

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Sheboygan Area School District to construct a new storage building and a new salt shed at Horace Mann Middle School located at 2820 Union Avenue. MR-8

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

REPORT DATE: February 5, 2021

MEETING DATE: February 9, 2021

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

The Sheboygan Area School District (SASD) is proposing to construct a storage building and salt shed at Horace Mann Middle School located at 2820 Union Avenue. The applicant states the following:

- Currently the SASD has a 3,456sf storage building at 1230 S. 24th Street that houses all grounds equipment, trailers, salt storage, etc. This building was constructed in 1957 and is not eligible for proper upgrades as needed. Upon completion of the new storage warehouse and salt shed buildings, the plan is to demolish this building for future development of a SASD house construction project which is more appropriate and compatible with this residential neighborhood.
- SASD also rents a 7,680sf storage building from Butzen Brothers Construction at 1825 Erie Avenue. Construction of the buildings permits SASD to get out of this storage lease.

The Horace Mann site was selected for several reasons:

- The land is already owned by SASD and a property purchase is unnecessary.
- The Horace Mann School site is most appropriate for the direct connection to SASD functions and it is near the newly constructed turf soccer field.
- It is located near the other SASD Recreation Department Maintenance Garage and parking lot.
- The new facilities will allow SASD to properly store assets and equipment. Current storage facilities are not ventilated or heated which are not conducive environments for storage of equipment.

The applicant states the following about the structures:

- The new 9,000sf warehouse building and 750sf salt storage building are planned to complement the design of the existing masonry and panel trimmed Horace Mann school building by using a similar color palette.
- The new warehouse building is mainly designed for equipment storage. The storage building will allow the SASD to better store, organize and maintain their equipment, chairs and tables. The building will house our athletic field paint mixing equipment, paint, skids of turf field pellets, turf equipment and supplies. The wash station is for the grounds maintenance equipment which needs to be regularly cleaned.
- The warehouse is a pre-engineered metal building with high quality exterior finishes including color, flush metal siding above painted rock-faced concrete masonry units.
- The salt storage building will provide a much-needed structure to keep our winter use salt and sand dry.
- The warehouse building is approximately 21 feet above grade at the ridge. The salt shed building is approximately 19 feet above grade at the ridge.
- The location of the new buildings is approximately 16 feet below Georgia Avenue. The existing trees and shrubs will be augmented to enhance the landscape screening effect.

STAFF COMMENTS:

It appears the applicant is designing the new warehouse and salt storage buildings to be compatible with the school and other accessory buildings located at the Horace Mann site in terms of materials, colors, etc.

Staff strongly supports the SASD idea of demolishing the old, weathered storage building at 1230 S. 24th Street and using this property for future development of a SASD house construction which is much more compatible with the existing residential neighborhood. The Plan Commission may want to have the SASD explain the potential timeframe for such demolition and construction.

The applicant is requesting the following exceptions:

- To have a warehouse storage building that is 21 feet above grade at the ridge – Maximum accessory building height is 15 feet.
- To have a salt storage building that is 19 feet above grade at the ridge – Maximum accessory building height is 15 feet.
- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, health, storm drainage, etc.
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 by July 30, 2021.
5. Dumpsters shall be screened and 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.
9. All areas used for parking/maneuvering of vehicles shall be paved.
10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
11. The addition will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
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. 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).
14. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
15. Applicant shall obtain the required demolition permit for the storage structure at 1230 S. 24th Street. After demolition of the structure, the property shall then be landscaped/grassed and kept in a dust free condition.
16. 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 Permit Application 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: Sheboygan Area School District

ADDRESS: 830 Virginia Avenue, Sheboygan E-MAIL: dalbright@sasd.net

PHONE: (920) 459-3571 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Horace Mann Middle School

ADDRESS OF PROPERTY AFFECTED: 2820 Union Avenue, Sheboygan

LEGAL DESCRIPTION: 59281431060. Legal description is very long. It can be provided if desired.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Two existing storage facilities in Sheboygan will be consolidated at the Horace Mann site. Refer to site narrative for additional information.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: SASD proposes to construct a storage building and salt building at the Horace Mann site. Refer to site 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: The proposed storage building is approximately 21' tall at the ridge. The salt building is approximately 19' tall at the ridge. The floor slabs of both buildings are located approximately 16' lower than Georgia Avenue.

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? The proposed buildings are in direct support of the SASD and its educational goals and mandates. High-quality education is a must for the comprehensive success of the 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? No. The proposed buildings are over 200' from the adjacent property line and approximately 16' lower in elevation. As one of the District's middle schools, this is an active site currently. It is not anticipated that the project will affect the neighborhood substantially. Refer to site narrative for additional information.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? Approval of this conditional use permit will support the SASD and the community. School activities are an approved conditional use.

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. The proposed building is located at the Horace Mann Middle School and this school facility is adequately served by utilities and public agencies.

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

OWNER OF SITE: Sheboygan Area School District

ADDRESS: 830 Virginia Avenue E-MAIL: dalbright@sasd.net

ARCHITECT: Bray Associates Architects, Inc.

ADDRESS: P.O. Box 955, Sheboygan, WI 53082 E-MAIL: mmiller@brayarch.com

CONTRACTOR: To be Determined

ADDRESS: _____ E-MAIL: _____

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.

Dave Albright

APPLICANT'S SIGNATURE

DATE

PRINT ABOVE NAME

1-18-21



January 18, 2021

Conditional Use Application Narrative

New Storage Warehouse and Salt Storage buildings at Horace Mann Middle School for the Sheboygan Area School District.

Bray Project no. 3514

Parcel information:

1. Parcel number: 59281431060
2. Legal description (partial): SEC 28 T15N R23E PRT OF THE SE1/4 SEC 28 DESC AS; BEING THAT PRT OF THE SD SE1/4 SEC 28 LYING S & E OF GEORGIA AVE EXC COM IN SLY LINE OF GEORGIA AVE AT A POINT N-37-DEG-32'-00"-E 1487.70' FROM THE SW CORN OF SD SE 1/4, TH S-35-DEG-30'-00"-E 143.45', TH N-54-DEG-30'-00"-E 250', TH N-35-DEG-30'-00"-W 150' TO THE S LINE OF GEORGIA AVE, TH SWLY 250.20' ALG SD S LINE TO BEG, AND EXC THAT PART DESC IN CSM REC IN VOL 11 PG 319 DEAC AS: COM AT THE SE CORN OF SD SEC 28, TH W 708.83' ALG THE S LINE OF SD SEC 28, TH N-00-DEG-15'-00"-E 228.16', TH S-89-DEG-58'-47"-E 709.47' TO THE E LINE OF SEC 28, TH S-00-DEG-24'-45"-W 227.92' ALG SD E LINE TO BEG, ALSO EXC THAT PRT OF SD SE1/4 LYING E & NE OF A LINE DESC AS: COM AT THE SE CORN OF SD SEC 28, TH N-00-DEG-00'-26"-W 227.92' ALG THE E LINE OF SD SE1/4, TH S-89-DEG-36'-04"-W 425' TO THE POINT OF COMMENCEMENT OF SD LINE, TH N-00-DEG-00'-26"-W 571.93', TH N-15-DEG-06'-11"-W 975.61' TO A POINT IN THE CENTER OF GEORGIA AVE AND POINT OF TERMINATION OF SD LINE, ALSO EXC THE S 33' OF SD SE1/4 OF SEC 28 RESERVED AS PERPETUAL ROAD EASEMENT OF UNION AVENUE (HORACE MANN MIDDLE SCHOOL)
3. Area: 50 acres MOL.

Existing zoning information:

4. The site is zoned MR-8, Mixed Residential-8.
5. The adjacent property to the northwest is zoned SR-5, Suburban Residential-5.
6. 20' Street Side Set Back required.

Existing site conditions and land use:

7. The Horace Mann Middle School grounds are used for one of the Middle Schools of the Sheboygan Area School District and related school activities. This is currently a busy site. All

high school soccer practices and games are conducted at this site as well as being used for the SASD Recreation Department sports activities.

8. The existing site has adequate parking. The site has existing adequate loading/unloading facilities.

Proposed land use information:

9. This new, 9,000 SF building, will allow the school district to better store, organize and maintain our equipment, chairs and tables. The building will house our athletic field paint mixing equipment, paint, skids of turf field pellets, turf equipment and supplies. The wash station is for the grounds maintenance equipment which needs to be regularly cleaned. The salt storage building will provide a much needed structure to keep our winter use salt and sand dry.
10. This building is mainly designed for equipment storage. The majority of the activity around the buildings will be daytime gang mower traffic for grounds maintenance. Our stockroom trucks will pick up and deliver chairs and tables for occasional events.
11. This building's normal hours of operation will be 7 a.m. - 3:30 p.m. Monday - Saturday. During the winter snow plowing season, our 2 district salters will need access 24/7 to load salt. Typical salting hours are 5 a.m. - 4 p.m.
12. The design, location and layout of the new buildings was taken into consideration to minimize disruption to the neighbors. The only additional traffic will be from the salt trucks and a large gang mower. The gang mower will be based at this site which adds one additional staff member at this location.
13. The proposed buildings will not become a nuisance to neighboring properties.

Site selection:

14. Currently the Sheboygan Area School District has a 3,456 Sq. ft. storage building at 1230 South 24th street that houses all of our grounds equipment, trailers, salt storage, etc. This building was constructed in 1957 and is not eligible for proper upgrades as needed. Upon completion of the new Storage warehouse building, the plan is to demolish this building for future development of a school district house construction project.
15. The school district also rents a 7,680 Sq. ft. storage building from Butzen Brothers Construction at 1825 Erie Ave.
16. This site was selected for several reasons. It is centrally located within the district and is near the newly constructed turf soccer field. The land is already owned by SASD and a property purchase would not be necessary. It is located near the other SASD Recreation Department Maintenance garage and parking lot.
17. The new facilities will allow SASD to properly store the SASD assets and equipment. Our current storage locations are not ventilated or heated which are not a conducive environment for storage of equipment.
18. Existing school driveways will be used for access to the new buildings.
19. The Horace Mann School site is most appropriate for the direct connection to School District functions.
20. No appreciable increase in traffic is planned for this project site.
21. This site allows for the proposed building to be set over 200' from Georgia Avenue.

Landscaping, fencing, signage and site lighting, etc.:

22. Landscaping will be provided that enhances the location of the new buildings within the school site.
23. No additional fencing is proposed.
24. No additional signage is planned.
25. No outdoor storage is planned for this project site.
26. No long-term parking will occur at the project site. The new concrete apron provides needed off street parking and loading areas for activities at the buildings.
27. No roof top equipment is planned for the buildings. All exhaust louvers will be wall mounted. All mechanical systems are internal to the building.
28. No additional dumpsters are planned for this project site.
29. Additional information pertaining to the storm water management will be submitted in the future for the City's review and approval.
30. The existing site and security lighting at the current school building, parking lots and driveways will remain unchanged. The exterior lighting will be comprised of building mounted light sconce fixtures that have a sharp cutoff (dark sky) distribution with no spillover of light on to adjacent properties. These fixtures will be located above all exterior entry doors as well as security lighting on all sides of the building as desired by the School District. The photometrics comply with Section 15.707 of the Sheboygan Zoning Ordinance.

Architectural outline:

31. The new 9,000 square foot warehouse building and 750 square foot salt storage building are planned to complement the design of the existing masonry and panel trimmed, Horace Mann school building by using a similar color palette.
32. The warehouse building is a pre-engineered metal building with high quality exterior finishes including color, flush metal siding above painted rock-faced concrete masonry units.
33. The salt building is a cast in place concrete structure with shingled roof and matching colored flush metal panels in the gable ends.
34. The location of the new buildings is approximately 16' below Georgia Avenue. The existing landscaping trees and shrubs will be augmented to enhance the landscape screening effect.
35. Please refer to drawings and color palette for additional information.

Variance request:

36. The Storage Warehouse building is approximately 21' above grade at the ridge. The Salt Storage building is approximately 19' above grade at the ridge.
37. The building site is approximately 16' below Georgia Avenue.
38. The building wall height is required to maximize the building storage capacity and allow our large truck to be stored there.
39. The Sheboygan Area School District requests that the height of the buildings be approved.



Location Plan



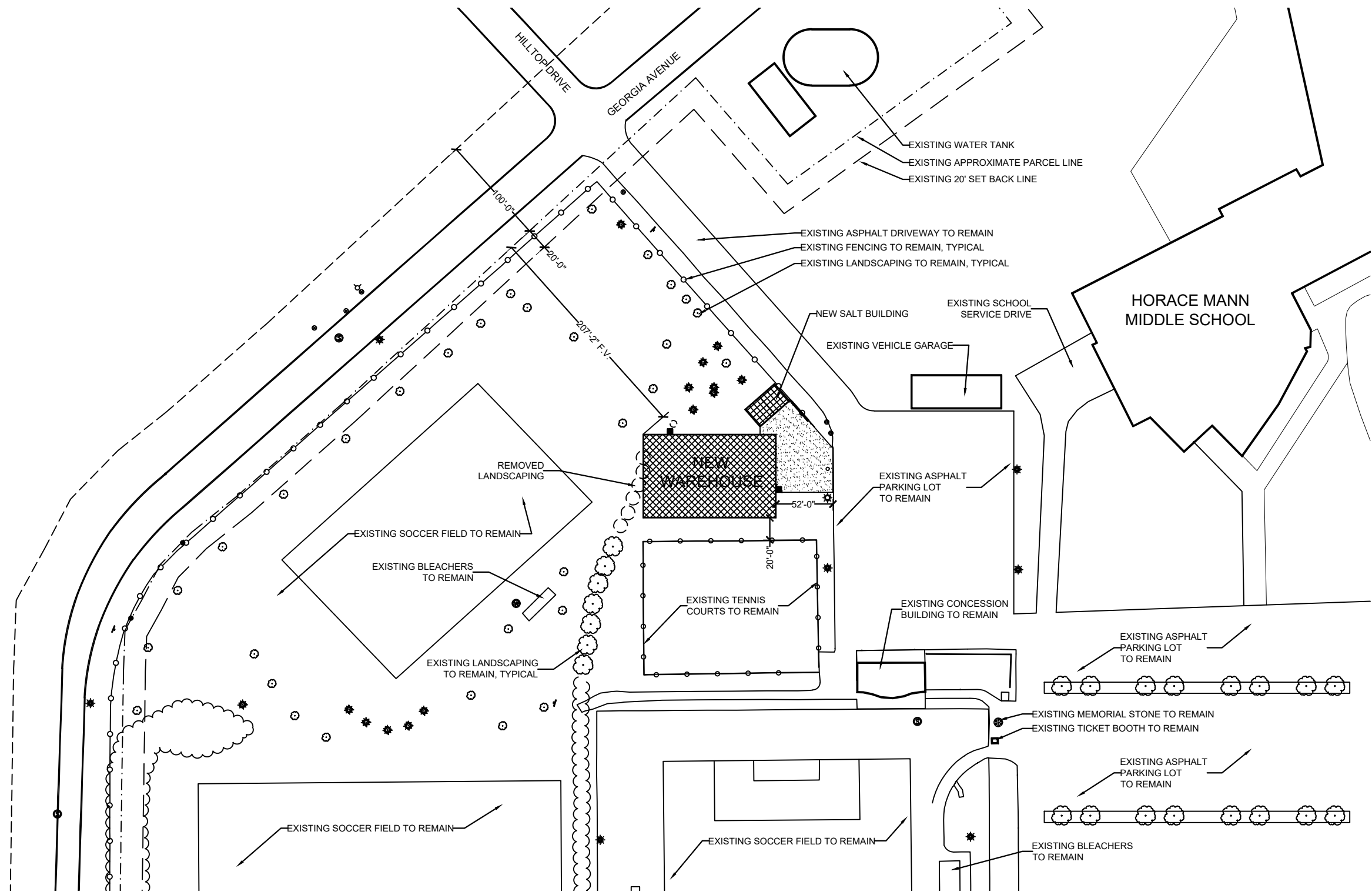
NEW WAREHOUSE AND SALT BUILDING
 Horace Mann Middle School
 2820 Union Avenue

SHEBOYGAN AREA
 — SCHOOL DISTRICT —

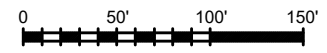
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Area Site Plan

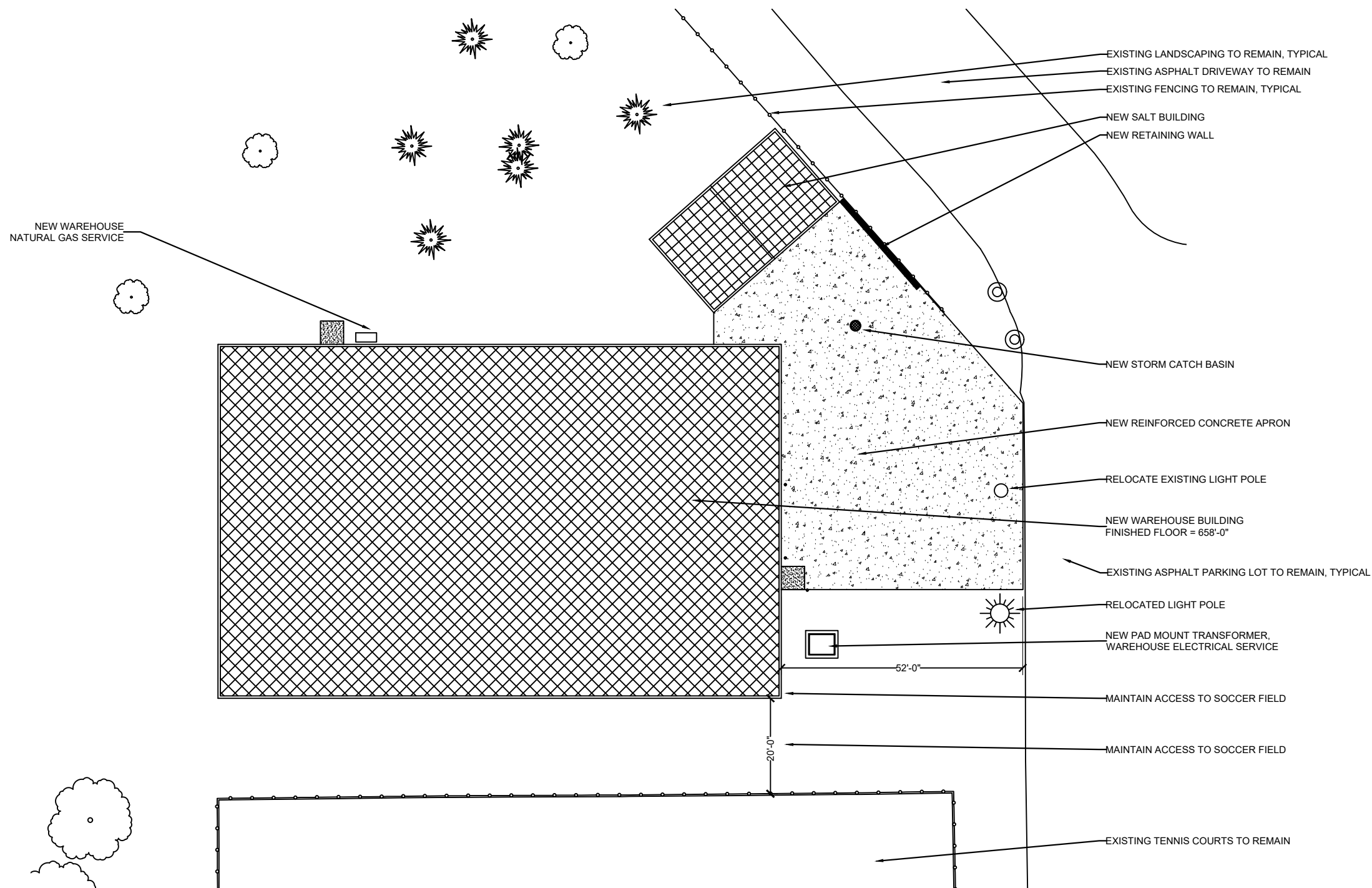


NEW WAREHOUSE AND SALT BUILDING
 Horace Mann Middle School
 2820 Union Avenue
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 — SCHOOL DISTRICT —

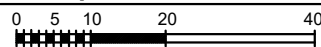
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Proposed Warehouse Site Plan



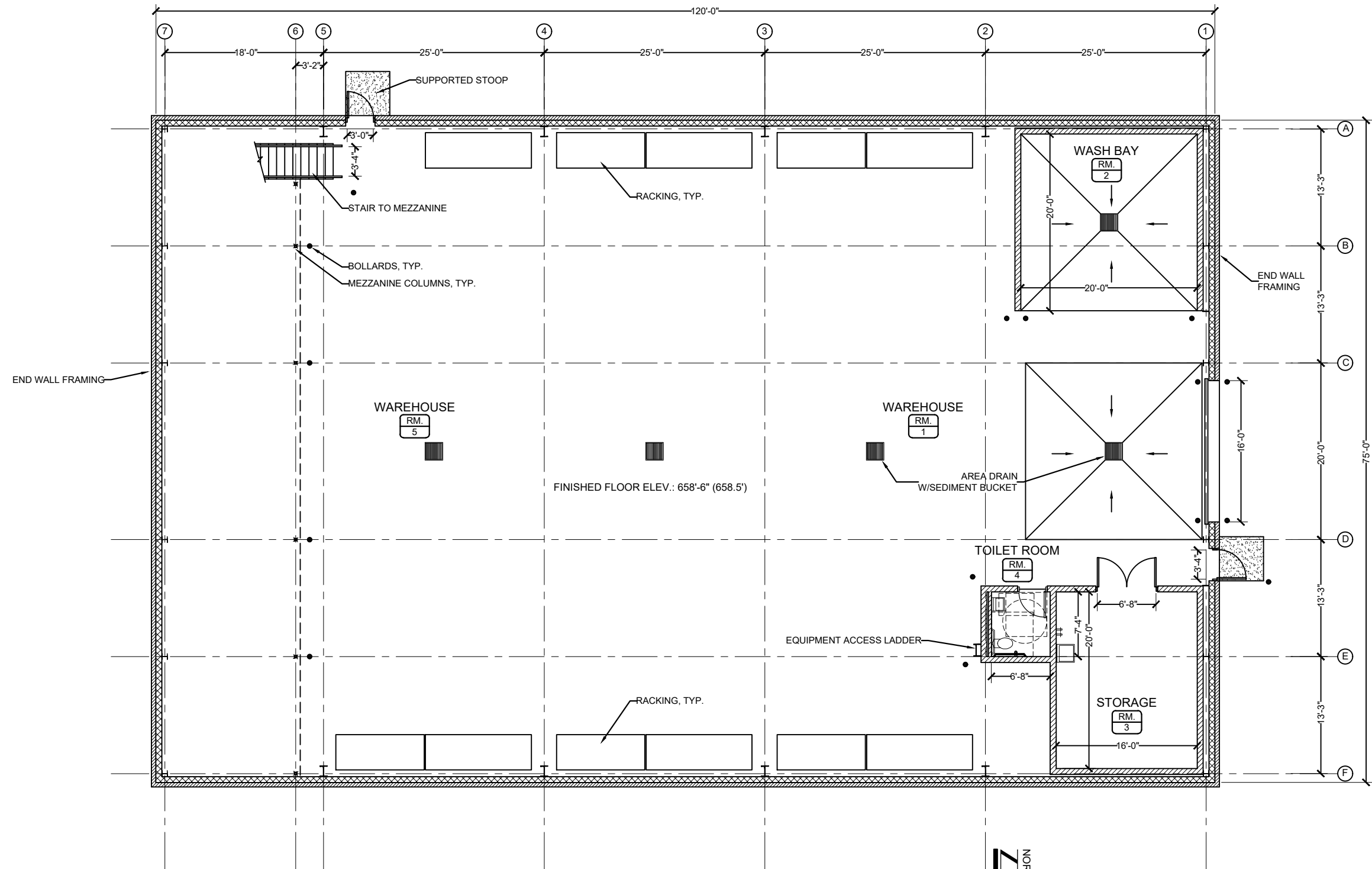
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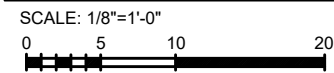
NEW WAREHOUSE AND SALT BUILDING
 Horace Mann Middle School
 2820 Union Avenue
SHEBOYGAN AREA
 SCHOOL DISTRICT



