 1'-0"



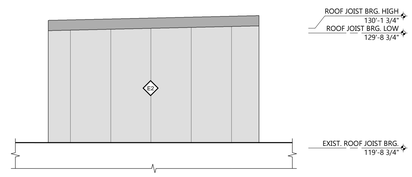
WEST ELEVATION

SCALE: 3/16" = 1'-0"



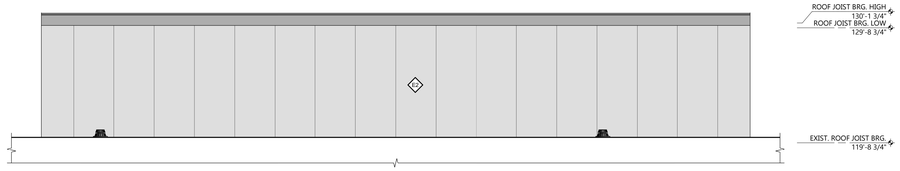
NORTH ELEVATION - HIGH/LOW

SCALE: 3/16" = 1'-0"



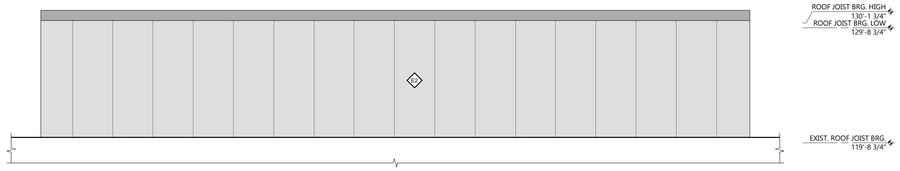
SOUTH ELEVATION - HIGH/LOW

SCALE: 3/16" = 1'-0"



WEST ELEVATION - HIGH/LOW

SCALE: 3/16" = 1'-0"



EAST ELEVATION - HIGH/LOW

SCALE: 3/16" = 1'-0"

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE SEPT. 15, 2021

REVISIONS

JOB NUMBER

2148180

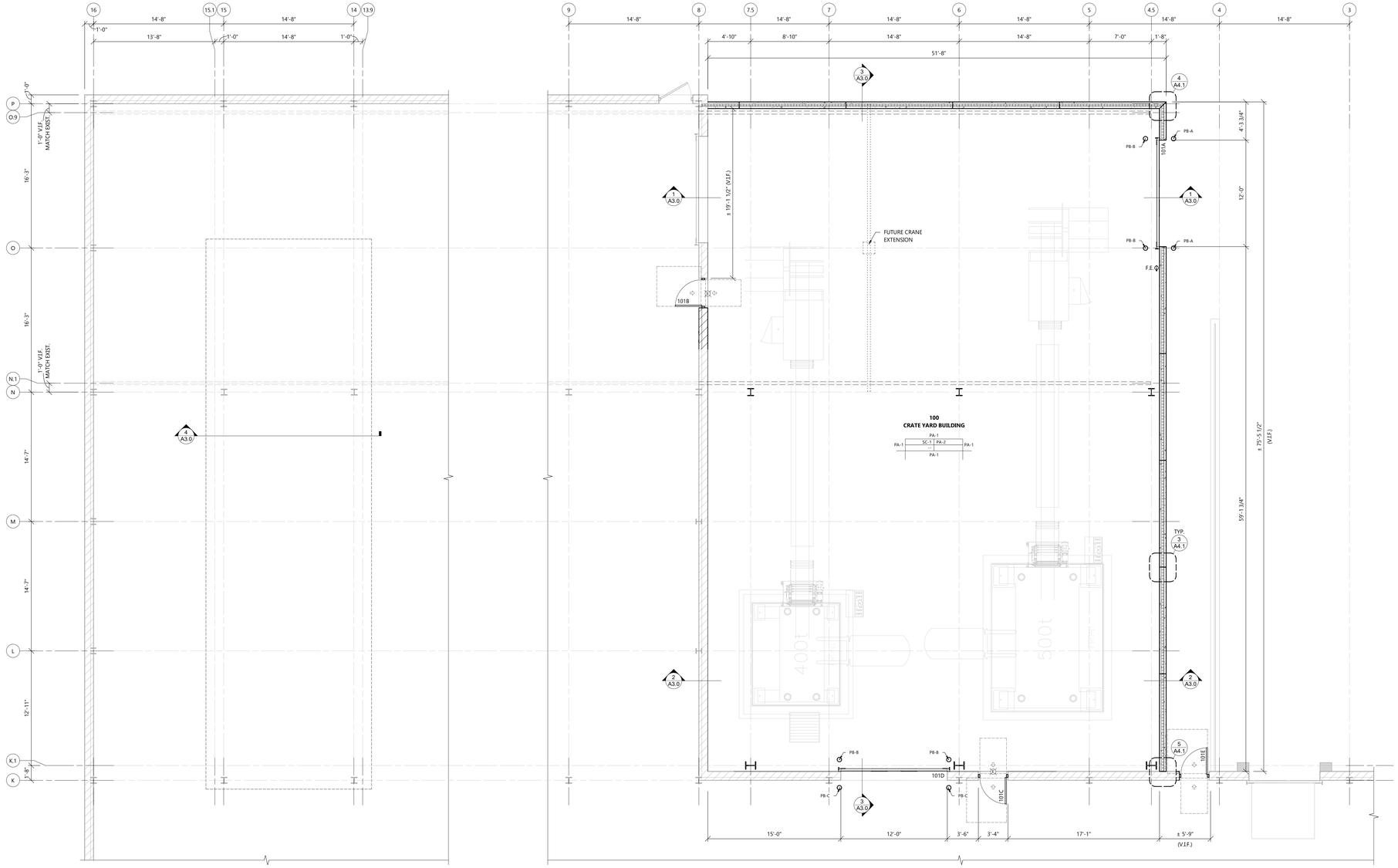
SHEET NUMBER

A2.0

ARCHITECTURAL EXTERIOR ELEVATIONS

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9/13/2021 1:22:42 PM



FIRST FLOOR PLAN

NORTH

SCALE: 3/16" = 1'-0"

4' 0' 4' 8'

SYMBOLS LEGEND

- SEE SHEET AX.X FOR WALL TYPES
- EXIT SIGNAGE
- FIRE EXTINGUISHER -BY OWNER
- PB-X — PIPE BOLLARD DESIGNATION -SEE DETAIL 14/A4.1
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- CONCRETE WALL
- C.M.U. WALL

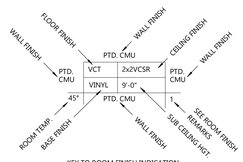
SEE PLAN FOR ALL WALL WIDTHS

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED
- NEW DOOR

GENERAL NOTES

- SEE A4 SHEETS FOR TYPICAL CONTROL JOINT DETAILS.

ROOM FINISH KEY



KEY TO ROOM FINISH INDICATION
SEE FLOOR PLAN FOR INDICATION AT ROOM

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100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION

CATALYST CONSTRUCTION

PROJECT INFORMATION

PROPOSED BUILDING ADDITION FOR:

HTT WORLD STAMPING INC.

1828 OAKLAND AVENUE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE SEPT. 15, 2021

REVISIONS

JOB NUMBER 2148180

SHEET NUMBER **A1.1**

ARCHITECTURAL FIRST FLOOR PLAN

2021 © EXCEL ENGINEERING, INC.

C:\Users\mwh\Documents\2148180_Central_v2022_wwh.rvt
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Elm Ave
Elm Ave
Elm Ave
Elm Ave
S 22nd St
S 21st St
Sauk Trail Rd
S 17th St
S Business Dr
S 16th St
Arizona Ave
Arizona Ave
Arizona Ave
Arizona Ave
S 22nd St
S 21st St
S 19th St
S 17th St
Union Ave
Union Ave
Union Ave
Union Ave
Union Ave
Union Ave
Union
S Business Dr
Sauk Trail Rd
S 19th St
S Business Dr
S 17th St
S 16th St
Oakland Ave
Oakland Ave
Oakland Ave
Oakland Ave
Oakland
Sauk Trail Rd
S 19th St
S Business Dr
Plymouth Ln
S 17th St
S 16th St
Ashland Ave
Ashland Ave
Ashland Ave
Ashland Ave
Ashland Ave
Ashlan
S Business Dr
S Business Dr
S 18th St
S 17th St
S 16th St


1828 Oakland Ave
1828 Oakland Ave
Sheboygan, WI 5308
43.73°N, 87.73°W
2D


HTT
Stamping


SHIPPING
RECEIVING
725520


SCHNEIDER
BADGERLAND
PALLET
4722
HTT
INC.
World Class
Stamping
World Class Metal Stampings
5


HTT
INC.
World Class
Stamping
World Class Metal Stampings
5

PARCEL NO. 59281322060

MAP NO. _____

ZONING CLASSIFICATION: PUD

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 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: Dr. Toby Watson - South Pier Family Investments

ADDRESS: 2808 Kohler Memorial Drive, Suite 1 E-MAIL: tobytylerwatson@gmail.com

PHONE: (920)918-7377 FAX NO. ( )

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: South Pier Riverfront Condominiums - Phase 2

ADDRESS OF PROPERTY AFFECTED: South Pier Drive

LEGAL DESCRIPTION: SP-Riverfront Condominium Phase 2 Expansion Area

(taken from Sheboygan County Land Records Web Portal)

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: N/A

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Residential - 4-story condominiums

Refer to the enclosed Precise Implementation Plan for additional information.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Setback requirements throughout. Parking stall count requirement.

Please refer to the enclosed Precise Implementation Plan for parking stall counts and requirement.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? This development is focused on creating another opportunity for residential ownership within the South Pier Development District.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

This in-fill development will fill an empty lot and will utilize an existing entrance.
Please refer to the proposed site plans for both options associated with the proposed change to the City right-of-way in the northeast corner of the site. We are looking for approval of both options at this time and will coordinate the property line changes with the City.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

The surrounding area includes multiple residential developments.
Please refer to the enclosed precise implementation plan for additional information.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

Yes.

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: South Pier Family Investments, Inc. - Dr. Toby Watson

ADDRESS: 2808 Kohler Memorial Drive, Suite 1 E-MAIL: tobytylerwatson@gmail.com

ARCHITECT: Abacus Architects, Inc. - Paul Mentink

ADDRESS: 1135A Michigan Ave E-MAIL: pmentink@abacusarchitects.net

CONTRACTOR: A. Chappa Construction, LLC - Andy Chappa

ADDRESS: 443 N Main Street, Sheboygan Falls E-MAIL: andy@achappaconstruction.com

5. CERTIFICATE

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

APPLICANT'S SIGNATURE 9.20.21 **DATE**

Dr. Toby Watson
PRINT ABOVE NAME

ABACUS ARCHITECTS

RELATIONAL ARCHITECTURE

Design Narrative

South Pier Apartments – Phase 2
Sheboygan, Wisconsin

Abacus Architects, Inc. Project No. 2021-53
August 25, 2021

The second building for South Pier Apartments (Phase 2) will be very similar in appearance and size to the first building. Phase 1 was 11,200 s.f. and 7 units per floor, Phase 2 will be 9,300 s.f. and 5 units per floor. The total s.f. of the building is 37,992 s.f. The first floor will consist of an entry lobby and indoor parking for 22 cars. Floors 2-4 will have 5 units per floor for a total of 15 units. The elevator and one stairwell will continue up to the roof where a public rooftop deck will be located. The first floor will be masonry construction with a precast cap. Floors 2-4 will be wood frame.

The materials on the exterior of the building will be very similar to the existing apartment building. The masonry base will match the existing masonry. The siding will be the same color as the existing building but will be a smartside lap siding in lieu of the current smartside panel system. The windows will be dark bronze sliding windows like the existing building. The new building will have decks similar in color and materials to the existing building but configured differently.

The building will be located and fit in the footprint that was previously approved as part of Phase 1. The only thing that is changing on the site plan is the location of a couple of sidewalks. The drives and landscaping will follow the previously approved plans.

South Pier Riverfront Condominiums

South Pier Drive
Sheboygan, WI

September 20, 2021

Precise Implementation Plan

Introduction

South Pier Riverfront Condominiums is a two-phase development. Phase 1 has already been completed, but is included in this precise implementation plan. Phase 1 included a new 4-story building, featuring 21 dwelling units with an enclosed on-grade parking structure. This building was constructed on the western portion of the site, whereas Phase 2 will occur on the eastern portion of the site. Phase 2 will involve a complimentary 4-story building, featuring 15 dwelling units with an enclosed on-grade parking structure.

The site is nestled between South Pier Drive, the Sheboygan River, The Reiss River Condominiums, and the public Fish Shanty. The project site is a partially developed City owned parcel of land. The development is focused on creating another opportunity for residential ownership within the South Pier Development District. The buildings have been designed to meet the South Pier Design Standards.

The Project Team

South Pier Riverfront Condominiums is headed by Dr. Toby Watson, President of South Pier Family Investments, Inc. The team members and their contact information is as follows:

Developer:
Dr. Toby Watson, President
South Pier Family Investments, Inc.
2808 Kohler Memorial Drive, Suite 1
Sheboygan, Wi 53081
920-918-7377

Architect:
Paul Mentink
Abacus Architects, Inc.
1135A Michigan Avenue
Sheboygan, WI 53081
920-452-4444

Civil Engineer:
Joel Van Ess, PE
Abacus Architects, Inc.
1135A Michigan Avenue
Sheboygan, WI 53081
920-452-4444

Construction Manager:
Andy Chappa
A. Chappa Construction, LLC
443 N Main Street
Sheboygan Falls, WI 53085
920-467-2212

The Project Site

South Pier Riverfront Condominiums will continue to be constructed on a City of Sheboygan owned parcel of land referred to as "Lot 2 South Pier Plat". The site is approximately 43,905 square feet (1.008 acres) in size. Prior to the construction of Phase 1, the site was used as a public parking lot. The portion of the lot where Phase 2 will occur is currently a relatively flat, grassed area. The site is fronted on the south by South Pier Drive, and the river walk of the Sheboygan River on the north. The parcel is bisected by a 35-foot wide public utility easement. The placement of the two buildings have taken this easement into consideration. The existing driveway located at the western end of the parcel is a "shared driveway" regulated by a perpetual access agreement between South Pier Riverfront Condominiums and Reiss River Condominiums.

Site improvements include new public and private sidewalks along South Pier Drive, along with landscaping integrated into the streetscape theme. The river side (rear of the site) will feature landscaping that will complement the "river walk" as it extends north and south from the site, including accent lighting for the large lawn area. Strong consideration shall also be given to use of boat slips along the length of the parcel at the river, for unit owners wishing to rent a boat slip in their "back yard".

The proposed use of this site as a residential development complies with the comprehensive plan, as envisioned by the City of Sheboygan for the South Pier District.

Site unit density will be 36 dwelling units. This includes the 21 Phase 1 dwelling units, plus the 15 proposed Phase 2 dwelling units. Based on our site area of 1.008 acres, this will yield approximately 36 units per acre.

Parking for the site will include both on-grade exterior and on-grade interior parking spaces. Phase 1 included 25 interior spaces and 21 of the 23 exterior spaces shown on the site plan, thus yielding a total existing parking stall count of 46 spaces. The construction of Phase 2 will include the two remaining on-grade exterior parking stalls as well as 21 on-grade interior parking stalls. The City of Sheboygan Zoning ordinance states the requirement as a minimum of two parking stalls for each dwelling unit containing two or more bedrooms. The total proposed parking stall count will be 69 stalls, which does not meet the 72 parking stall requirement. We believe the proposed parking stall count is sufficient for the development.

The landscaping associated with this overall development was previously approved by the City during the permitting of Phase 1, and the same landscape plan will continue to be implemented during Phase 2 construction. The landscaping is an important component of the project's visual presentation and appeal. Please refer to the enclosed landscape plan for additional information.

The Building Plans

The South Pier Riverfront Condominiums will have an interior on-grade parking structure with three floors of dwelling units above. Phase 1 involved a grade level floor area of 11,757 square feet, and three identical floors above at approximately 11,265 square feet of floor area. The roof is used for mechanical equipment, screened from view. The total floor area of the Phase 1 building is approximately 45,552 square feet.

The Phase 2 building will have a grade level floor area of 9,912 square feet, and three identical floors above at approximately 9,360 square feet of floor area. The roof will also be used for mechanical equipment, which will be screened from view. The roof will also have an accessible 740 square feet rooftop area for the residents of the condominiums. The total floor area of the Phase 2 building will be approximately 38,732 square feet.

The building design complies with all of the applicable state and local building codes. It will be equipped with an automatic fire protection system.

The three floors of dwelling units will be duplicated at each floor. There will be five two-bedroom, two-bath units on each floor, ranging from 1,408-1,967 square feet. Each unit will have an outdoor deck. The entire building will be served by an elevator affording easy access to each of the units by owners and their guests.

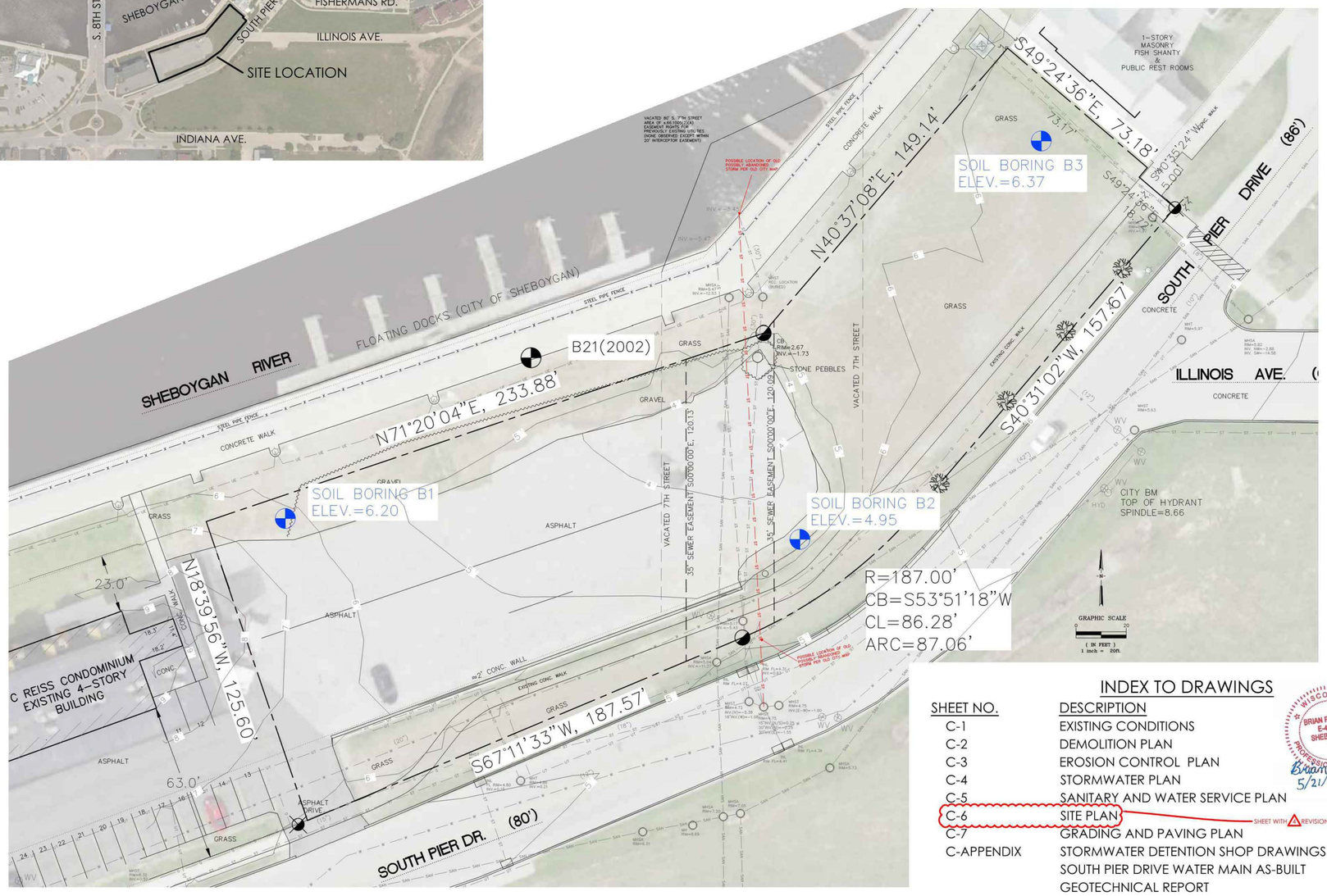
Targeted unit sale prices will range from $385,000 to $425,000. The estimated approximate value of the Phase 2 building and site improvements will be approximately $4,500,000.

SP RIVERFRONT CONDOMINIUMS

CITY OF SHEBOYGAN
SHEBOYGAN COUNTY, WISCONSIN

CITY OF SHEBOYGAN





INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
C-1	EXISTING CONDITIONS
C-2	DEMOLITION PLAN
C-3	EROSION CONTROL PLAN
C-4	STORMWATER PLAN
C-5	SANITARY AND WATER SERVICE PLAN
C-6	SITE PLAN
C-7	GRADING AND PAVING PLAN
C-APPENDIX	STORMWATER DETENTION SHOP DRAWINGS FROM CONTECH SOUTH PIER DRIVE WATER MAIN AS-BUILT GEOTECHNICAL REPORT

SHEET WITH ⚠ REVISIONS

WISCONSIN BRIAN R. WELLS E-46984 SHEBOYGAN WI PROFESSIONAL ENGINEER 5/21/20

BUILDING PLAN REVIEW SET

REFERENCE DRAWING

Koz-i-tec-ture
It's not simply Architecture, it's Kaztecture
David J. Kozelek, A.I.A.
2200 S. West Allis Terrace
Greenfield, Wisconsin 53228
Cell: (414) 305-5489
E-mail: kozi-tec@wi.rr.com
www.kaztecture.com

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Project:
NEW CONSTRUCTION FOR:
S P RIVERFRONT CONDOMINIUMS
SOUTH PIER DRIVE AT ILLINOIS AVENUE
SHEBOYGAN, WISCONSIN 53081

Sheet Title
EXISTING CONDITIONS

Revisions
1 10/9/2019
2 10/17/2019
3 10/22/2019
4 5/21/2020

Date 07/15/2019
Job No. 18-160
Sheet No.

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REVISIONS:

NOTICE TO BIDDERS
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SEPTEMBER 20, 2021
NEW CONSTRUCTION FOR:
SOUTH PIER RIVERFRONT CONDOMINIUMS
GROUND LEASE PARCEL TWO SHEBOYGAN, WISCONSIN, 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

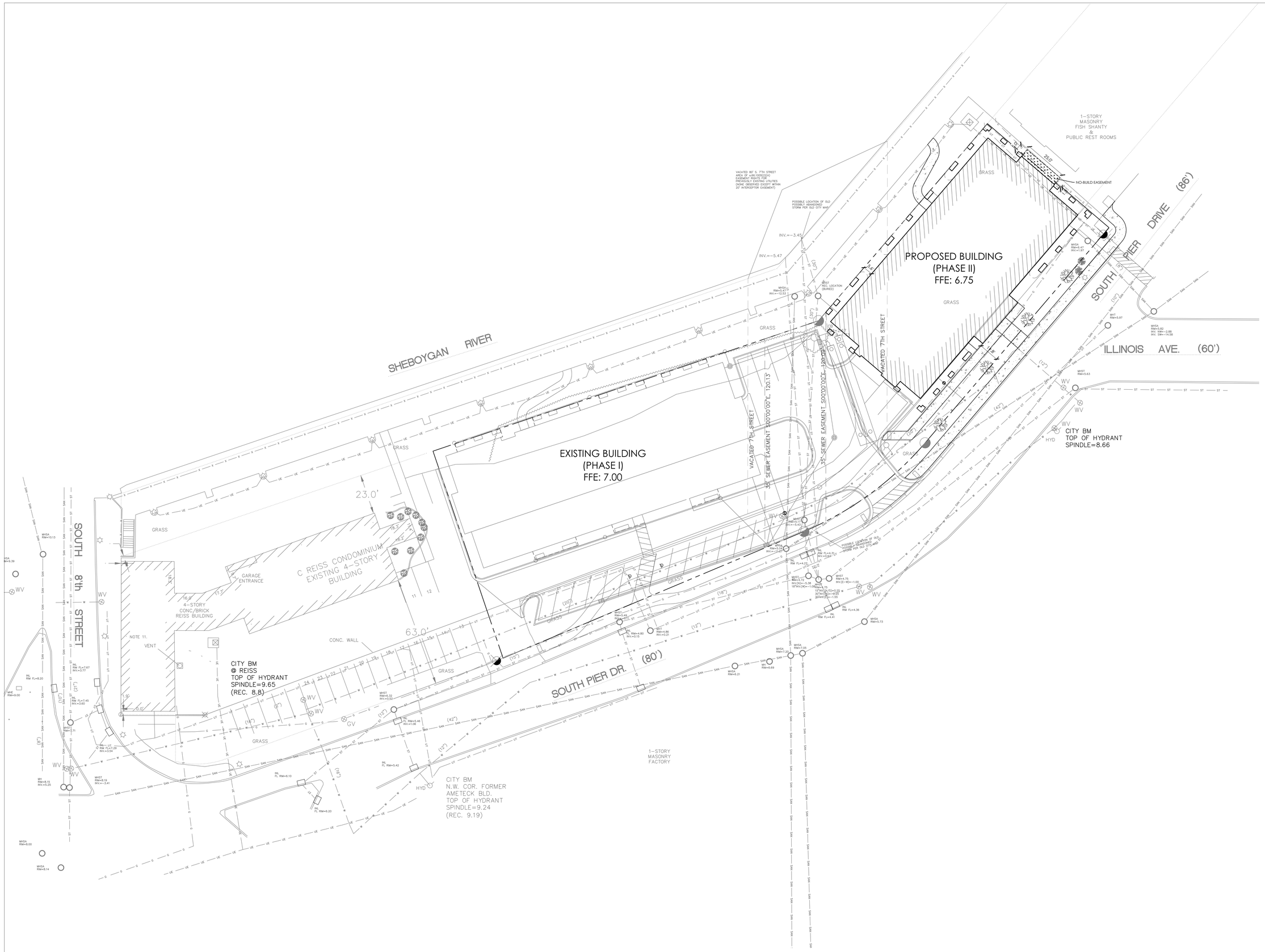
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CHECKED BY: JRV

REFERENCE DRAWING

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PROJ. NO. 2021-53

September 20, 2021
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SITE PLAN

SCALE: 1"=20'

N

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SEPTEMBER 15, 2021

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BID SET

DRAWN BY: MDW

CHECKED BY: JRV

SITE PLAN

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PROJ. NO. 2021-53

September 15, 2021

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September 20, 2021

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SHEBOYGAN RIVER

GRASS

EXISTING BUILDING
(PHASE I)
FFE: 7.00

PROPOSED BUILDING
(PHASE II)
FFE: 6.75

VACATED 7TH STREET

VACATED 80' S. 7TH STREET
AREA OF 6,661(SQ.FT.)(1)
EASEMENT RIGHTS FOR
PREVIOUSLY EXISTING UTILITIES
(NONE OBSERVED EXCEPT WITHIN
20' INTERCEPTOR EASEMENT)

POSSIBLE LOCATION OF OLD
POSSIBLY ABANDONED
STORM PER OLD CITY MAP

INV.=-3.45

INV.=-5.47

35' SEWER EASEMENT S00°00'00"E, 120.13'

1-STORY
MASONRY
FISH SHANTY
&
PUBLIC REST ROOMS

NO-BUILD EASEMENT

OPTION 2
COLUMN AND DECK
LOCATION WITH
EXISTING PROPERTY LINE

SOUTH PIER DRIVE (86')

ILLINOIS AVE. (60')

CITY BM
TOP OF HYDRANT
SPINDLE=8.66

SOUTH 8th STREET

C REISS CONDOMINIUM
EXISTING 4-STORY
BUILDING

GARAGE
ENTRANCE

4-STORY
CONC/BRICK
REISS BUILDING

NOTE 11.
VENT

CONC. WALL

CITY BM
@ REISS
TOP OF HYDRANT
SPINDLE=9.65
(REC. 8.8)

SOUTH PIER DR. (80')

1-STORY
MASONRY
FACTORY

CITY BM
N.W. COR. FORMER
AMETECK BLD.
TOP OF HYDRANT
SPINDLE=9.24
(REC. 9.19)

SITE PLAN - OPTION 2

SCALE: 1"=20'

N

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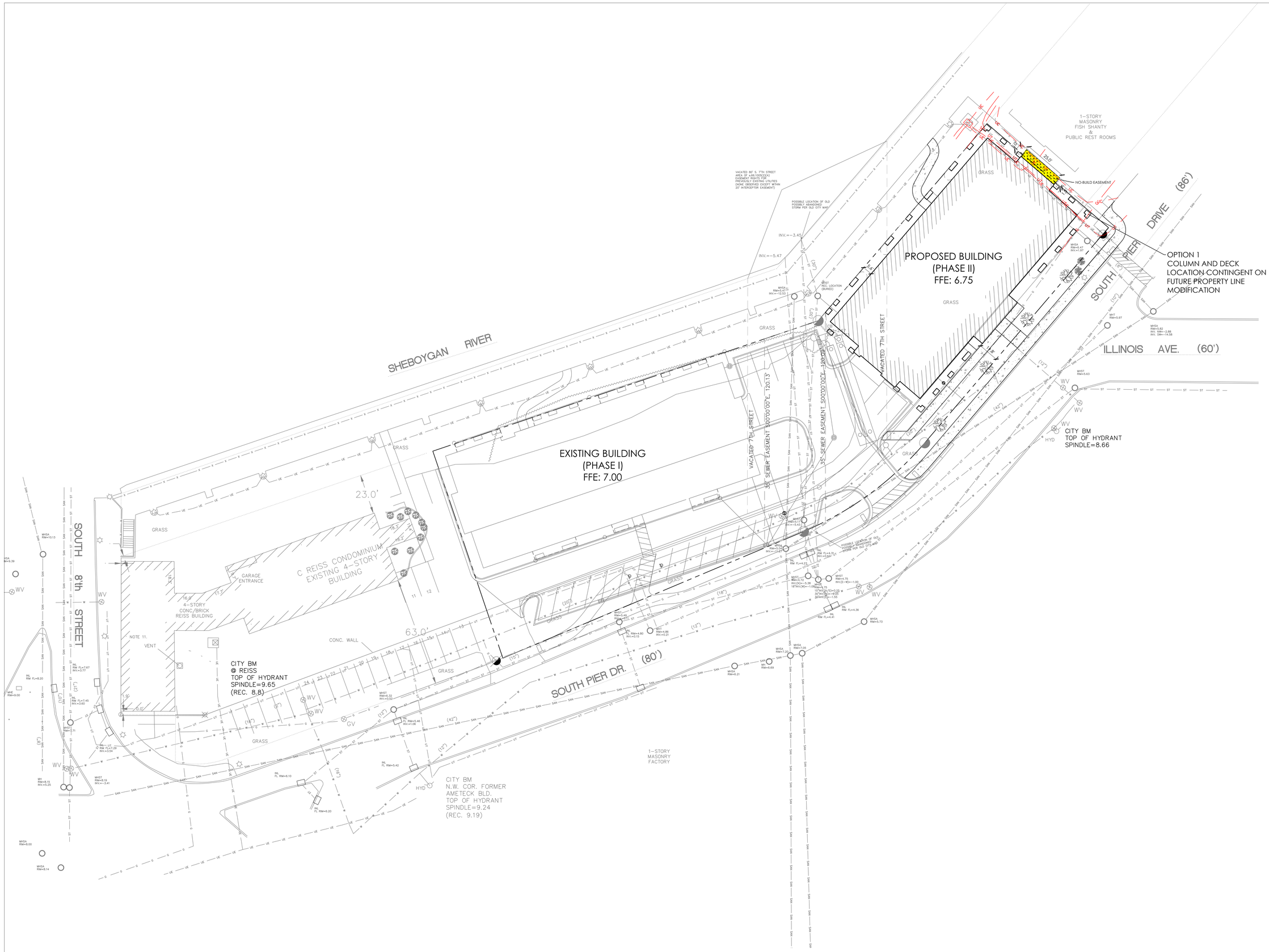
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CHECKED BY: JRV

SITE PLAN

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201B

PROJ. NO. 2021-53



SITE PLAN - OPTION 1

SCALE: 1"=20'

N

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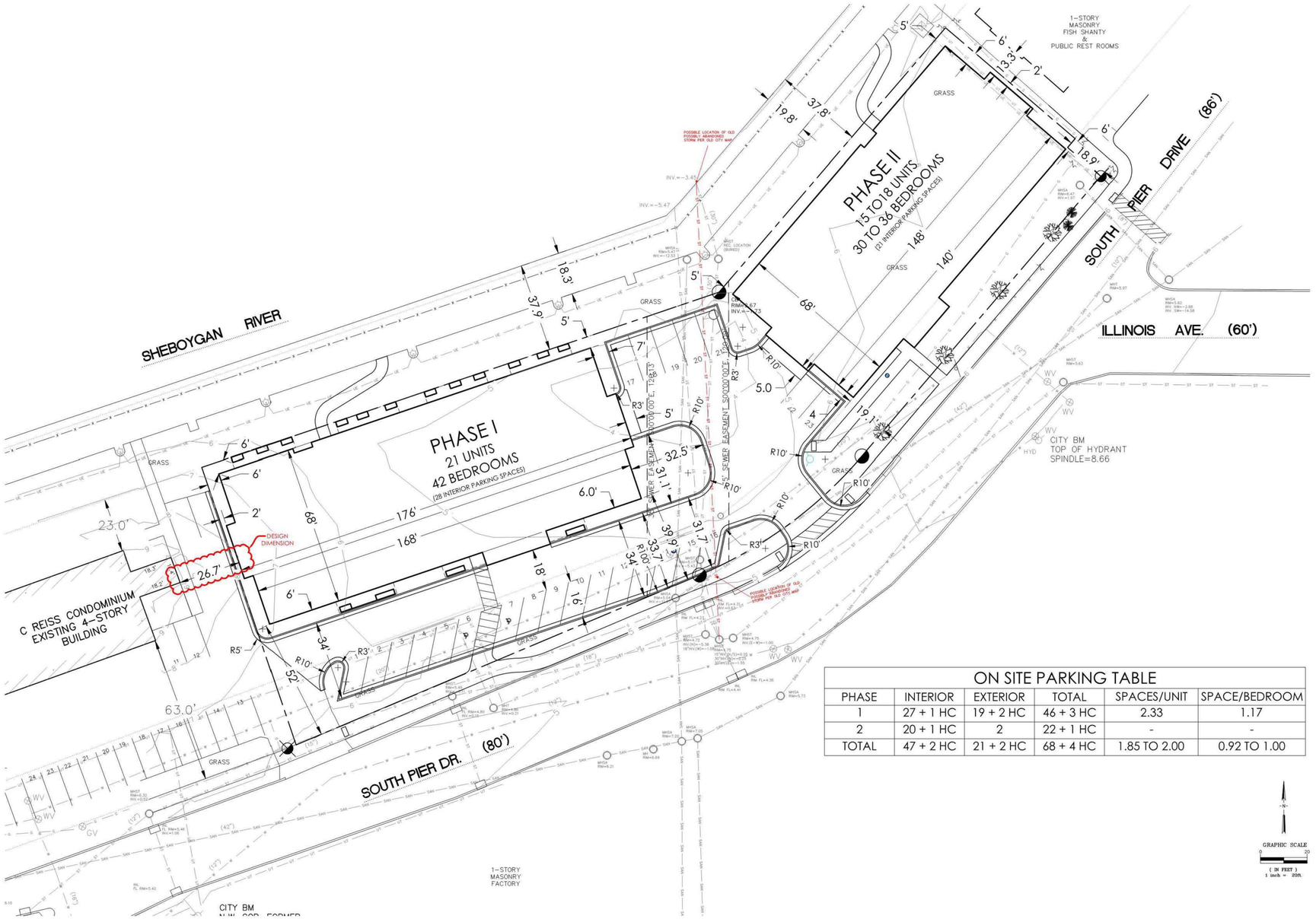
SITE PLAN

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PROJ. NO. 2021-53

September 20, 2021

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ON SITE PARKING TABLE					
PHASE	INTERIOR	EXTERIOR	TOTAL	SPACES/UNIT	SPACE/BEDROOM
1	27 + 1 HC	19 + 2 HC	46 + 3 HC	2.33	1.17
2	20 + 1 HC	2	22 + 1 HC	-	-
TOTAL	47 + 2 HC	21 + 2 HC	68 + 4 HC	1.85 TO 2.00	0.92 TO 1.00

BUILDING PLAN REVIEW SET

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REFERENCE DRAWING

Koz-i-tec-ture
It's not simply Architecture, It's Kaztecture
David J. Kozlowski, R.A.
2200 S. West Glen Park Drive
Greenfield, Wisconsin 53228
Cell: (414) 305-5489
E-mail: kozi-tec@wi.rr.com
www.kaztecture.com

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NEW CONSTRUCTION FOR:
S P RIVERFRONT CONDOMINIUMS
SOUTH PIER DRIVE AT ILLINOIS AVENUE
SHEBOYGAN, WISCONSIN 53081

Project:

Sheet Title
SITE PLAN

Revisions
1 10/9/2019
2 10/17/2019
3 10/22/2019
4 5/21/2020

Date 07/15/2019
Job No. 18-160
Sheet No.

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CHECKED BY: JRV

REFERENCE DRAWING

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207

PROJ. NO. 2021-53

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GRADING NOTES

1. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE AT A LOCATION SELECTED BY THE OWNER AND SHALL BE USED IN THE FINISH GRADING OF THE AREAS TO BE SEEDED. AT THE COMPLETION OF GRADING, THE FINISH GRADE SHALL INCLUDE 6" OF TOPSOIL. THE TOPSOIL IS NOT TO BE USED AS FILL. THE REMOVAL OF ANY EXCESS TOPSOIL FROM THE SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND DONE AT THE DIRECTION OF THE OWNER.
2. SUITABLE FILL MATERIAL SHALL BE COMPACTED IN 8" LIFTS TO AT LEAST 98% STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY BELOW BUILDINGS, DRIVES, PARKING AREAS, RAMPS, CONCRETE PADS, CURBS, AND WALKS, AND TO AT LEAST 90% STANDARD PROCTOR MAXIMUM DRY DENSITY ELSEWHERE. REFER TO THE GEOTECHNICAL EXPLORATION REPORT FOR ADDITIONAL SPECIFICATIONS AND RECOMMENDATIONS.
3. IN PAVEMENT AREAS, REMOVE AND REPLACE ANY SOILS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC., REPLACE WITH COMPACTED CONTROLLED FILL.
4. BEFORE PAVEMENT BASE OR ROADWAY BASE COURSE MATERIALS ARE PLACED, THE SUBGRADE SHALL BE PROOF-ROLLED OR INSPECTED BY THE ENGINEER TO LOCATE ANY UNSTABLE AREAS WHICH SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL. COMPACTION TESTS SHALL BE TAKEN WHERE FILL IS PLACED AT THE OWNER'S OPTION AND IF TAKEN, THE OWNER SHALL CARRY THE COSTS OF THESE TESTS.
5. PRIOR TO BEGINNING CONSTRUCTION, THE GRADING CONTRACTOR SHALL RELOCATE OR CLEAR, GRUB AND DISPOSE OF, AT THE DIRECTION OF THE OWNER, ALL TREES AND SHRUBS WHICH MAY INTERFERE WITH GRADING AND/OR UTILITY WORK.
6. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE EROSION CONTROL DEVICES SHOWN ON THE PLANS TO ENSURE THE INTEGRITY OF THE DESIGN.
7. THE GRADING CONTRACTOR IS RESPONSIBLE FOR SEEDING, FERTILIZING AND MULCHING ALL TOPSOILED AREAS WITHIN THE GRADING LIMITS.
8. EXISTING ROADWAY IMPROVEMENTS WITHIN STREET RIGHT-OF-WAYS, WHICH ARE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO THEIR ORIGINAL GRADE AND CONDITION.
9. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MAXIMUM ALLOWABLE GRADED SLOPE SHALL BE 4:1.
10. PROPOSED CONTOURS AND "SPOT" ELEVATIONS SHOWN HEREON INDICATE FINISH GRADE UPON COMPLETION OF THE PROJECT.
11. CONTRACTOR SHALL MEET EXISTING GRADE AT THE LIMITS OF THE PROPOSED CONTOURS AS SHOWN ON THESE PLANS.
12. GRADING CONTRACTOR SHALL REMOVE ANY EXCESS CUT MATERIAL FROM THE SITE AT THE DIRECTION OF THE OWNER.

CONCRETE

1. CONCRETE SIDEWALKS SHALL BE 4" THICK, UNDERLAIN BY AT LEAST 6" OF AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY. SIDEWALKS SHALL BE INSTALLED ACCORDING TO WISDOT STANDARD SPECIFICATION 602.
2. CONCRETE APRONS SHALL BE 8" THICK, UNDERLAIN BY AT LEAST 6" OF AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY.
3. CONCRETE PLACEMENT AND CURING SHALL BE IN ACCORDANCE WITH ACI-304.
4. CAST IN PLACE CONCRETE SHALL USE TYPE I PORTLAND CEMENT TO PROVIDE 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 3,500 PSI. USE ¾" MAXIMUM AGGREGATE SIZE AND AIR ENTRAINMENT FROM 5% TO 7%. AGGREGATES SHALL CONFORM TO REQUIREMENTS OF ASTM C-33.
5. A SET OF FOUR TEST CYLINDERS SHALL BE CAST FOR EVERY 50 CY OF MIX PLACED, WITH NOT LESS THAN ONE SET FOR EACH DATE OF PLACEMENT.
6. FINISH TEXTURE SHALL BE IN ACCORDANCE WITH CITY OF SHEBOYGAN AND ARCHITECTURAL PLAN REQUIREMENTS.
7. SAW CUT CRACK CONTROL JOINTS TO ¼ OF CONCRETE THICKNESS AT 5' INTERVALS FOR WALK AREAS. JET CLEAR WITH COMPRESSED AIR, AND SEAL. INSTALL ½" EXPANSION JOINTS AT 100' INTERVALS MAXIMUM.