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First Floor Plan

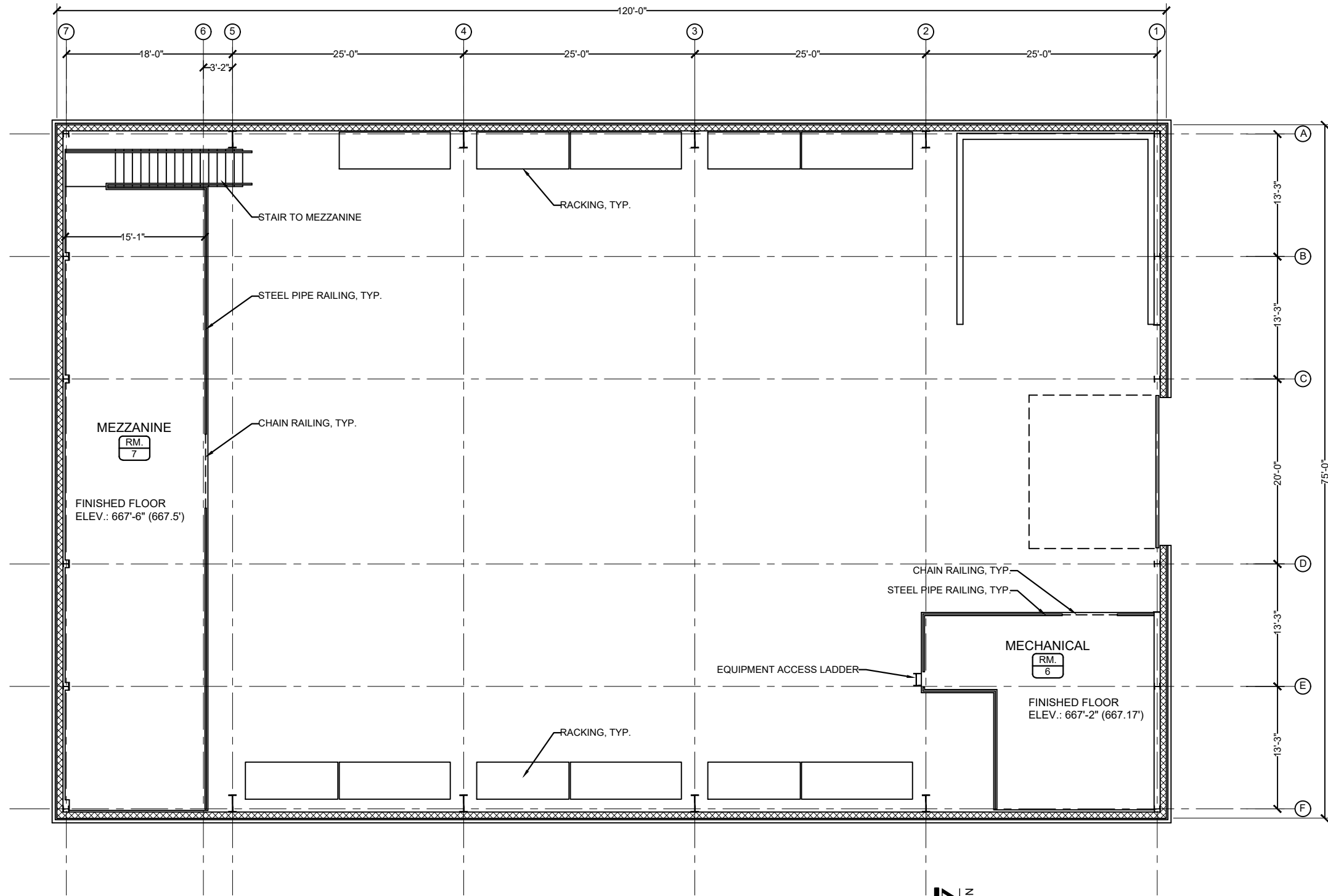


NEW WAREHOUSE AND SALT BUILDING
 Horace Mann Middle School
 2820 Union Avenue
SHEBOYGAN AREA
 SCHOOL DISTRICT

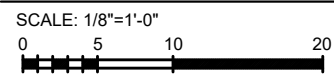
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Mezzanine Floor Plan



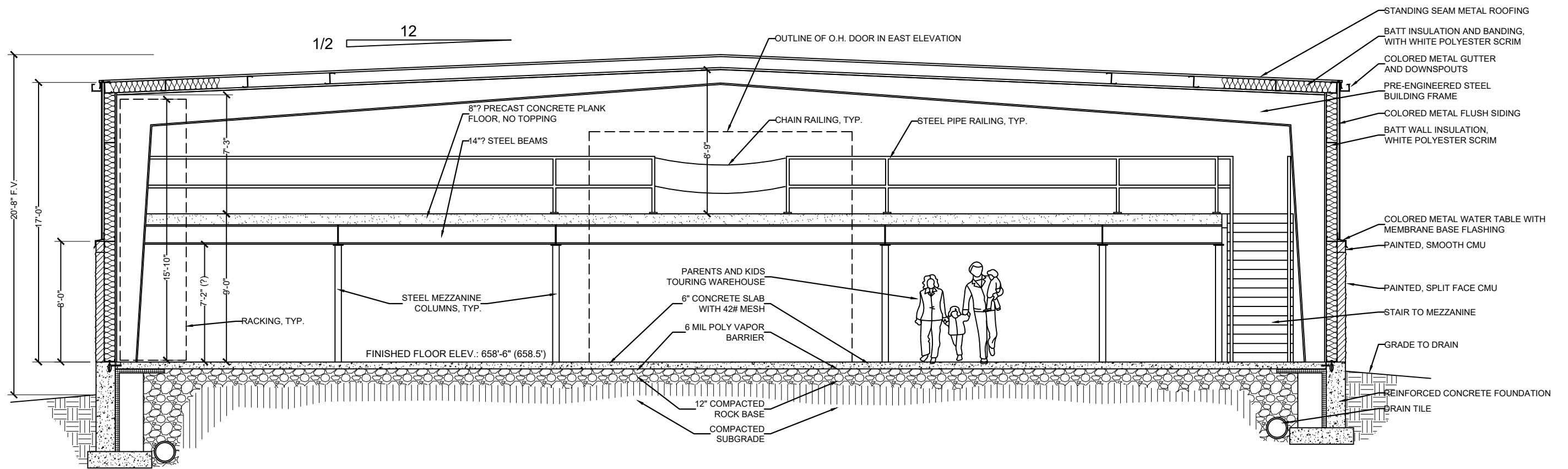
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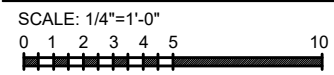
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NEW WAREHOUSE AND SALT BUILDING
Horace Mann Middle School
2820 Union Avenue
SHEBOYGAN AREA
— SCHOOL DISTRICT —



Section Looking West

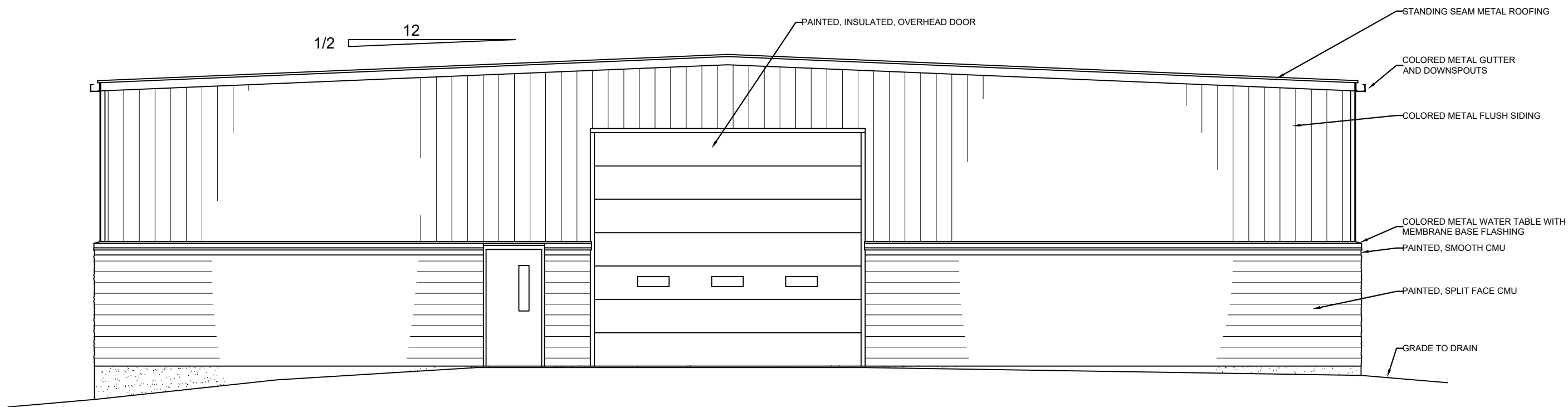


NEW WAREHOUSE AND SALT BUILDING
 Horace Mann Middle School
 2820 Union Avenue
SHEBOYGAN AREA
 SCHOOL DISTRICT

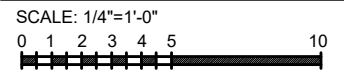
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East Elevation

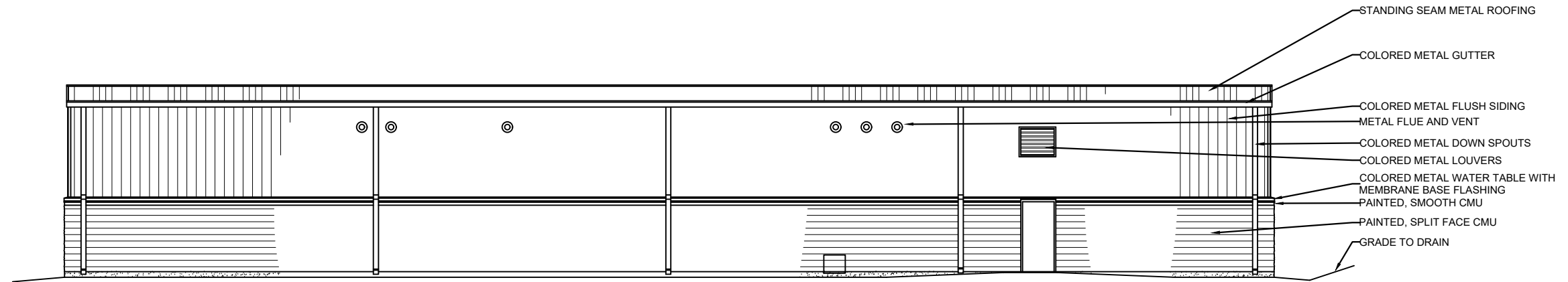


NEW WAREHOUSE AND SALT BUILDING
 Horace Mann Middle School
 2820 Union Avenue
SHEBOYGAN AREA
 — SCHOOL DISTRICT —

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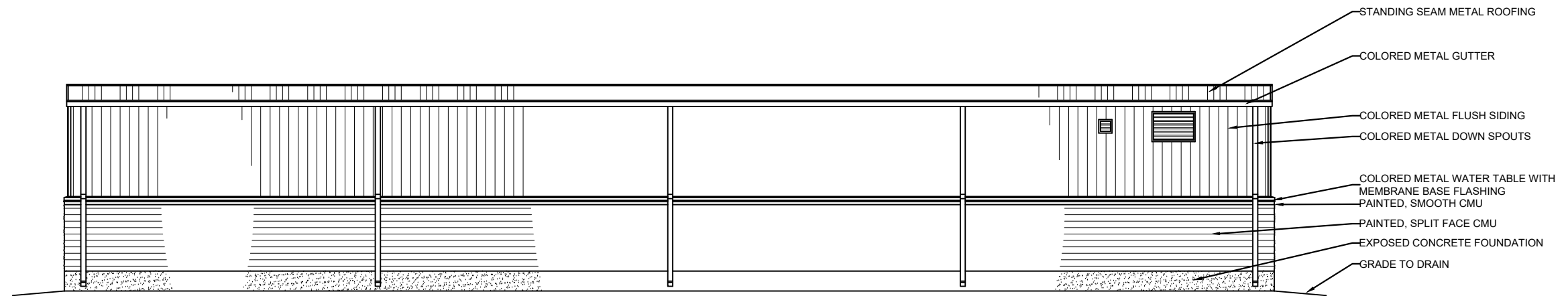


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North Elevation

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

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

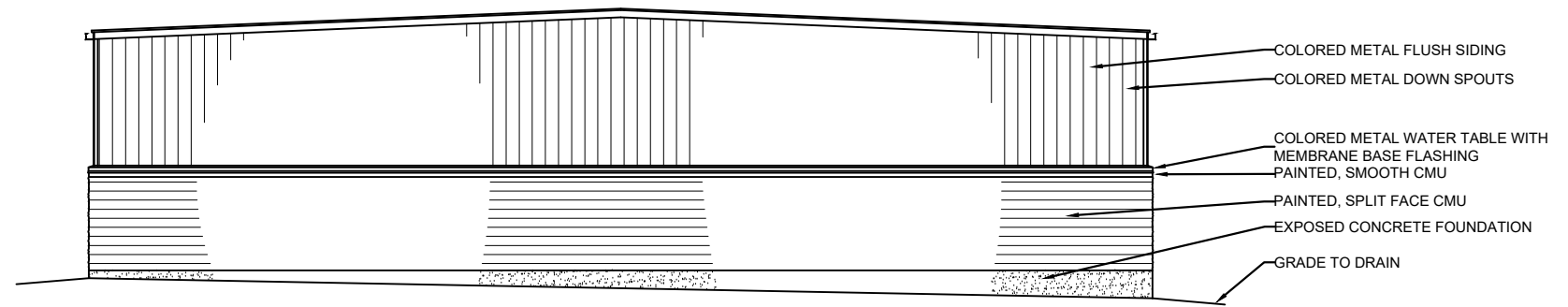


NEW WAREHOUSE AND SALT BUILDING
 Horace Mann Middle School
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 — SCHOOL DISTRICT —

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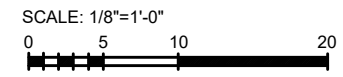


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- COLORED METAL FLUSH SIDING
- COLORED METAL DOWN SPOUTS
- COLORED METAL WATER TABLE WITH
MEMBRANE BASE FLASHING
- PAINTED, SMOOTH CMU
- PAINTED, SPLIT FACE CMU
- EXPOSED CONCRETE FOUNDATION
- GRADE TO DRAIN

West Elevation



NEW WAREHOUSE AND SALT BUILDING
 Horace Mann Middle School
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Water Tower

Horace Mann Middle School

Horace Mann Auditorium

Soccer Field

Tennis Courts
Bleachers (below hill) Soccer Fields



Georgia Avenue

Proposed Salt Storage
(behind trees) Proposed Warehouse

View to the East from Georgia Avenue

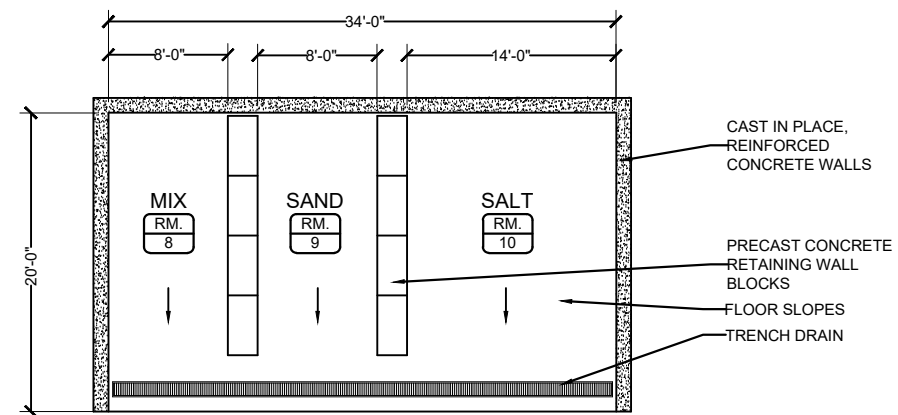


NEW WAREHOUSE AND SALT BUILDING
 Horace Mann Middle School
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SHEBOYGAN AREA
 — SCHOOL DISTRICT —

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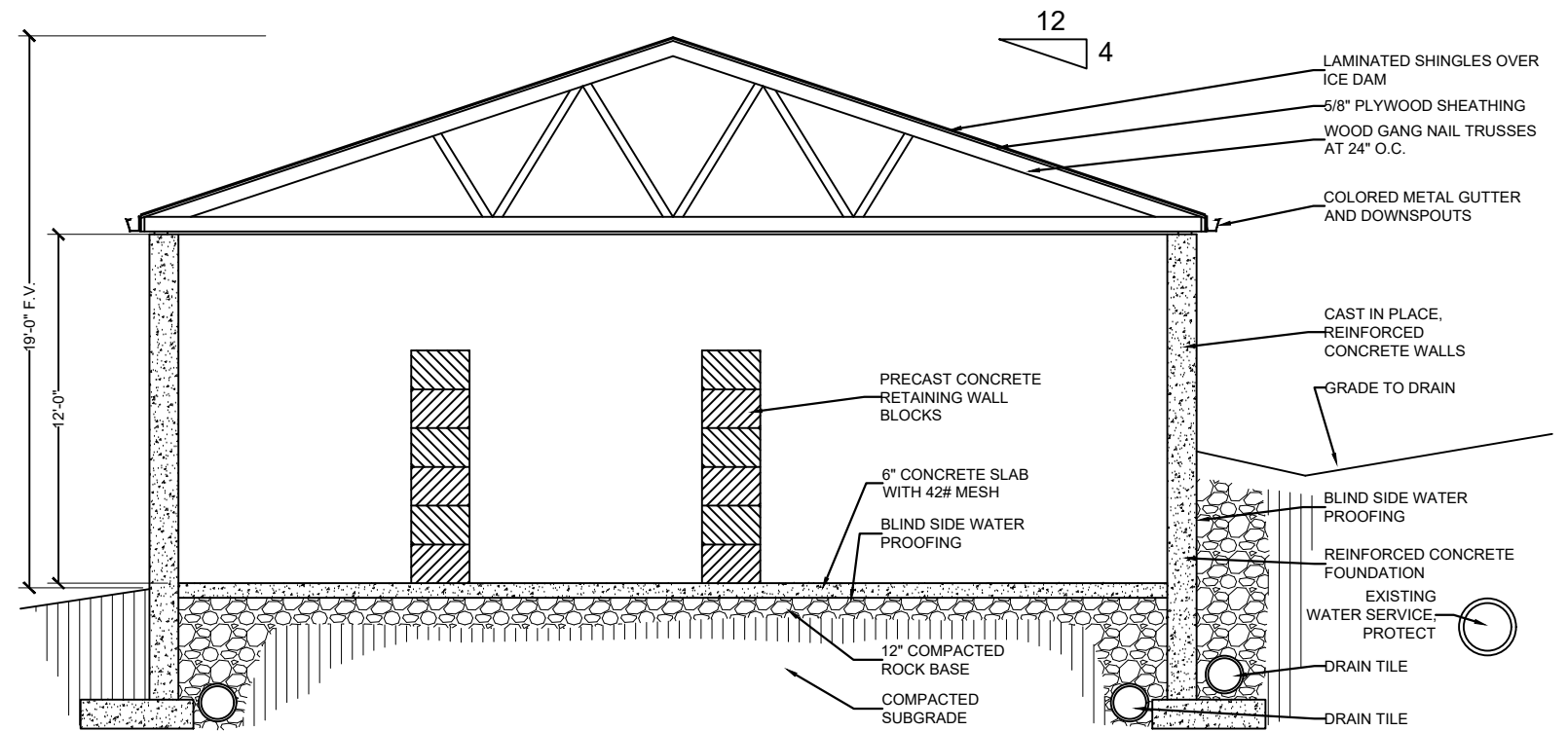
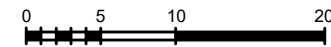


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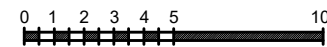
Salt Building Floor Plan

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



Salt Building Section Looking Northwest

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



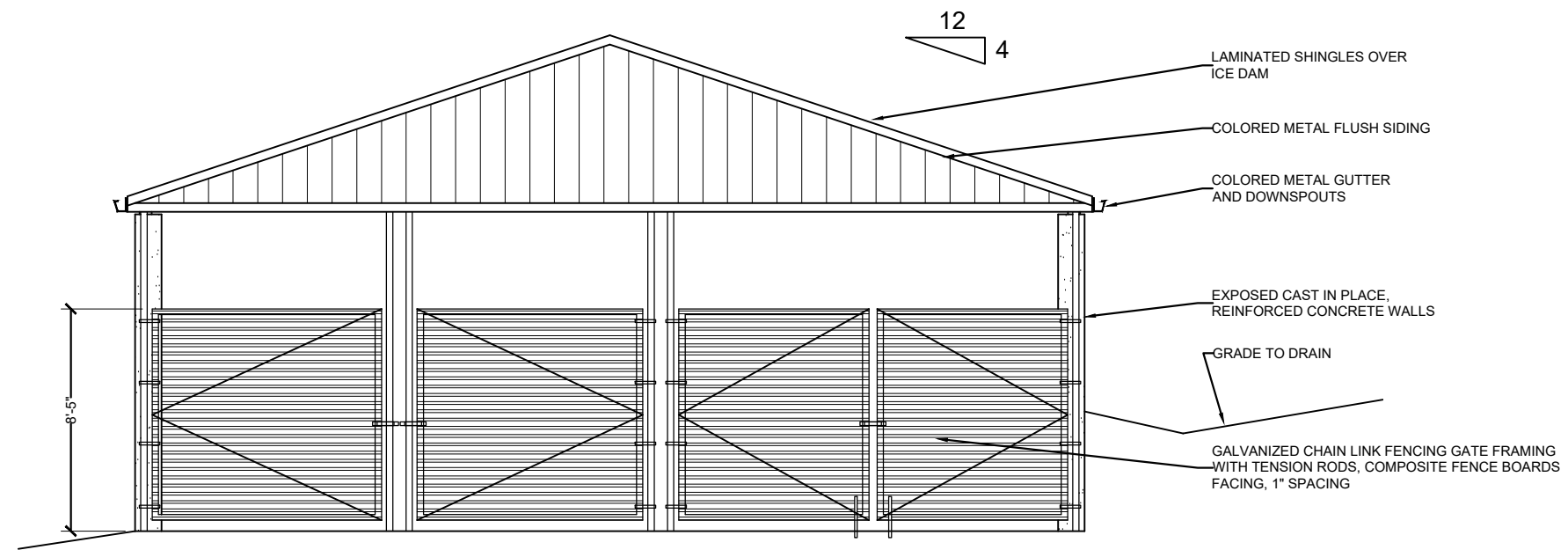
NEW WAREHOUSE AND SALT BUILDING
Horace Mann Middle School
2820 Union Avenue

SHEBOYGAN AREA
SCHOOL DISTRICT

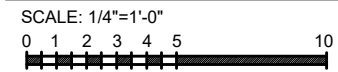
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Project No. 3514
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Salt Building Southeast Elevation



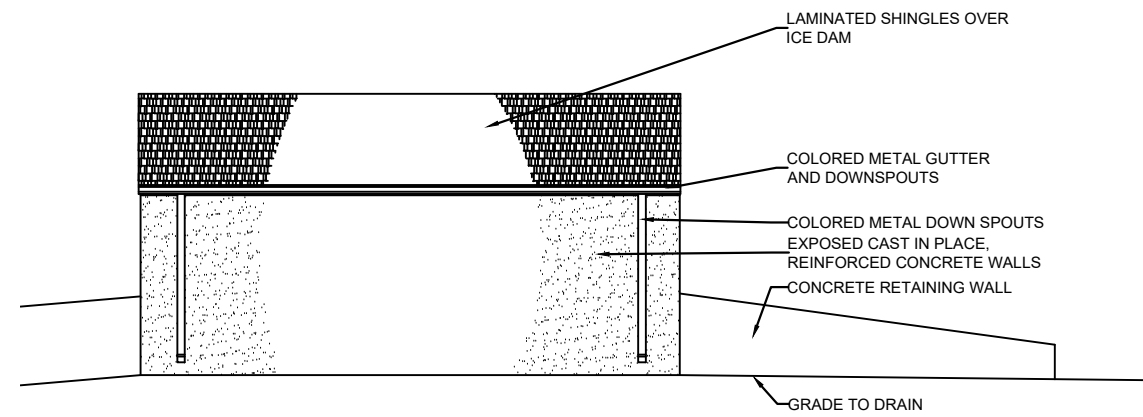
NEW WAREHOUSE AND SALT BUILDING
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SHEBOYGAN AREA
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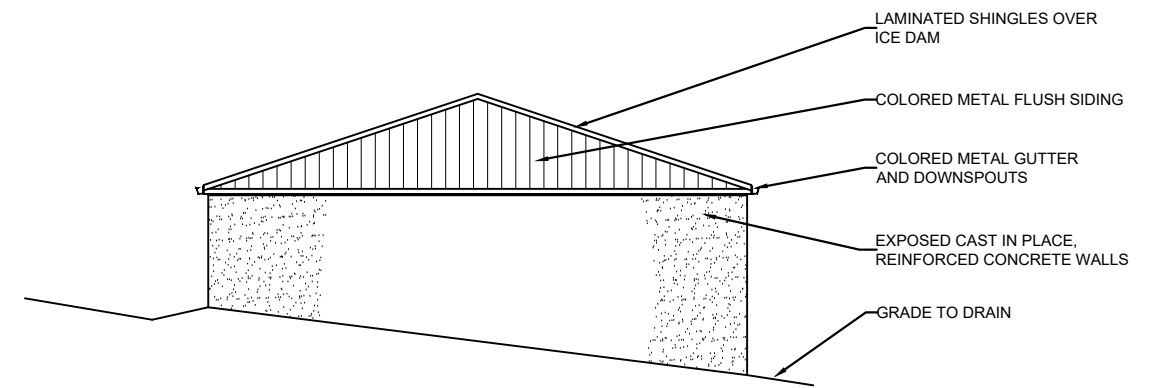


Project No. 3514
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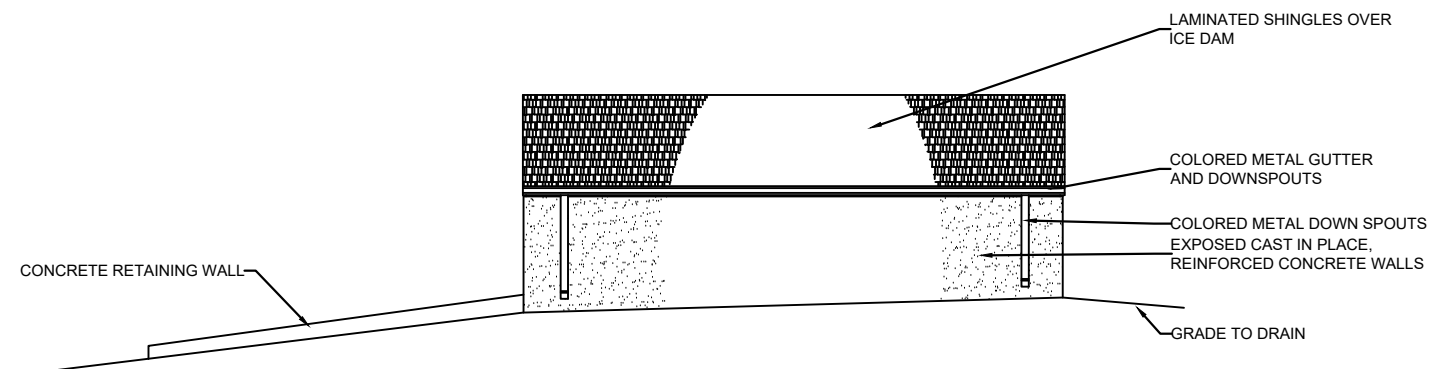
Southwest Elevation