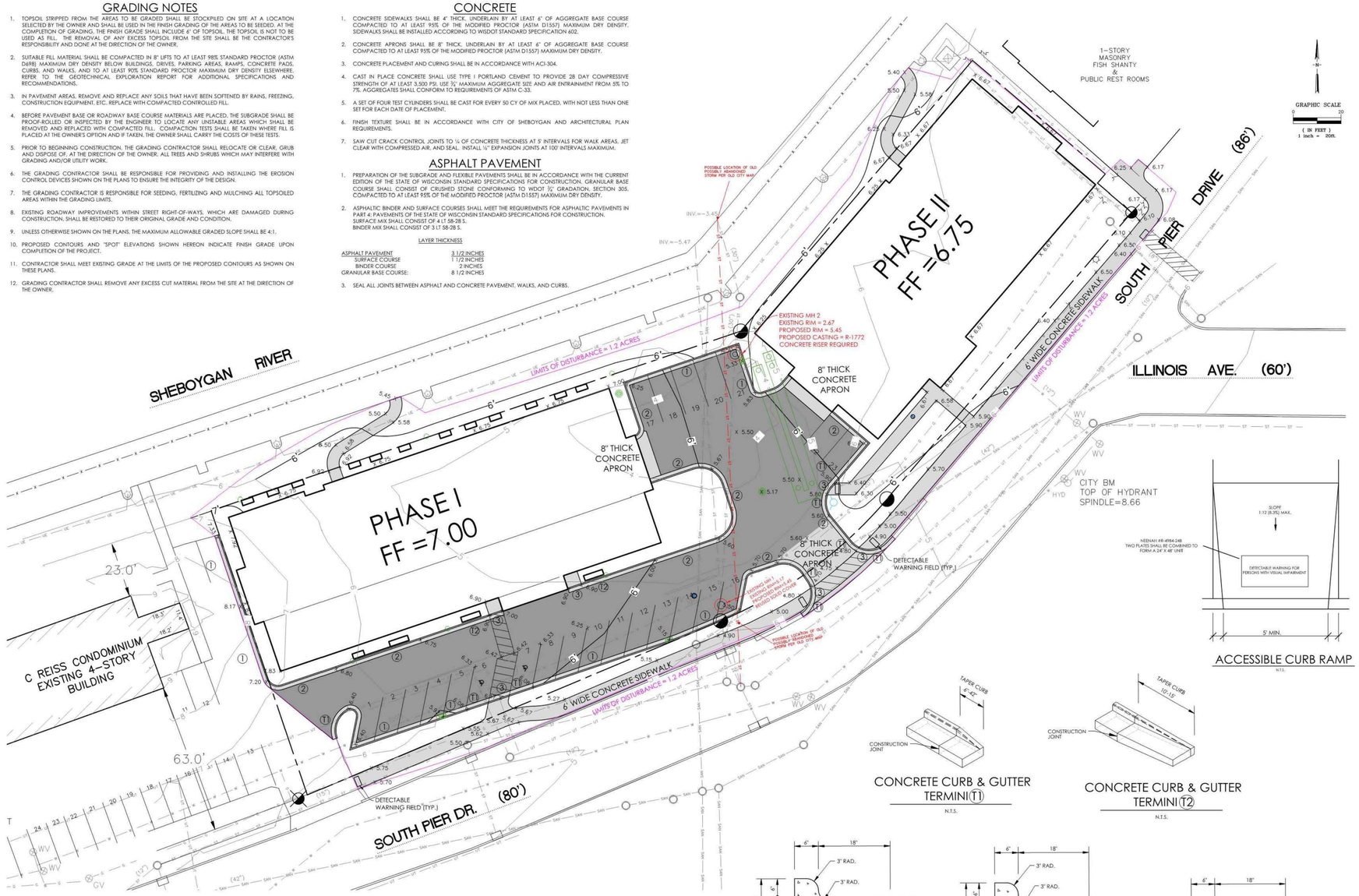
ASPHALT PAVEMENT

1. PREPARATION OF THE SUBGRADE AND FLEXIBLE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR CONSTRUCTION. GRANULAR BASE COURSE SHALL CONSIST OF CRUSHED STONE CONFORMING TO WDOT ¾" GRADATION, SECTION 305. COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY.
2. ASPHALTIC BINDER AND SURFACE COURSES SHALL MEET THE REQUIREMENTS FOR ASPHALTIC PAVEMENTS IN PART 4: PAVEMENTS OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
   SURFACE MIX SHALL CONSIST OF 4 LT 58-28 S.
   BINDER MIX SHALL CONSIST OF 3 LT 58-28 S.

LAYER THICKNESS

ASPHALT PAVEMENT	3 1/2 INCHES
SURFACE COURSE	1 1/2 INCHES
BINDER COURSE	2 INCHES
GRANULAR BASE COURSE:	8 1/2 INCHES

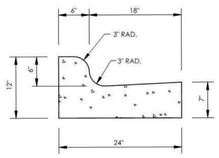
3. SEAL ALL JOINTS BETWEEN ASPHALT AND CONCRETE PAVEMENT, WALKS, AND CURBS.



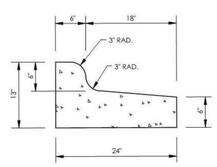
ACCESSIBLE CURB RAMP
N.T.S.

CONCRETE CURB & GUTTER TERMINI (T1)
N.T.S.

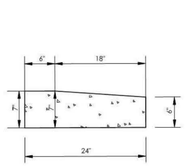
CONCRETE CURB & GUTTER TERMINI (T2)
N.T.S.



TYPE (1) CONCRETE CURB & GUTTER
N.T.S.



TYPE (2) CONCRETE CURB & GUTTER
N.T.S.



TYPE (3) CONCRETE CURB & GUTTER
N.T.S.

DIGGERS HOTLINE
CALL 811 OR 1-800-242-8511
TDD (FOR HEARING IMPAIRED) 1-800-542-2289
WIS. STATUE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.
ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE ABOVE GROUND STRUCTURES. THIS INFORMATION IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE AND HAS NOT LOCATED THE ACTUAL UNDERGROUND UTILITY. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD LOCATED AND MARKED PRIOR TO BEGINNING ANY CONSTRUCTION.

BUILDING PLAN REVIEW SET

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REFERENCE DRAWING

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David J. Kozsiniak, A.I.A.
President, Koz-i-tec-ture
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Project:
NEW CONSTRUCTION FOR:
S P RIVERFRONT CONDOMINIUMS
SOUTH PIER DRIVE AT ILLINOIS AVENUE
SHEBOYGAN, WISCONSIN 53081

Sheet Title
GRADING AND PAVING PLAN

Revisions
1 10/9/2019
2 10/17/2019
3 10/22/2019
4 5/21/2020

Date 07/15/2019
Job. No. 18-160
Sheet No.

SEPTEMBER 20, 2021
NEW CONSTRUCTION FOR:
SOUTH PIER RIVERFRONT CONDOMINIUMS
GROUND LEASE PARCEL TWO SHEBOYGAN, WISCONSIN, 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

DRAWN BY: MDW
CHECKED BY: JRV

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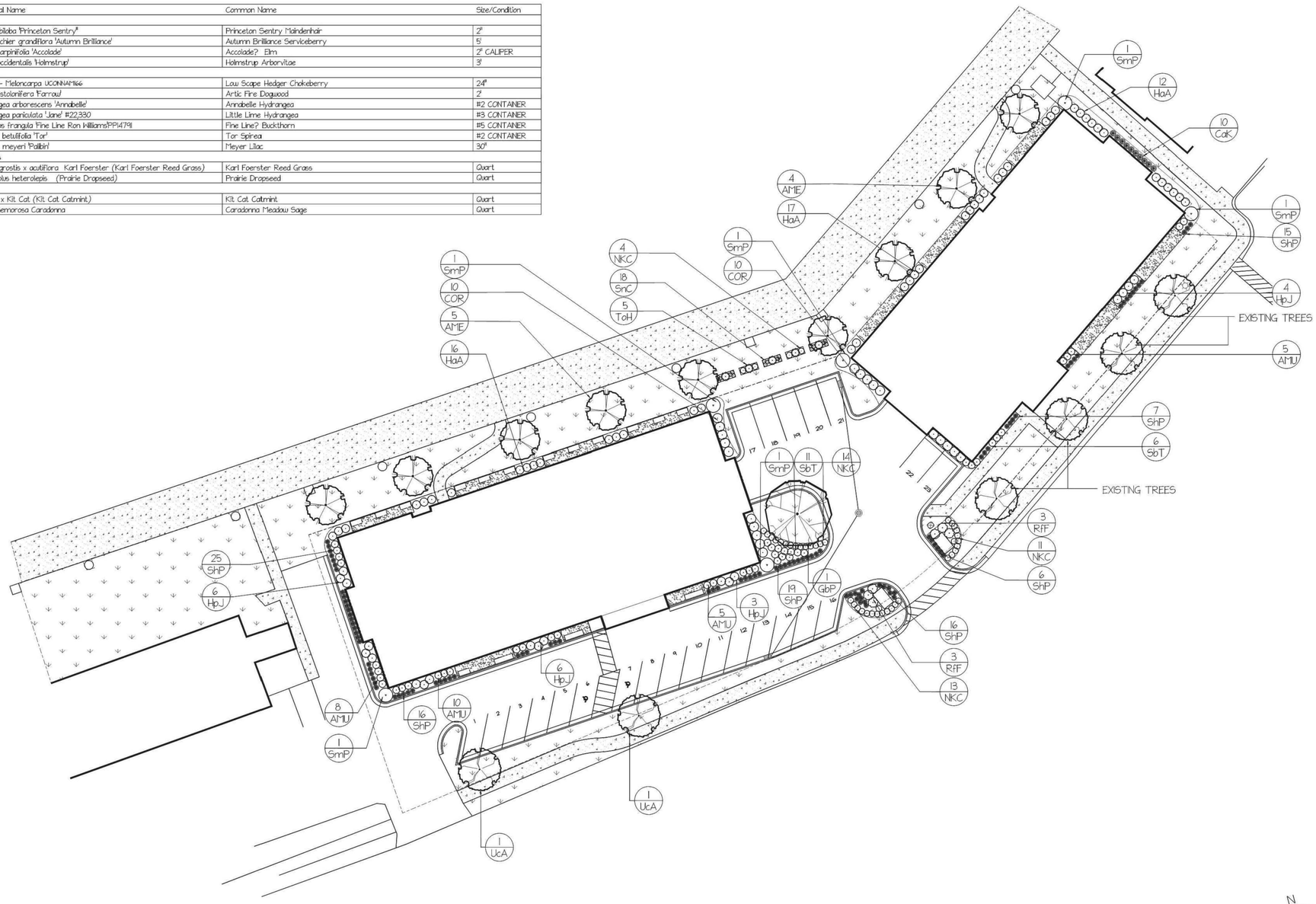
PROJ. NO. 2021-53

September 20, 2021

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SP RIVERFRONT CONDOMINIUMS PLANT SCHEDULE

Key	Qty.	Botanical Name	Common Name	Size/Condition
Trees				
GbP	1	Ginkgo biloba 'Princeton Sentry®'	Princeton Sentry Maidenhair	2"
AME	9	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5'
UcA	2	Ulmus carpinifolia 'Accolade'	Accolade? Elm	2" CALIPER
ToH	5	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	3'
Shrubs				
AMU	28	Aronia - Meloncarpa UCONNAM166	Low Scape Hedger Chokeberry	24"
COR	20	Cornus stolonifera 'Farrow'	Artic Fire Dogwood	2'
HaA	45	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#2 CONTAINER
HpJ	19	Hydrangea paniculata 'Jane' #22,330	Little Lime Hydrangea	#3 CONTAINER
RfF	6	Rhamnus frangula 'Fine Line Ron Williams'PP14791	Fine Line? Buckthorn	#5 CONTAINER
SbT	17	Spiraea betulifolia 'Tor'	Tor Spirea	#2 CONTAINER
SmP	6	Syringa meyeri 'Palibin'	Meyer Lilac	30"
Ornamental Grasses				
CaK	10	Calamagrostis x acutiflora Karl Foerster (Karl Foerster Reed Grass)	Karl Foerster Reed Grass	Quart
SnP	88	Sporobolus heterolepis (Prairie Dropseed)	Prairie Dropseed	Quart
Perennials				
NKC	42	Nepeta x Kit Cat (Kit Cat Catmint)	Kit Cat Catmint	Quart
SnC	18	Salvia nemorosa Caradonna	Caradonna Meadow Sage	Quart



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Project:

NEW CONSTRUCTION FOR:

SP RIVERFRONT CONDOMINIUMS

SOUTH PIER DRIVE AT ILLINOIS AVENUE
SHEBOYGAN, WISCONSIN 53081

Sheet Title:

LANDSCAPE PLAN

Revisions:

Date: 06/26/2019

Job No. 18-160

Sheet No.

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NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

GROUND LEASE PARCEL TWO SHEBOYGAN, WISCONSIN, 53081

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DRAWN BY: MDW

CHECKED BY: JRV

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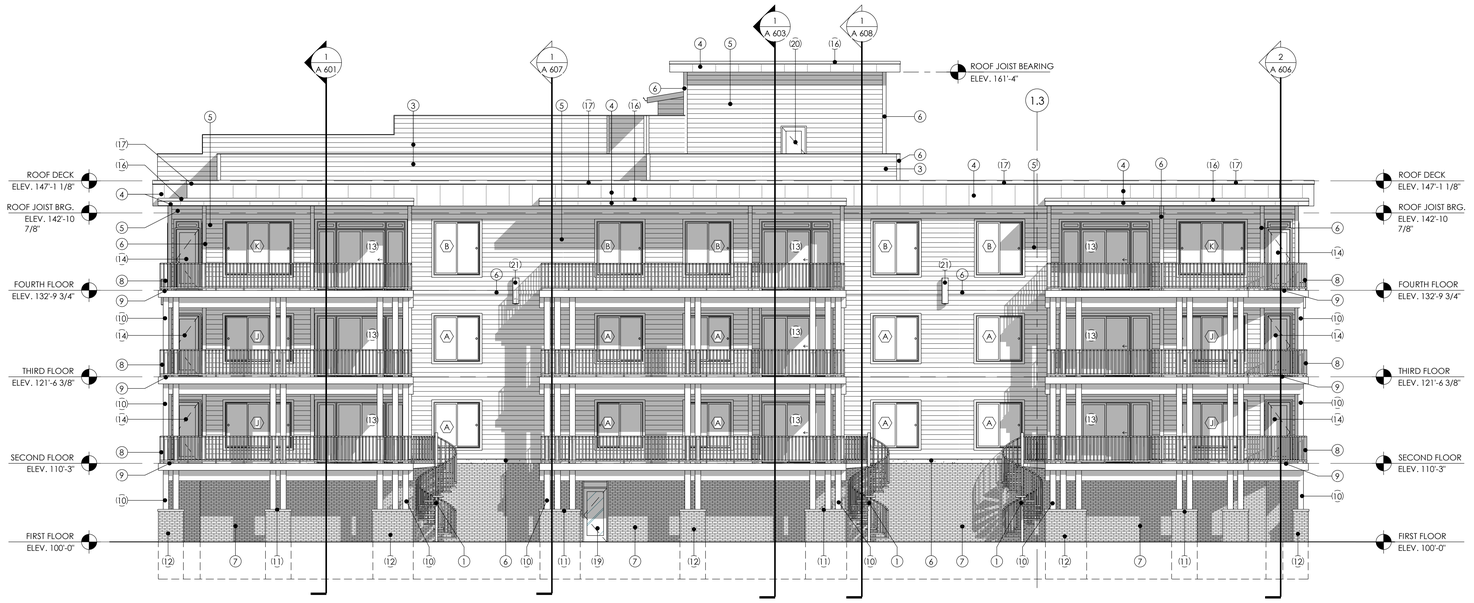
September 20, 2021
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ELEVATION KEYNOTES

NO.	DESCRIPTION
1	PRE-FABRICATED SPIRAL STAIR ASSEMBLY w/ LOCKABLE GATE
3	MECHANICAL EQUIPMENT SCREEN / ROOF DECK FENCE. REFERENCE DETAILS
4	ALUMINUM FASCIA PANEL. COLOR TO BE DETERMINED BY OWNER
5	STRAND SUBSTRATE LAP SIDING. COLOR TO BE DETERMINED BY OWNER
6	STRAND SUBSTRATE TRIM. ALL TRIM SHALL BE 6" X 1 1/4" UNLESS SPECIFICALLY NOTED OTHERWISE. COLORS AND TEXTURES TO BE DETERMINED BY OWNER
7	FACE BRICK VENEER
8	PRE-FABRICATED ALUMINUM RAILING SYSTEM. COLOR TO BE DETERMINED BY OWNER. PROVIDE ALL REQUIRED ACCESSORIES AND MOUNTING BRACKETS AND HARDWARE. COMPLETED INSTALLATION MUST MEET STRUCTURAL REQUIREMENTS FOR A LATERAL LOAD OF 200 POUND APPLIED IN ANY DIRECTION.
9	COMPOSITE DECKING ON PRESERVATIVE 2x WOOD FRAMING. COLOR TO BE DETERMINED BY OWNER
10	BUILT-UP COLUMN. REFERENCE STRUCTURAL DRAWINGS. COLUMN TO BE CLAD WITH STRAND SUBSTRATE TRIM BOARDS. COLOR TO BE DETERMINED BY OWNER
11	CASE STONE COPING CAP. COLOR TO BE DETERMINED BY OWNER. CAP SHALL BE TWO PIECE CONSTRUCTION. GROUND AND CAULK JOINT
12	BRICK COLUMN BASE ENCLOSURE - MATCH FACE BRICK VENEER
13	FIBERGLASS SLIDING PATIO DOOR ASSEMBLY
14	SWINGING FIBERGLASS PATIO DOOR ASSEMBLY
15	OVERHEAD SECTIONAL DOOR
16	PRE-FINISHED ROOF EDGE FLASHING
17	PRE-FINISHED METAL COPING
18	ALUMINUM STOREFRONT ASSEMBLY
19	ALUMINUM STOREFRONT ENTRY DOOR AND FRAME
20	HALF LITE INSULATED HOLLOW METAL DOOR & FRAME
21	UP/DOWN LIGHTING FIXTURE - SEE ELECTRICAL DRAWINGS
22	42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL AROUND PERIMETER OF PRIVATE PATIO
23	DOUBLE BARN STYLE DOOR & TRACK
24	DOUBLE HOLLOW METAL DOOR & FRAME

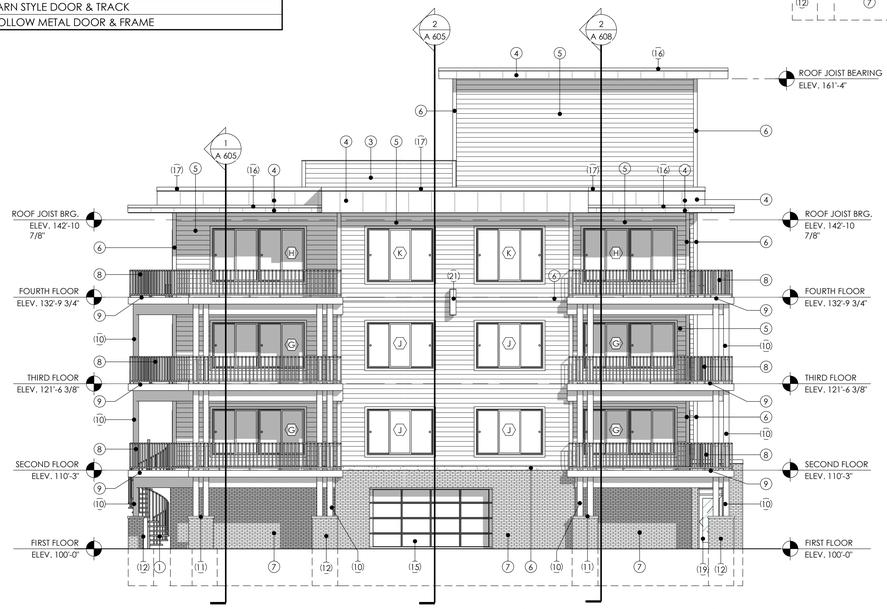
GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.