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

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



Northeast Elevation

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



NEW WAREHOUSE AND SALT BUILDING
 Horace Mann Middle School
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 — SCHOOL DISTRICT —

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Project No. 3514
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Job Name:
Sun Prairie Area School District - Sun Prairie High School

Catalog Number:
WST LED P2 50K VW MVOLT
RAL7030
Notes:

Type:
H2
ELL19-92608



WST LED

Architectural Wall Sconce



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

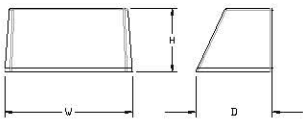
See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Specifications

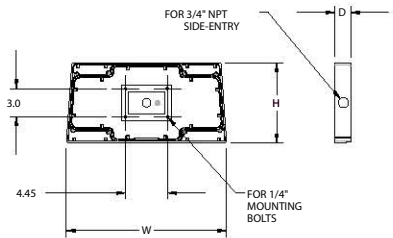
Luminaire

- Height:** 8-1/2"
(21.59 cm)
- Width:** 17"
(43.18 cm)
- Depth:** 10-3/16"
(25.9 cm)
- Weight:** 20 lbs
(9.1 kg)



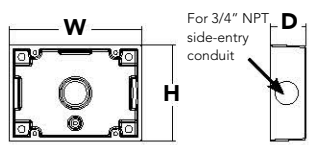
Optional Back Box (PBBW)

- Height:** 8.49"
(21.56 cm)
- Width:** 17.01"
(43.21 cm)
- Depth:** 1.70"
(4.32 cm)



Optional Back Box (BBW)

- Height:** 4"
(10.2 cm)
- Width:** 5-1/2"
(14.0 cm)
- Depth:** 1-1/2"
(3.8 cm)



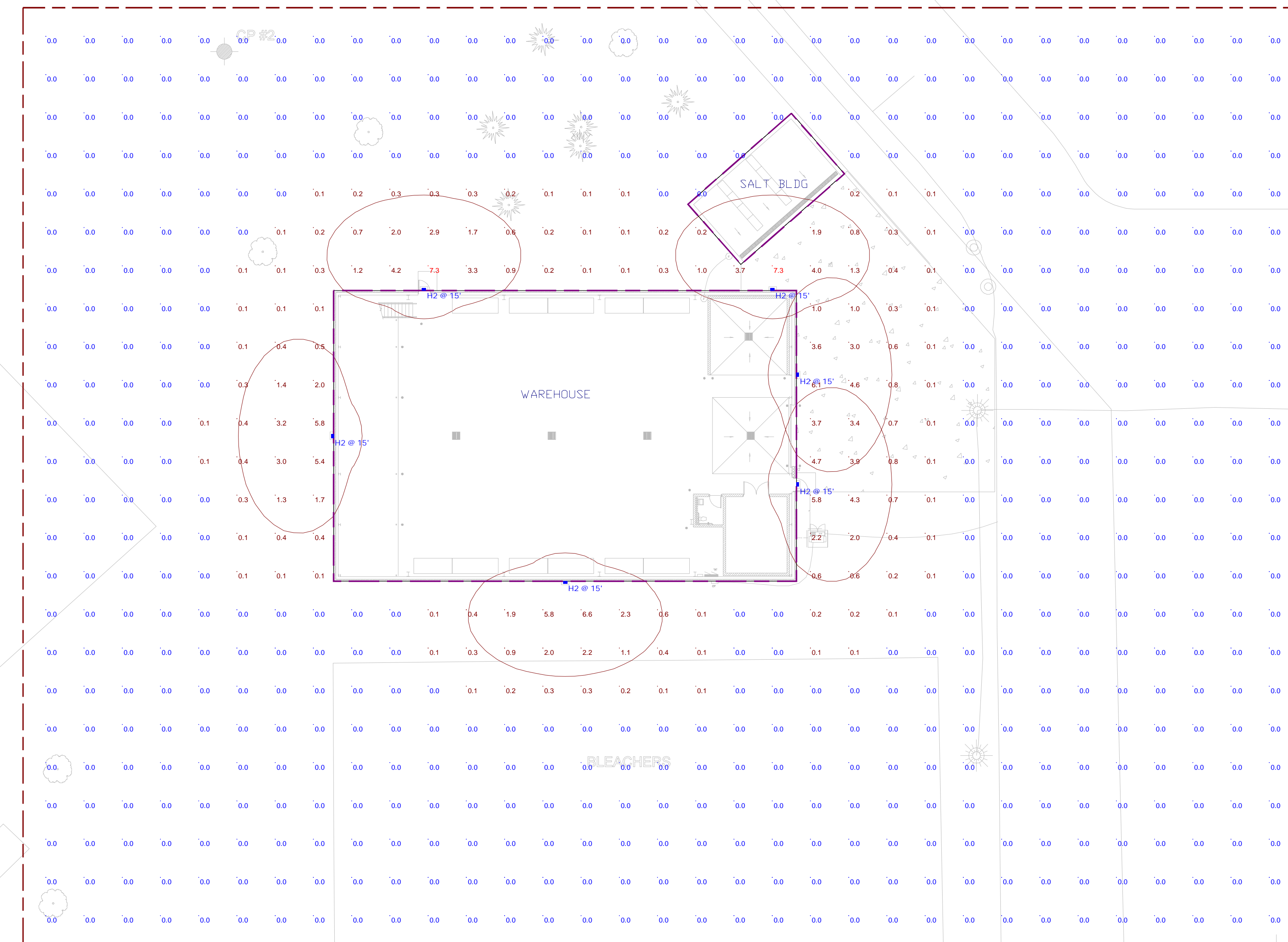
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
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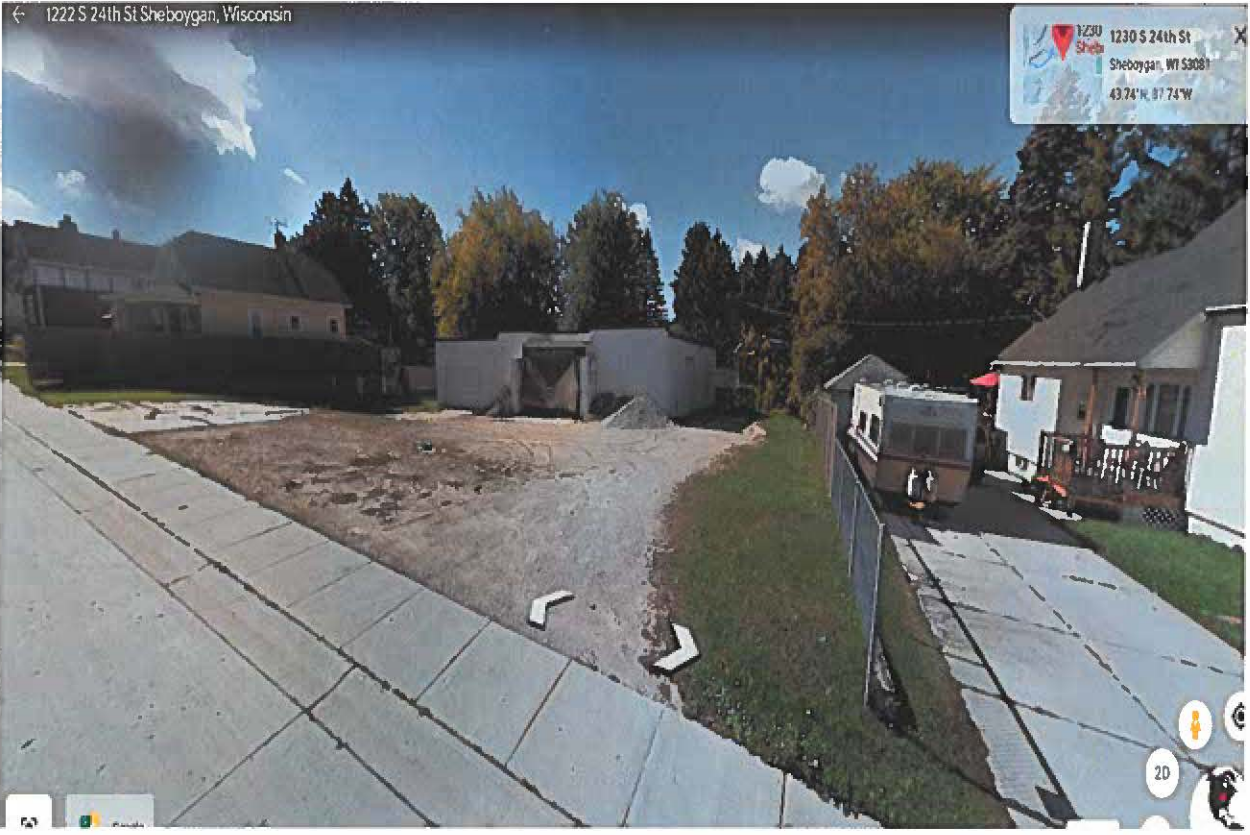
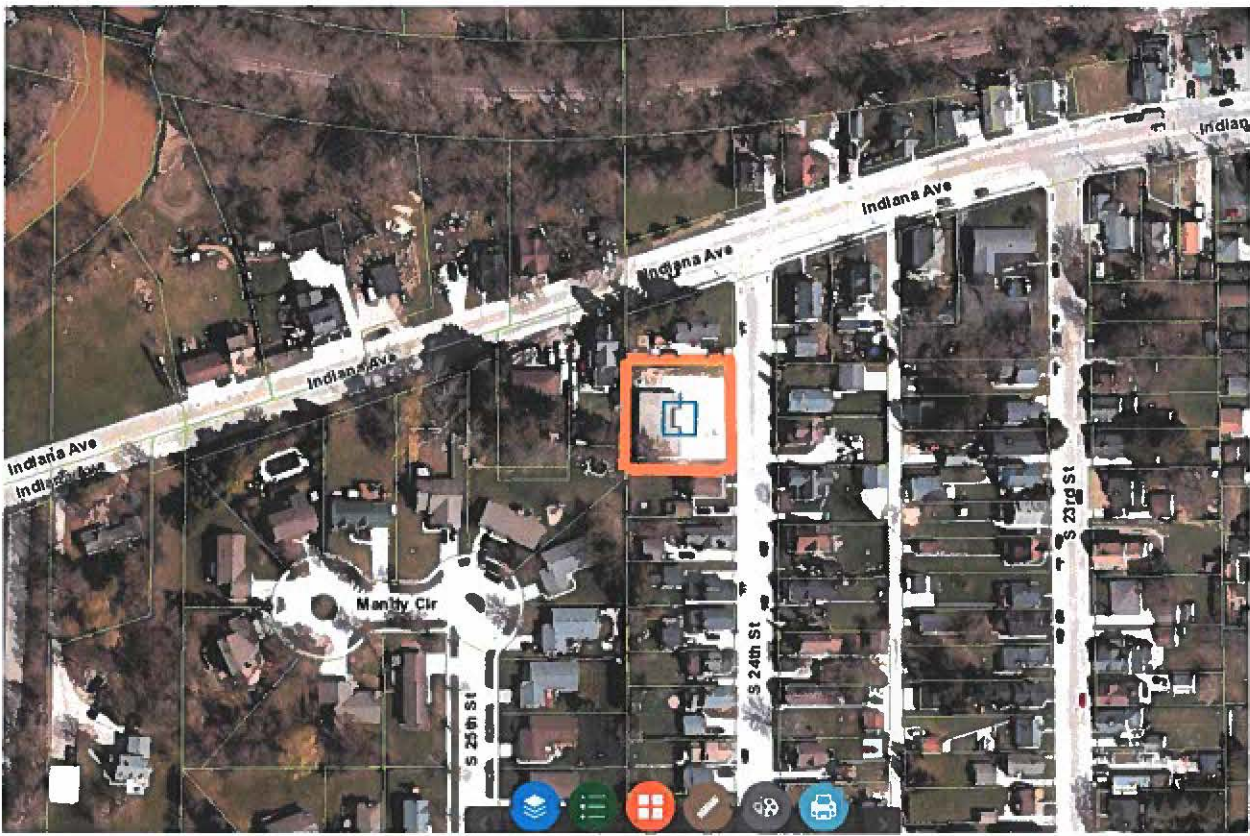
WST-LED
Rev. 09/06/19

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Light Loss Factor	Wattage
[Symbol]	H2	6	Lithonia Lighting	WST LED P2 40K VW MVOLT	WST LED Performance package 2, 4000 K, visual comfort wide, MVOLT	1	WST_LED_P2_40K_VW_MVOLT1.rvt	0.9	25

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	[Symbol]	0.2 fc	7.3 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 20ft



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Stefano Vignelli to construct a new cooler addition to the previously approved Slo Foods Grocery Store at 731 Pennsylvania Avenue. CC zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: February 5, 2021

MEETING DATE: February 9, 2021

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item:	N/A	Wisconsin	N/A
Budget Summary:	N/A	Statutes:	
Budgeted Expenditure:	N/A	Municipal Code:	N/A
Budgeted Revenue:	N/A		

BACKGROUND / ANALYSIS:

In September of 2019, the Plan Commission approved Stefano Vignelli's proposal to construct a new building addition and to operate a new grocery store at 731 Pennsylvania Avenue. After starting construction, the applicant considered the best place to locate a cooler was on the east side of his building so that the cooler would not take up internal floor space of the grocery store.

Thus, Stefano Vignelli has submitted a new conditional use permit requesting to construct a new cooler addition to the previously approved Slo Foods Grocery Store at 731 Pennsylvania Avenue. The applicant states:

- The proposed 800sf (17.3 x 46) cooler will be located on the east side grocery store which is bounded by a parking lot with ample room for the exterior cooler addition. It will also share the same loading path as the recently approved loading elevator for the grocery store. This makes the chosen location the most appropriate for the exterior cooler addition as the existing interior space could not facilitate space for the cooler.
- At the time during the first permit submission for the addition on Pennsylvania Avenue, the architect did not complete any space planning requirements for the Slo Food Market layout. GCA was hired while the addition was under construction and was to design a layout for the market, have it finalized, and submit it for a building permit. Once all the components of the market were placed into plan, the need for the cooler space was realized and did not fit into the interior of the building.

- The cooler is being used to store all items that need to be cooled or frozen for the food prep area (Commissary Kitchen), deli line and butcher area. The cooler can be accessed from the interior through food prep area and the butcher room.
- The plan is laid out so that retail space is located towards the front of the building along Pennsylvania Avenue. This allows the service and operations to be tucked away in the southern portion of the plan. The addition will be located along the east façade with direct access from the food prep area and the butcher room.
- The proposed cooler will sit on an existing concrete slab on the eastern side of the grocery store. It will be clad in cedar siding with a flat rubber roof and galvanized gutter and downspouts. The cedar will be directly attached to all visible faces of the cooler. Where there is hardware, the cedar will be notched around it to create a continuous and cohesive look. The materials proposed for the cooler were selected so that they will be compatible with the existing grocery store's cedar cladding, stone, and metal façade in order to not cause an undesirable visual impact.
- The cedar will be directly attached to the cooler face eliminating the need for a fence. To the east of the cooler will be a small landscape bed and a series of metal trellis's for vegetation screening.
- A trellis along the east wall of the cooler will allow for vegetation to grow along the cooler façade to help increase pleasant views from the street.
- The addition of the exterior cooler will allow for a small landscape bed to the east. The landscaping area will be planted with a perennial climbing vine-type plant that will be selected by a landscape design outfit to verify a hearty species that works in the proposed location. Upon investigation, the proposed location receives a good amount of sunlight throughout the day for a hearty perennial to thrive. The landscape bed will be filled with mulch and contain the above-mentioned climbing perennial.
- Most of the mechanicals are integral to the interior of the cooler and are not visible from the exterior. The only exterior mechanicals will be the condensers which will be placed atop the existing buildings roof and out of sight from the ground. Only small piping will run from atop the existing building roof down the east wall and into the cooler. This minimal piping will be painted to match the existing buildings dark bronze/nearly black exterior. In addition, the coolers condenser will be placed near the proposed HVAC units for the Markets HVAC system. This buildings HVAC system is being designed by the HVAC contractor and will be submitted through their approval/permit process.
- The site currently has 31 parking stalls, two (2) of which are ADA compliant and has been approved by the city as an adequate amount of parking. The cooler addition will *not* change the parking count or flow.

Benefits to the coolers proposed location are as follows:

1. Adjacency to the food prep and butcher areas with direct access from the interior of the building.
2. Direct access to these interior areas without sacrificing the much-needed interior store space for the display of goods.
3. The location also allows for easy delivery access at the same access point for deliveries to the elevator.
4. The proposed location has a positive impact to the existing parking lot creating a functional aisle width for two-way traffic with parking on either side. The existing parking lot's central lane is nearly 20' too wide for a standard two-way lot. The proposed cooler adjusted this monstrous central aisle without inadvertently affecting the previously approved parking count.

Previous information about Slo Foods Grocery Store below.

Trattoria Stefano, Inc. is a restaurant group consisting of Trattoria Stefano, Il Ritrovo, Field to Fork (grocery as well), as well as The Duke of Devon. Over the years we have dramatically expanded our baking operations as well as in-house butchery. Something had to give, so the project was initiated. We had truly outgrown our current facilities but also needed parking. The purchase of these properties was the answer. We initially were going to just build a commissary, but decided after some research that a larger need existed. We decided that Sheboygan really needed a small specialty grocery store that is unlike anything out there. We have taken staff to San Francisco to work at Bi-Rite, the highest grossing per foot grocer in the city. Also, to Brooklyn to work in several small specialty baker/butcher stores. And last but not least, to Zimmerman's in Ann Arbor, a truly amazing group of hospitality operations including a bakery.

In addition to the commissary, the new store will offer an amazing bakery, old style local-sourced butcher counter with wood burning rotisserie, fresh fish counter featuring many of the same world class items we use in the restaurants, coffee shop and roaster, as well as a truly wide variety of grab and go products for the ever expanding downtown population. We want downtown to be as lively as possible and downtown residents should be able to shop downtown.

We will also have all of the basics a grocery store needs i.e. toilet paper and something with which to clean the counter, not to mention an amazing selection of beer and wine. We will in fact be a full service grocery store, but we are more focused on the rapidly growing demand for carry-out of fully cooked or partially prepared items done at a very high level using the best local Wisconsin products. For example, you might want to buy some leg of lamb from the rotisserie for dinner with roasted potatoes and local salad. Or perhaps you would buy one of our boned-out chickens which is marinated and cryovac sealed to take home and simply throw on your grill. Or perhaps just a wonderful locally raised organic chicken or some pastured beef from Door County. Lastly, many of the products we will sell in the store will be

made by us using these products. We will truly be supporting local farmers and producers of quality products.

The building that faces 8th street will house the bakery and will have an emergency exit but no entrance. Inside that steaming window you will see our bakers rolling croissants and making baguettes. The main entrance will be on Pennsylvania Ave. and will be accessed on foot or from our parking lot. We will have overhead doors as well as opening windows on Penn Ave, allowing us to move some produce items outside like the old days. We will be building our addition on the north side of the building allowing us to maximize the property as well as increase storage. We will be using the second floor for storage and possibly for a party venue depending on budget.

We truly look forward to building on our 25 year history in downtown Sheboygan. We have grown and grown, and now it is time again. We hope to add to the landscape of the ever improving city of Sheboygan.

The applicant states the following:

- The project involves conversion of an existing was previously a professional service office building (optometrist, chiropractor, etc.) into a new downtown grocery store, deli, bakery, wines, etc. at 731 Pennsylvania Avenue.
- The existing building is 6,200 square foot and will include a two-story 3,500sf addition (1,750per floor). This will be done in a single phase. The existing building will remain with a new building addition added between the north wall and Pennsylvania Avenue. This new addition will be 2-stories and will incorporate an entry, elevator and retail space.
- The project will consist of a bakery and commissary kitchen which will serve our four (4) restaurants plus our grocery store. We will have a deli which will provide "dinner is ready" food and ready to cook items in the butcher area. We will also provide other groceries for downtown shoppers.
- The existing parking area to the east will remain and has 32 stalls. Existing dumpster space will be used near Il Ritrovo. There will be wall mounted street lighting.
- The parking will reuse the existing ingress/egress drives. There will be a loading area directly behind the addition.
- This is a single tenant business with a restaurant manager and at least 15 employees.

STAFF COMMENTS:

The east side of the grocery store building is very visible along N. 7th Street and Pennsylvania Avenue. The grocery store is well-designed; however, the cooler addition will now provide a new look to the east side of the building. The applicant states that the cooler will be clad in cedar siding with a flat rubber roof and galvanized gutter and downspouts. The cedar will be directly attached to all visible faces of the cooler. Where there is hardware, the cedar will be notched around it to create a continuous and cohesive look. The materials proposed for the cooler were selected so that they will be compatible with the existing grocery store's cedar cladding, stone, and metal façade.

This is a very visible location so the applicant understands that this mechanical cooler addition needs to be constructed as depicted in sheet A400 of the architectural plans that Galbraith Carnahan Architects have submitted for this cooler addition (cooler, building materials, landscape planting wall trellis, landscape/greenspace, etc.). Presently staff is not requiring architectural review approval of the cooler based on the submitted architectural plans. However, if there are any amendments to the structure or if staff has any concerns this matter may be referred to the City of Sheboygan Architectural Review Board.

The Plan Commission should have the applicant address specifically what the landscape planting wall trellis will look like throughout the year – types of plants, what they will look like in the winter time, how these trellis' will be maintained throughout the year, etc.

The applicant also shows a landscape bed to be located between the cooler and the parking lot (plans state "landscape bed by others"). The Plan Commission should have the applicant address specifically what this landscape bed will look like throughout the year – is this grass/lawn, types of plants, what they will look like in the winter time, how this landscape be will be maintained throughout the year, etc.

No formal sign package has been presented. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Applicant will be required to meet the 8th Street Design Guidelines.

Applicant is requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, alcohol, etc.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a proposed landscape plan prior to building permit issuance. Landscaping shall be installed prior to issuance of an occupancy permit for the grocery store.
4. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials or equipment shall be prohibited.
6. 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.).
7. Applicant shall paint any mechanical piping a matching color of the building so the piping blends in well the with the building
8. The cooler shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
9. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.

10. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs). All signs shall meet the 8th Street design guidelines. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
11. All areas used for parking/maneuvering of vehicles shall be paved.
12. All areas that are not required to be paved shall be grass and/or approved landscaping. The landscape areas will be properly maintained.
13. 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.
14. 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/or closed ingress/egress driveway openings, curb, gutter, sidewalk, landscape boulevard, pavement, utilities, retaining walls, street trees, etc.).
15. 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.
16. Streets, alleys and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
17. The applicant shall construct the cooler addition exactly as depicted in sheet A400 of the architectural plans that Galbraith Carnahan Architects have submitted for this cooler addition (cooler, building materials, landscape planting wall trellis, landscape/greenspace, etc.). If there are any amendments to the structure or if staff has any concerns this matter may be referred to the City of Sheboygan Architectural Review Board.
18. If there are any amendments to the approved conditional use permit and/or 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: JOHN ANNIS [GALBRAITH CARNAHAN ARCHITECTS]
ADDRESS: 6404 W NORTH AVE MILWAUKEE, WI 53212 E-MAIL: JPA@GALBRAITHCARNAHAN.COM
PHONE: (414) 291-0772 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: SLO FOODS
ADDRESS OF PROPERTY AFFECTED: 731 PENNSYLVANIA AVENUE
LEGAL DESCRIPTION: -

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: THE EXISTING BUILDING WAS RECENTLY APPROVED TO OPERATE AS A GROCERY STORE.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: THE APPROVED GROCERY STORE WILL REQUIRE AN EXTERIOR COOLOR ADDITION AS PART OF ITS OPERATION. IN ADDITION TO THE EXTERIOR COOLER, LANDSCAPING IN FRONT OF THE COOLER IS ALSO PROPOSED.

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? THE ADJACENT BUILDING, PREVIOUSLY VACANT, HAS BEEN RE-ENVISIONED INTO A GROCERY STORE TO SERVE THE COMMUNITY. THE PROPOSED ADDITION OF AN EXTERIOR COOLER WILL DIRECTLY SERVICE THE GROCERY STORE.

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? NO IT DOES NOT.

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 PROPOSED ADDITION IS IN DIRECT SERVICE TO THE RECENTLY APPROVED ADJACENT GROCERY STORE.