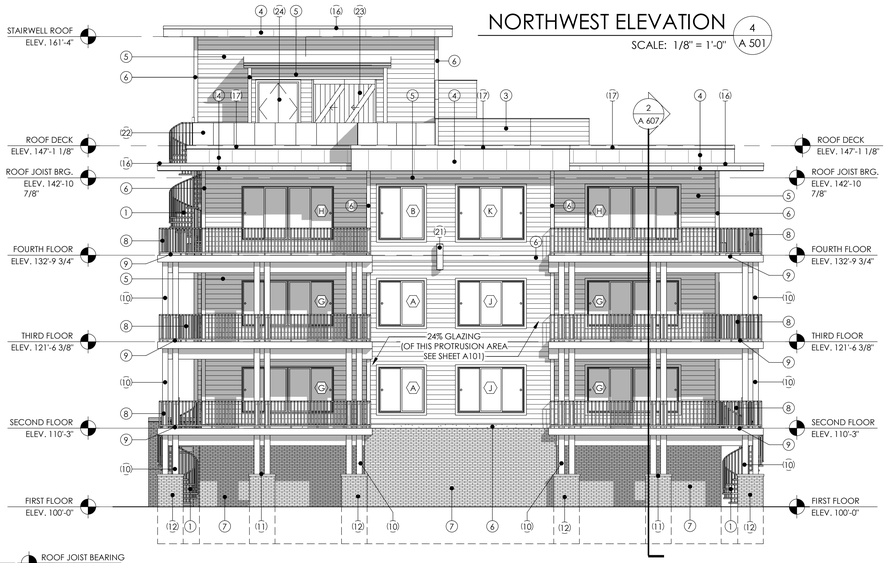
NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0" (4 / A 501)



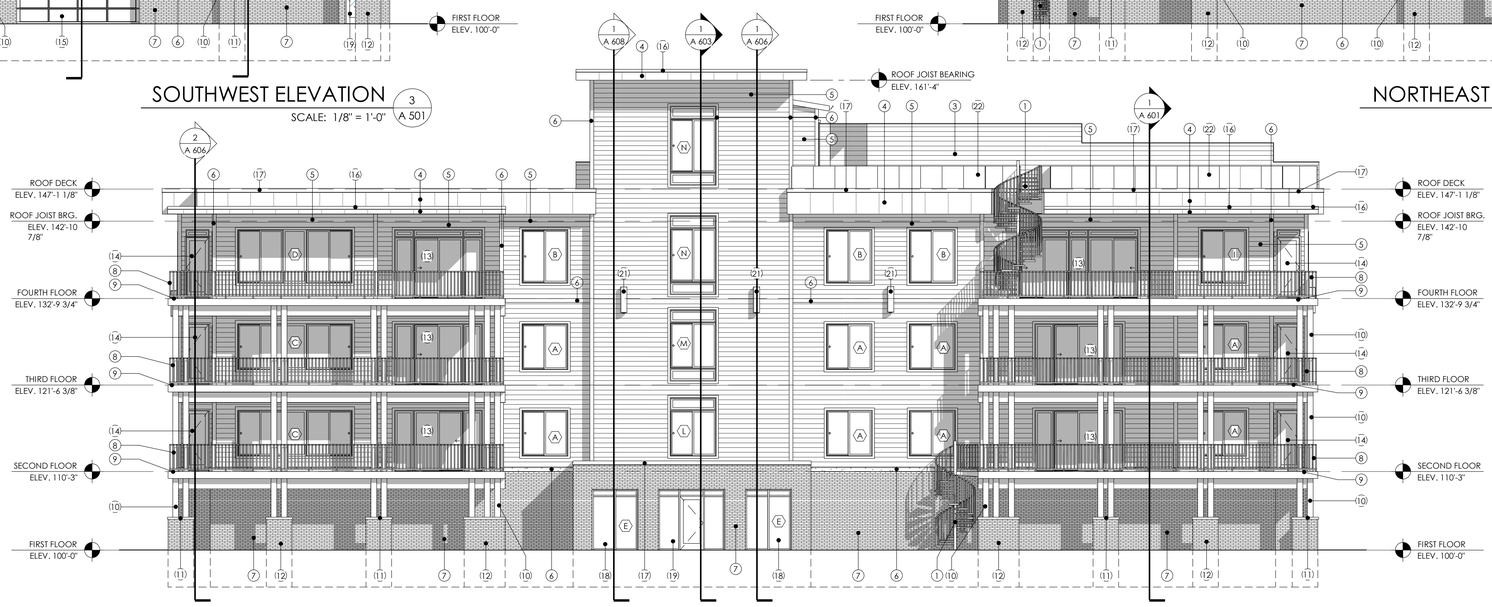
SOUTHWEST ELEVATION

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



NORTHEAST ELEVATION

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



SOUTHEAST ELEVATION

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

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SEPTEMBER 15, 2021
NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

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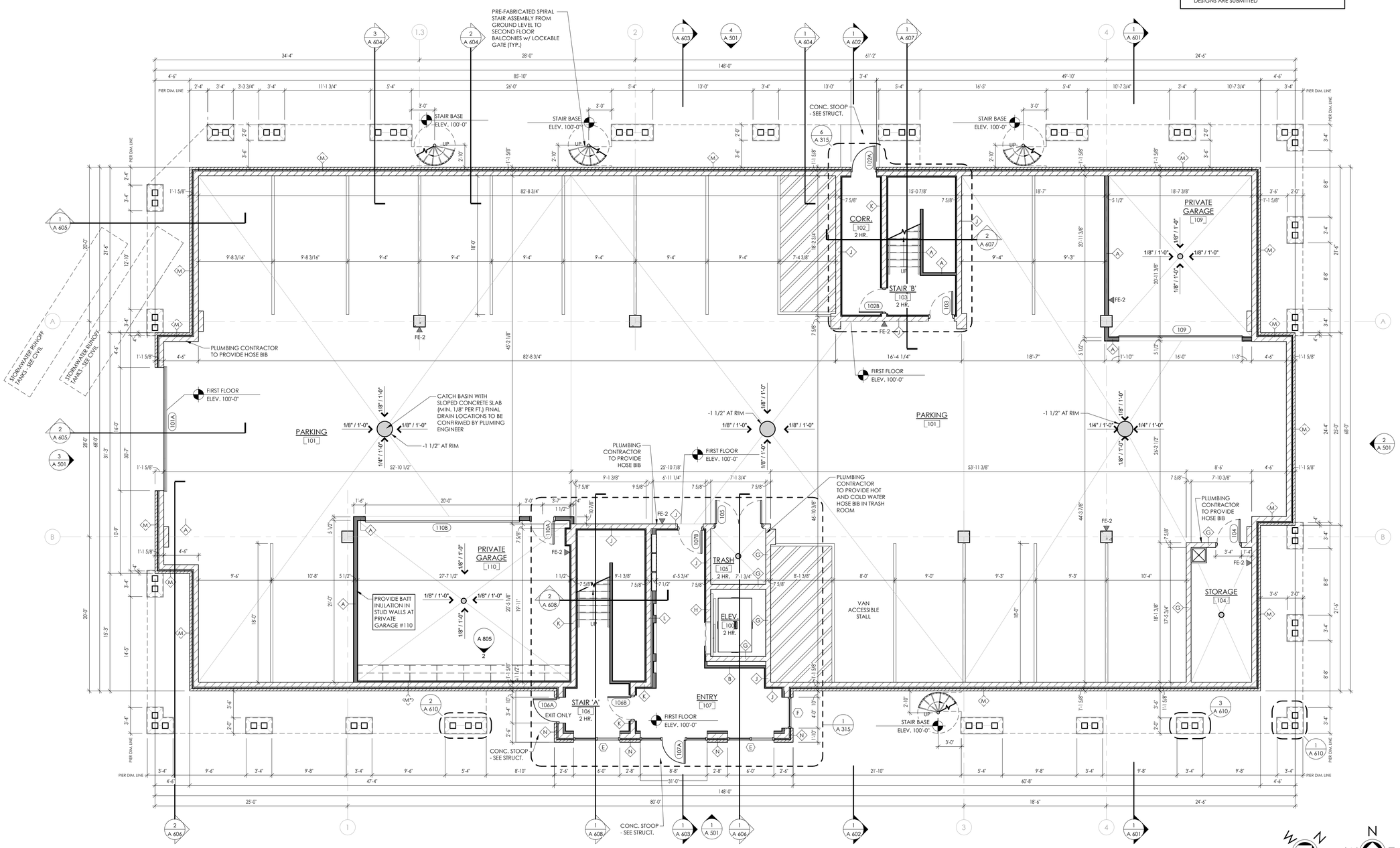
EXTERIOR ELEVATIONS

A 501

PROJ. NO. 2021-53

GENERAL PLAN NOTES

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- ALL DOOR FRAMES TO BE 4" OFF WALL UNLESS OTHERWISE NOTED
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OVERALL FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

PLAN NORTH

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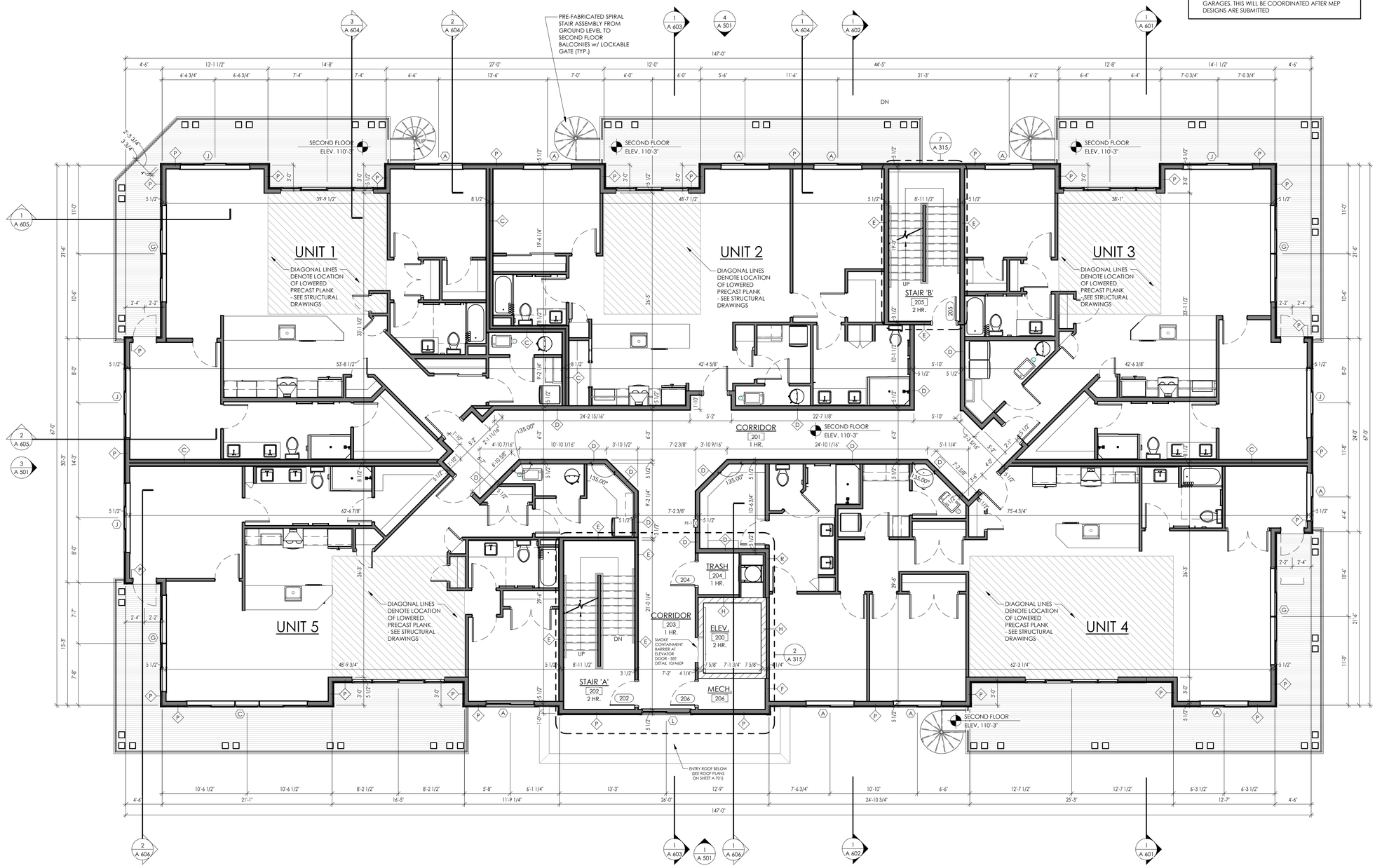
FIRST FLOOR PLAN

A 306

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OVERALL SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

GROSS FLOOR AREA: 9,360 SQ. FT.

PLAN NORTH

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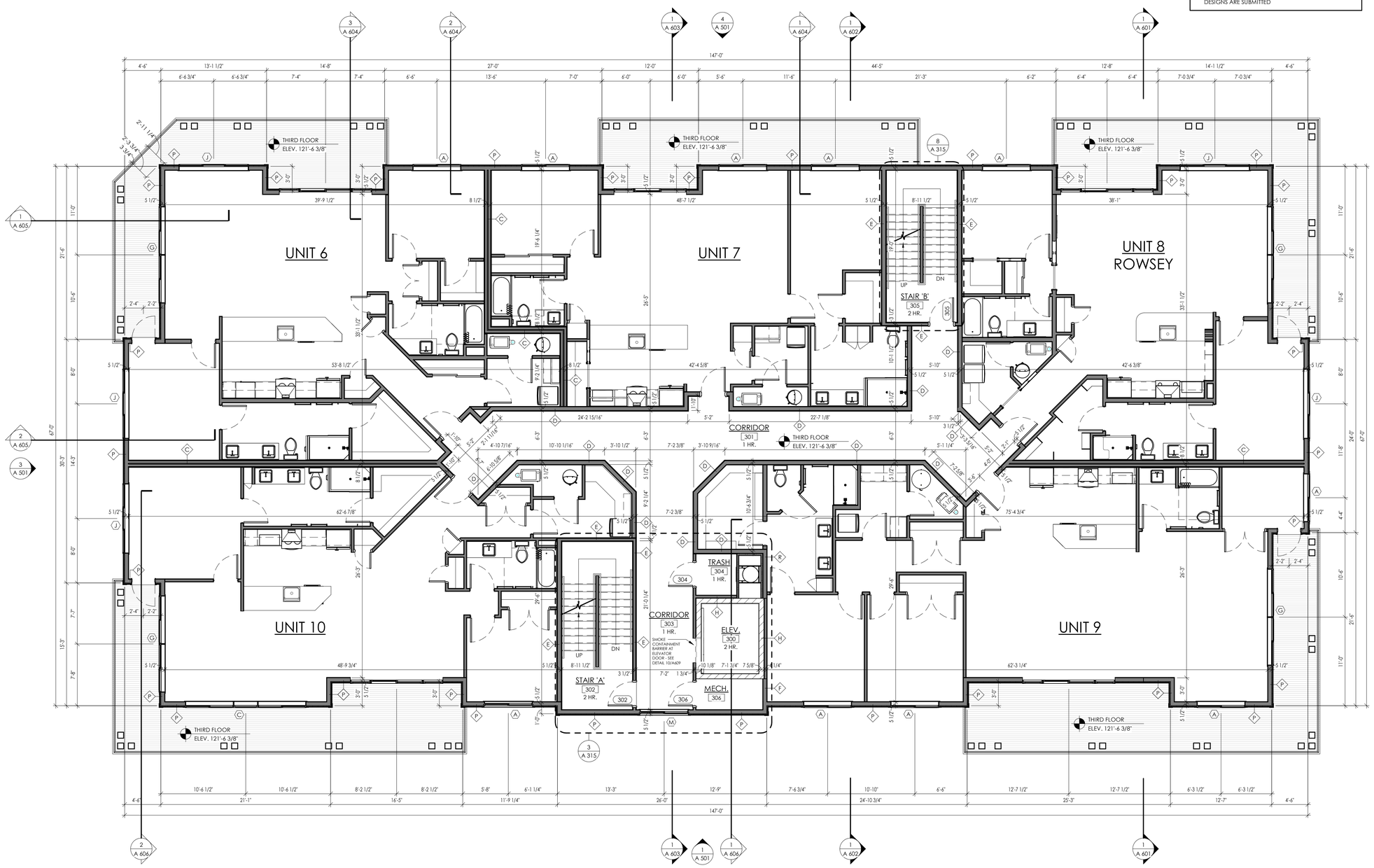
SECOND FLOOR PLAN

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307

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OVERALL THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

GROSS FLOOR AREA: 9,360 SQ. FT.

PLAN NORTH

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SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081

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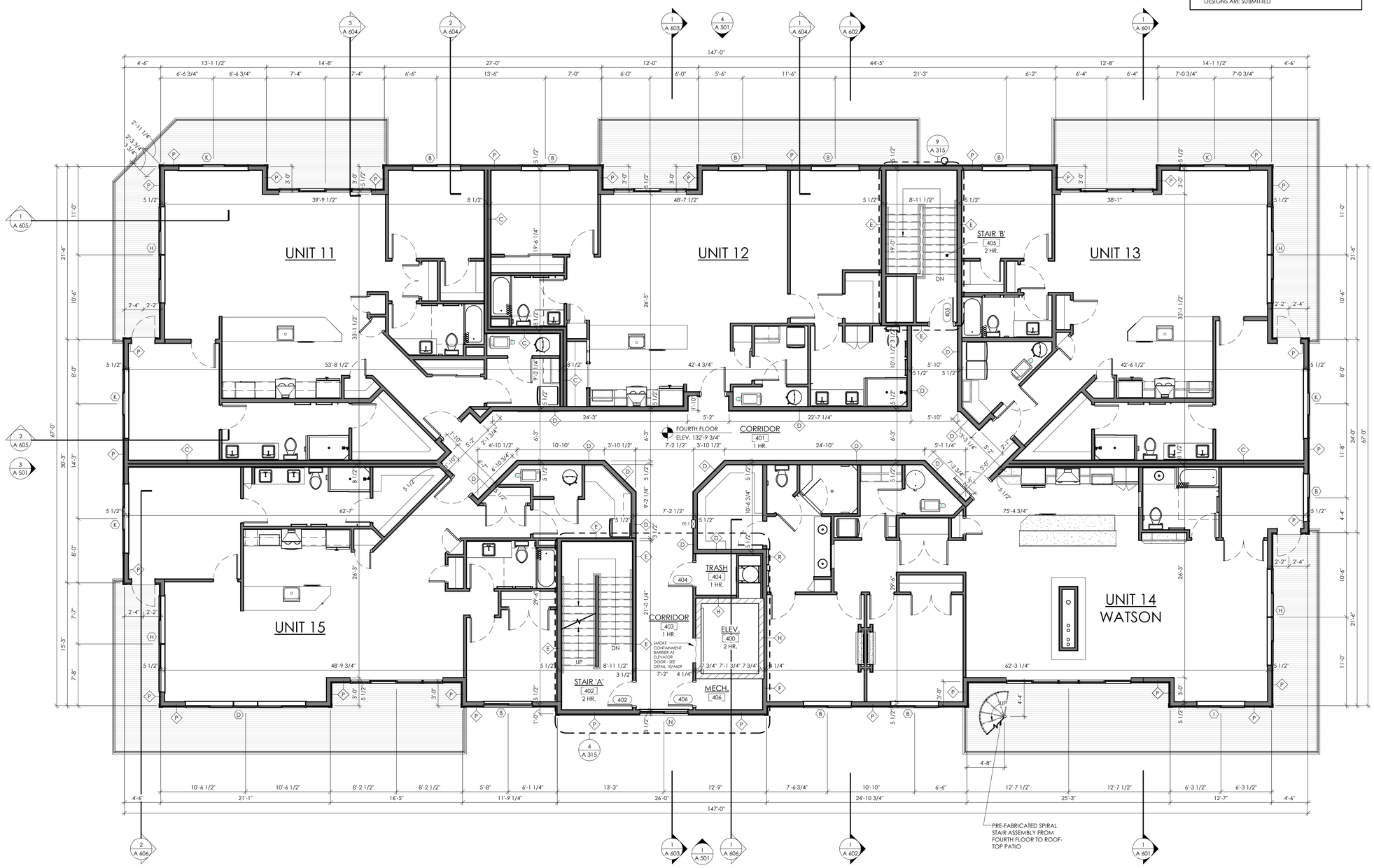
THIRD FLOOR PLAN

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OVERALL FOURTH FLOOR PLAN

1 / A 309

SCALE: 3/16" = 1'-0"

GROSS FLOOR AREA: 9,360 SQ. FT.

PLAN NORTH

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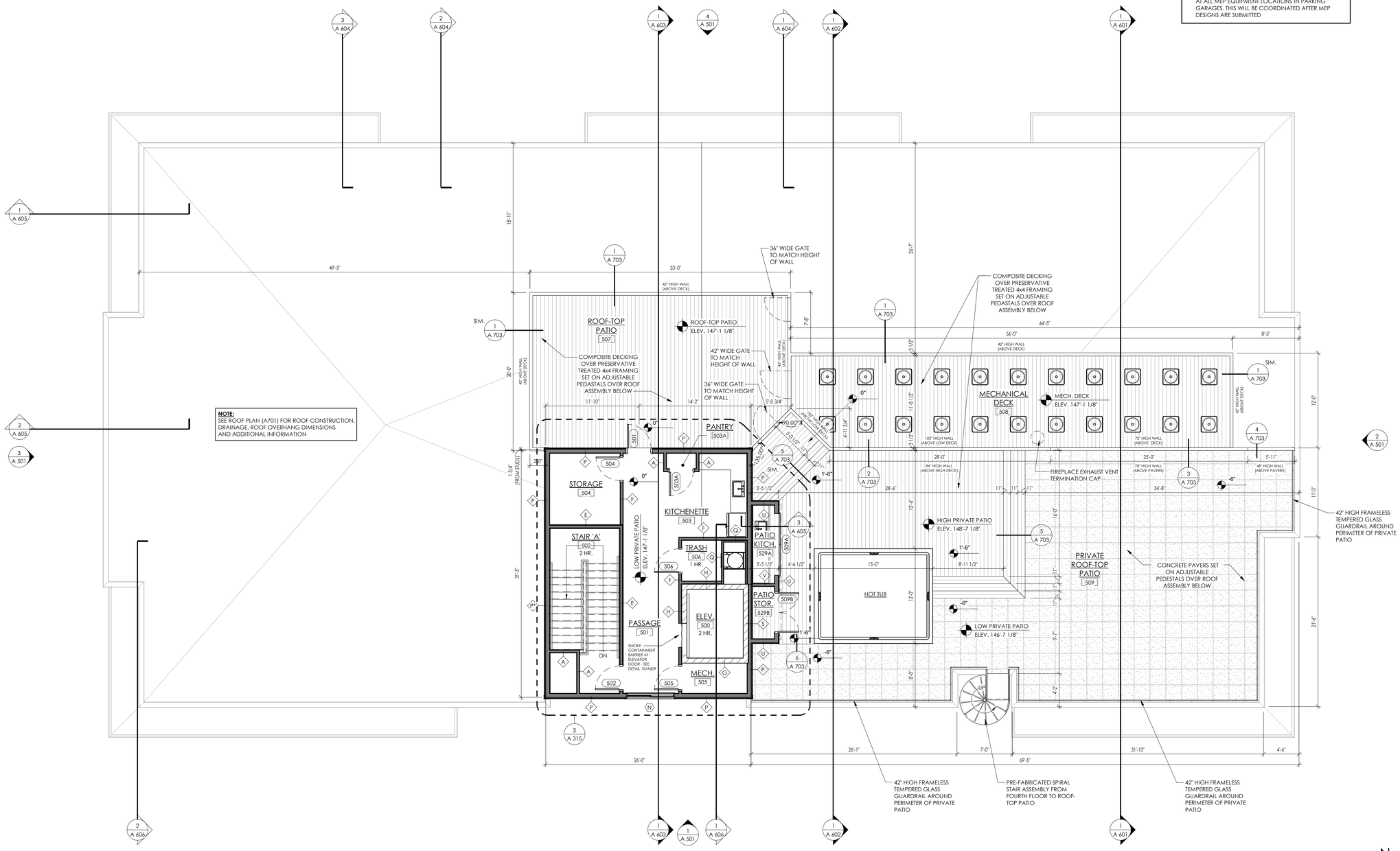
FOURTH FLOOR PLAN

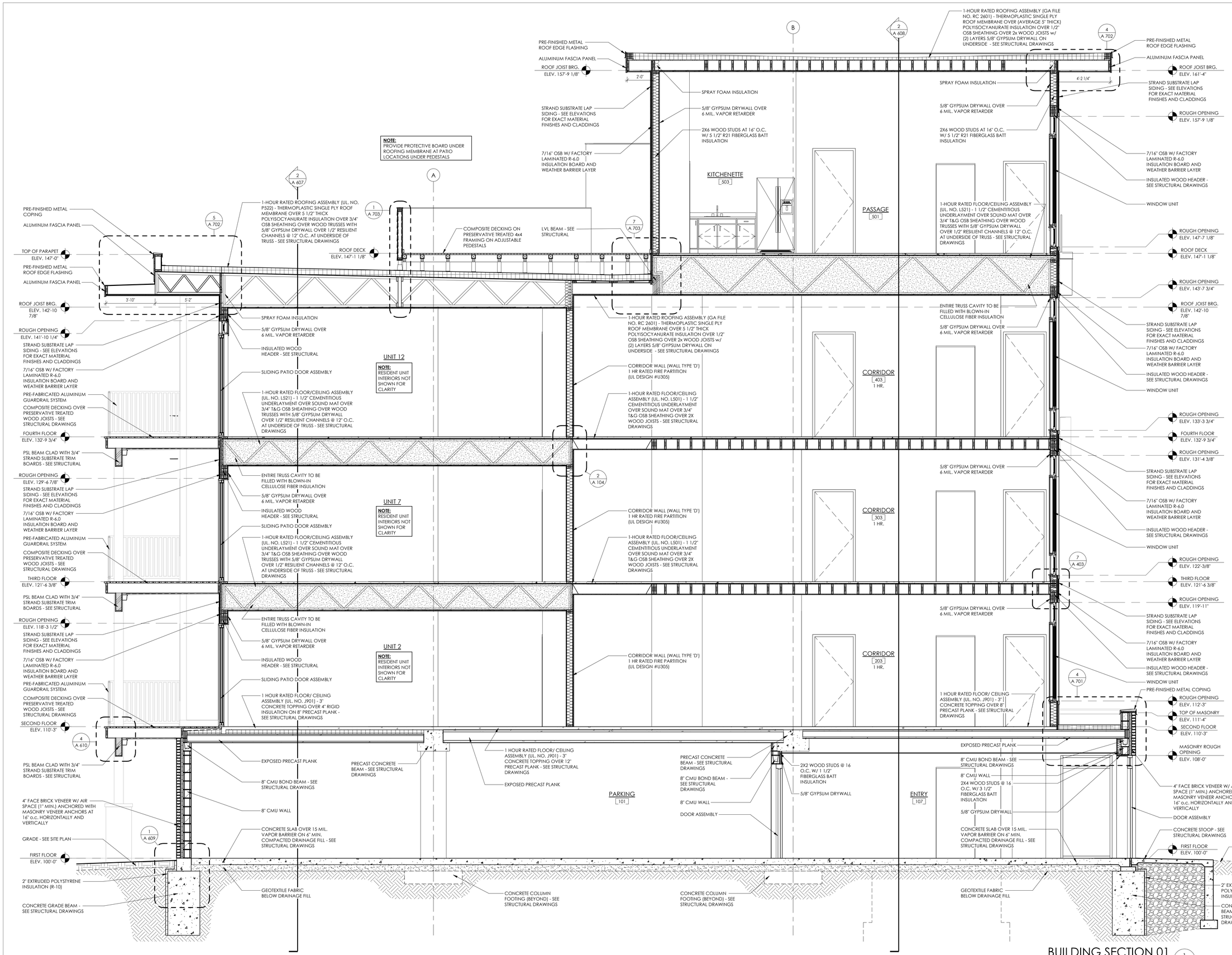
A 309

PROJ. NO. 2021-53

GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.
- EXTERIOR DIMENSIONS TAKEN FROM FACE OF BRICK ON FIRST FLOOR & FACE OF STUDS ON 2ND FLOOR THROUGH ROOF DECK LEVEL.
- ALL DOOR FRAMES TO BE 4" OFF WALL UNLESS OTHERWISE NOTED
- SEE SHEETS A316-A322 FOR ENLARGED RESIDENT UNIT PLANS
- ALL INSULATION SHOWN IN INTERIOR WALLS TO BE SOUND ATTENUATING BATT INSULATION
- FIRE EXTINGUISHER CABINETS LOCATED IN CORRIDOR WALLS SHALL BE 1 HOUR RATED CABINETS
- EXACT ELEVATOR SHAFT SIZE TO BE DETERMINED BASED ON FINAL ELAVATOR MANUFACTURER SELECTION
- WHEEL STOPS AND PIPE BALLARDS SHOULD BE ADDED AT ALL MEP EQUIPMENT LOCATIONS IN PARKING GARAGES. THIS WILL BE COORDINATED AFTER MEP DESIGNS ARE SUBMITTED


ROOF-TOP PATIO
507
ROOF-TOP PATIO
ELEV. 147'-1 1/8"
COMPOSITE DECKING OVER PRESERVATIVE TREATED 4x4 FRAMING SET ON ADJUSTABLE PEDASTALS OVER ROOF ASSEMBLY BELOW
42" WIDE GATE TO MATCH HEIGHT OF WALL
36" WIDE GATE TO MATCH HEIGHT OF WALL
42" HIGH WALL (ABOVE DECK)
36" WIDE GATE TO MATCH HEIGHT OF WALL
COMPOSITE DECKING OVER PRESERVATIVE TREATED 4x4 FRAMING SET ON ADJUSTABLE PEDASTALS OVER ROOF ASSEMBLY BELOW
MECHANICAL DECK
508
MECH. DECK
ELEV. 147'-1 1/8"
102" HIGH WALL (ABOVE LOW DECK)
72" HIGH WALL (ABOVE DECK)
78" HIGH WALL (ABOVE PAVERS)
48" HIGH WALL (ABOVE PAVERS)
84" HIGH WALL (ABOVE HIGH DECK)
FIREPLACE EXHAUST VENT TERMINATION CAP
42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL AROUND PERIMETER OF PRIVATE PATIO
PANTRY
503A
STORAGE
504
KITCHENETTE
503
PATIO KITCH.
529A
TRASH
506
1 HR.
STAIR 'A'
502
2 HR.
LOW PRIVATE PATIO ELEV. 147'-1 1/8"
PASSAGE
501
SMOKE CONTAINMENT BARRIER AT ELEVATOR DOOR - SEE DETAIL 10/A609
ELEV.
500
2 HR.
PATIO STOR.
529B
MECH.
505
HOT TUB
HIGH PRIVATE PATIO
ELEV. 148'-7 1/8"
LOW PRIVATE PATIO
ELEV. 146'-7 1/8"
PRIVATE ROOF-TOP PATIO
509
CONCRETE PAVERS SET ON ADJUSTABLE PEDESTALS OVER ROOF ASSEMBLY BELOW
42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL AROUND PERIMETER OF PRIVATE PATIO
PRE-FABRICATED SPIRAL STAIR ASSEMBLY FROM FOURTH FLOOR TO ROOF-TOP PATIO
42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL AROUND PERIMETER OF PRIVATE PATIO
NOTE:
SEE ROOF PLAN (A701) FOR ROOF CONSTRUCTION, DRAINAGE, ROOF OVERHANG DIMENSIONS AND ADDITIONAL INFORMATION
49'-5"
33'-0"
18'-11"
26'-7"
64'-5"
56'-0"
8'-5"
26'-0"
26'-1"
7'-0"
31'-10"
4'-6"
69'-5"
31'-5"
21'-6"
12'-0"
11'-3"
5'-11"
25'-0"
34'-8"
28'-6"
28'-6"
15'-0"
12'-0"
16'-0"
9'-7"
8'-0"
4'-2"
11'-8 1/2"
4'-11 3/4"
5'-0 3/4"
5'-0 1/2"
3'-5 1/2"
4'-6 1/2"
8'-11 1/2"
1'-3 1/2"
1'-3 1/2"
11"
11"
11



BUILDING SECTION 01
SCALE: 3/8" = 1'-0"

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

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SEPTEMBER 15, 2021
NEW CONSTRUCTION FOR:
SOUTH PIER RIVERFRONT CONDOMINIUMS
SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081
1135A MICHIGAN AVE. SHEBOYGAN, MI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

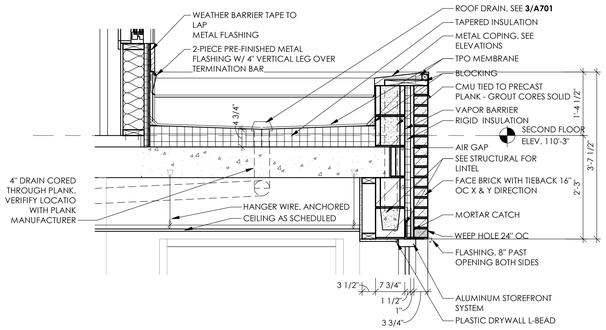
BID SET

DRAWN BY: Author
CHECKED BY: Checker

BUILDING SECTIONS

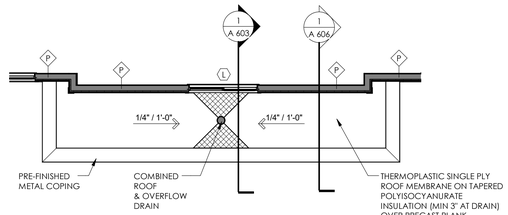
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603

PROJ. NO. 2021-53



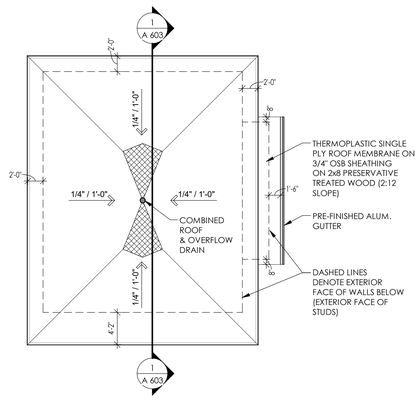
ENTRY ROOF DETAIL 4 / A 701

SCALE: 3/4" = 1'-0"



ENTRY ROOF PLAN 3 / A 701

SCALE: 3/16" = 1'-0"



HIGH ROOF PLAN 2 / A 701

SCALE: 1/8" = 1'-0"

GENERAL ROOF NOTES

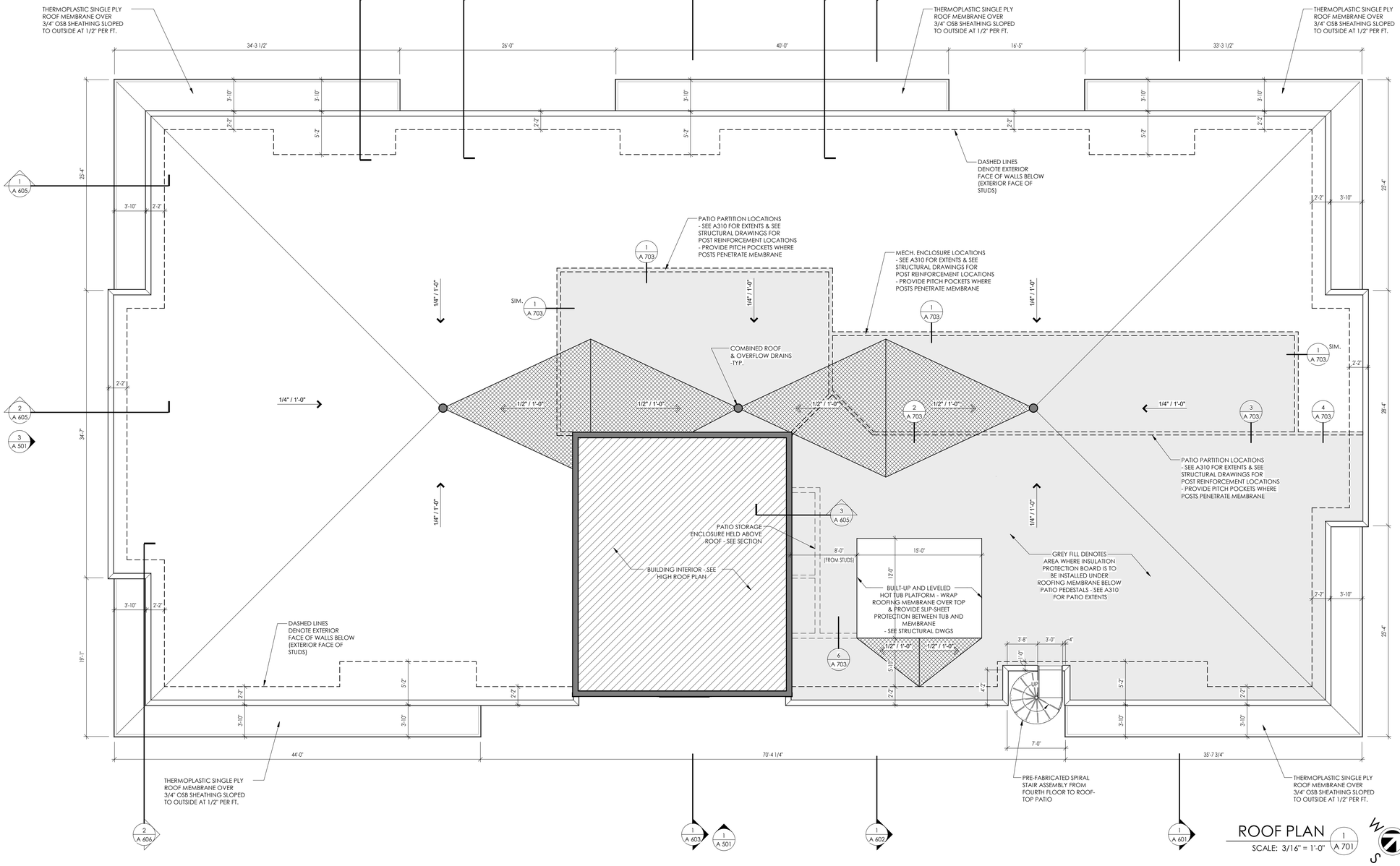
- ROOF CONTRACTOR IS RESPONSIBLE FOR ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT, CRICKETS & SADDLES. SEE STRUCTURAL PLANS AND COORDINATE WITH PLUMBING, HVAC AND ELECTRICAL CONTRACTORS FOR ROOF TOP PENETRATIONS. PROVIDE WATER TIGHT INTEGRITY AT ALL ROOF PENETRATIONS AND EQUIPMENT PER FSR MANUFACTURERS REQUIREMENTS AND CURRENT NRCA STANDARDS.
- TAPERED INSULATION SLOPE TO BE 1/4" PER 1'-0" MINIMUM.
- ROOFING CONTRACTOR RESPONSIBLE FOR MAKING A WATER-TIGHT ROOF SYSTEM
- ALL ROOF DRAINAGE SHALL BE SIZED BY PLUMBING CONTRACTOR AND VERIFIED WITH ARCHITECT
- HVAC CONTRACTOR TO COORDINATE LOCATIONS AND SIZE OF ALL UNITS WITH STRUCTURAL ENGINEER

ROOF SYMBOLS

TAPERED INSULATION ROOF DRAINAGE
THERMOPLASTIC SINGLE PLY ROOF MEMBRANE ON TAPERED ISO (MIN. 3" AT DRAIN) INSULATION OVER OSB ON FLAT WOOD STRUCTURE

SLOPED STRUCTURE ROOF DRAINAGE
THERMOPLASTIC SINGLE PLY ROOF MEMBRANE ON ISO INSULATION (5 1/2" MIN.) OVER OSB ON SLOPED WOOD STRUCTURE

TAPERED INSULATION SADDLE / EDGE STRIP



ROOF PLAN 1 / A 701

SCALE: 3/16" = 1'-0"

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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SEPTEMBER 15, 2021

NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

BID SET

DRAWN BY: AJK

CHECKED BY: PGM

ROOF PLAN

A 701

PROJ. NO. 2021-53







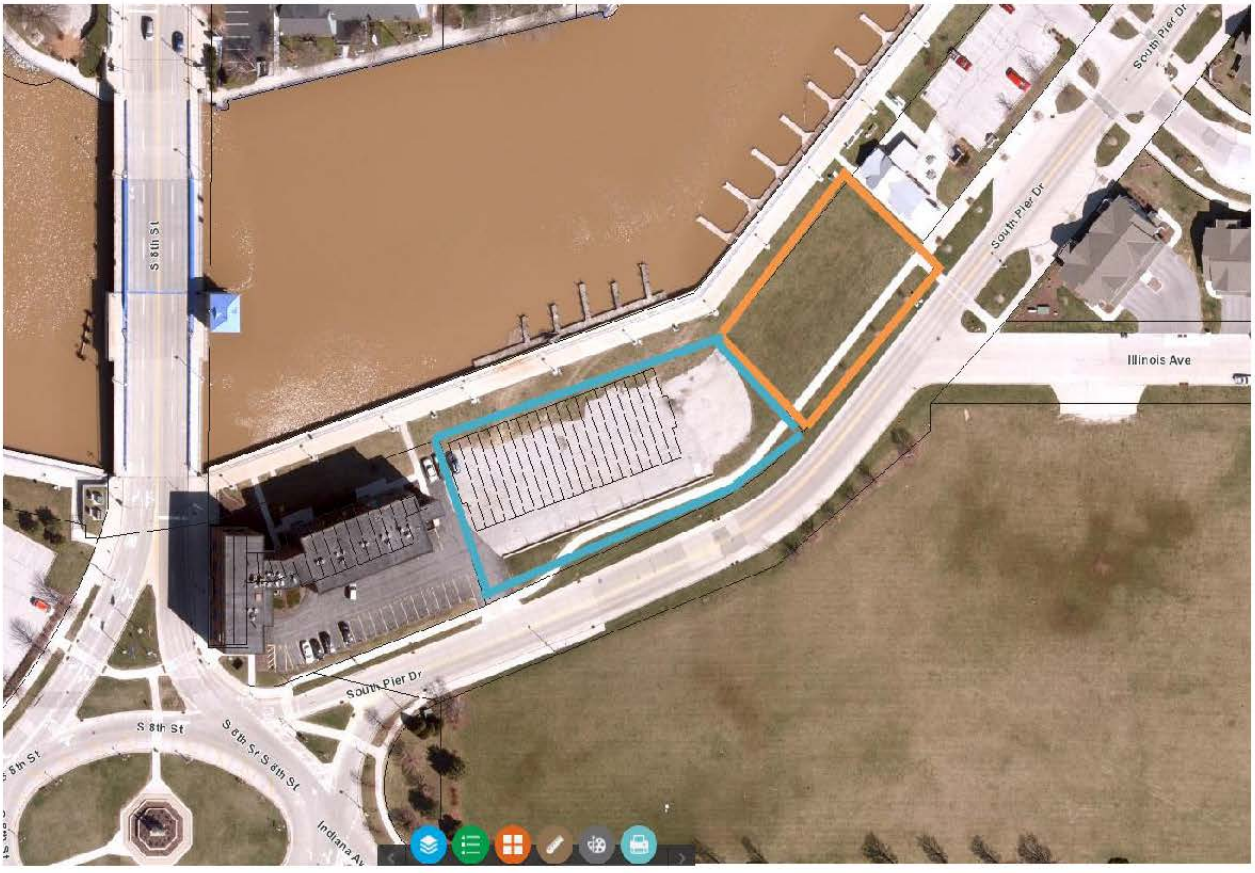









Virginia Ln
S 11th St
S Commerce St
S Water St
S 8th St
New Jersey Ave
Riverfront Dr
Maryland Ave
S 10th St
S 9th St
Illinois Ave
South Pier Dr
Lakeview Dr
Blue Harbor Dr
Beachfront Dr
Fishermans Row
Indiana Ave
S 7th St
Kentucky Ave
Alabama Ave


S 8th St
South Pier Dr
Illinois Ave
S 6th St
Indiana Ave









CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Precise Implementation Plan by South Pier Family Investments, LLC, to construct the 2nd Phase of SP Riverfront Condominiums located in the S. Pier District along S. Pier Drive (between Phase 1 Condos and the fish cleaning station). PUD Zone

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

REPORT DATE: October 8, 2021 **MEETING DATE:** October 12, 2021

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

South Pier Family Investments, LLC, is proposing to construct the 2nd Phase of SP Riverfront Condominiums located in the S. Pier District along S. Pier Drive (between Phase 1 condos and the fish cleaning station). The applicant states the following concerning the SP Riverfront Condominiums development project:

- SP Riverfront Condominiums previously received approval for a two phase condominium project on a previously vacant city owned parcel of land along the north side of South Pier Drive. This City owned site is approximately one (1) acre in size and is located between S. Pier Drive, the Sheboygan River, The Reiss River Condominiums and the public Fish Shanty. The parcel is bisected by a 35 feet wide public utility easement and the placement of the two (2) buildings has taken this easement into consideration.