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, IT IS LOCATED IN AN AREA THAT WILL BE ADEQUATELY SERVED BY UTILITIES

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

OWNER OF SITE: STEFANO VIGLEITTI

ADDRESS: 731 PENNSYLVANIA AVENUE SHEBOYGAN, WI 53081 E-MAIL: VILEITTIStEF@GMAIL.COM

ARCHITECT: JOSEPH GALBRAITH

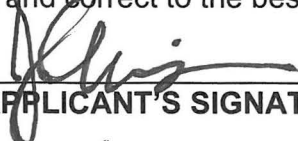
ADDRESS: 6404 W NORTH AVE MILWAUKEE, WI 53212 E-MAIL: JRG@GALBRAITHCARNAHAN.COM

CONTRACTOR: _____

ADDRESS: _____ E-MAIL: _____

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

1/19/21

DATE

JOHN ANNIS

PRINT ABOVE NAME



CONDITIONAL USE PERMIT TRANSMITTAL

PROJECT Slo Foods
GCA # 20.19
DATE 01.19.2021
TO Steve Sokolowski
FROM John Annis - Galbraith Carnahan Architects, LLC
PAGES [1] Drawing Set [3 pages]
[1] Conditional Use Permit Application
Conditional Use and Architectural Review Permit Process and
RE Procedure to potentially construct a new grocery store cooler at 731
Pennsylvania Avenue

FAX	
EMAIL	
US MAIL	
FED EX	
UPS	
CARRIER PIGEON	
OTHER	

Dear Steve,

Submitted for your review are the Conditional Use Permit Application, [1] drawing set, and this here written documentation specifically explaining/detailing the proposed use per your request via email on October 19th, 2020.

Sincerely,

John Annis
Project Manager

EXPLANATION / DETAIL OF PROPOSED USE

1. Fill out conditional use permit application and submit required fee of \$250.00 fee. See attached Conditional Use Permit Application. \$250.00 fee to be paid over the phone with credit card.
2. You will provide written documentation specifically explaining/detailing the proposed use:
 - An explanation of existing property (previous use of properties, current property status, etc.). The existing building was recently approved to operate as a grocery store.
 - An explanation of the proposed grocery store use and activities to take place onsite – grocery, bakery, butcher shop, additions, outdoor patio, amenities, common areas, greenspace, landscaping, parking, ingress/egress, traffic, other commercial tenants, etc. Spaces such as the bakery, butcher shop, food prep area, exterior cooler addition, and other like spaces will directly service the grocery store. The addition of the exterior cooler will allow for a small landscape bed to the east. A trellis along the east wall of the cooler will allow for vegetation to grow along the cooler façade to help increase pleasant views from the street. Parking count and flow will not change as originally proposed.
 - A description as to why the proposed grocery store cooler use is being proposed from this location and why the plan commission should consider approving the proposal (Why was this site selected, what is its purpose, when will you begin construction, etc.) The existing building is bounded by Pennsylvania Avenue, a building, and 8th Street to the north, south, and west respectively. The east however, is bounded by a parking lot with ample room for the exterior cooler addition. It will also share the same loading path as the recently approved loading elevator for the grocery store. This makes the chosen location the most

appropriate for the exterior cooler addition as the existing interior space could not facilitate space for the cooler.

- What is the square footage of the building? Please explain floor plan with regards to what uses are located where within the building. Square footages can be found on Sheet G100. The plan is laid out so that retail space is located towards the front of the building along Pennsylvania Avenue. This allows the service and operations to be tucked away in the southern portion of the plan. The addition will be located along the east façade with direct access from the food prep area and the butcher room.
- Description of proposed cooler building and all new site improvements (square footage of proposed building, storm drainage, landscaping, etc.). The proposed exterior cooler will be 733 S.F. and will sit on an existing concrete slab. The cooler will have a flat feeds into the landscaping bed. The landscape bed contains a series of trellis's where vegetation can grow and enhance the east elevation of the building.
- Architectural description and orientation of all proposed buildings - A written description of the proposed general design, arrangement, texture, material and color of the cooler structure. Proposed cooler structure is very visible so the building will need to be constructed accordingly (will not just be metal or aluminum....will need to match and be compatible with the design of the grocery store building). An explanation of the proposed architectural style and materials and how it is compatible with the development in and around the area. The proposed cooler will sit on an existing concrete slab on the eastern side of the grocery store. It will be clad in cedar siding with a flat rubber roof and galvanized gutter and downspouts. The cedar will be directly attached to all visible faces of the cooler. Where there is hardware, the cedar will be notched around it to create a continuous and cohesive look. The materials proposed for the cooler

were selected so that they will be compatible with the existing grocery store's cedar cladding, stone, and metal façade.

- What types of mechanical equipment are required as part of this cooler addition. These mechanical locations will be shown and you will also show how these mechanicals are to be screened.
Mechanical will be internal to the cooler.
- How will cooler be accessed? Loading? The cooler can be accessed from the interior through Food Prep Area 111 and the Butcher Room 105. The cooler will share a loading path with the elevator loading, located to the north of the cooler.
- Number of parking spaces you have and the number of parking spaces required? Is there enough parking spaces for the various tenants? The site currently has 31 parking stalls, two of which are ADA compliant and has been approved by the city as an adequate amount of parking. The cooler addition will NOT change the parking count or flow.
- What are proposed parking and traffic impacts to adjoining streets in the neighborhood based on the redevelopment use? The addition will have no traffic impact to adjoining streets as originally proposed for the grocery store addition.
- Explain site lighting. Site lighting is existing and adequate. No additional site lighting is needed for this addition.
- Proposed signage? Signage proposal to be submitted separately from this Conditional Use Permit Application by the owner.

- Description of any fencing and landscaping? The cedar will be directly attached to the cooler face eliminating the need for a fence. To the east of the cooler will be a small landscape bed and a series of metal trellis's for vegetation screening.
- How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials/equipment, vehicles, loading, traffic, lighting, noise, smells, architectural style, liquor, etc.)? Since mechanicals are internal, noise commonly caused by mechanicals will be concealed within the cooler. Loading of the cooler will be no different than standard loading required for the grocery store at the loading elevator. As stated previously, material for the cooler was chosen to be compatible with the existing grocery store in order to not cause an undesirable visual impact.
- Any other information that will be useful for the Plan Commission to understand your development proposal. N/A
-
- 3. A survey/site plan showing the property, proposed building locations, greenspace/landscaping, outdoor patios, access and parking lot, storm drainage facilities, etc. These plans will show the following: See attached drawing set.
 - The overall property/site
 - Proposed building locations on the property
 - The proposed parking lots, ingress/egress drives, driveway cuts on the property, interior streets, interior sidewalks/paths, etc. on the property.
 - The distance of the parking lot and/or structures to property lines
 - Areas that are to be landscaped/fenced on the property
 - Floor plans of all proposed building tenants and how the space in the building is being used.
 - All information necessary to understand the proposal

4. Information you will need to provide for the sign permit request (**this can come in at a later date if not ready at this time**): This will be submitted at a later date. This will be a separate proposal from the owner and signage fabricator.
- A sign permit application (applications attached).
 - A scale drawing of the proposed sign(s) listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.
 - Provide three 11 x 17 color renderings of proposed sign. Attach any superimposed photos or drawings that may help in reviewing sign application.
 - A very specific narrative explaining the new sign proposal:
 - o Number and locations of signs
 - o Types of signs
 - o Materials and lighting used for signs.
 - o Explanation how the proposed signs are meeting the zoning.
 - o Any information informing the Plan Commission what you are doing and why it makes sense to approve the proposal.
 - o Sign materials and design shall meet the S. Pier Design Guidelines.

Additional Questions from Steve Sokolowski on 01.26.21

- Can you tell us exactly why the cooler addition is being proposed and what it is specifically used for? **The cooler is being used to store all items that need to be cooled or frozen for the Food Prep Area (Commissary Kitchen), Deli Line**

and Butcher area. Is it because the cooler would have used significant interior grocery store space that now can be used for other purposes? Yes. At the time during the first permit submission for the addition on Pennsylvania Avenue, the architect that was working on the project did not complete any space planning requirements for the Slo Food Market layout. GCA was hired while the addition was under construction and the other architect was not in the picture anymore. GCA was to design a layout for the market, have it finalized, and submit it for a building permit. Once all the components of the Market were placed into plan, the need for the cooler space was realized and did not fit into the interior of the building. Was the cooler thought about after the previous plans had been considered. What are the benefits of the exterior cooler to the grocery store (space, items that can be stored, etc.). The previous architect did not space plan for the interior of the Market, therefore it was unknown that the cooler needed to be located on the exterior of the building during the Pennsylvania Ave. addition submission. Benefits to the coolers proposed location are as follows: (1) Adjacency to the Food Prep and Butcher areas with direct access from the interior of the building. (2) Direct access to these interior areas without sacrificing the much needed interior store space for the display of goods. (3) The location also allows for easy delivery access at the same access point for deliveries to the elevator. (4) The proposed location has a positive impact to the existing parking lot creating a functional aisle width for two-way traffic with parking on either side. The existing parking lot's central lane is nearly 20' too wide for a standard two-way lot. The proposed cooler adjusted this monstrous central aisle without inadvertently affecting the previously approved parking count.

- **There is no discussion and you show no about mechanicals, fans, etc. on your plans/drawings. Nothing is located on the outside of the cooler addition (roof/ground mechanicals, fans vents)? Where are these mechanicals to be located?** Most of the mechanicals are integral to the interior of the cooler and are not visible from the exterior. The only exterior mechanicals will be the condensers which will be placed atop the existing buildings roof and out of sight from the ground. Only small piping will run from atop the existing building roof down the east wall and into the cooler. This minimal piping will

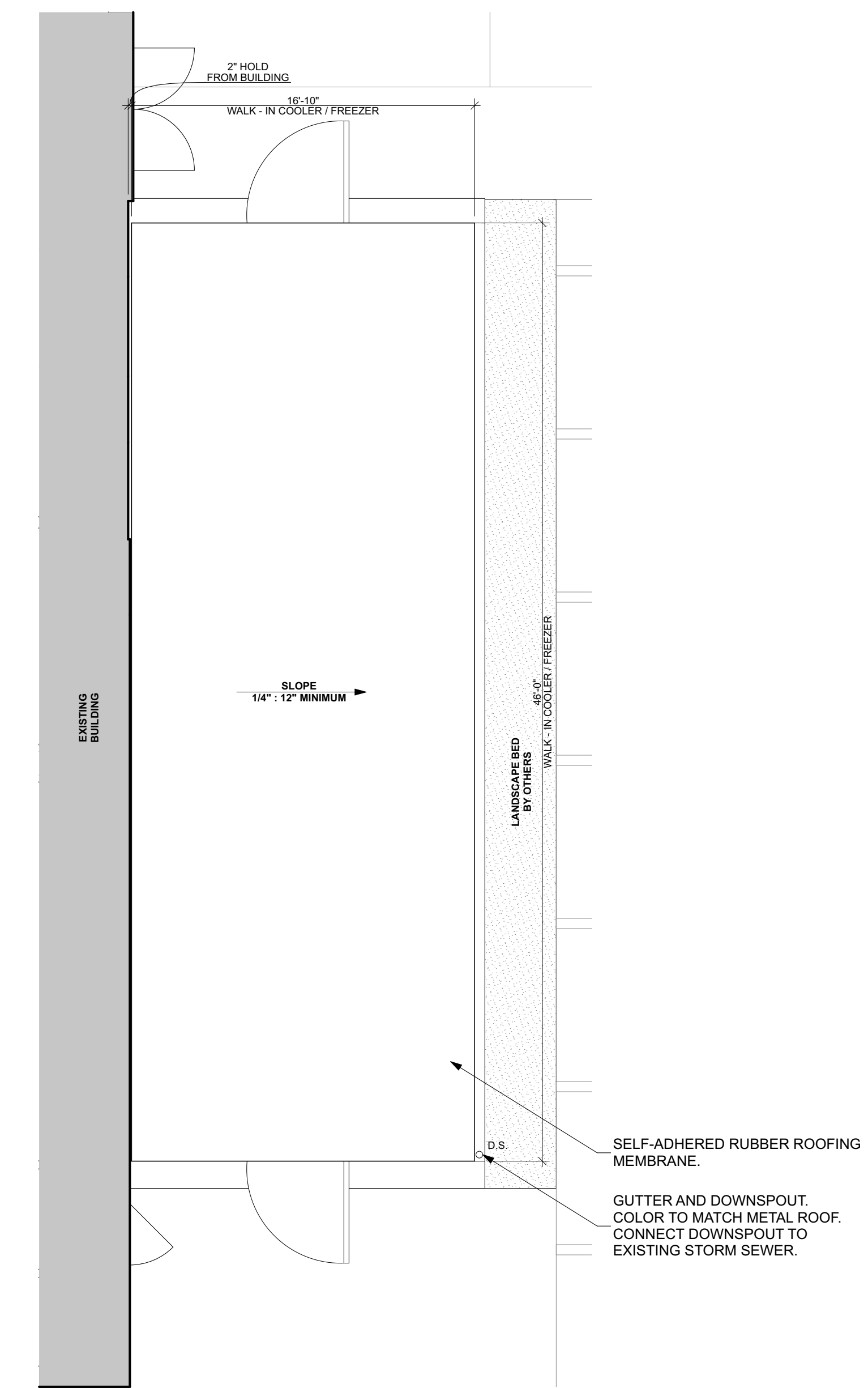
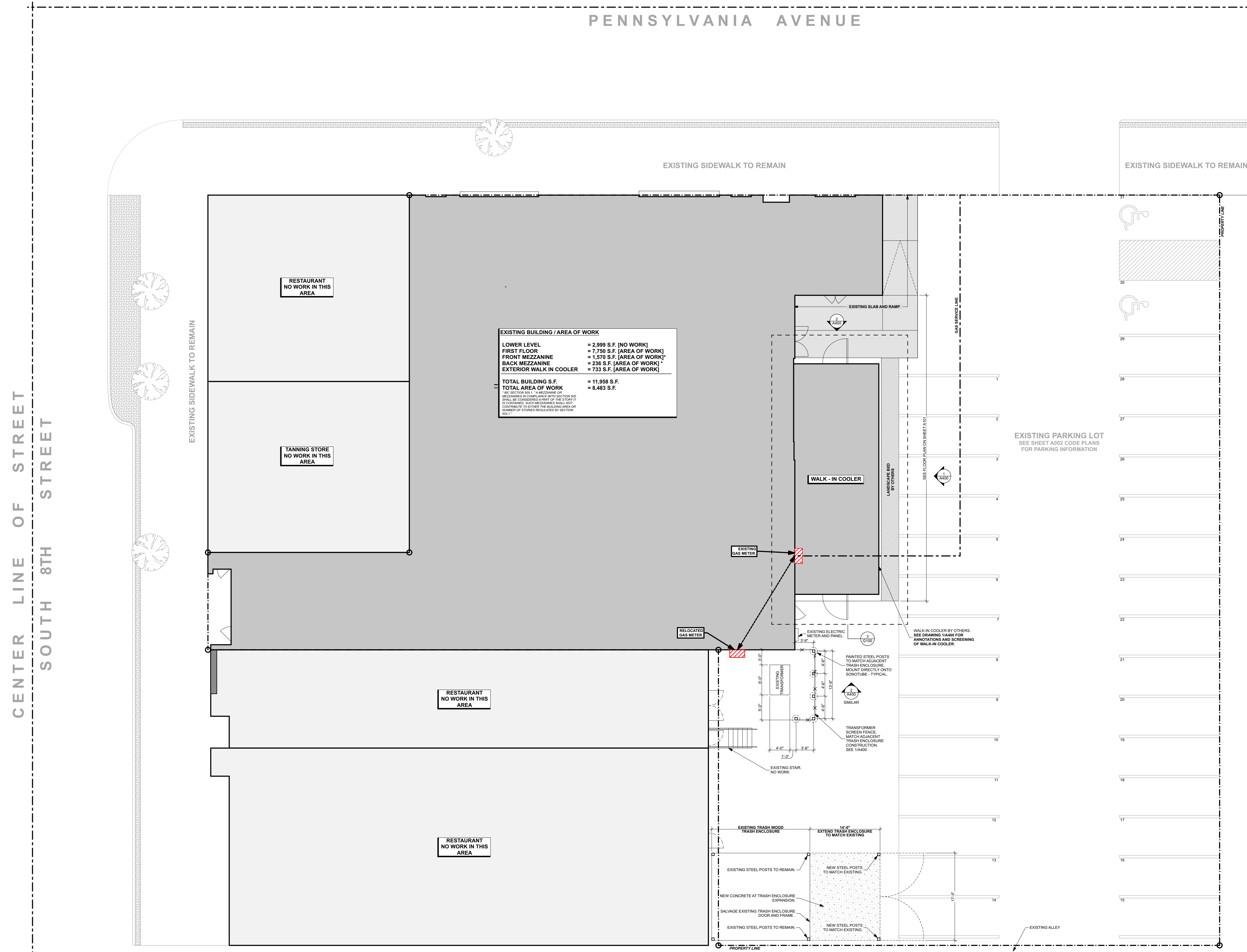
be painted to match the existing buildings dark bronze / nearly black exterior. In addition, the coolers condenser will be placed near the proposed HVAC units for the Markets HVAC system. This buildings HVAC system is being designed by the HVAC contractor and will be submitted through their approval / permit process.

- You will also need to assure us that the proposed mechanicals will not create any nuisance issues so you will also need to include a statement stating that (noise, vibration, smell, lights, etc.). The cooler mechanicals will not provide any differences in noise / nuisance issues than the HVAC system on the roof would. There will not be any exhaust from the cooler creating unwanted scents.
- Please address specifically what the landscape planting wall trellis will look like throughout the year – types of plants, what they will look like in the winter time, how these trellis will be maintained throughout the year, etc. Please provide examples of what this might look like. The landscaping area will be planted with a perennial climbing vine-type plant that will be selected by a landscape design outfit to verify a hearty species that works in the proposed location. Upon investigation, the proposed location receives a good amount of sunlight throughout the day for a hearty perennial to thrive.
- The applicant also shows a landscape bed to be located between the cooler and the parking lot. Please address specifically what this landscape bed will look like throughout the year – is this grass/lawn, types of plants, what they will look like in the winter time, how this landscape bed will be maintained throughout the year, etc. The landscape bed will be filled with mulch and contain the above mentioned climbing perennial.
- There is some mention of a mural on drawing A400 – “Bakery Looking South.” Is this interior or exterior? This is on the interior of the building. Would need a separate conditional use permit reviewed by Plan Commission if proposed for exterior.

S L O F O O D S M A R K E T

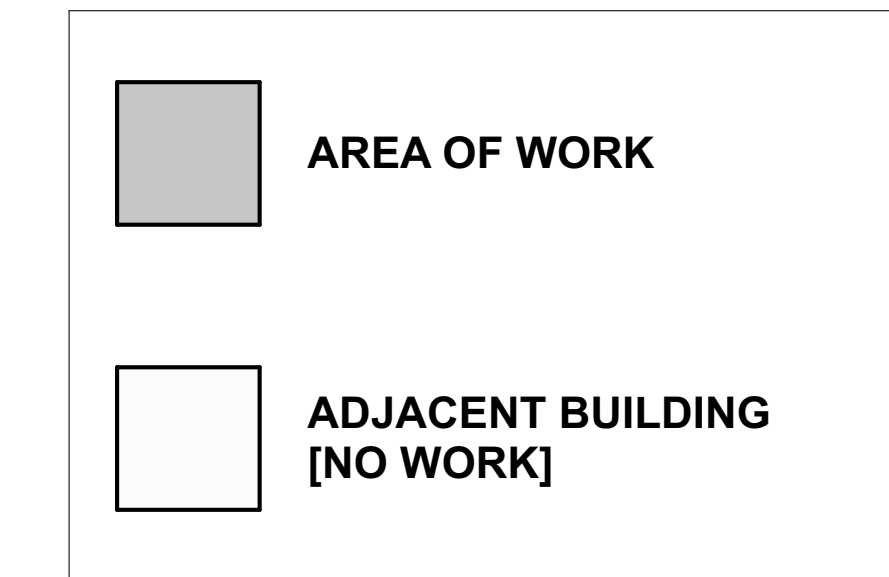
731 PENNSYLVANIA AVENUE SHEBOYGAN WI 53081

CENTER LINE OF STREET
PENNSYLVANIA AVENUE



WALK-IN COOLER ROOF
SCALE: 3/16\"/>

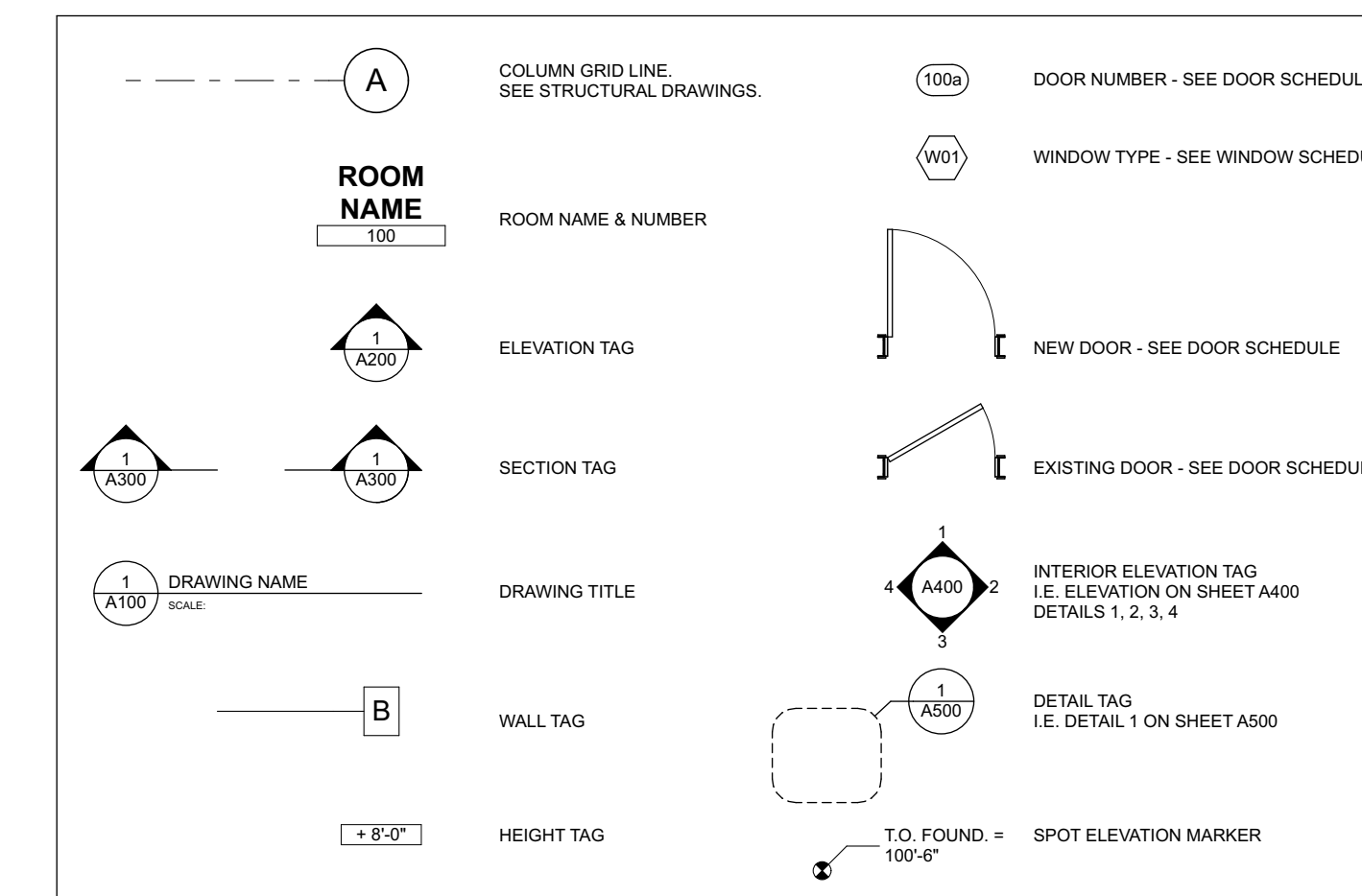
BUILDING LEGEND



SITE PLAN - GENERAL NOTES

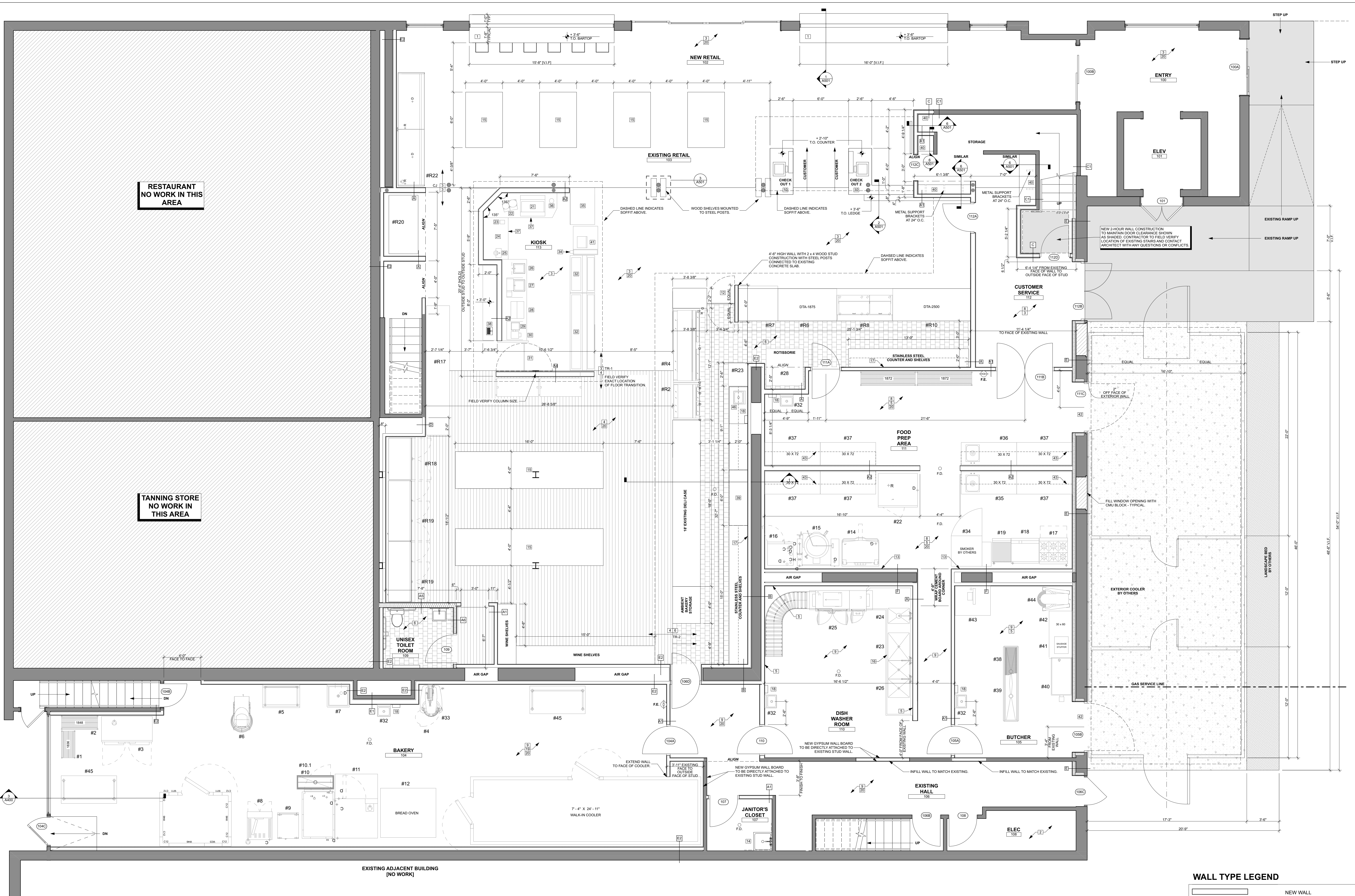
1. THE DETAILS OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS IS UNCLEAR, INCOMPLETE IN ITS DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER.
3. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
5. ALL FINISH, SCORE LINES, WALLS, AND OTHER MISC. SITE IMPROVEMENTS ARE Laid OUT PERPENDICULAR OR PARALLEL TO THE BUILDING UNLESS NOTED OTHERWISE.
6. VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL ORDINANCES.
8. SEE LANDSCAPE DRAWINGS FOR FULL SCOPE. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.

SYMBOL KEY



ABBREVIATIONS

A Acoustic Ceiling Tile	D Double	G Group	N Not in Contract	T Tongue And Groove
AD Area Drain	DEM Diameter or Deviation	GALV Galvanized	NC Number	TELE Telephone
AF Above Finished Floor	DIA Diameter	GB Grab Bar	NO Nominal	TLT Toilet
ALUM Aluminum	DIMS Dimensions	GWB Gypsum Wall Board	NOM Nominal	TOC Top Of Concrete
AND And/Or	DN Down	H Hollow Core	OC On Center	TOE Top Of Concrete
APPROX Approximately	DR Door	HCB Hardboard	OH Opposite Hand	TSD Toilet Paper Dispenser
B Bank Equipment Supplier	DRWR Drawout	HDR Header	OPNG Opening	TYP Typical
BLKG Bulkhead	DTL Detail	HDM Hollow Metal	P Part	
BSMT Basement	DW Dishwasher	HDRZ Horizontal	P/C Pre-Cast Concrete	
BT Base Tile	DWG Drawing	HP High Point	PLMB Plumbing	
BYND Beyond		HRC Hardboard	PLMB Plastic Laminate	
CL Control Joint		HVC HVAC	PLVNB Plywood	
CLG Ceiling		IC Insulation	PLSH Pole & Shelves / Shelf	
CLR Clear		IN In Line Of	PREFM Prefabricated	
CM Construction Manager		INSUL Insulated or Insulation	PRNT Print or Panel	
CMU Concrete Masonry Unit		INT Interior	PVC Polyvinyl Chloride	
CONC Concrete				
CONC BLK Concrete Block				
CONC Concrete				
CONTR Contractor				
CP Control Panel				
CT Ceramic Tile				
CTB Ceramic Tile Base				
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

EQUIPMENT KEY
#RXX - EQUIPMENT FROM FEIN LIST LABELED SLO FOODS RETAIL.
#XX - EQUIPMENT FROM FEIN LIST LABELED SLO FOODS MARKET.

FLOOR PLAN - KEYED NOTES

- | | | | | |
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| <p>(1) 1 1/2" STAINLESS STEEL BAR TOP AT 42" HIGH SUPPORTED BY STEEL BRACKETS BELOW.</p> <p>(2) NEW VINYL TILE FLOORING DIRECTLY APPLIED TO EXISTING SUBFLOOR. COORDINATE WITH INTERIOR FINISH PACKAGE.</p> <p>(3) EXISTING POLISHED CONCRETE FLOOR.</p> <p>(4) NEW HARD WOOD FLOOR TO BE INSTALLED OVER EXISTING SUBFLOOR. SELECTION TO BE DETERMINED. COORDINATE WITH FINISH SCHEDULE.</p> <p>(5) FULL HEIGHT FRP WALL PANELING.</p> <p>(6) NEW 6" x 6" QUARRY TILE FLOOR AND QUARRY TILE COVE BASE. COORDINATE WITH FINISH SCHEDULE.</p> <p>(7) NOT USED.</p> <p>(8) NEW CONCRETE FLOORS. SEAL WITH EPOXY OR APPROVED SOLVANT PER LOCAL HEALTH CODES.</p> <p>(9) EXISTING TERRAZZO FLOOR AND COVE BASE TO REMAIN. PROVIDE CLEAR EPOXY SEALANT APPROVED SEALANT PER LOCAL HEALTH CODES.</p> | <p>(10) P.O.S. STATION WITH INTEGRATED SCANNER. PROVIDE DATA AND POWER.</p> <p>(11) NOT USED.</p> <p>(12) 3' x 3' x 1/2" DOUBLE ACTING WOOD PANEL GATE.</p> <p>(13) STAINLESS STEEL DIRECTLY BUSHING AND 18" PAST KITCHEN EQUIPMENT.</p> <p>(14) 24" x 24" MOP BASIN. INSTALL 4" HIGH FRP WALL PANEL DIRECTLY BEHIND MOP BASIN. EXTEND FRP 1/2" MINIMUM PAST MOP BASIN ON EACH SIDE.</p> <p>(15) MERCHANDISE SHELF DESIGNED BY OTHERS.</p> <p>(16) GREASE TRAP BELOW STAINLESS STEEL SINK.</p> <p>(17) FULL HEIGHT TILE WALL. COORDINATE WITH FINISH SCHEDULE.</p> <p>(18) WALL MOUNTED PAPER TOWEL DISPENSER.</p> <p>(19) FRP WALL PANELING. SEE INTERIOR ELEVATION FOR HEIGHT SPECIFICATIONS.</p> <p>(20) INSTALL NEW RUBBER BASE BOARD. COORDINATE WITH INTERIOR FINISH PACKAGE.</p> | <p>(21) ESPRESSO MACHINE SUPPLIED BY OWNER.</p> <p>(22) COFFEE GRINDERS SUPPLIED BY OWNER.</p> <p>(23) KNOCK BOX WITH TRASH CAN BELOW.</p> <p>(24) LAMINATE COUNTER TOP AND BACKSLASH - TYPICAL.</p> <p>(25) TAP WATER WITH DRAIN. PLUMBING SUB-CONTRACTOR TO PROVIDE WATER LINE.</p> <p>(26) STAINLESS STEEL SINK.</p> <p>(27) STAINLESS STEEL HAND WASH STATION WITH PAPER TOWEL DISPENSER AND SOAP DISPENSER.</p> <p>(28) DOUBLE BREWERS (240V) AND FILTERED WATER SUPPLIED BY OWNER. PLUMBING SUB-CONTRACTOR TO PROVIDE WATER LINE. ELECTRICAL SUB-CONTRACTOR TO PROVIDE POWER.</p> <p>(29) SCALE SUPPLIED BY OWNER.</p> <p>(30) GRINDER (240V) SUPPLIED BY OWNER. ELECTRICAL SUB-CONTRACTOR TO PROVIDE POWER.</p> <p>(31) SOLID WOOD PANEL WITH DOUBLE ACTING HARDWARE.</p> | <p>(32) SUSHI DISPLAY CASE BY OTHERS.</p> <p>(33) DISPLAY COOLER BY OTHERS.</p> <p>(34) CUSTOM BUILT CASEWORK WITH CUP HOLDERS. CUSTOM BUILT AMBIENT CASE. ELECTRICAL SUB-CONTRACTOR TO PROVIDE POWER.</p> <p>(35) DP WELL DRAIN.</p> <p>(36) UNDER COUNTER FRIDGE BY OTHERS.</p> <p>(37) COMBINATION STATION WITH SELF SERVE WATER STATION. PLUMBING SUB-CONTRACTOR TO PROVIDE WATER LINE.</p> <p>(38) 24" DEEP x 72" WIDE HUSSMANN RBB COLD CASE. SEE ATTACHED EQUIPMENT SPECIFICATIONS.</p> <p>(39) WOOD SHELVING ON WOOD CLEATS.</p> <p>(40) P.O.S. COUNTER. P.O.S. SUPPLIED BY OWNER. PROVIDE POWER AND DATA.</p> <p>(41) 36" WIDE x 80" HIGH CEILING WITH PAINTED INSULATED HOLLOW METAL DOOR FRAME. DOOR TO BE PROVIDED BY COOLER MANUFACTURER.</p> | <p>(42) STAINLESS STEEL WIRE SHELVING BY EQUIPMENT SUPPLIER. ATTACH TO CEILING AND HALF WALL FOR SUPPORT.</p> <p>(43) NEW LVT FLOORING TO BE INSTALLED OVER EXISTING SUB FLOOR. LVT SELECTION TO BE DETERMINED BY OWNER AND ARCHITECT.</p> <p>(44) NEW LVT STAIR TREAD AND RISERS TO BE INSTALLED OVER EXISTING WOOD STAIRS. LVT SELECTION TO BE DETERMINED BY OWNER AND ARCHITECT.</p> <p>(45) 24" x 48" STAINLESS STEEL WORK TABLE WITH EMBEDDED SINK.</p> |
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WALL TYPE LEGEND

	NEW WALL
	EXISTING WALL TO REMAIN

FLOOR PLAN - GENERAL NOTES

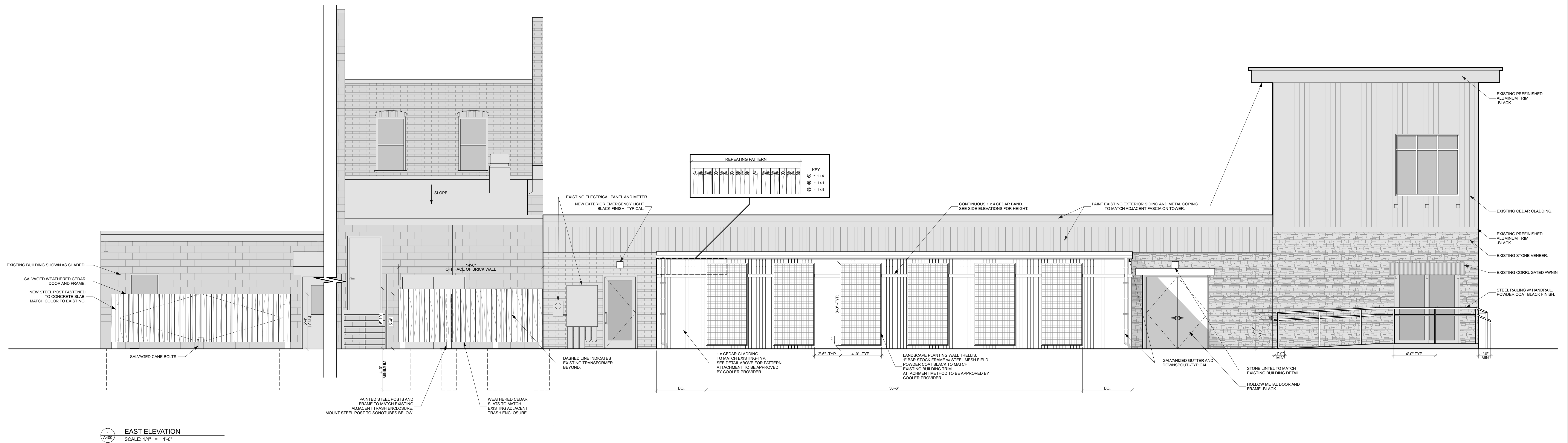
- IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO THE CONSTRUCTION DOCUMENTS BEING INCONSIDERABLE WITH ANY APPLICABLE CODES OR REGULATIONS.
- INSTALL BLOCKING IN WALLS, CEILING AND FLOORS AS REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
- REFER TO STRUCTURAL PLANS, FOR FRAMING SIZE & ORIENTATION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
- TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF STUDS, UNLESS NOTED OTHERWISE.
- COORDINATE EXACT LOCATION OF LIGHT FIXTURES, ACCESS PANELS, SPEAKERS, HVAC DUCTS, DRILLS, DIFFUSERS AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL AND OTHER PERTINENT TRADES. NOTIFY ARCHITECT IF ANY LOCATIONS OR CONDITIONS CONFLICT WITH THE DESIGN INTENT SHOWN IN THESE CONSTRUCTION DOCUMENTS.
- SEE SHEET A400 FOR FLOOR, AND ROOF ASSEMBLY TYPES.
- SEE SHEET A400 FOR DOOR AND WINDOW TYPES.

DRAWING ISSUE DATE
EXISTING FLOOR PLAN 06.10.2020
REVISIONS
EXISTING FLOOR PLAN 08.17.2020
BUILDING PERMIT SET 01.04.2021
CONDITIONAL USE PERMIT 01.19.2021

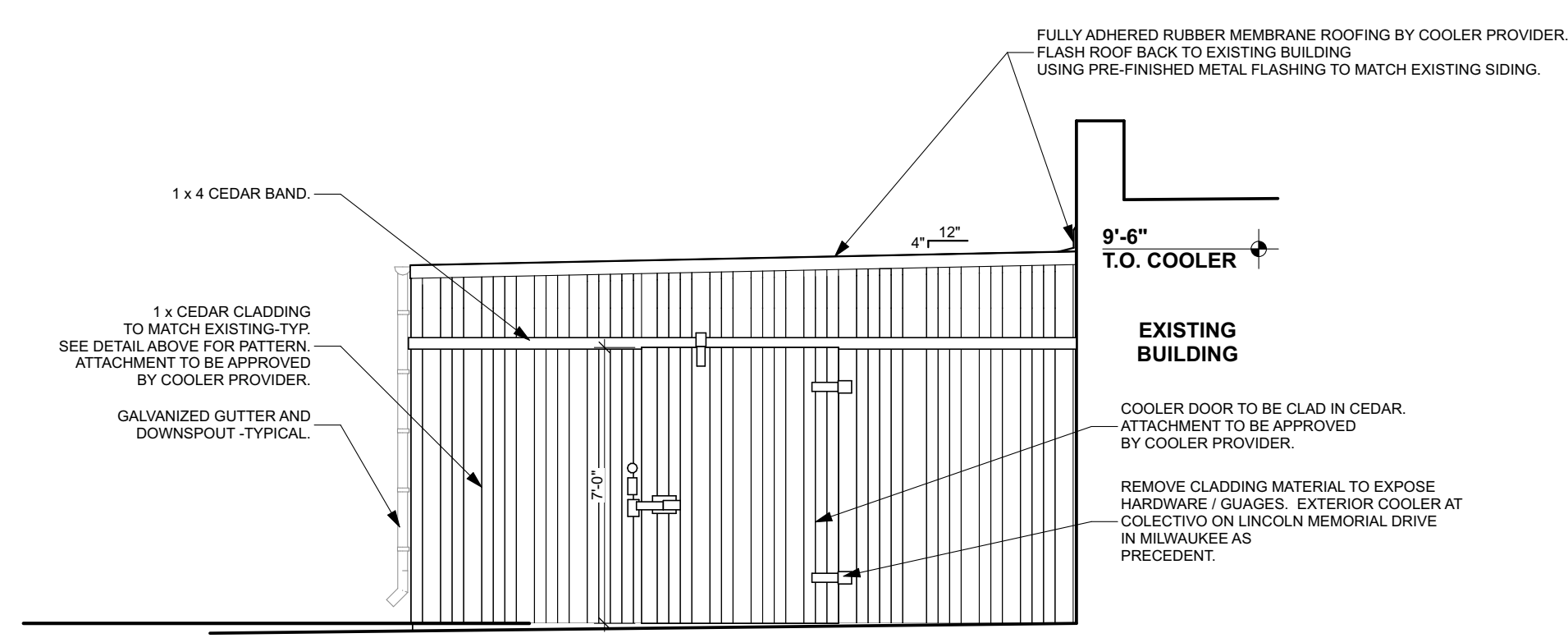
PROJECT # 20.19

FIRST FLOOR PLAN

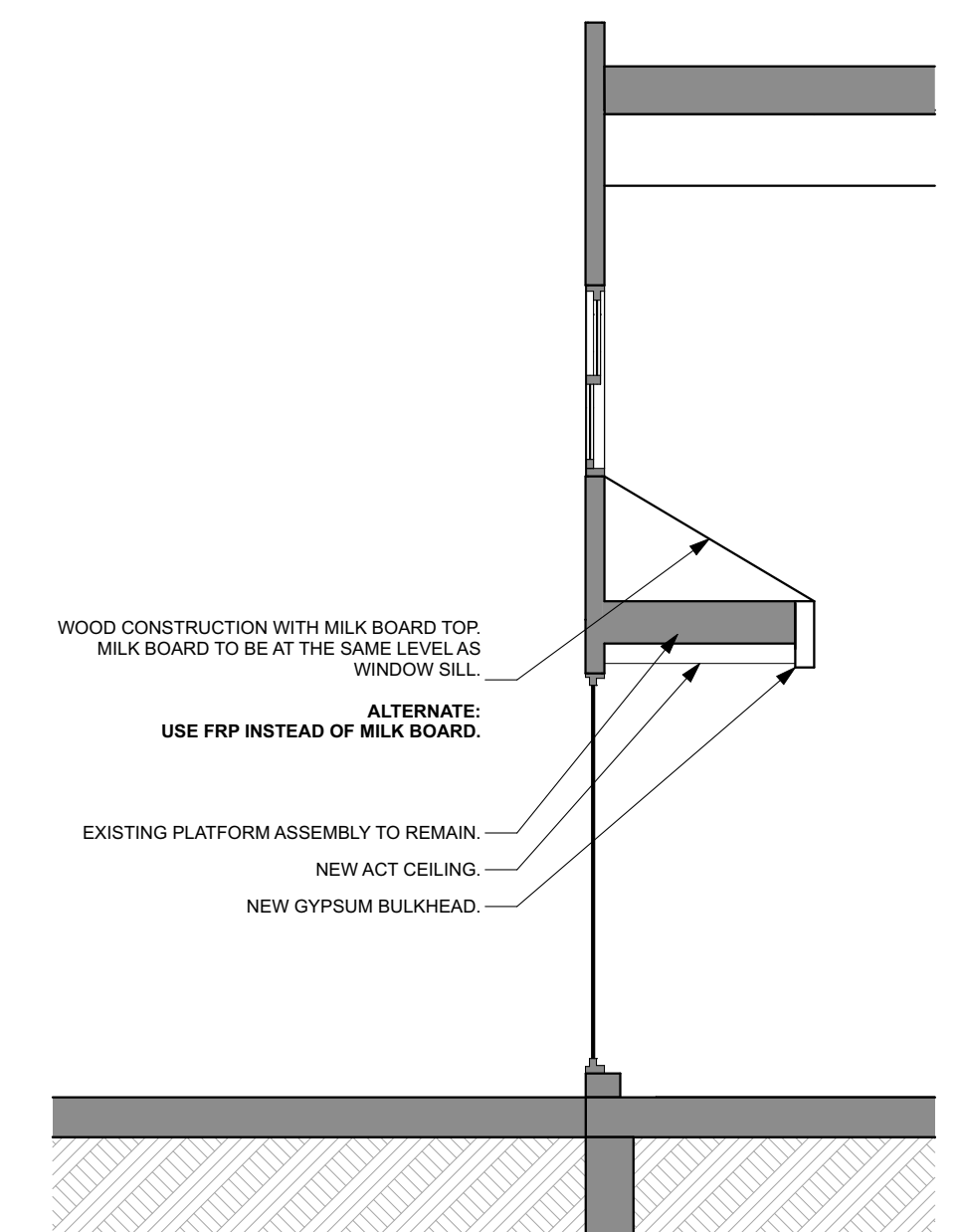
A100



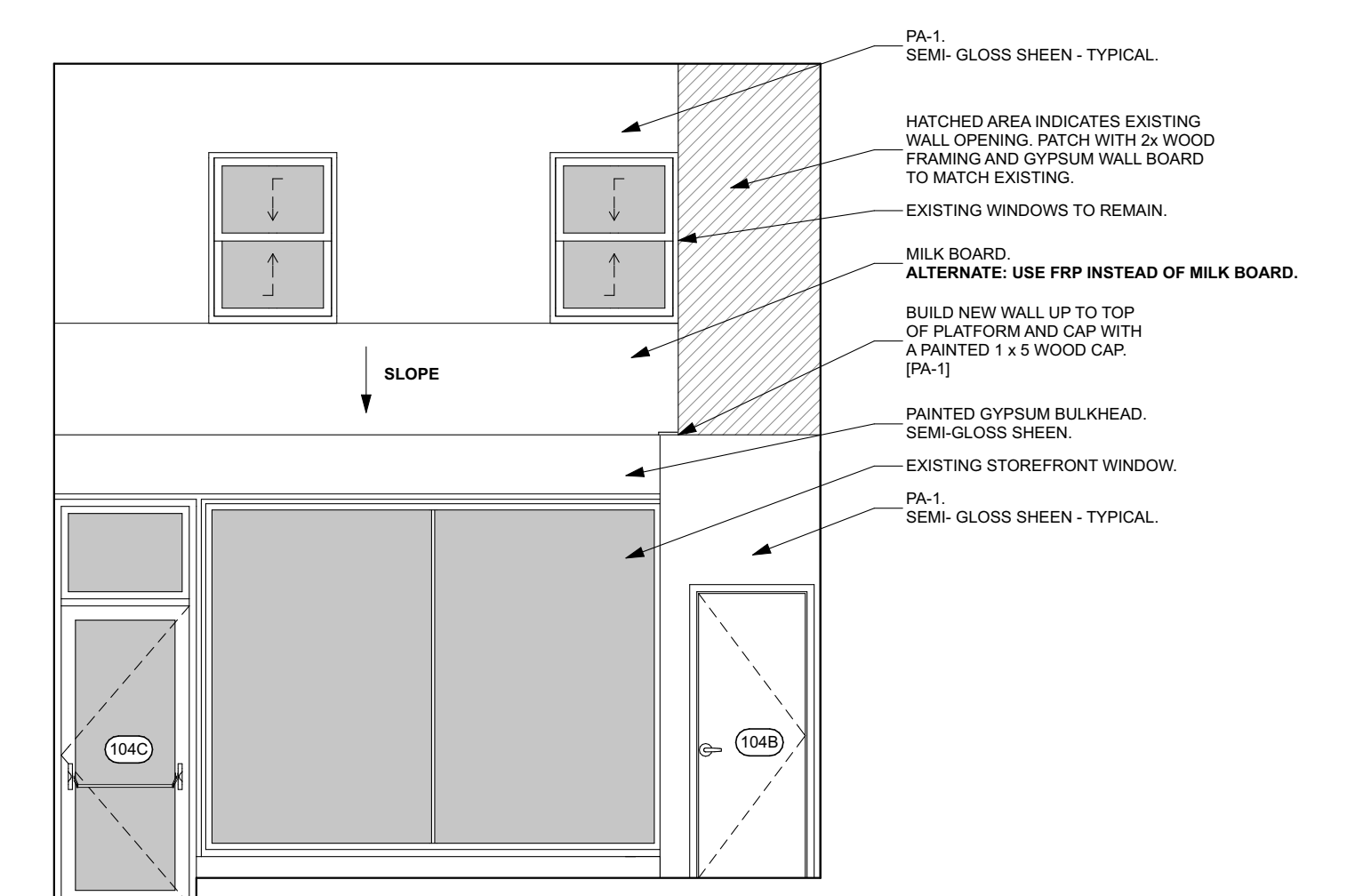
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



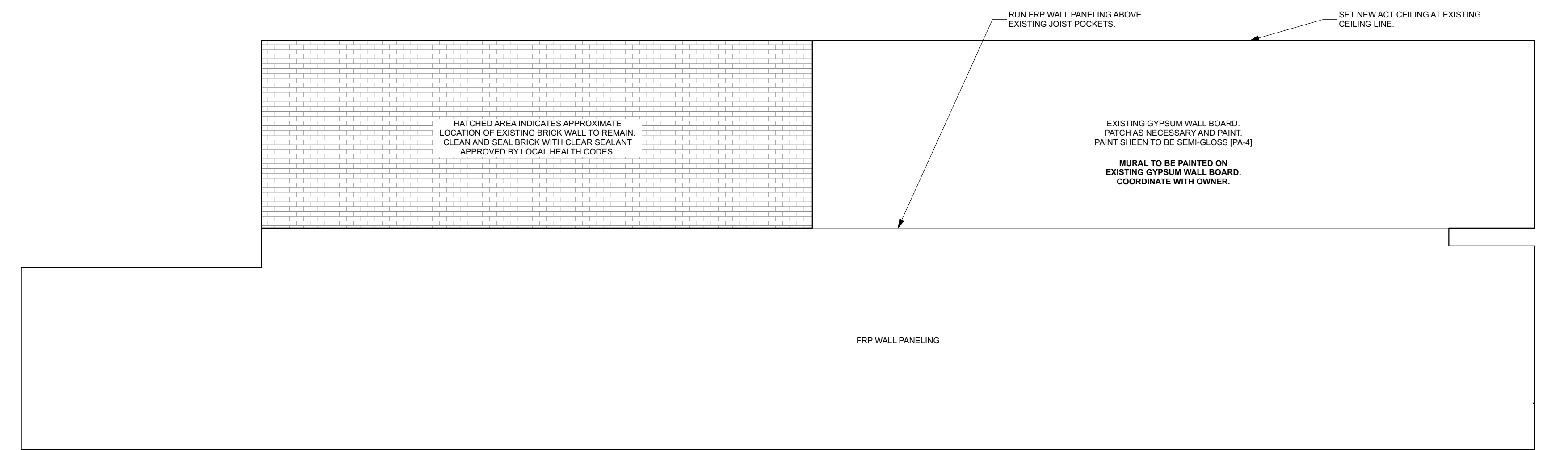
2 COOLER SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 BAKERY SECTION DIAGRAM
SCALE: 1/4" = 1'-0"