- Phase 1 was recently completed and is almost fully occupied. South Pier Family Investments, LLC, is now proposing to construct Phase 2. The development continues to be focused on creating another opportunity for residential ownership within the South Pier Development District.

- South Pier Riverfront Condominiums is a two-phase development. Phase 1 has already been completed, but is included in this precise implementation plan. Phase 1 included a new 4-story building, featuring 21 dwelling units with an enclosed on-grade parking structure. This building was constructed on the western portion of the site, whereas Phase 2 will occur on the eastern portion of the site. Phase 2 will involve a complimentary 4-story building, featuring 15 dwelling units with an enclosed on-grade parking structure.

- The second building for SP Riverfront Condominiums (Phase 2) will be very similar in appearance and size to the first building. Phase 1 was 11,200sf and has seven (7) units per floor (total floor area of approximately 45,552 square feet).

- The Phase 2 building will have a grade level floor area of 9,912 square feet, and three (3) identical floors above at approximately 9,360 square feet of floor area. The roof will also be used for mechanical equipment, which will be screened from view. The roof will also have an accessible 740 square feet rooftop area for the residents of the condominiums. The total floor area of the Phase 2 building will be approximately 38,732 square feet.

- The first floor will consist of an entry lobby and indoor parking for 22 cars. Floors 2-4 will have five (5) units per floor for a total of 15 units. The elevator and one (1) stairwell will continue up to the roof where a public rooftop deck will be located.

- The three (3) floors of dwelling units will be duplicated at each floor. There will be five (5) two-bedroom, two-bath units on each floor, ranging from 1,408-1,967 square feet. Each unit will have an outdoor deck. The entire building will be served by an elevator affording easy access to each of the units by owners and their guests.

- Targeted unit sale prices will range from $385,000 to $425,000. The estimated approximate value of the Phase 2 building and site improvements will be approximately $4,500,000.

- The materials on the exterior of the building will be very similar to the existing condo building. The first floor will be masonry construction with a precast cap. Floors 2-4 will be wood frame.

- The masonry base will match the existing masonry. The siding will be the same color as the existing building but will be a smartside lap siding in lieu of the current smartside panel system. The windows will be dark bronze sliding windows like the existing building. The new building will have decks similar in color and materials to the existing building but configured differently.

- The exterior envelope of the Riverfront Condominium project will feature a blend of masonry, wood, glass and metal surfaces. The color palette for the building will be similar to the phase 1 project, featuring dark gray tones at the base of the base of the building with lighter shades of gray on the upper wall areas in a warm color gradient. The cedar toned wood accents will be applied at the inset deck areas on the corners and at the main entry tower. The perimeter of the roof will be a dark grey metal panel like phase 1. The windows, patio doors, decks, posts and railings will also be a dark grey to match the roof panels like in phase 1.

- The public roof deck (west side of elevator shaft facing river) will be synthetic decking over adjustable pedestals and the railing around the public deck will be a half wall with matching lap siding. The private condo rooftop deck (northeast corner) will be tile pavers over adjustable pedestals with a glass guardrail around the whole thing. Any rooftop equipment will be screened with a half wall and lap siding like on phase 1.

- The building will be located and fit in the footprint that was previously approved as part of Phase 1. The only thing that is changing on the site plan is the location of a couple of sidewalks. The drives and landscaping will follow the previously approved plans.

- There is a large 35 foot public utility easement that runs through the center of the property and that is why you see the site developed in phases as you do – building on the east and west side of the easement.

- Site improvements include new public and private sidewalks along South Pier Drive along with landscaping integrated into the streetscape theme. The river side (rear of the site) will feature landscaping that will complement the "river walk" as it extends north and south from the site including accent lighting for the large lawn area.

- Parking for the site will include both on-grade exterior and on-grade interior parking spaces. Phase 1 included 25 interior spaces and 21 of the 23 exterior spaces shown on the site plan, thus yielding a total existing parking stall count of 46 spaces. The construction of Phase 2 will include the two (2) remaining on-grade exterior parking stalls as well as 21 on-grade interior parking stalls. The City of Sheboygan Zoning ordinance states the requirement as a minimum of two parking stalls for each dwelling unit containing two or more bedrooms. The total proposed parking stall count will be 69 stalls, which does not meet the 72 parking stall requirement. We believe the proposed parking stall count is sufficient for the development.

Site improvements include:

- There will be a total of 15 units in Phase 2.
- There will be five (5) two-bedroom, two-bath units on each floor, ranging from 1,408-1,967 square feet. Each unit will have an outdoor deck.
- Targeted unit sale prices will range from $385,000 to $425,000.
- Phase 2 will include 21 interior parking spaces and two (2) exterior parking spaces.
- Total parking proposed for 36 units is 69 interior and exterior parking spaces.
- The building is 47 feet tall (Grade to the top of the perimeter roof parapet). The top of the stair tower 61.3.
- There will be two (2) access drives to S. Pier Drive. One drive will be located in the middle of the property and one drive will be located at the south end of the property. The southernmost driveway is shared with the Reiss Condos to the west.

The SP Riverfront Condominiums development is focused on creating another opportunity for residential ownership within the South Pier Development District which complies with the comprehensive plan as envisioned by the City of Sheboygan for the South Pier District. These condos will provide residents easy access to restaurants, shopping, walking trails, the river walk, the Sheboygan River, Lake Michigan, etc.

STAFF COMMENTS:

The applicant shows two (2) options that specifically deal with the northeast corner of the building/site. The property line presently jogs in a bit at this corner and is not a 90 degree angle. If the jog needs to remain, the applicant has submitted option 2 that addresses the building and the jog at the northeast corner of the building accordingly. Staff is working with the applicant to determine why this jog was placed in the proposed property line. If there are

no utilities or other reason to maintain this jog, staff will work with the applicant to adjust this property line accordingly.

A recent site inspection revealed that this jog may not be needed and the property line could be adjusted. Thus, staff will be recommending a condition of approval that the applicant submit the necessary paperwork to the City of Sheboygan Redevelopment Authority (RDA) to amend the ground lease to incorporate this property into the lease area for the condos.

Another request that the applicant is making is to have a five (5) foot “No Build” easement on the section of the building that bumps out a bit on the north side of the building adjacent to the fish cleaning station. Thus, the City would be giving up the right to construct anything within this five (5) foot no build easement. It appears that this area might include the sidewalk area on the south side of the fish cleaning station (sidewalk can be in this area no building structures). Thus, staff will be recommending a condition of approval that the applicant submit the necessary paperwork to the RDA making such a request.to have a five (5) foot “No Build” easement for the section of building that bumps out on the north side of the building adjacent to the City fish cleaning station property.

There is a significant amount of utilities that will be required to be relocated as a result of the building location on the north side of the property. Thus, staff will be recommending a condition of approval that the applicant is responsible for all of the work and costs involved in relocating these utilities as necessary.

Applicant will work with the engineering department regarding installation of City sidewalk to standard City specifications to be completed along S. Pier Drive.

The applicant has not provided sign drawings in this PIP. Staff recommends that the applicant work with staff with regards to appropriate signage. Applicant will be required to submit the final design package in order to be incorporated into the approved PIP. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage.

The applicant is requesting the following exemptions (exemptions based on the CC zone):

- Applicant is requesting a building height of 61.3 feet (elevator shaft 61.3 feet and roofline 47 feet) - Maximum building height is 20 feet (zoning).

  Building 1 - The top of the roof is at 45 feet and the top of the stair tower is at 54.3 feet.

  Building 2 - The top of our roof is at 47 feet and the top of the elevator roof is at 61.3 feet.

  The reason that Building 2 is taller is because of the proposed roof decks. Because there is a public roof deck on Building 2, the elevator must go to the roof so that is why this building is a bit taller. The roof decks are certainly a nice amenity for these condo owners to take advantage of the riverfront and lakefront views provided from this location. Plan Commission is able to approve buildings over 50 feet.

- Applicant is requesting a zero (0) foot rear building setback - Minimum rear yard setback is 10 feet.

- Applicant is requesting a total of 69 parking stall (both phases) – Minimum parking spaces required is 72 (a minimum of two parking stalls for each dwelling unit containing two or more bedrooms – 36 total units x 2 = 72 parking spaces).

ACTION REQUESTED:

Staff recommends approval of the SP Riverfront Condominiums PIP subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, floodplain, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant is responsible to ensure that the proposed buildings are meeting all Federal, State and Local codes pertaining to the Sheboygan River Floodplain.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster shall be completed prior to issuance of an occupancy permit.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
8. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
9. Applicant shall install signage meeting the South Pier Design Guidelines and shall work with staff with regards to appropriate signage. Applicant will be required to submit the final design package in order to be incorporated into the approved PIP. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
10. Wall signage will be individual letter signs (no flat panel or interior lit cabinet signs).
11. All areas used for parking/maneuvering of vehicles shall be paved.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
14. Applicant shall install sidewalk and all public improvements along S. Pier Drive and/or fish cleaning station to standard City specifications.
15. Applicant will provide adequate public access along all streets, sidewalks and riverfront promenade and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the SP Riverfront Condominiums development (utilities, streets, etc.).
16. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
17. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.

18. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
19. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc. Nothing will be located on the City Sheboygan public right-of-way unless the required encroachments are obtained (stairs on riverside).
20. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
21. If necessary, the applicant shall be required to obtain the necessary encroachment to utilize the riverfront promenade public right-of-way and/or the 35 foot utility easement for building, landscaping, etc. Applicant shall work with City Development and Engineering staff to determine the exact locations of these improvements. No building and/or sign permits shall be issued for any of the structures that will utilize the riverfront promenade public right-of-way and/or the 35 foot utility easement until such time as the encroachment has been obtained.
22. Applicant is responsible for working with all private and public utilities in order to adequately service this condo development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
23. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
24. Applicant shall not negatively impact soils, deadmen tie backs of the seawall, etc.
25. Prior to building permit issuance, the applicant shall submit the necessary documentation to the City of Sheboygan Redevelopment Authority to amend the ground lease to incorporate the property at the northeast corner of the site into the condo property (remove jog and straighten out these property line).
26. Prior to building permit issuance, the applicant shall submit the necessary documentation to the City of Sheboygan Redevelopment Authority to request.to have a five (5) foot "No Build" easement for the section of building that bumps out on the north side of the building adjacent to the City fish cleaning station property.
27. The applicant is responsible for all of the documentation, construction and costs involved in relocating the utilities as necessary for Phase 2.
28. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the SP Riverfront Condominiums.
29. If applicant has not obtained building permits for Phase 2 within a one (1) year after PIP approval, the applicant will assign the remaining property back to the City of Sheboygan Redevelopment Authority (area east of the center line of the City public utility easement).
30. If the applicant does not proceed with Phase 2, the applicant shall grade and landscape/grass all private and public lands/property, temporary roads, temporary access drives, etc. 60 days after the City is notified that the applicant is not proceeding with Phase 2. Within this same 60 day period, the applicant shall also be required to remove any permanent/temporary off-premise signage, structures, etc. from this parcel.
31. If there are any amendments to the approved PIP (including but not limited to site plan, architectural design, etc.) the applicant will have to submit an amended PIP for review by the Plan Commission that accurately reflects any and all proposed changes.

ATTACHMENTS:
Conditional Use and required attachments

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by CR Structures to construct a new addition to the Tidy Store facility and service station located at 810 N. 14th Street. UC Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: October 8, 2021 **MEETING DATE:** October 12, 2021

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

CR Structures, on behalf of Basudev Adhikari, is proposing to construct an addition to the existing Tidy Store facility and service station located at 810 N. 14th Street. The applicant states the following about the project:

- The existing business is operating as a convenience store, a liquor store and a service station. Business activities include gasoline sales, grab and go snacks, beverages, wine, beer and liquor. The convenience store presently has no room for additional products or storage.

- The goal of this project is to add additional space for storage, more product options, and a small restaurant. The addition will be constructed on the west/rear and south sides of the existing building.

- The applicant is proposing to add approximately 3,120sf of storage room space, walk-in cooler space and restaurant to the existing 3,600sf building. Building will now be 6,720sf.

- The restaurant, which is approximately 900sf and located at the southwest corner of the building, would include a kitchen, two restrooms, an order counter and limited seating. It is anticipated that most of the restaurant orders will be grab and go with most of them coming from fuel customers.

- The new restaurant will be seating for 12 or less. The menu will emphasize grab and go items such as pizza, sandwiches, chicken tenders, fish fry and appetizers. The owner will be operating the space. The restaurant will provide another quality option to for food as well as other additional items to pick from.

- The restaurant will have a commercial hood that includes Ansul fire protection system with stainless steel back panels behind the hood. It will also include grease duct work and fire wrap for the grease ductwork. There will be Make Up Air unit with interlock controls

- The hood exhaust will exhaust through the roof. The noise and smell will be at a minimal. We are placing one 5-ton variable speed roof top unit for heating and cooling of the proposed new restaurant

- The roof top unit will be a variable Speed which will produce fewer sound decibels then any of the existing units on this building or any of the adjacent or nearby buildings RTUs.

- The existing building has face brick, horizontal metal wall panels (east and south), vertical metal wall panels (north) and aluminum store front windows.

- The proposed addition will also include face brick, horizontal metal wall panels, vertical metal wall panels (north), EIFS on west elevation and aluminum store front windows to match the existing.

- The existing fuel canopy will remain as is and may be replaced by the gas company in the future.

- A complete storm water drainage and landscape plan for staff review to follow.

- The existing site lighting will remain as-is.

- The existing dumpsters enclosure will remain the same.

- We will be adding striped parking stalls with a handicap space and the understanding most patron's park at the gas pumps.

- We will be removing the driveway on the southwest corner of the lot (Wisconsin Ave). The remaining three (3) driveways, two (2) on 14th and one (1) on Wisconsin, will remain the same. The current driveway at the southwest corner of the lot will be replaced with sidewalk, curb, and greenspace to match neighboring space. We will be adding green space to tie in with current green space between the sidewalk and new restaurant, as well (Appears applicant may be creating a dry storm water facility in this area).

STAFF COMMENTS:

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

- The applicant has provided very basic site plan information with no specific survey information showing exactly how the existing facilities sit on the site and how the proposed structures will be on the site. The applicant needs to be aware that if the Plan Commission approves the project as proposed, a survey showing the construction of the project with actual dimensions will be required. If the survey shows information different that the approved site plan, this matter will be required to be resubmitted back to the Plan Commission for their review….especially if that information shows additional exceptions are required (setbacks, etc.).

- This is a very cluttered property. Pipe bollards with temporary cigarette signage throughout the site, temporary signage by the pylon sign, temporary cigarette signs on the window, garbage cans, vending machines, ice-cooler, product displays, newspaper dispenser, log rack, propane tanks, non-functioning air-dispenser, overgrown and unmaintained landscaping, etc. None of these items are being shown in the new drawings. What is happening to them, and will there be more outdoor items with this new addition? The Plan Commission should have the applicant to provide a detailed site plan showing how these items are going to be addressed to clean up the look of this property.

- Many of these same issues have needed to be addressed at Mr. Adhikari's other service station properties in the City (905 Indiana Avenue, 1710 Indiana Avenue).

- The applicant indicated when the Plan Commission approved the previous liquor store project that a lot of the clutter was going to be cleaned-up, but that doesn't seem to have been the case. It seems like this new project should take the opportunity to make sure the site is being improved, rather than creating more space for additional clutter. Areas should be designated for those items so that they don't just sprawl along the face of the building, and so that we know the extents/limits?

- The applicant has a total of four (4) soda machines located outside the building at this site – two (2) on the south side and two (2) on the east side of the building. With the additional interior cooler space it would be nice to reduce the number of soda machines. The last application permitted the applicant one (1) soda machine.

- Any time a commercial property/development abuts a residential zone there are bufferyard requirements. A bufferyard is a combination of distance and a visual buffer or barrier. It includes an area, together with the combination of plantings, berms and fencing that are required to eliminate or reduce existing or potential nuisances (nuisances are dirt, litter, noise, glare of lights, signs, and incompatible land uses, buildings or parking areas). These bufferyard are required in order to minimize the negative impact of any future use on neighboring uses. Applicant has not provided any information regarding this bufferyard requirement for the adjacent home at 1418 Wisconsin Avenue.

The Plan Commission should be aware, that Mr. Adhikari also owns the single-family home located at 1418 Wisconsin Avenue (property west of the Tidy Store Property). The issues at this property include:

- Landscaping that is overgrown and not maintained throughout the property and house.
- Front porch is weathered and not being properly maintained (chipped paint, etc.).
- Green donation box located along N. 15th Street at the northwest corner of the garage.

It should be noted that the Plan Commission has approved many projects over the years for Mr. Adhikari properties in the City of Sheboygan. Yet these properties have been and continue to be an issue with regards to how the properties are managed/maintained.

The Plan Commission should be aware that Building Inspection, Planning and the Police Department all have had interactions with Mr. Adhikari properties in the past concerning a miscellaneous debris, equipment, materials, signage, etc. throughout these properties. The Plan Commission should have the applicant address these concerns and what the applicant intends on doing to appropriately manage the facility/property so City staff does not need to spend time addressing these concerns especially along this highly visible N. 14th Street site that leads to the riverfront, the lake front and downtown Sheboygan.

The Plan Commission should have the applicant address the following (staff believes the owner of the property should address these questions and not the representative working on behalf of Mr. Adhikari):

- How he intends on cleaning up the property and how he intends on managing the site so it does not become an issue once the new addition is added?

- Why does the applicant continue to install temporary signage all over his property when the City approved an electronic readerboard to advertise product?

- How does the applicant intend on consistently taking care of the house and landscaping located at 1418 Wisconsin Avenue?

- Is the applicant proposing to update the gas canopy in the future?

N. 14th Street is redeveloping nicely and the City would like to see the overall look and feel of the N. 14th Street corridor continue to improve. The owners of the properties surrounding the Tidy Store have redeveloped and are well maintained properties and structures. The City is glad to see Mr. Adhikari invest in his property but it is time for Mr. Adhikari to maintain the Tidy Store and his other properties in the City.

The proposed project certainly has the ability to help address some of the aesthetic concerns with the property. The project has the potential to positively impact the look and feel of the neighborhood at the intersection of N. 14th Street and Wisconsin Avenue.

The applicant is requesting the following variances:

- Requesting a XX foot rear yard setback – Minimum residential rear yard setback is 25 feet.

  The applicant owns the convenience, liquor store and gas station as well as the residence to the west at 1418 Wisconsin Avenue. The applicant has not provided the required setback distance from this property line so staff will not recommend acting on such a proposal until such time as the applicant provides this rear setback variance distance.

Minimum rear yard setback adjacent to residences is 25 feet, thus, the applicant is applying for a variance for this project.

- Requesting to have XX parking spaces – Minimum parking space required is XX.

  The applicant has not provided any information on how many parking spaces are required and how many spaces they are proposing so staff will not recommend acting on such a proposal until such time as the applicant provides this parking information.

- Requesting a variance from the locational landscaping and bufferyard requirements - Applicant shall meet the four (4) locational landscaping and bufferyard requirements.

ACTION REQUESTED:

It is staff's position that this matter should be held so the applicant can provide the required exception information and updated site plan specifically detailing the outdoor storage concerns so the Plan Commission knows exactly what is being requested.

If the Plan Commission was to consider approving the request, staff would recommend the following conditions of approval:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, alcohol, storm drainage, DNR, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. Submittal and approval of a storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall include a legend that shows how the four (4) landscape criteria are being met. Landscaping shall be installed prior to issuance of an occupancy permit.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
7. Fencing/retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
8. Outdoor storage of materials, products or equipment shall be prohibited.
9. Outdoor display of ice, propane, and firewood. is permitted but must be maintained in an orderly fashion. Yearly and/or seasonal outdoor display is not permitted in front of the convenience store, liquor store, restaurant and/or in the fueling island. These areas must be properly maintained. Applicant will work with staff on this matter prior to building permit issuance. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration
10. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.). This includes the new equipment as well as the existing equipment on the south end of the

building on the roof of the existing convenience store (facing both south and west). Kitchen hood shall be concealed (kitchen hood shall not be visible).

11. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
12. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
13. All temporary signage needs to be removed prior to building permit issuance.
14. All areas used for parking or maneuvering of vehicles shall be paved.
15. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
16. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
17. Absolutely no portion of the building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
18. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
19. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
20. Applicant will provide adequate public access along the streets and the alley and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected.
21. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
22. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
23. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
24. Prior to building permit issuance, the applicant shall appropriately trim landscaping around the yard, house, garage, service station, etc., and shall remove the weeds and dead plants, etc. and properly maintain all landscape areas around these properties. Applicant shall properly maintain their landscaping at both of their properties located at 810 N. 14th Street (convenience store) and 1418 Wisconsin Avenue (single-family dwelling).
25. Any future proposal to remodel the existing canopy (including signage) will require submittal of new conditional use and architectural review applications that will need to be approved prior to receiving a building permit for such canopy project.
26. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
27. A survey shall be submitted prior to building permit issuance. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required 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 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: CR Structures

ADDRESS: 327 Randolph Drive Appleton, WI 54913 E-MAIL: jeff@crstructures.com

PHONE: (920) 858-1648 FAX NO. ( )

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Tidy Store

ADDRESS OF PROPERTY AFFECTED: 810 N. 14th St

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Existing C-Store

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Add additional space For storage and small restaurant

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

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? new restaurant and space will create a useable amenity for the surrounding community

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? _____

it is an improvement

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? _____

the addition will match existing building

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. yes

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: Basudev Adhikari

ADDRESS: 916 Mulberry Lane, Kohler, WI 53044 E-MAIL: missionbda@gmail.com

ARCHITECT: Kelly Sperl – ACS, Inc

ADDRESS: 327 Randolph Drive, Appleton, WI 54913 E-MAIL: acs.ksperl@gmail.com

CONTRACTOR: CR Structures, Inc

ADDRESS: 327 Randolph Drive, Appleton, WI 54913 E-MAIL: jeff@crstructures.com

5. CERTIFICATE

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

Jeff Peterson
APPLICANT'S SIGNATURE

9/20/24
DATE

Jeff Peterson
PRINT ABOVE NAME

Tidy Store

Proposal:

An explanation of the existing use and all the business activities that take place onsite. An explanation of the existing parking lot, access etc.
The existing business is operating as a convenience store. The current business activities include gasoline sales and grab and go snacks and beverages. The convenience store has no room for additional products or storage. We will be adding striped parking stalls with a handicap space and the understanding most patron's park at the gas pumps.

An explanation of the proposed project, parking lot, access etc. (Why it is needed, what is its intended us, where it is to be located, how close to property lines, who will use it, when you begin construction, new driveways, and driveways to be closed, existing parking lot reconfiguration, etc.)
The goal of the project is to add additional space for storage, more product options, and a small restaurant. The restaurant would include a kitchen, two restrooms, an order counter and limited seating. It is anticipated that most of the restaurant orders will be grab and go with most of them coming from fuel customers. The addition would be behind (west side) the current location of approximately 3000 sf including the restaurant. The existing access along 14th street will remain as is. We will be adding stiped parking stalls with a handicap space. Construction will begin immediately upon approval.

Are you proposing to remove and/or modify any existing driveways?
We will be removing the driveway on the southwest corner of the lot (Wisconsin Ave). The remaining three driveways two on 14th and one on Wisconsin will remain the same. The current driveway will be replaced with sidewalk, curb, and greenspace to match neighboring space. We will be adding green space to tie in with current green space between the sidewalk and new restaurant, as well.

An explanation and plans/photos of the areas proposed to be changed on the site?
Refer to the provided for the scope of site modifications.

Description of proposed facilities – Description of proposed building and all new site improvements (square footage of existing building, square footage of addition, design/materials of canopy, exterior remodeling, storm drainage, landscaping, lighting traffic, ingress/egress, parking, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, etc.)
The addition will occur on the back of the C-Store (west side) and expand off the southside as well. The southside will be a small restaurant of approx. 900 sf. The total square foot of the addition is 3000 sf for the restaurant, storage area, and coolers. The exterior of the building will be a contemporary design with face brick, horizontal architectural metal wall panels, vertical architectural metal wall panels and aluminum store front windows as shown in the attached elevations. The existing fuel canopy will be replaced by the gas company. A complete storm water drainage and landscape plan for staff review to follow. The existing site lighting will remain as-is. The existing dumpsters enclosure will remain the same. All mechanicals will be located either within the building or on the roof behind existing parapet walls.

A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure. Proposed building is very visible so the building will need to be constructed accordingly. An explanation of the proposed architectural style and materials and how it is compatible with the development and redevelopment in and around the area. An explanation of any interior and/or exterior renovations.

The existing building orientation, design and overall characteristics will remain. The intent will be to modernize this facility with face brick, horizontal architectural metal wall panels, vertical architectural metal wall panels and aluminum store front windows on the addition. We will be cleaning up the exterior façade on current building so everything looks brand new. The proposed addition and cleaning of old building will improve the aesthetics of the building while tying in well with the neighboring properties.

How will you ensure that the proposal will not become a nuisance to adjoining property owners or a pedestrian/traffic hazard?

The property has been operating as a convenience store for many years. Neighboring property owners have been living and working around this business for quite some time. The addition will provide a convenient food option as well as space for additional products choices.

Show all Ingress/Egress driveways on the lot.

Refer to the site plan.

Explain site lighting.

The existing site lighting will remain as-is.

Explain proposed signage.

The canopy and signage are planned by US Oil.

How does this improvement enhance the business and the very visible 14th Street commercial corridor?

The building exterior will be cleaned so everything looks new and consistent with the additional space tying into the current contemporary look. The additional landscaping will improve the visual aesthetics. The restaurant will provide another quality option to for food as well as other additional items to pick from.

Additional information for the new restaurant and addition.

The new restaurant will be seating for 12 or less. The menu will emphasize grab and go items such as pizza, sandwiches, chicken tenders, fish fry and appetizers. The owner will be operating the space.

The restaurant will have a commercial hood that includes Ansul fire protection system with stainless steel back panels behind the hood. It will also include grease duct work and fire wrap for the grease ductwork. There will be Make Up Air unit with interlock controls.

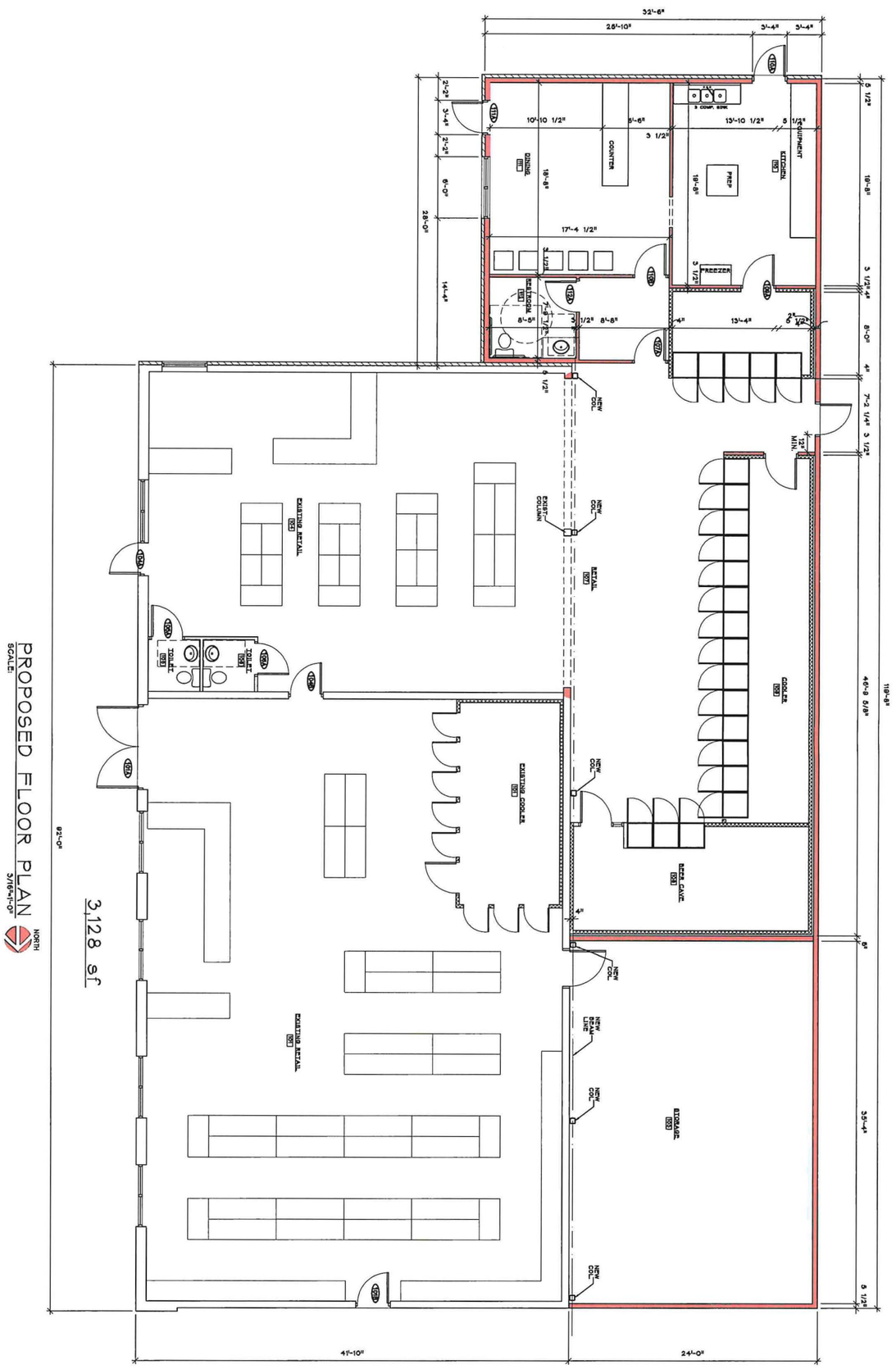
The hood exhaust will exhaust through the roof. The noise and smell will be at a minimal. We are placing one 5-ton variable speed roof top unit for heating and cooling of the proposed new restaurant.

The roof top unit will be a variable Speed which will produce fewer sound decibels then any of the existing units on this building or any of the adjacent or nearby buildings RTUs.

The landscaping will per city requirements including river rock and arborvitaes. A detailed plan will follow.

CR Structures Group

Jeff Peterson
VP Business Development
920-858-1648



A FACILITY ADDITION FOR,

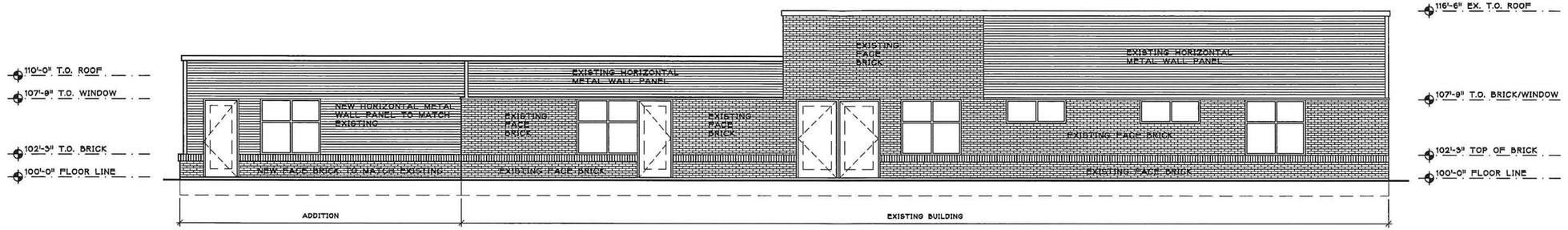
TIDY STORE

SHEBOYGAN, WISCONSIN

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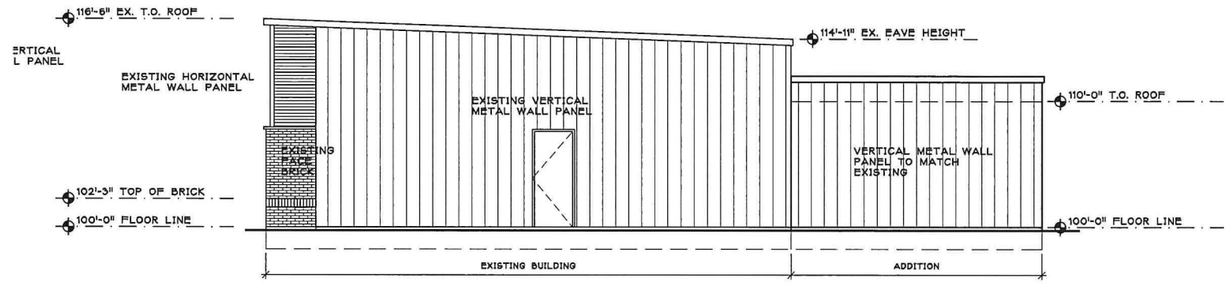
DATE: 8/5/21
ARCH: K. EPPEL
D. BY: —
JOB:
REV.

CR STRUCTURES Group, Inc.
Design-build • Construction Management • Commercial • Industrial
527 RANDOLPH DRIVE - SUITE A
APPLETON, WI 54913
TELE: 920-733-7305



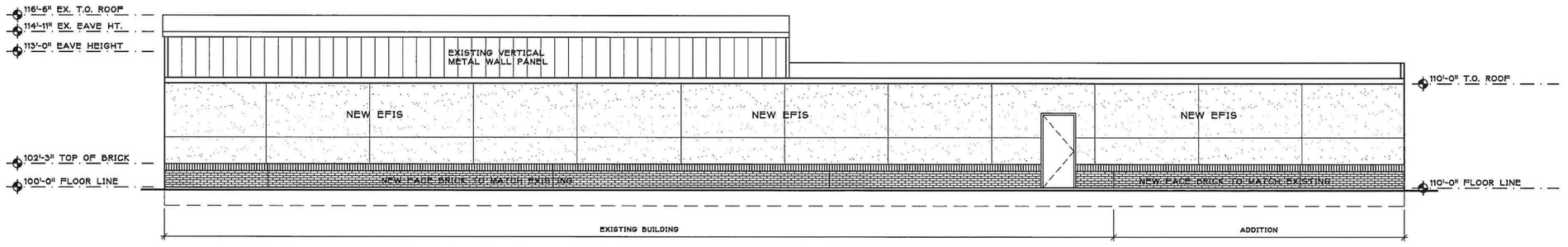
EAST ELEVATION

SCALE: 3/16"=1'-0"



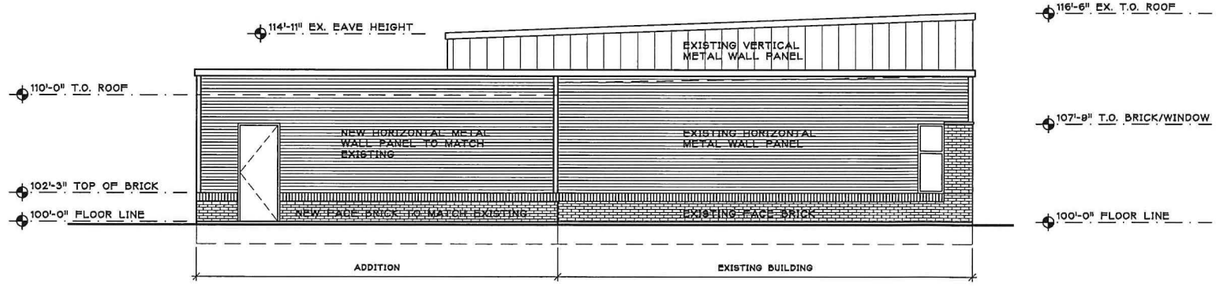
NORTH ELEVATION

SCALE: 3/16"=1'-0"



WEST ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"

CR STRUCTURES Group, Inc.
Design-build • Construction Management • Commercial • Industrial
527 RANDOLPH DRIVE - SUITE A
APPLETON, WI 54913
TELE: 920-733-7305

A FACILITY ADDITION FOR,

TIDY STORE

SHEBOYGAN, WISCONSIN

DATE: 9/8/2021
ARCH: K. SPERL
D. BY: —
JOB:
REV.

A
2.0

CONCEPTUAL SITE PLAN



10 5 0 10 20
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: CR STRUCTURES

CR STRUCTURES group, Inc.
Shifting Construction Industry Paradigms
1015 TANA LANE
MENASHA, WI 54952
TELE: 920-733-7305 FAX: 920-733-7306

A FACILITY ADDITION FOR,

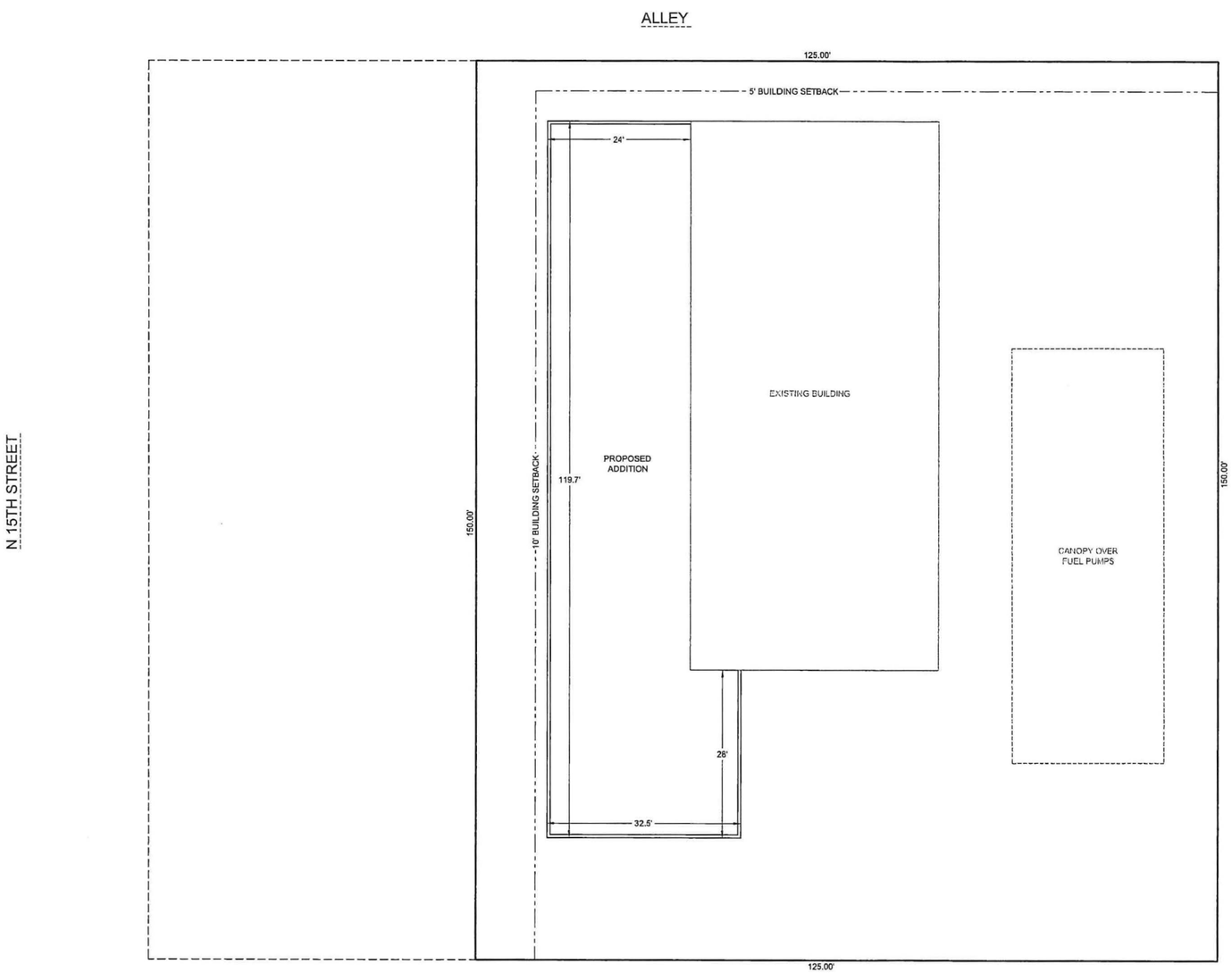
TIDY STORE

SHEBOYGAN, WISCONSIN

DATE: 05/15/2021
ARCH: J EHRFURTH
D. BY: RPH
JOB: 20-047
PROJ. MAN. Project Manager
EXP. Exp
SUPER Super

C
1.0

CONCEPTUAL SITE PLAN



10 5 0 10 20
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: CR STRUCTURES

CR STRUCTURES group, inc.
Shifting Construction Industry Paradigms
1013 TANA LANE
MENASHA, WI 54952
TELE: 920-733-7305 FAX: 920-733-7306

PROPOSED NEW FACILITIES FOR,

810 N 14TH STREET

VILLAGE OF HARRISON, WISCONSIN

DATE: 05/18/2021
ARCH: J ERFURTH
D. BY: RPH
JOB: 00-000
PROJ. MAN. Project Manager
EXP. Exp
SUPER Super

C
1.0

CONCEPTUAL SITE PLAN

10 5 0 10 20
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number:CR STRUCTURES

CR STRUCTURES
Shifting Construction Industry Paradigms
1013 TANA LANE
MENASHA, WI 54952
TELE: 820-733-7305 FAX: 820-733-7306