4 BAKERY 104 LOOKING WEST
SCALE: 1/4" = 1'-0"



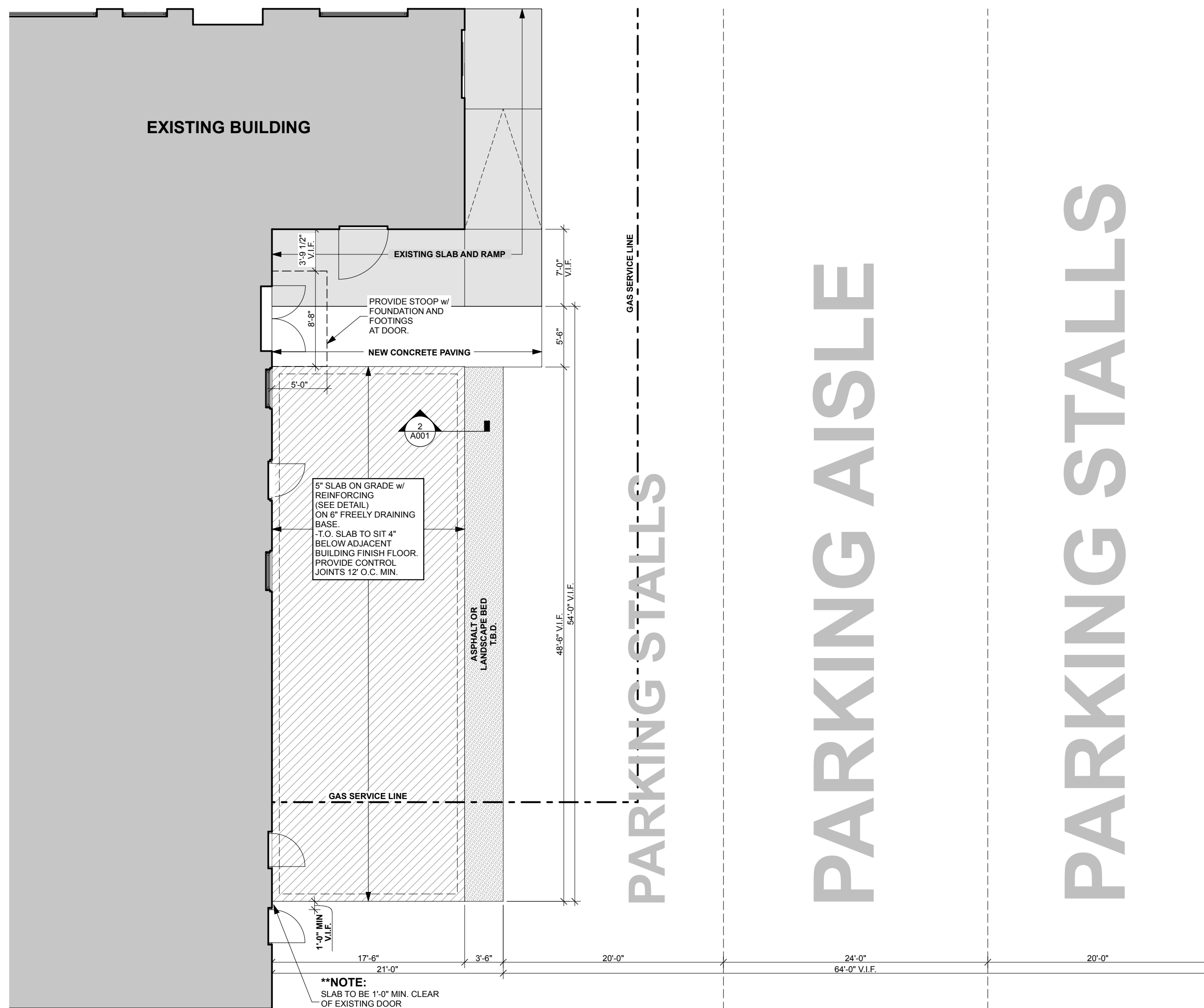
5 BAKERY 104 LOOKING SOUTH
SCALE: 1/4" = 1'-0"

DRAWING ISSUE	DATE
EXISTING FLOOR PLAN	06.10.2020
** REVISION	
EXISTING FLOOR PLAN	08.17.2020
BUILDING PERMIT SET	01.04.2021
CONDITIONAL USE PERMIT	01.19.2021

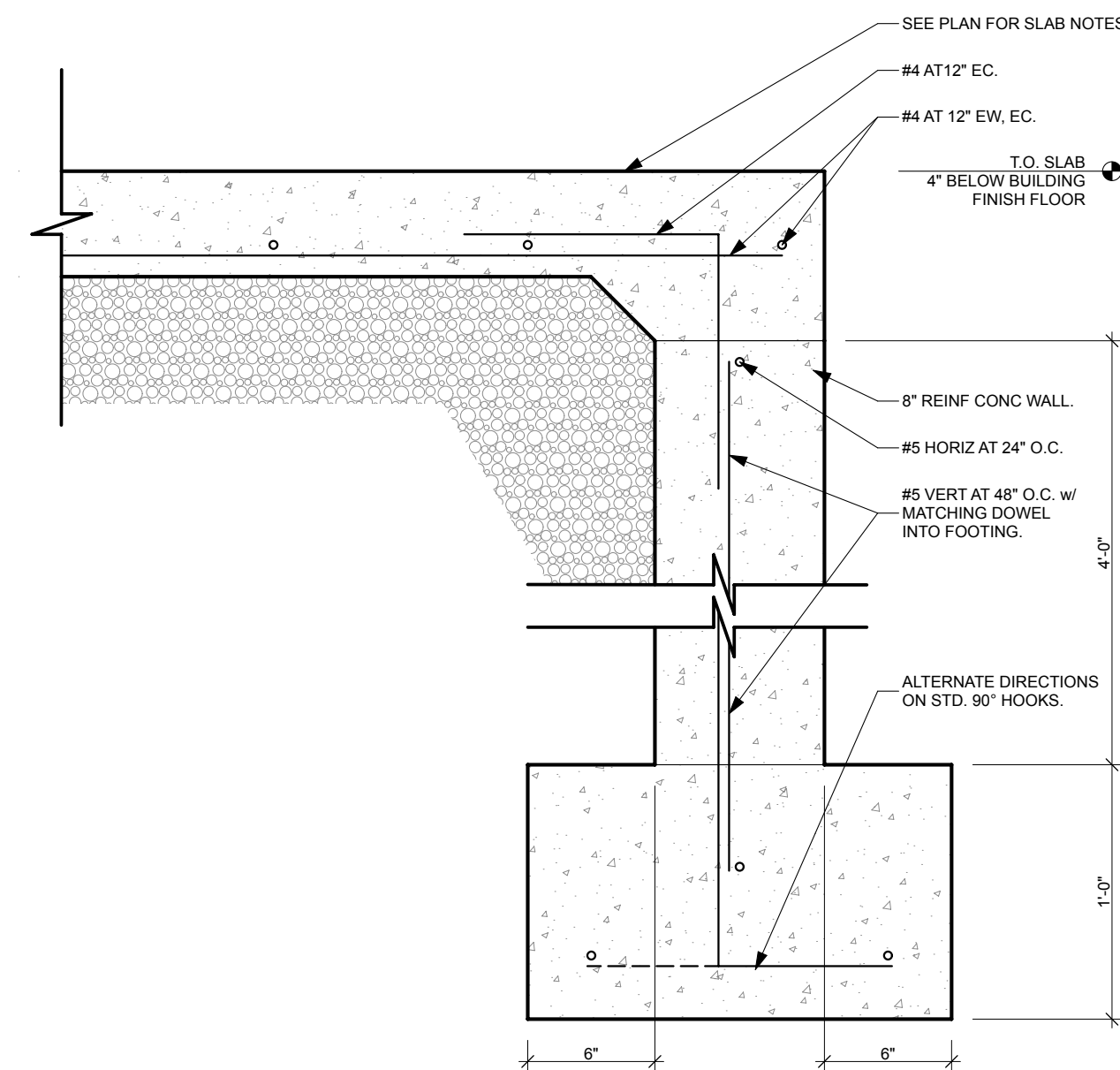
PROJECT # 20.19

ELEVATIONS + SECTION

A400



1 A001 **EXTERIOR COOLER LOCATION PLAN**
 SCALE: 1/8" = 1'-0"



2 A001 **SLAB FOUNDATION AND FOOTING**
 SCALE: 1 1/2" = 1'-0"

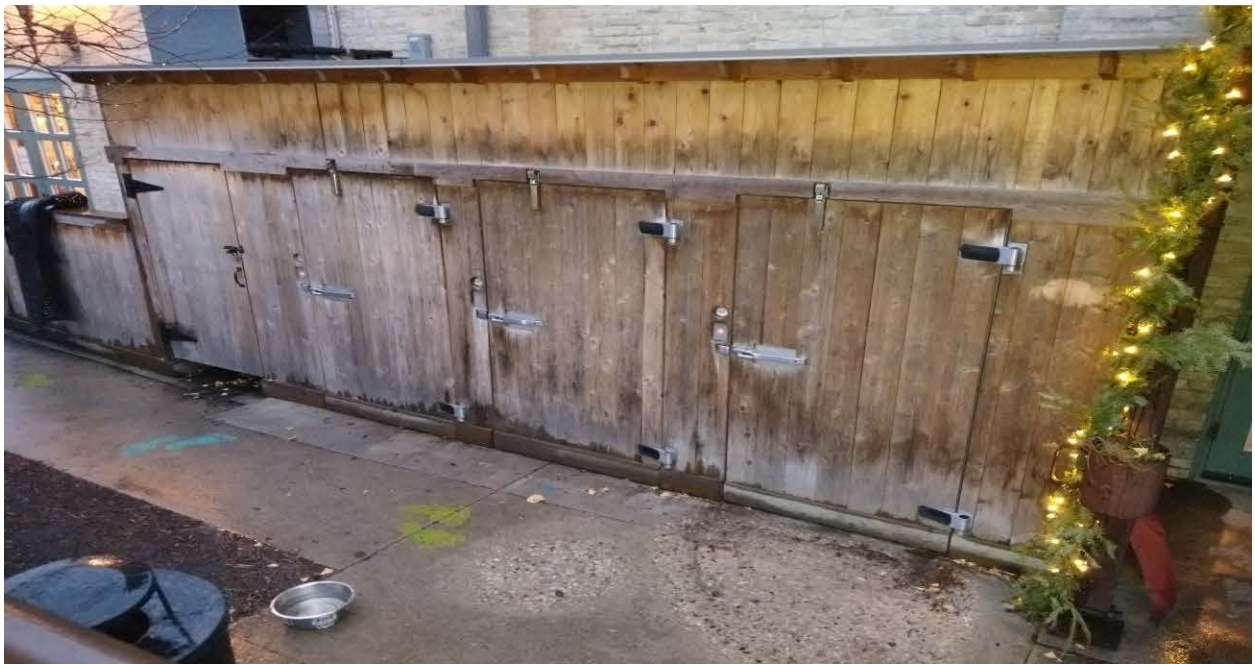
SLO FOODS MARKET
 7TH & PENN AVE SHEBOYGAN WI 53081

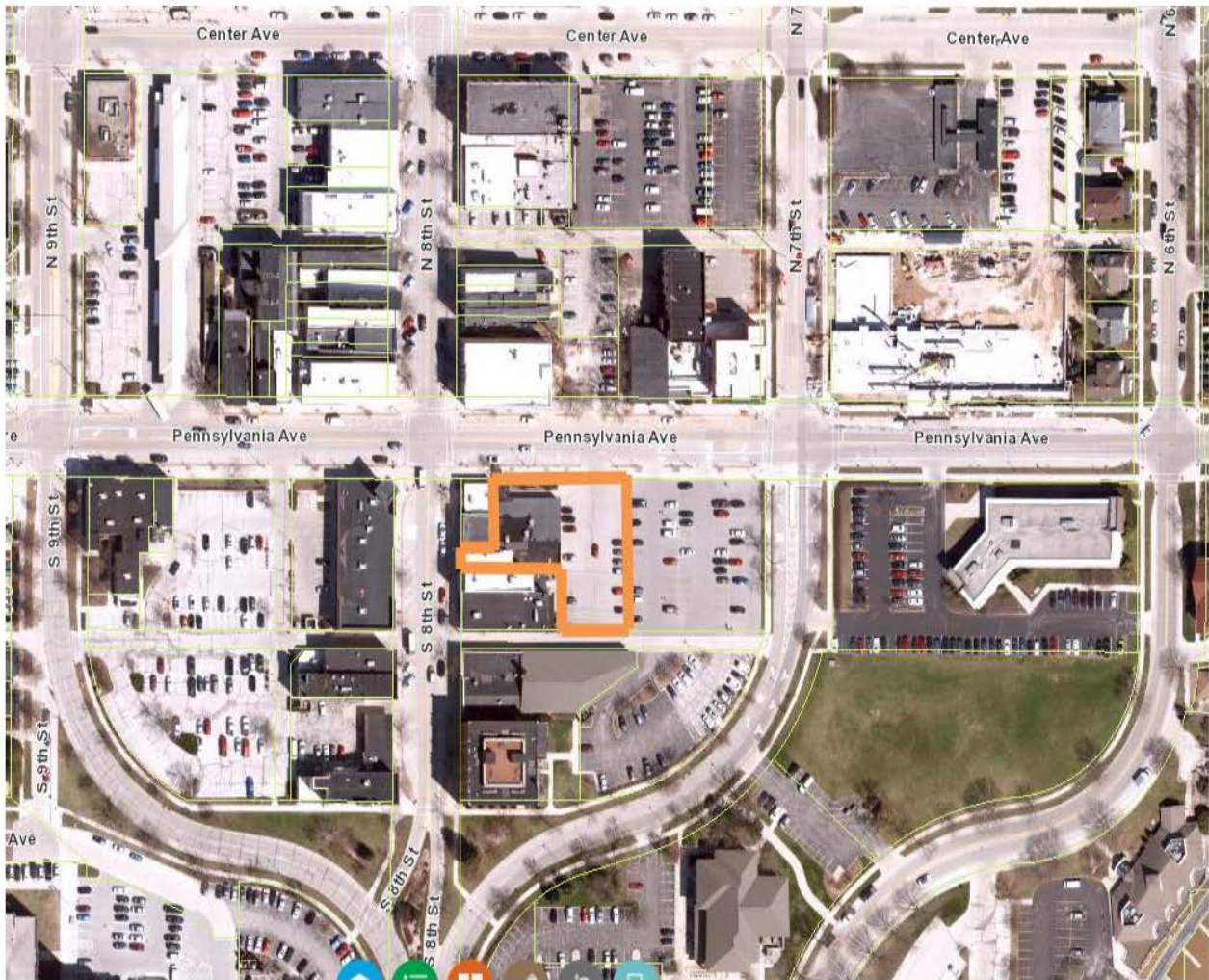
DRAWING ISSUE	DATE
AREA DIMENSIONS	08.17.20
REVISED PLAN	09.02.20
LAYOUT	
REVISED PLAN	09.09.20
PRELIM SITEPLAN	10.06.20
EXT. COOLER PLAN	10.09.20

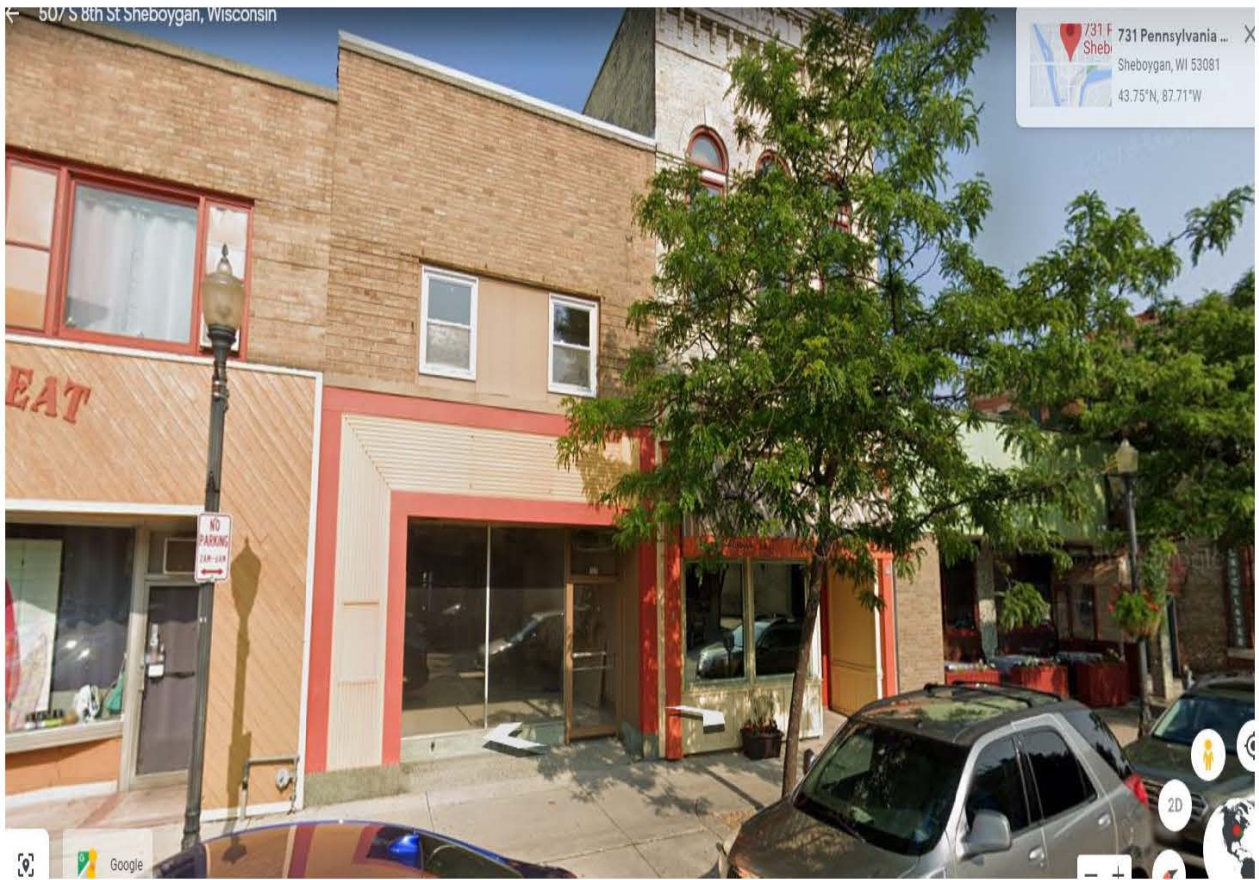
PROJECT # 20.19

COOLER SLAB PLAN

A001







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Vision Architecture to remodel the existing vacant carwash portion of the building into additional dining and kitchen space at the Harbor Petro Station located at 905 Indiana Avenue. CC zone

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

REPORT DATE: February 5, 2021

MEETING DATE: February 9, 2021

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Basudev Adhikari is proposing to remodel the existing vacant carwash portion of the building into additional dining and kitchen space at the Clark Station located at 905 Indiana Avenue.

The applicant states the following about the existing business:

- The existing business is operating as a convenience store and service station. Current business activities include gasoline sales, grab and go snacks and beverages. The rear portion of the building includes a large storage room and an abandoned car wash bay.
- There is currently limited on-site parking since most patron's park at the gas pumps. There is on-street parking available on 9th Street. The site is accessed along Indiana Avenue and on the east side at 9th Street. There is also frontage on the south alley.

The applicant states the following about the proposed changes to the business/property:

- The existing building orientation, design and overall characteristics will remain. The renovations will occur within the existing building walls; no additions are planned as part of this project. The existing fuel canopy and site lighting will remain as is.
- The goal of the project is to convert the abandoned car wash bay into a small restaurant (new dining and kitchen area). The restaurant/kitchen space is approximately 1,300sf and would include a kitchen, two (2) restrooms, an order counter and limited seating. The new dining space area will have several tables that will seat approximately 12 customers. It is anticipated that most of the restaurant orders will be grab and go with most of them coming from fuel customers.

- The kitchen will be run under the same ownership as the gas station. There will be an employee who will manage the kitchen/restaurant. Food will be grab and go items such as pizza, sandwiches, fish fry and appetizers.
- There will be a commercial hood in the open kitchen area for a grill and fryer exhausted straight through the roof. All mechanicals will be located either within the building or on the roof behind existing parapet walls.
- The project will install new store front windows to the north and south sides of the former car wash portion of the building and repaint the exterior façade.
- The intent is to modernize this facility and provide visual interest through horizontal and vertical elements. The red mansard roof edge is remaining. A combination gray tones are incorporated to provide a base and middle for the building. The dark gray color is used to introduce vertical element to the otherwise horizontal façade. The proposed renovations will significantly improve the aesthetics of the building.
- A new dumpster enclosure will be provided on the west side of the building. The enclosure will be constructed of concrete masonry and will be painted to match the building. A gate will be included in the design and will be finished with composite siding boards. Locating the dumpster enclosure location on the west side of the building will make it less visible – dumpsters are currently located on the east side of the building unscreened and very visible along 9th Street.
- The existing driveway access along Indiana Avenue and 9th Street will remain as is. Access to the south alley will be modified to provide three (3) new striped parking stalls (existing asphalt to be striped). A new handicap parking stall will be provided on the northwest corner of the building and will connect to both building entrances.
- Some of the excess pavement is being removed to provide some green space around the building. The existing storm drainage pattern will remain as is but the total impervious area of the site will be reduced by removing some asphalt and adding landscaping.
- There will be a planting bed created along the 9th Street side of the building. This planting bed will be approximately five (5) feet wide. Washed 1.5 inch landscape river rock with weed barrier will be installed in the planting bed. The plantings will be six (6) magic carpet spirea and six (6) miscanthus grass (perennial).
- On the west side of the building a trash enclosure will be built against the building on the south side, leaving space to create an outdoor seating area around which a five (5) foot wide planting bed will be created. Wash 1.5 inch landscape river rock with weed barrier will be installed and the plantings will be 10 arborvitae.
- The proposed renovations will significantly improve the aesthetics of the building along Indiana Avenue and S. 9th Street. The building will look better with fresh paint and a good well thought out paint scheme. The additional landscaping and green space will improve the visual aesthetics of the site and will soften the development. The renovations will also provide a convenient food option for the neighboring community.

STAFF COMMENTS:

Planning and Engineering staffs have discussed improving City of Sheboygan S. 9th Street public right-of-way along the east side of the site which is presently asphalt. In order to improve the aesthetics of the site, the City is proposing to improve the right-of-way area between the access drive to standard City specifications. This means the present asphalt area would be removed and the City would improve this right-of-way between the curb and sidewalk with new curb, gutter and grass landscape area. The Engineering Department indicates they can complete this work next year (summer/fall). This improvement will certainly improve the aesthetics of the S. 9th Street side of this property.

Presently, the applicant shows new concrete, 1.5 inch river rock and some plantings on the east side of the building. The present asphalt on this side of the building is very tired and unappealing. The applicant presently has their dumpsters and soda machines on the east side of the building. A previous auto repair business at this site parked cars in this area waiting to be serviced (in addition to others areas around this site).

Since the City is looking to improve the right-of-way portion of the S. 9th Street, it is staff's position that the east side of the property between the building and the property line be improved with grass and landscaping and not 1.5 inch river rock as proposed. There is minimal greenspace on this site and this could really improve the aesthetics of this site. Staff will be requiring a condition of approval that the applicant provide a much more detailed landscape plan for this area. If staff has concerns with the landscape proposal, this matter can be brought back for Plan Commission approval.

A couple of other comments the Plan Commission may want the applicant to address:

- Plan Commission will need to have the applicant explain the timeframe as to when the landscaping shall be completed. A condition of approval will require a date certain the landscaping needs to be completed by.
- The applicant has two (2) dumpsters and two (2) soda machine that he keeps next to the east wall of the building facing 9th Street. The applicant is proposing a dumpster enclosure. Plan Commission may want to have the applicant explain the timeframe of the dumpster enclosure completion. A condition of approval will require a date certain the enclosure needs to be completed by.
- Any thoughts on potential signage? No formal sign package has been presented. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.
- There are numerous temporary signs on the building, on the poles of the pylon sign, etc. A condition of approval will require these temporary signs to be removed from the site.
- Applicant indicates there will be new exhaust vents for kitchen hoods that may be placed on the rear or the rooftop. Staff will be recommending a condition of approval that requires all kitchen exhaust shall vent through the roof of the building so all exhaust goes straight up into the air.

- Staff questions whether the air unit on the east side of the building works because it does not even have the back cover on? If this unit does not function, this unit should be removed.
- There is a pay phone next to the pylon sign – does this still work? If not, this shall be removed. A condition of approval will require a date certain this needs to be completed.
- There is a “blank white space” where the type of fuel should be listed next to the gas price on the pylon sign. Applicant shall fix this accordingly with color and materials consistent with the existing sign. A condition of approval will require a date certain this needs to be completed.

The Plan Commission should be aware that Building Inspection, Planning and the Police Department all have had interactions with this property in the past concerning a previous auto repair use, dumpsters located along S. 9th Street and miscellaneous debris, equipment, materials, signage, etc. throughout this property. 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 Indiana Avenue site that leads to the riverfront, the lake front and downtown Sheboygan.

The City would like to see the overall look and feel of the Indiana Avenue corridor improve. The new paint scheme, store front designs, dumpster enclosure and landscaping will help address some of the aesthetic concerns with the property. The Harbor Petro remodel project has the potential to positively impact the look and feel of the neighborhood at the intersection of S. 9th Street and Indiana Avenue.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit 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, storm drainage, health, alcohol, 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. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal/approval of a landscape plan prior to building permit issuance. Landscaping shall be installed by July 30, 2021.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be installed by July 30, 2021.
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 kitchen exhaust shall vent through the roof.
9. The kitchen/restaurant and service station shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.

10. 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.
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. The landscape areas will be installed by July 31, 2021 and shall be properly maintained.
13. 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.
14. 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, patio, signs, landscaping, etc.
15. 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, grading, etc.).
16. 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.).
17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
18. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
19. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
20. Applicant shall work with staff with regards to appropriate signage. 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.
21. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
22. Applicant shall remove various types of temporary signage located on the canopy poles, pylon sign poles, walls, etc.
23. Applicant shall address “blank white space” where the type of fuel should be listed next to the gas price on the pylon sign. This shall be fixed and shall match the rest of the area in terms of materials, colors, etc. This shall be completed by July 31, 2021.
24. If the pay phone at the northeast corner of the site no longer functions, the phone shall be removed. This shall will be completed by July 31, 2021.
25. If the HVAC unit at the southeast corner of the east wall of the building no longer functions, the HVAC unit shall be removed. This shall be completed by July 31, 2021.
26. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
27. 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. 59281300680

MAP NO. _____

ZONING CLASSIFICATION: CCD

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: ADAM JAMES - VISION ARCHITECTURE, LLC

ADDRESS: P.O. Box 224 E-MAIL: ADAM@VISIONARCHITECTURE.NET
NEENAH, WI 54956

PHONE: (920) 904-4300 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: HARBOR PETRO

ADDRESS OF PROPERTY AFFECTED: 905 INDIANA AVE.

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: EXISTING

C-STORE W/ FORMER WASH BAY

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: WASH BAY TO BE

RENOVATED INTO SMALL RESTAURANT

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

TO INCLUDE RESTAURANT

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 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 PROPOSED

RESTAURANT CONSISTENT WITH THE SURROUNDING COMMERCIAL USES.

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: BASUDEN ADHIKARI

ADDRESS: 916 MULBERRY LN E-MAIL: _____
KOHLER, WI 53044

ARCHITECT: ADAM JAMES - VISION ARCHITECTURE, LLC


ADDRESS: P.O. BOX 224 E-MAIL: ADAM@VISION-ARCHITECTURE.NET
NEENAH, WI 54956

CONTRACTOR: CR STRUCTURES, INC

ADDRESS: 327 RANDOLF DR. E-MAIL: JEFF@CRSTRUCTURES.COM
APPLETON, WI 54913

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

1.18.21

DATE

ADAM JAMES

PRINT ABOVE NAME



VISION
ARCHITECTURE.LLC

January 18, 2021

**905 Indiana Avenue
Project Narrative**

An explanation of the existing use and all 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 rear portion of the building includes a large storage room and an abandoned car wash bay. Current business activities include gasoline sales, and grab and go snacks and beverages. There is currently limited on-site parking since most patrons park at the gas pumps. There is on-street parking available on 9th Street. The site is accessed along Indiana Avenue and on the east side at 9th Street. There is also frontage on the south alley.

An explanation of the proposed project, parking lot, access, etc. (why it is needed, what is its intended use, where it is to be located, how close to property lines, who will use it, when you will begin construction, new driveways and driveways to be closed, existing parking lot reconfiguration, etc.).

The goal of the project is to renovate the abandoned car wash bay into a small restaurant. The restaurant would include a kitchen, two rest rooms, a 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 existing access along Indiana Avenue and 9th Street will remain as is. Access to the south alley will be modified to provide three new parking stalls. A new handicap parking stall will be provided on the north side of the building and will connect to both building entrances. Construction will begin immediately upon approval.

Are you proposing to remove and/or modify any existing driveways?

The existing driveways will remain as-is. We plan to modify the access to the south alley in order to provide three parking stalls.

An explanation and plans/photos of the areas proposed to be changed on the site.

Refer to the plans 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 renovations will occur within the existing building walls; no additions are planned as part of this project. The existing fuel canopy will remain as is. The exterior of the building will be renovated as shown in the attached elevations. Renovations will include painting the existing concrete masonry and installing new storefront where the previous overhead doors were located. The site will be modified as shown on the plan to provide additional on-site parking and sidewalks. Some of the excess pavement is being removed to provide some green space around the building. The storm drainage patterns of the site will remain as is. The total impervious area of the site will be reduced. The existing site lighting will remain as-is. A complete landscape plan will be provided for staff review at a later date. The initial use of this portion of the building was a car wash. The proposed restaurant use will likely have less traffic than the car wash use. A new dumpster enclosure will be provided on the west side of the building. The enclosure will be constructed of concrete masonry and will be painted to match the building. A gate will be included in the design and will be finished with composite siding boards. 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. As part of this project we plan to repaint the exterior façade. The new paint scheme is included in the submitted renderings. In this scheme, the intent is to modernize this facility and provide visual interest through horizontal and vertical elements. The red mansard roof edge is remaining. A combination gray tones are incorporated to provide a base and middle for the building. The dark gray color is used to introduce vertical element to the otherwise horizontal façade. The proposed renovations will significantly improve the aesthetics of the building. I believe the updates will tire in well with the neighboring properties.

How will you insure 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 renovations will provide a convenient food option for the neighboring community. The addition of green space on the site will soften the development.

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 existing site sign along Indiana Avenue will remain. Wall mounted building signage does not currently exist and none is being contemplated at this time.

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

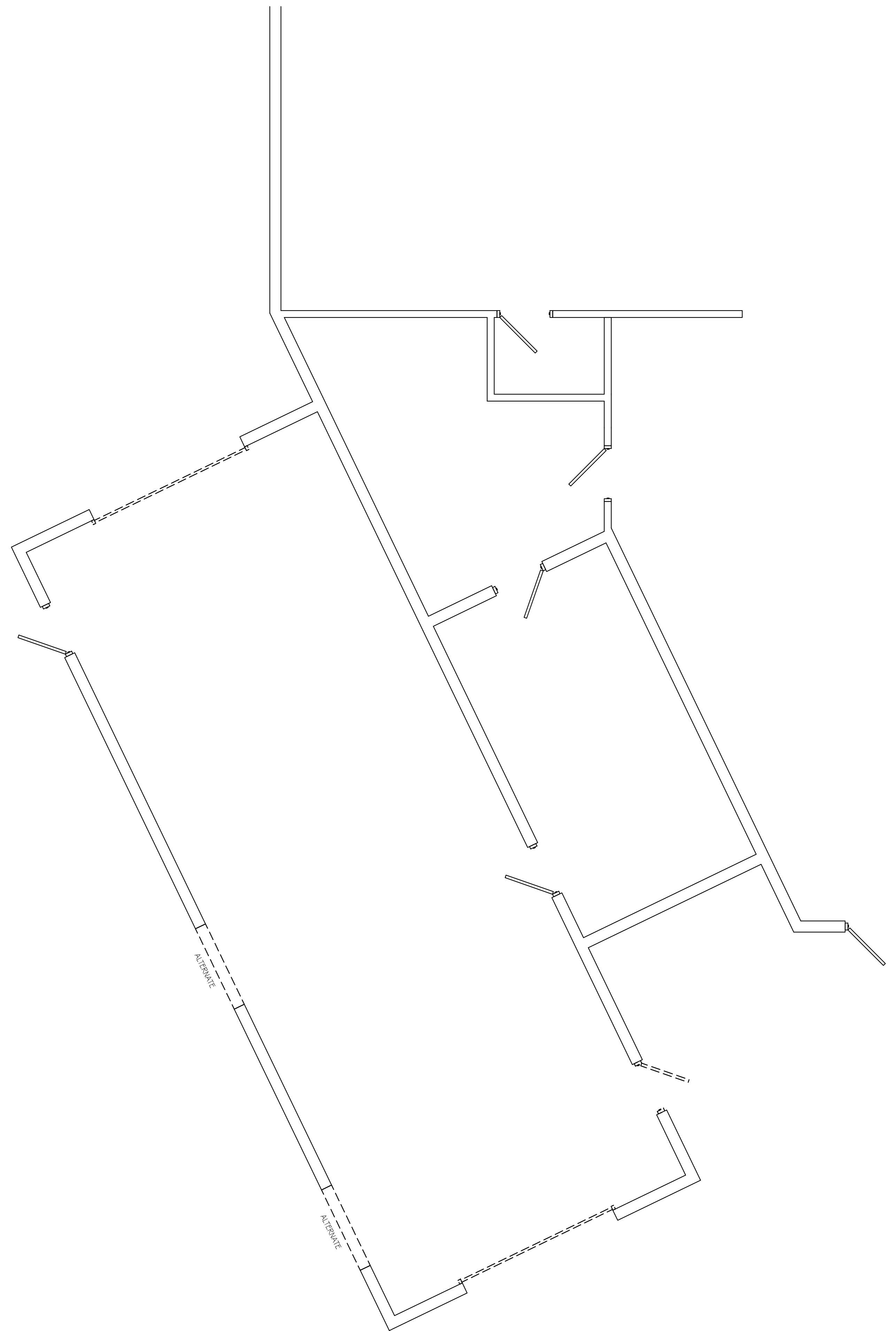
The building will look better with fresh paint and a good well thought our paint scheme. Additional landscaping will improve the visual aesthetics. The restaurant will provide an amenity to the community rather than an abandon car wash.

Any other information that will be useful for the Plan Commission to understand your proposal.

None.

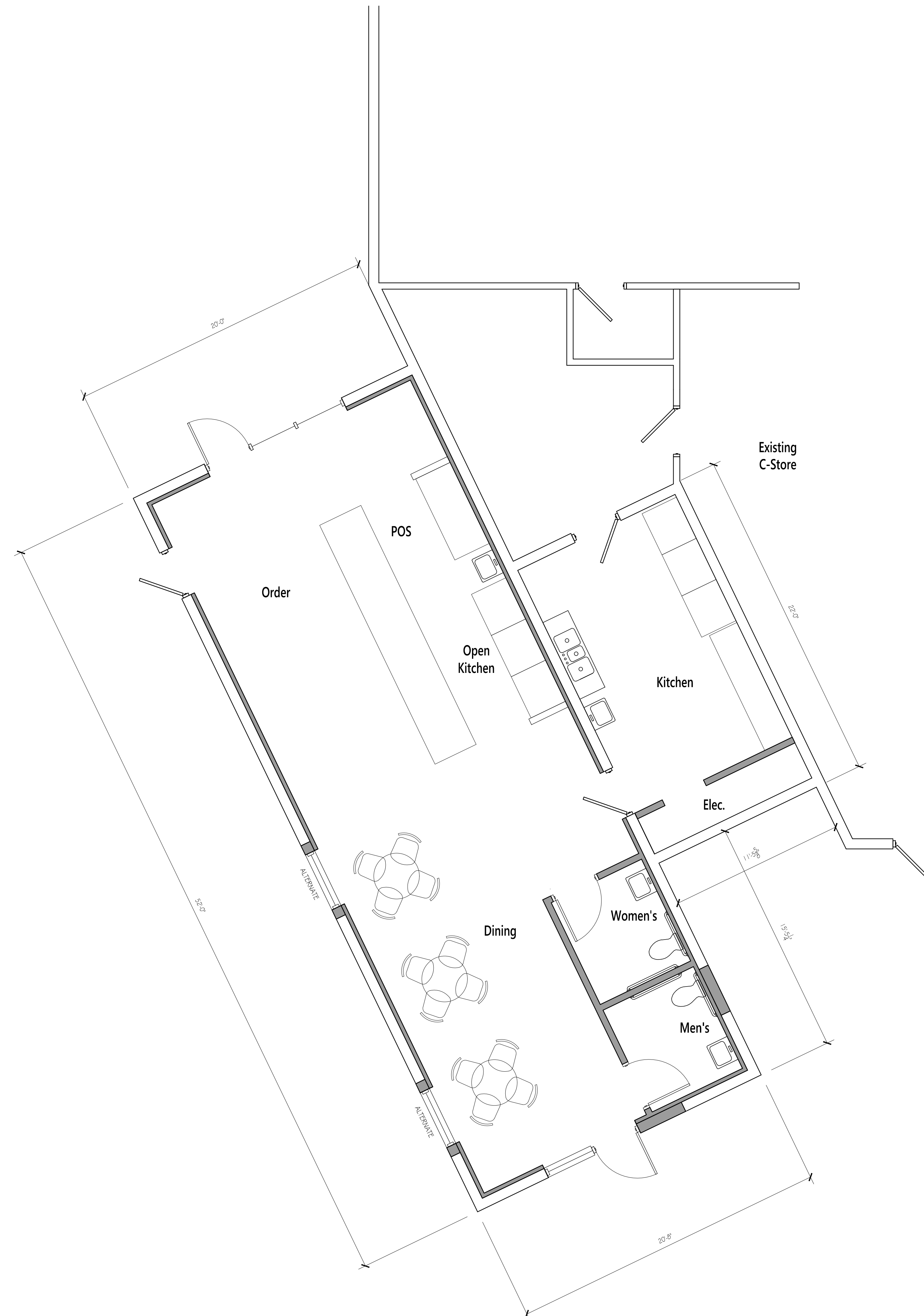
VISION ARCHITECTURE, LLC

Adam James, AIA
Partner



DEMO PLAN

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



PROPOSED PLAN

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



VISION
ARCHITECTURE, LLC

P.O. Box 224
Neenah, WI 54956
920-904-4300

www.vision-architecture.net



Proposed Development For:

C-Store Renovation

905 Indiana Avenue, Sheboygan, Wisconsin

Issue Date: 1/18/2021

Revisions:

A1.0



North Elevation

SCALE: n.t.s.



East Elevation

SCALE: n.t.s.



South Elevation

SCALE: n.t.s.



West Elevation

SCALE: n.t.s.



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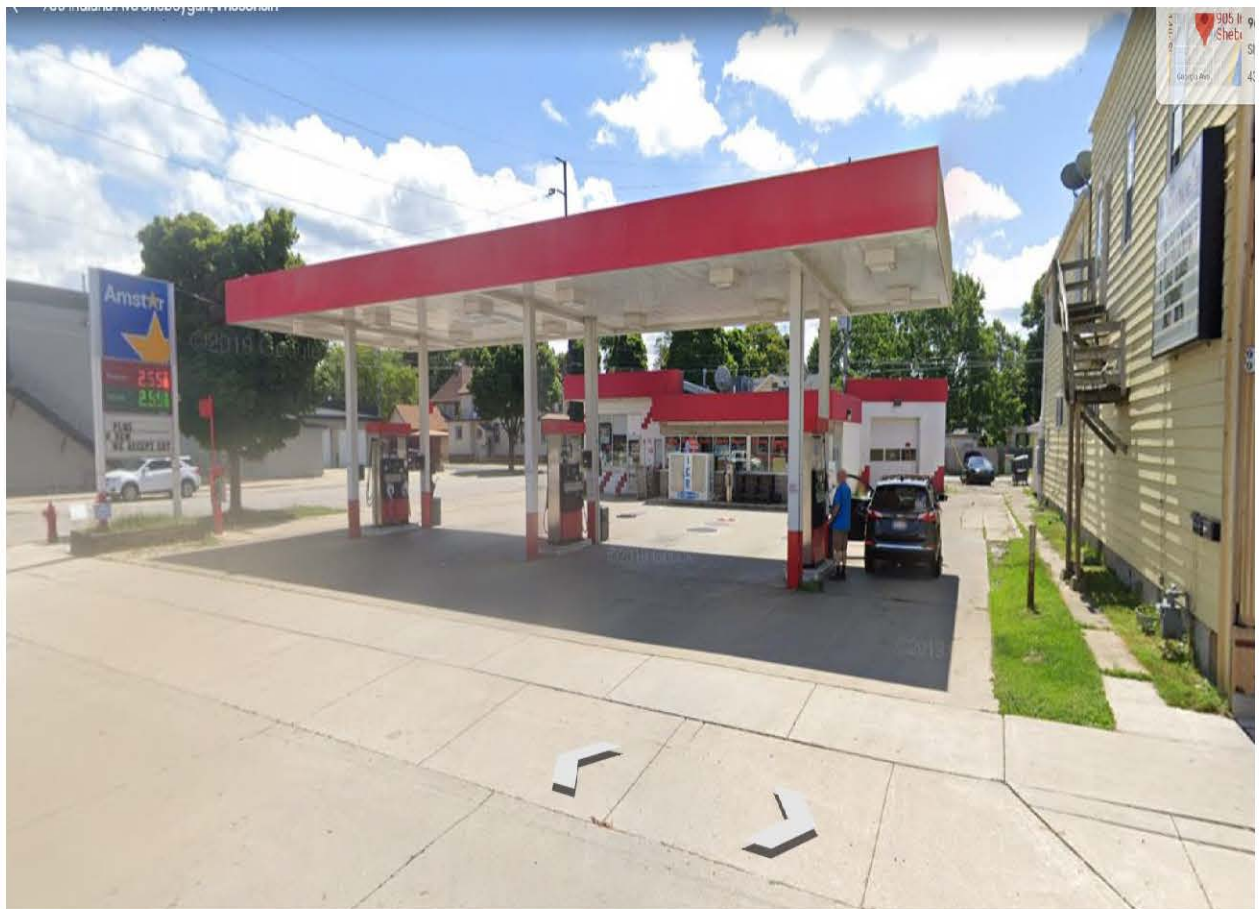


Proposed Development For:
C-Store Renovation
905 Indiana Avenue, Sheboygan, Wisconsin

Issue Date: 1/18/2021

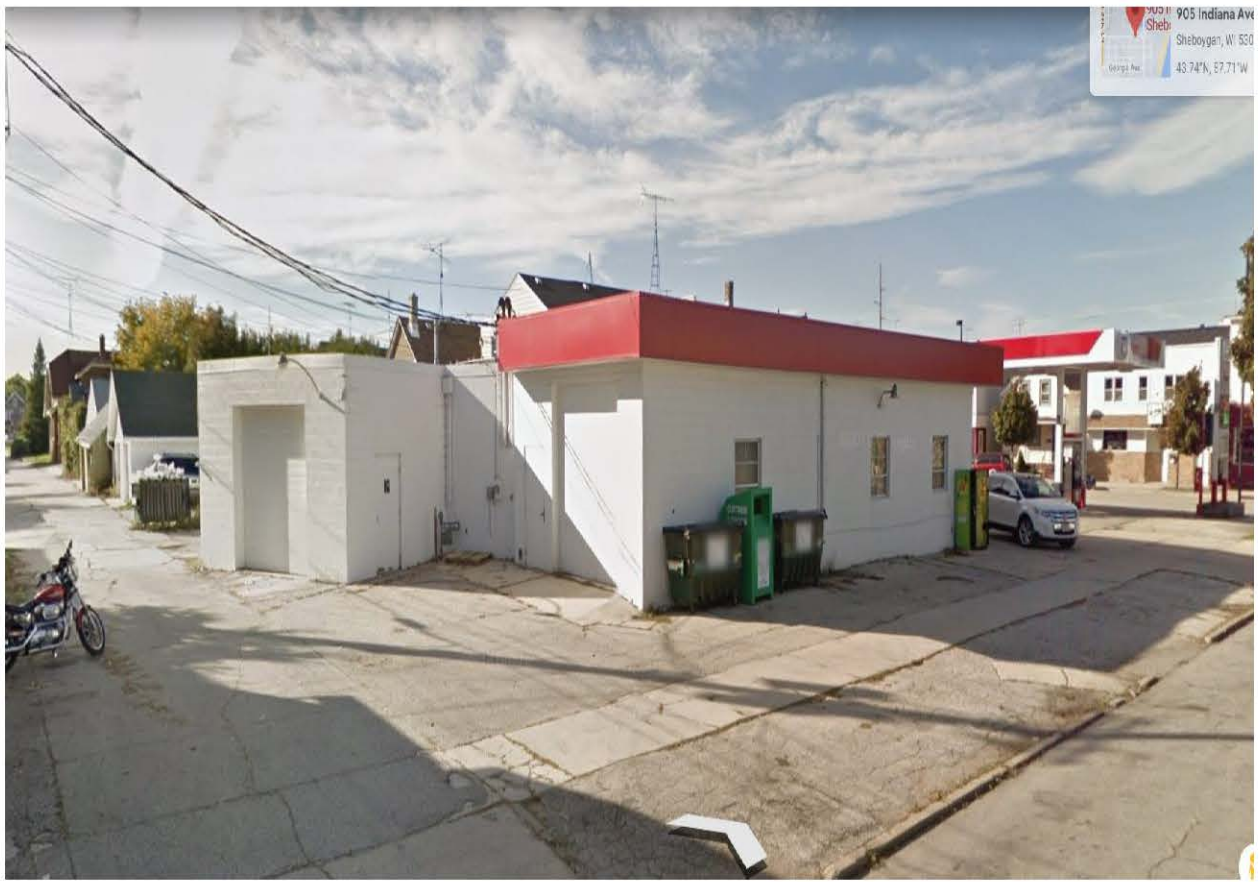
Revisions:

A2.0



113 59th St Sheboygan, Wisconsin

905 Indiana Ave
Sheboygan, WI 53081
43.74°N, 87.71°W



905 Indiana Ave
Sheboygan, WI 530
43.74°N, 87.71°W





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Vision Architecture to construct a new convenience store and service station at the southeast corner of N. 26th Street and Superior Avenue. SC Zone

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

REPORT DATE: February 5, 2021

MEETING DATE: February 9, 2021

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Vision Architecture, Inc. is proposing to construct a new convenience store and service station on an approximately .5 acre parcel located at the southeast corner of N. 26th Street and Superior Avenue (Parcel #'s 59281213270 and 59281213260). The applicant states the following about the project:

- Basudev Adhikari is proposing the construction of a 3,000sf convenience store with an attached dumpster enclosure and separate fueling canopy for gas. The building is oriented to face Superior Avenue and includes a corner tower element facing the intersection of Superior Avenue and N. 26th Street.
- The building design is intended to be simple, welcoming and high quality. The white façade was chosen to create a clean exterior and the charcoal trim adds contrast and definition to the building edges. A corner entrance faces the street intersection to welcome visitors while a center entrance creates a convenient entry for a quick walk into the convenience store for your favorite snack or beverage. The stone base anchors the building and provides warmth and texture. The canopy adds a pop of color and breaks up the façade. The building will be an attractive addition to the neighborhood and community.
- The service station/convenience store will be open 24 hours a day and the proposed method of operation for this development will be consistent with that of his other existing convenience stores in the area that include 905 Indiana Avenue, the Shell, Station at 1710 Indiana Avenue, Tidy Store at 810 N. 14th Street

- The type of products that will be sold will be like that of our existing stores: gasoline, groceries, hot and cold food and beverages, tobacco products, off-sale alcohol products, lotto, convenience store merchandise, ice, and propane. We will also be applying for an off-sale alcohol license for this store.
- There will also be a small restaurant space on the west side of the building. The restaurant will have 8-12 seats with a menu of pizza, sandwiches, fish fry and deep fried appetizers.
- The proposed store is projected to have between 8-10 full and part time employees.
- The applicant indicates there will be no outdoor storage and/or product.

Specific site improvements include:

- The proposed service station/convenience store is to be 3,000sf in size.
- 1,320sf (20 x 66) gas fueling canopy with three (3) pumps on the north side of store.
- Applicant indicates there will be air and vacuums on the site but does not indicate where.
- Appears there is an outdoor patio/seating area for customers on the west side of store.
- Lighting will be provided under the fuel island canopy and a light pole will be provided along the west side of the site to provide light at the parking area. Lighting around the building will be provided with the use of wall mounted lighting and canopy lighting. Photometrics will be provided at a later date for staff approval.
- The site design includes seven (7) on-site parking stalls.
- Access to the site will be through driveways on the north and west sides of the property.
- Applicant appears to be showing a monument sign (concept only).
- A dumpster enclosure is to be located on the east side of the building and will utilize materials that match the building.
- A stormwater pond is proposed at the southeast corner of the site.
- Applicant indicates there will be no outdoor sales and/or storage.

STAFF COMMENTS:

Applicant indicates they will be submitting the canopy at a later date. The proposed canopy will need architectural review board approval and may need Plan Commission approval should anything change regarding the canopy such as size, location, design, etc.

Access to the site is proposed to come from two (2) new ingress/egress drives – one (1) on N. 26th Street and one (1) on Superior Avenue.

The applicant shows a conceptual monument sign and no other sign information. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

Presently the property is made up of two (2) parcels (Parcel #'s 59281213270 and 59281213260). The applicant will be required to combine these parcels prior to issuance of a building permit.