PROPOSED NEW FACILITIES FOR,

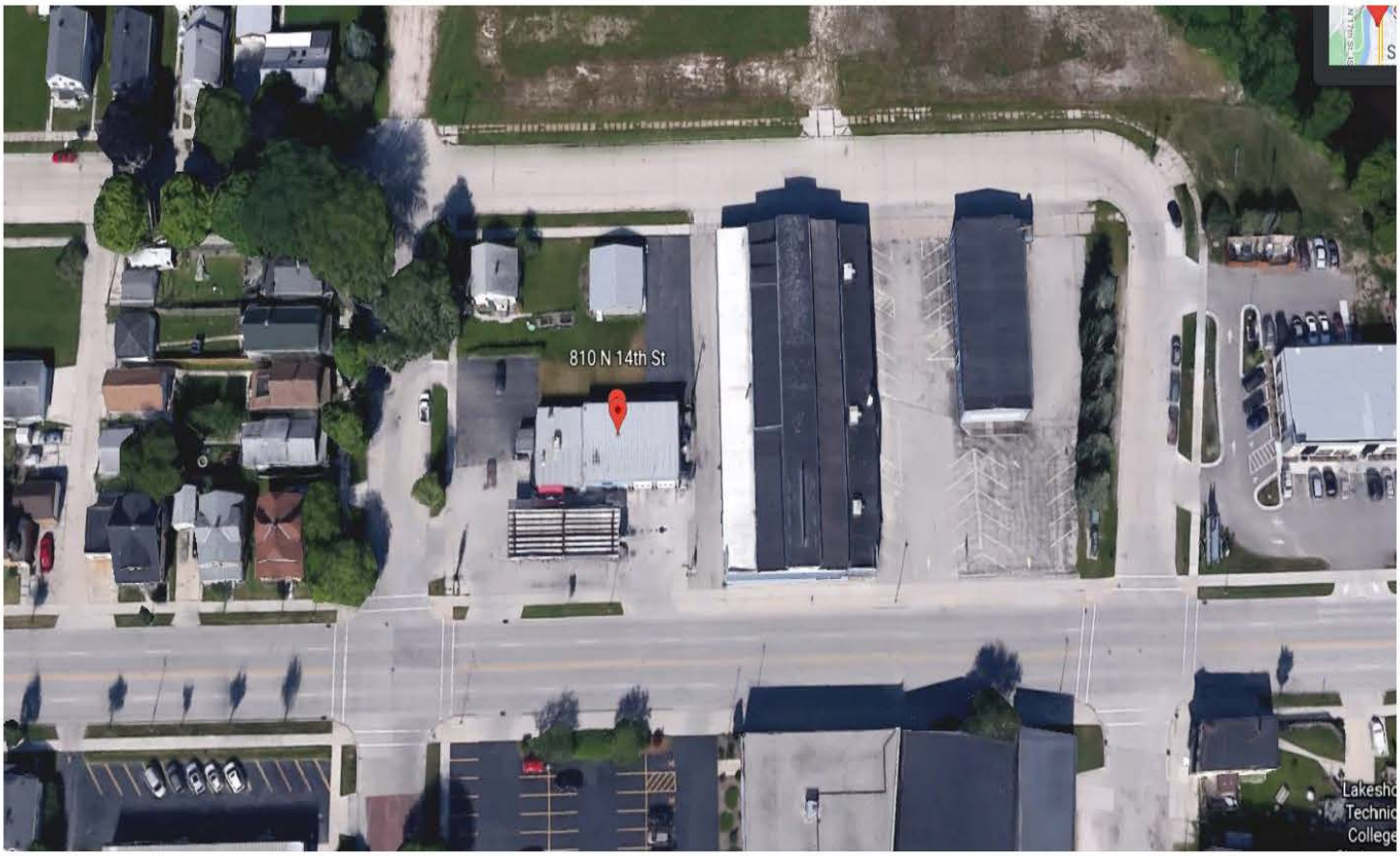
810 N 14TH STREET

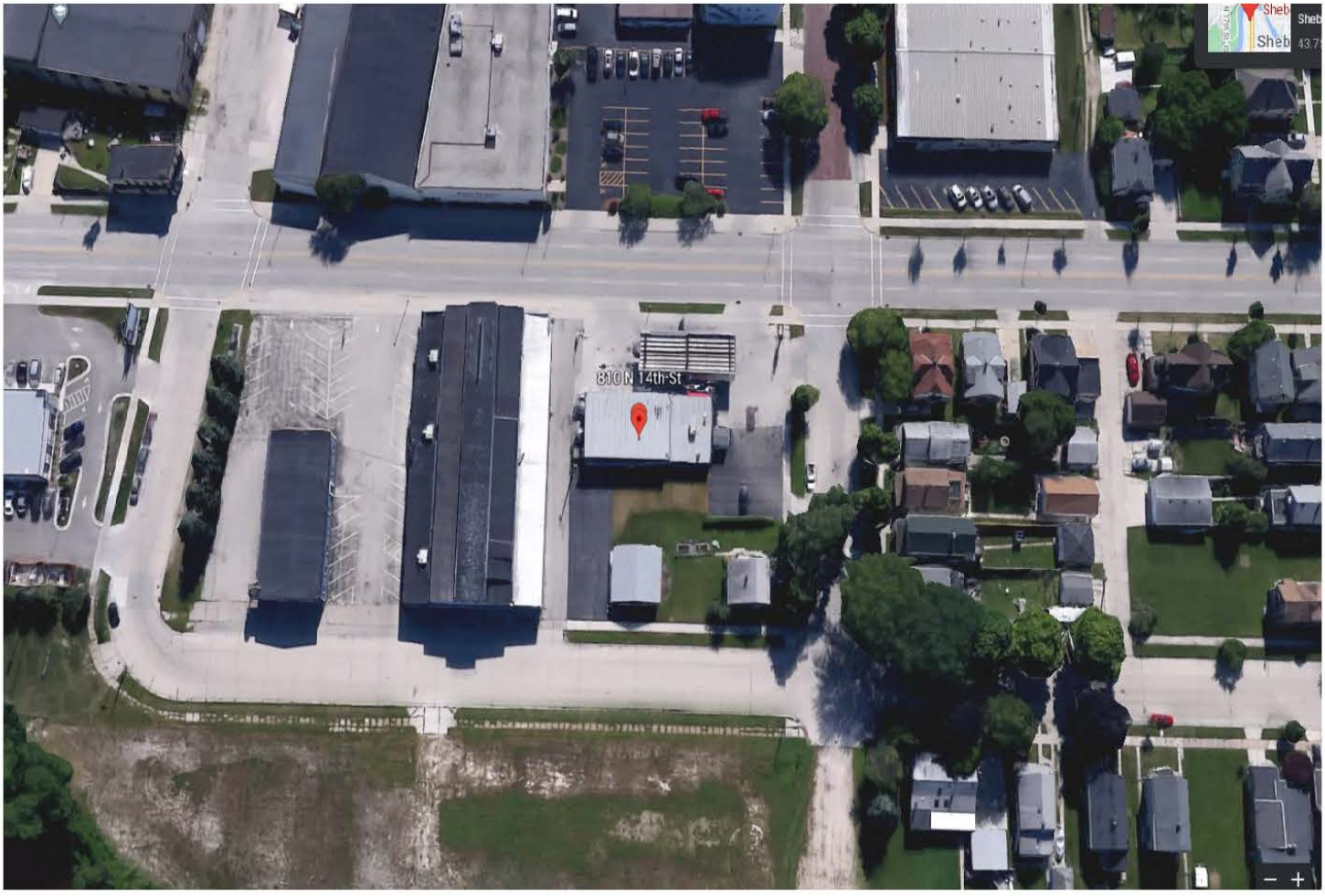
VILLAGE OF HARRISON, WISCONSIN

DATE: 05/28/2021
ARCH: J BIRFURTH
D. BY: RPH
JOB: 00-000
PROJ. MAN. Project Manager
EXP. Exp
SUPER Super

C
1.0


N 15th St
N 15th St
Wisconsin Ave
Wisconsin Ave
New York Ave
Niagara Ave
N 14th St
N 14th St
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Wisconsin Ave
Niagara Ave
N Commerce St
N 13th St
Wisconsin Ave
New York Ave
N Commerce St

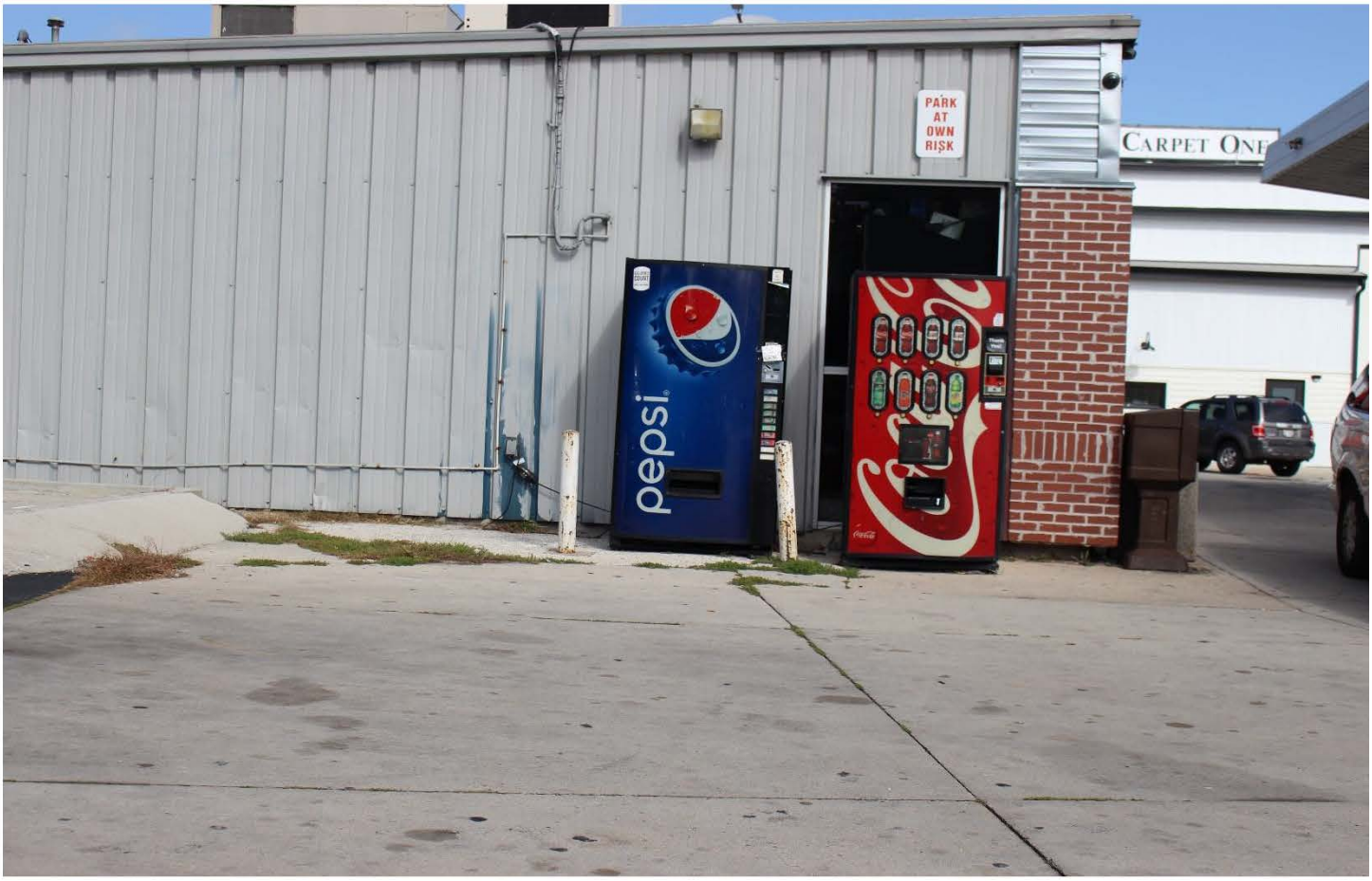

810 N 14th St


810 N 14th St


800 WI-28 Sheboygan, Wisconsin
810 N 14th St
Sheboygan, WI 53081
43.75°N, 87.72°W
TIDY STORE
BOYGAN
R DEPOT
©2019 Google
2D
Google


810 N 14th St
Sheboygan, WI 53081
43.75°N, 87.72°W
2D


SHEBOYGAN
LIQUOR DEPOT
Home City Ice
ICE
Dr Pepper
OVERFILL ALARM


PARK AT OWN RISK
pepsi
CARPET ONE


DULMES DECOR CARPET ONE
PARK AT OWN RISK


DULMES DECOR CARPET ONE









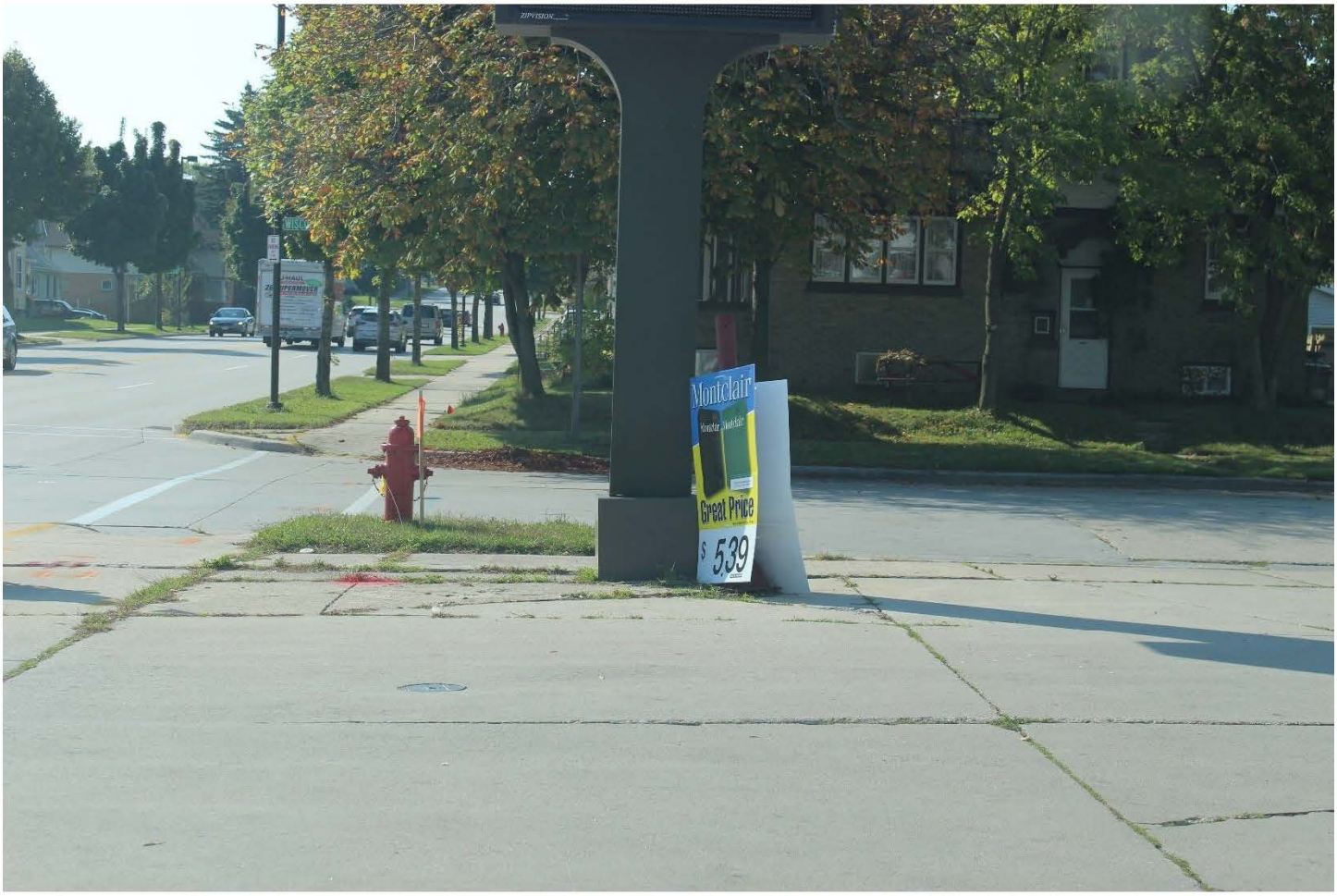



Clothes
& Shoes


CLOTHES
& SHOES
CLOTHES
& SHOES

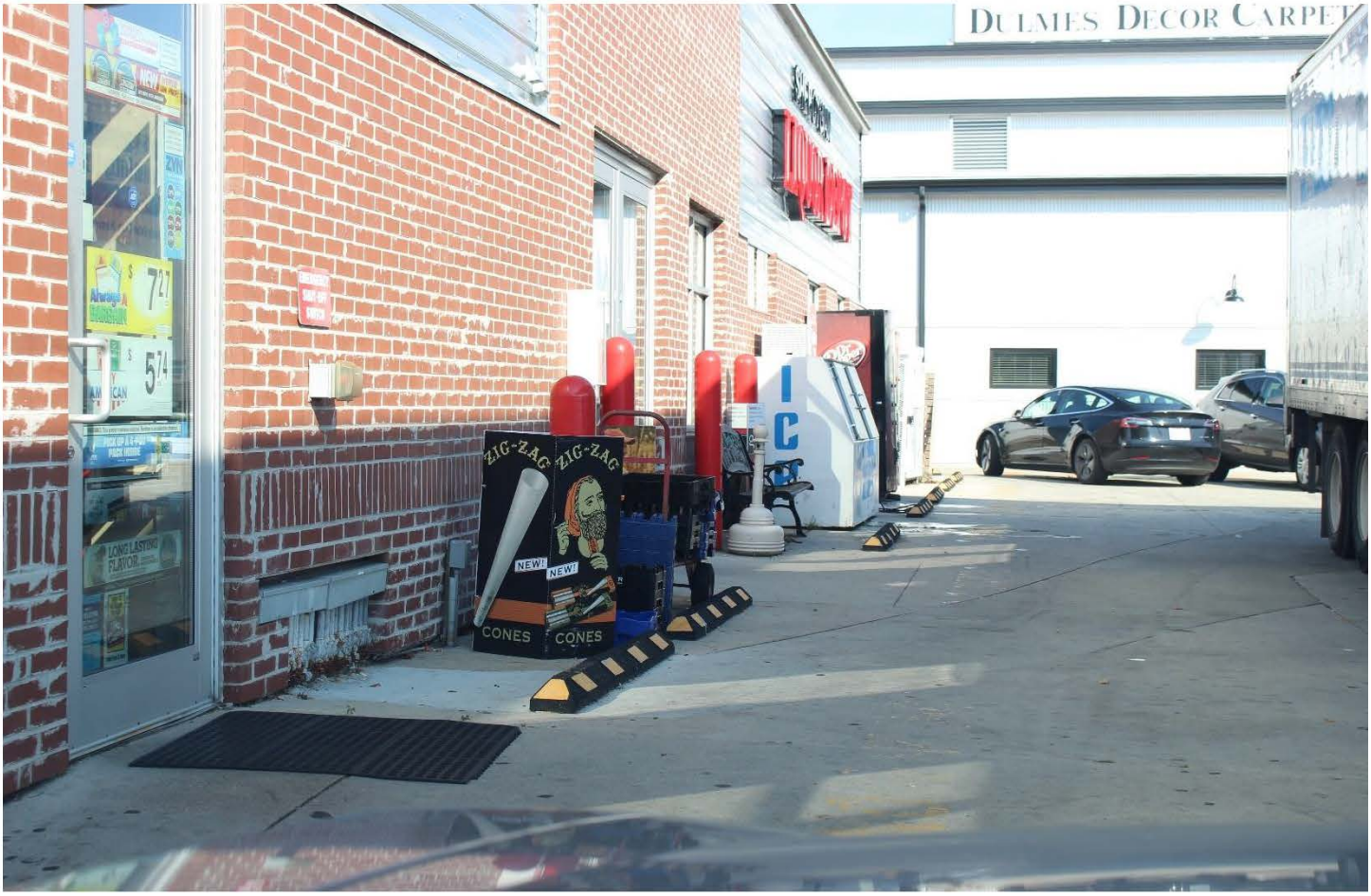



TIDY
STORE
of
Sheboygan
REGULAR
REGULAR
PREMIUM
2.99
3.19
3.89
SONOMA
Escape for less
$ 549


Montclair
Great Price
$ 539


SAVE MORE WHEN 2
SLOW BURN
NATURAL LEAF WRAPPER
Dutch
BY DUTCH MASTERS
BERRY FUSION
BURST
2 PREMIUM CIGARILLOS
CIGARS
BACKWOODS
ALWAYS TRUE
ALL NATURAL LEAF WRAPPER


MEGA BUCKS
7.27
5.74
EMERGENCY SHUT-OFF SWITCH
Here
Best
THIS
IS HERE
WARNING: This product contains nicotine. Nicotine is an addictive chemical.
SATISFACTION
ANYTIME, ANYWHERE
NICOTINE POUCHES


DULMES DECOR CARPET
ZIG-ZAG
ZIG-ZAG
NEW!
NEW!
CONES
CONES
ICE


Security Cameras In Use
POWER DEPOT
Always A Bargain
$ 727
BUY AMERICAN
$ 574
Dr Pepper
5.21
WARNING: Cigar smoking can cause lung cancer and heart disease.
game
RED SWEETS
ICE
Home Baby Ice