The Plan Commission may want to have the applicant address:

- Is this going to be an Amoco (verify fuel brand)?
- When does the applicant plan on submitting the canopy plans/drawings?
- Applicant indicates there will be vacuums and air but does not show where these are proposed to be located on the site. We do not want these items impacting the residences in the area so they shall not be located along the streets.
- Applicant indicates there will be underground fuel tank(s) but does not show where these are proposed to be located on the site.
- There are some residences on the north side of Superior Avenue. Cars will be facing north and south as they fuel up. Applicants landscape plan should take this into consideration and try to strategically place landscaping along Superior Avenue to attempt to prevent vehicle lights from shining onto the front of the houses along Superior Avenue.

Applicant is requesting the following exceptions:

- To have a 6.3 foot rear property line setback – The minimum nonresidential rear yard building setback is 10 feet.
- Requesting an exception from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.
- Requesting to develop on a .5 acre lot – minimum lot size is 1 acre, however, a lot may be less than an acre when approved through the conditional use permit process.

The Plan Commission should be aware staff has had a number of issues with Mr. Adhikari's other service stations in the City concerning temporary signage, soda machines, dumpsters, landscaping, etc. A recent site inspection revealed:

905 Indiana Avenue:

- 2 dumpsters located on the east side of the property along S. 9th Street
- 2 soda machines.
- Temporary cigarette signs located on posts of pylon sign
- Does pay phone function? If not, it should be removed.

Shell Station at 1710 Indiana Avenue:

- Dumpsters located outside of it screened enclosure.
- Temporary cigarette signs located on posts/bollards by gas pumps.
- Has not completed landscaping – needs to install shrubs along S. 17th Street. Applicant shall be in contact with landscape planner.
- Plan Commission approved electronic message center monument sign so this should limit any need for temporary signage.

Tidy Store at 810 N. 14th Street:

- Temporary cigarette signs located on posts/bollards by gas pumps.
- 4 soda machines
- Plan Commission approved electronic message center monument sign so this should limit any need for temporary signage.

This development will certainly change the appearance of this property and based on the building and site design has the ability to positively impact the look and feel of this Superior Avenue mixed-use neighborhood. Therefore, it is imperative that Mr. Adhikari properly maintain this new facility and property and not have the site scattered with temporary signs, soda machines, unenclosed storage and/or product, etc. In addition, staff will be requiring a condition of approval that these issues listed above at the other stations be adequately addressed prior to building permit issuance for this project.

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, storm drainage, health, alcohol, 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 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 facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. 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.
6. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along the property's street frontages (number, type, location, etc.). The street trees will be provided on the landscape plan. The street trees are in addition to the required development landscape plan points (not counted as landscape plan points). If any street trees are removed for the project, the applicant will be required to reinstall those street trees.
7. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
8. Outdoor storage of materials, products or equipment shall be prohibited (no soda machines, product displays for sale, equipment, etc.).
9. Any 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.

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.).
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 work with staff with regards to appropriate signage. 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.
13. Applicant shall install individual letter signs – no cabinet or flat panel signs.
14. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15-foot vision triangle.
15. Maximum canopy sign square footage permitted is 20sf for the gas fuel canopy signage.
16. No sign shall be located on the roof or the top horizontal plane of the canopy.
17. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
18. The total height of any overhead canopy shall not exceed 20 feet as measured to the highest part of the structure (top of canopy to grade).
19. All areas used for parking/maneuvering of vehicles shall be paved. Applicant shall meet the minimum 10 foot paving setback to street property lines and minimum five (5) foot paving setback to all interior side or rear lot lines.
20. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
21. The parking lot and drive-through facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
22. 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.
23. 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.
24. 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, grading, etc.).
25. 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.).
26. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
27. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
28. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
29. 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).
30. Building permits shall be issued only at such time as the applicant can provide documentation that they own the parcel.

31. Building permits shall be issued only at such time as the applicant can provide documentation that the lots have been combined into one (1) parcel which has been officially recorded by Sheboygan County.
32. Building permits shall be issued at such time as the applicant addresses the property concerns at the owner's other gas stations at 905 Indiana Avenue, 1710 Indiana Avenue and 810 N. 14th Street. Issues to be addressed include dumpsters, temporary signage, landscaping, miscellaneous outdoor storage, etc. Applicant will work with staff to address these concerns in a timely fashion.
33. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design and canopy.
34. 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. 59281213270 + 260

MAP NO. _____

ZONING CLASSIFICATION: SCD

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: ADAM JAMES VISION ARCHITECTURE, LLC

ADDRESS: P. O. Box 224 E-MAIL: ADAMVISION-ARCHITECTURE.NET
NEENAH, WI 54956

PHONE: (920) 904-4300 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: CONVENIENCE STORE

ADDRESS OF PROPERTY AFFECTED: 2519 SUPERIOR AVE

LEGAL DESCRIPTION: _____

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

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

FUEL SALES AND SMALL RESTAURANT

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

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? THE DEVELOPMENT IS AN IDEAL

LOCATION AND WILL CREATE AN AMENITY FOR THE SURROUNDING NEIGHBORHOOD.

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? THE LOCATION

IS ON THE EDGE OF A RESIDENTIAL ZONE BUT WITHIN THE COMMERCIAL AREA. THE USE WILL NOT NEGATIVELY AFFECT THE
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 ADJACENT

LAND USES ARE COMMERCIAL.

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: BASUDEN ADHICARI

ADDRESS: 916 MULBERRY LN
KOSKUSKO, WI 53044 E-MAIL: _____

ARCHITECT: ADAM JAMES VISION ARCHITECTURE, LLC

ADDRESS: P.O. BOX 224
NEENAH, WI 54956 E-MAIL: ADAM@VISION-ARCHITECTURE.NET

CONTRACTOR: CR STRUCTURES, INC

ADDRESS: 327 RANDOLF DR
APPARTON, WI 54913 E-MAIL: _____

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

1-19-21

DATE

ADAM JAMES

PRINT ABOVE NAME



VISION
ARCHITECTURE.LLC

January 19, 2021

**2519 Superior Avenue
Project Narrative**

An explanation of the existing use and all business activities that take place onsite. An explanation of the existing parking lot, access etc.

The existing site consists of two vacant lots.

An explanation of the proposed project, parking lot, access, etc. (why it is needed, what is its intended use, where it is to be located, how close to property lines, who will use it, when you will begin construction, new driveways and driveways to be closed, existing parking lot reconfiguration, etc.).

The project will include a new 3,000 s.f. convenience store. The building will include typical convenience store products like snacks and beverages. There will also be a small restaurant space on the west side of the building. The site will include a canopy over the fuel dispensing islands. It is anticipated that the neighboring homes to the north will utilize this convenience store as they venture out of the neighborhood onto Superior Avenue. The site design includes seven on-site parking stalls. Access to the site will be through driveways on the north and west sides of the property. Construction will begin upon receiving project approvals.

Are you proposing to remove and/or modify any existing driveways?

The driveways are new.

An explanation and plans/photos of the areas proposed to be changed on the site.

Refer to the plans 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 project will include a new 3,000 s.f. convenience store. The building will include typical convenience store products like snacks and beverages. There will also be a small restaurant space on the west side of the building. The site will include a canopy over the fuel dispensing islands. Storm drainage will be directed to an stormwater management pond in the south east corner of the site. A landscape plan with specific plantings will be provided prior to requesting a permit. Site lighting will be provided via building mounted lighting, light poles and canopy lighting. Refer to the site plan for proposed lighting locations. A photometric plan will be provided for staff approval prior to requesting a building permit. Two new driveways are being provided; one on Superior Avenue and one on N 26th Street. A pedestrian sidewalk is being provided from the public sidewalk on N 26th Street to the building entrance. A dumpster enclosure is provided on the west side of the building. It will be designed using materials that match the building. Mechanicals will be located on the roof and will be screened with parapets.

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 building is oriented to face Superior Avenue and includes a corner tower element facing Superior Avenue and N 26th Street. Refer to the exterior elevations and renderings for building style and materials being used.

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

The property is in a commercial zoned area and is compatible with adjacent properties. The building will be constructed using high quality material and the site will be landscaped to be an attractive addition to the neighborhood. The new convenience store and restaurant will be an amenity to the nearby residential areas.

Show all Ingress/Egress driveways on the lot.

Refer to the site plan.

Explain site lighting.

Lighting will be provided under the fuel island canopy. And light pole will be provided along the west side of the site to provide light at the parking area. Lighting around the building will be provided with the use of wall mounted lighting and canopy lighting. Photometrics will be provided at a later date for staff approval.

Explain proposed signage.

A monument sign has been designed for the intersection of Superior Avenue and N 24th Street. The sign will be 10'8" high and 12'-0" wide and will be constructed of materials that match the building. The sign will be internally lit.

Any other information that will be useful for the Plan Commission to understand your proposal.

None.

VISION ARCHITECTURE, LLC

Adam James, AIA
Partner



VISION
ARCHITECTURE.LLC

January 26, 2021

**2519 Superior Avenue
Exterior Design**

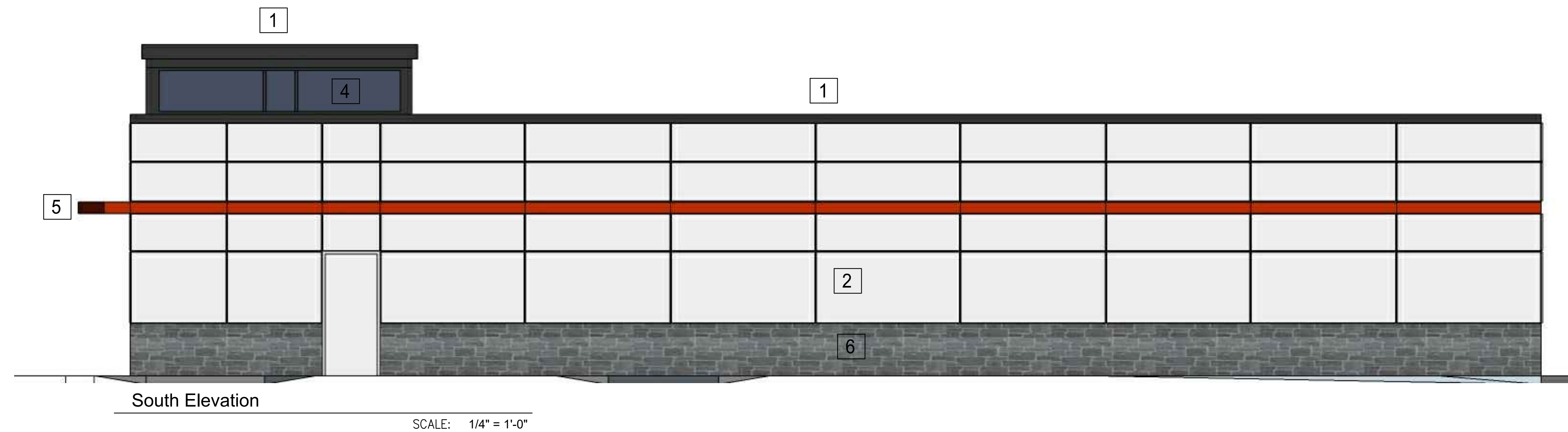
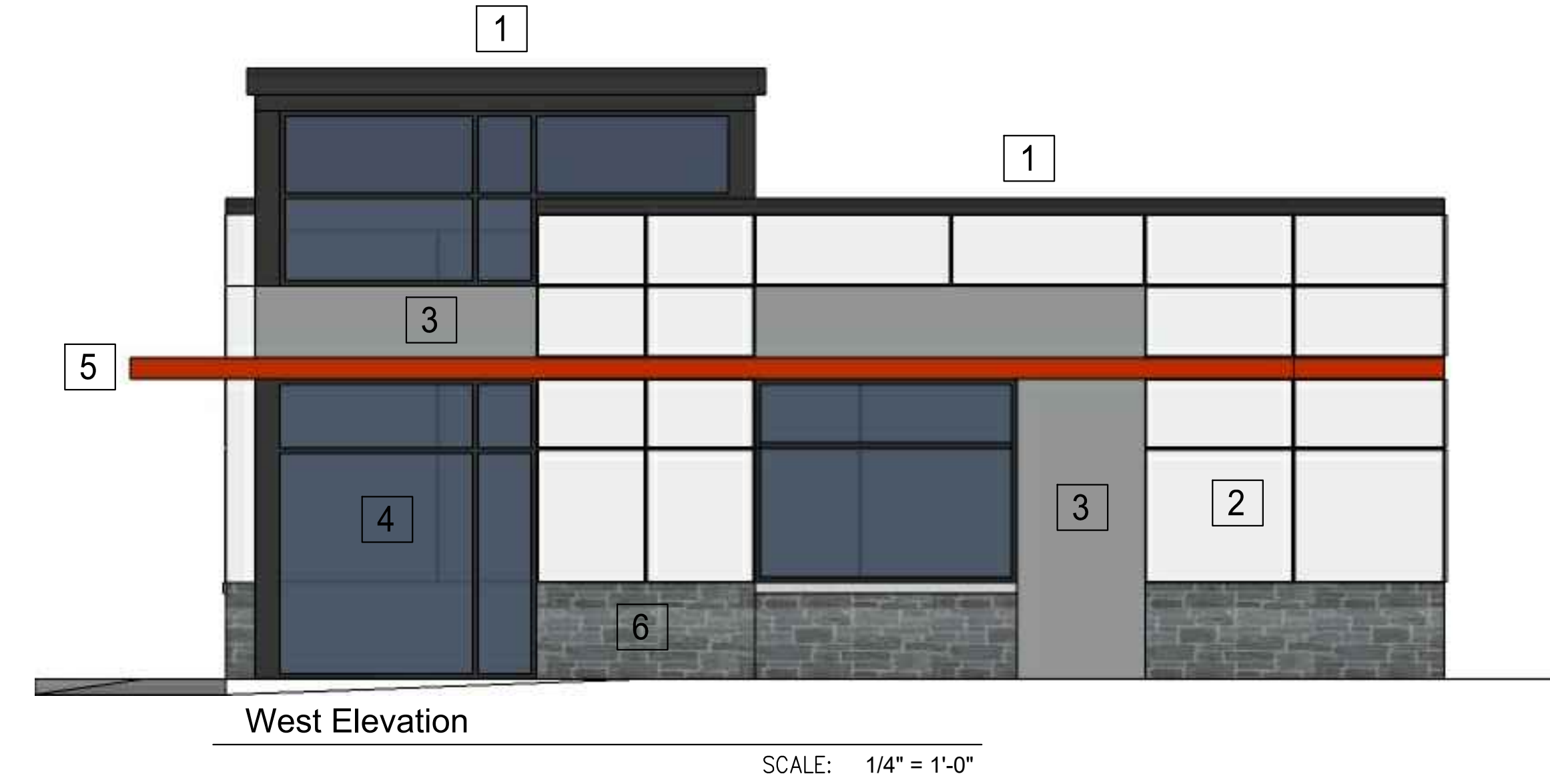
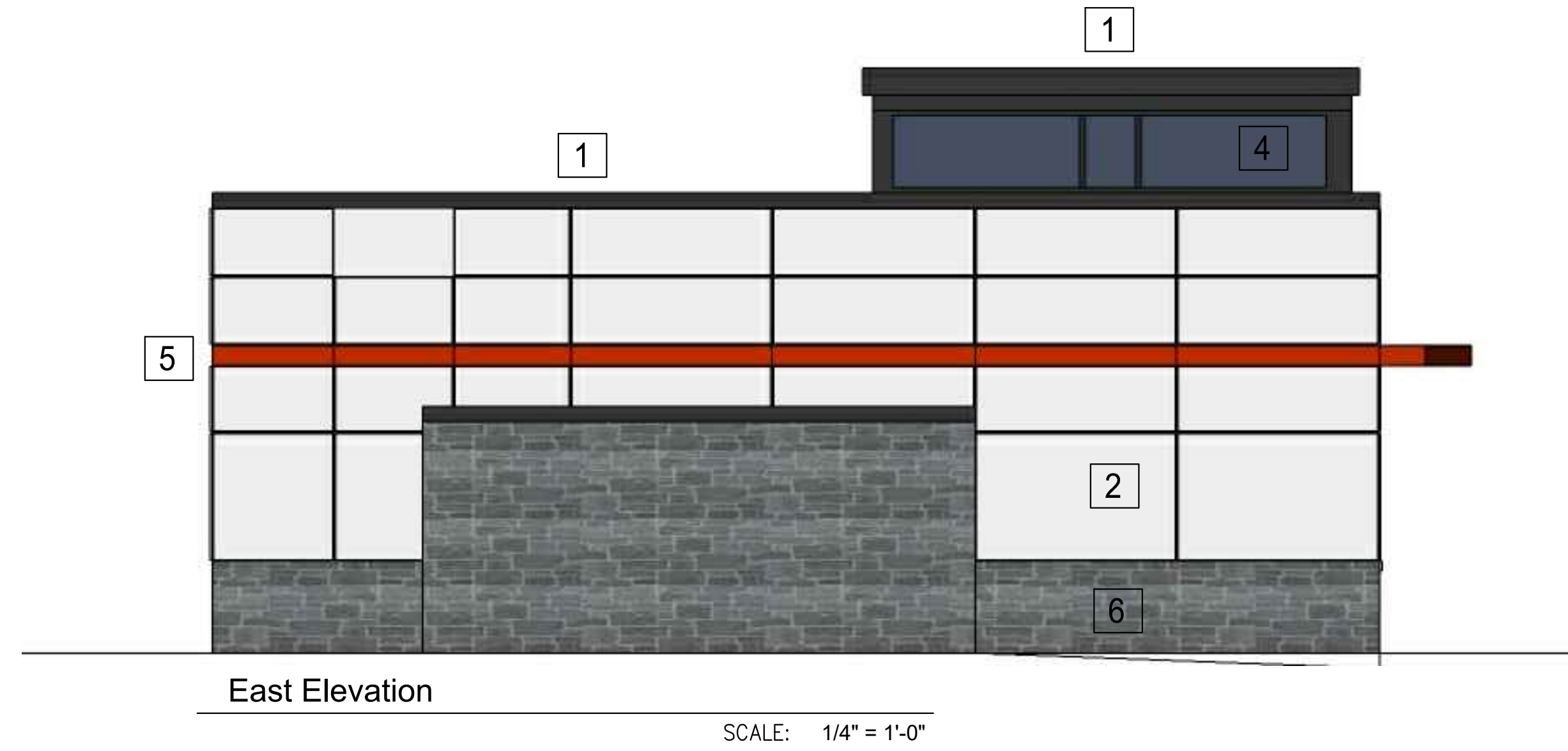
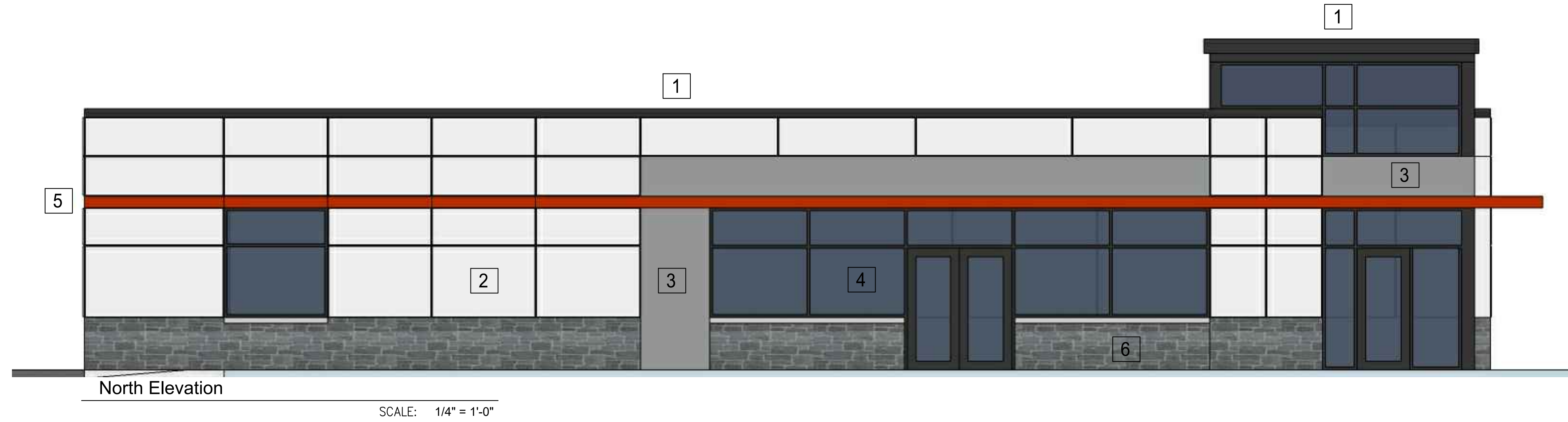
The building design is intended to be simple, welcoming and high quality. The white façade was chosen to create a clean exterior and the charcoal trim adds contrast and definition to the building edges. A corner entrance faces the street intersection to welcome visitors while a center entrance creates a convenient entry for a quick walk into the convenience store for your favorite snack or beverage. The stone base anchors the building and provides warmth and texture. The canopy adds a pop of color and a breaks of the façade. The building will be an attractive addition to the neighborhood and community.

VISION ARCHITECTURE, LLC

Adam James, AIA
Partner

Exterior Materials:

- 1 PREFINISHED METAL COPING - CHARCOAL
- 2 E.I.F.S. WITH REVEALS - LIGHT GRAY
- 3 E.I.F.S. WITH SMOOTH FINISH - MED. GRAY
- 4 ALUMINUM WINDOWS - CHARCOAL
- 5 PREFINISHED METAL ACCENT - RED
- 6 MANUFACTURED STONE



VISION
ARCHITECTURE, LLC

P.O. Box 224
Neenah, WI 54956
920-904-4300

www.vision-architecture.net



Proposed Development For:
C-Store Development
2519 Superior Avenue, Sheboygan, Wisconsin

Issue Date: 1/19/2021

Revisions:



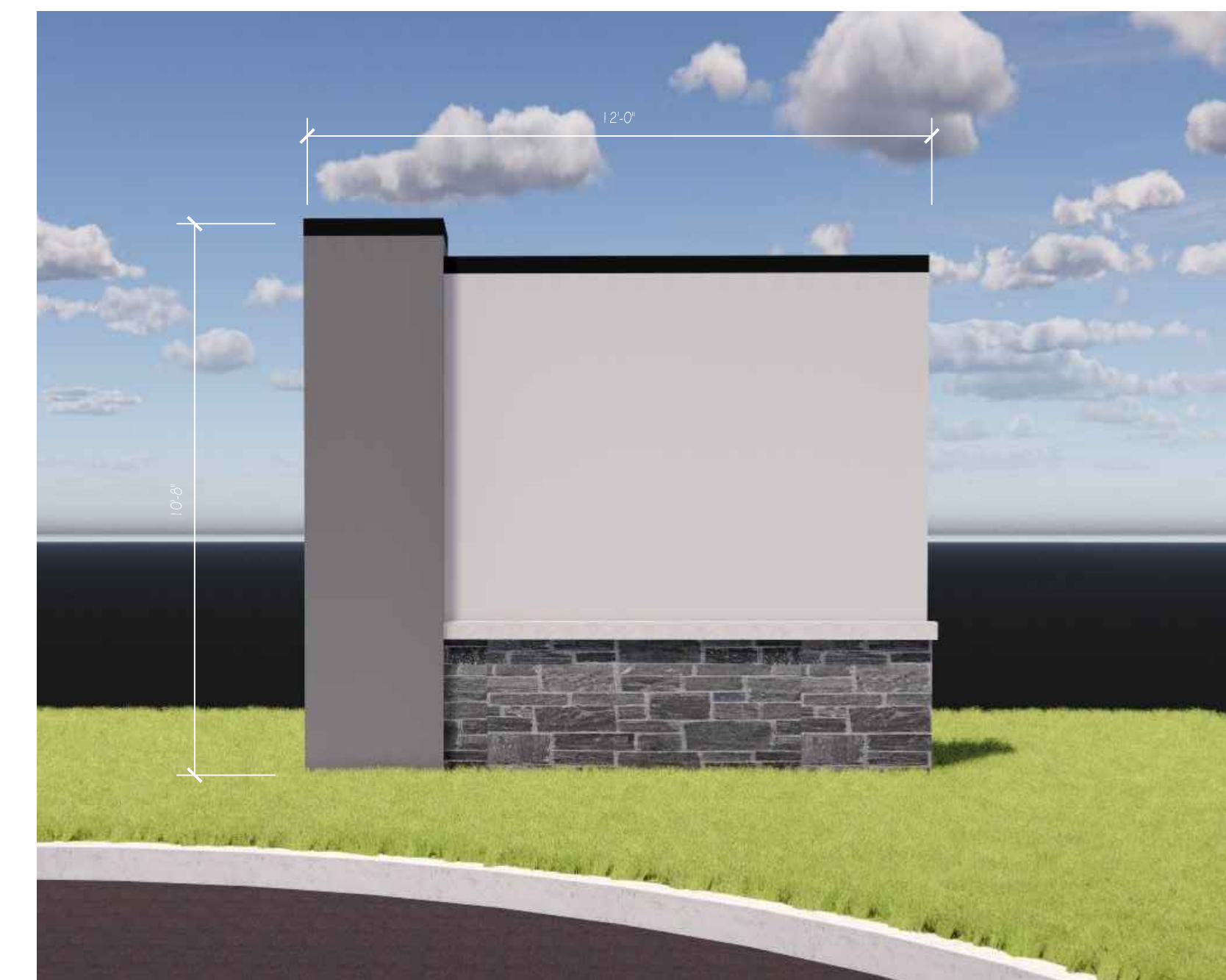
Exterior Renderings

SCALE: n.t.s.



Trash Enclosure

SCALE: n.t.s.



Monument Sign

SCALE: n.t.s.



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Proposed Development For:

C-Store Development

2519 Superior Avenue, Sheboygan, Wisconsin

Issue Date: 1/19/2021

Revisions:

