

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

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use Permit application by Kwik Trip, Inc. to construct a new Kwik Trip at the northwest corner of Broadway Avenue and S. Business Drive (the former VanDerVart property). UC Zone

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**REPORT PREPARED BY:** Steve Sokolowski

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**REPORT DATE:** September 25, 2020

**MEETING DATE:** September 29, 2020

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Kwik Trip, Inc. is proposing to construct a new Kwik Trip service station/convenience store on a 2.5 acre parcel located at the northwest corner of Broadway Avenue and S. Business Drive (the former VanDerVart property).

The applicant states the following about the new Kwik Trip proposal:

- Kwik Trip, Inc. is proposing the construction of an 11,120sf convenience store with attached single bay carwash, an attached dumpster enclosure and separate fueling canopies for gas and diesel (trucks). 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 for our existing convenience stores in the area.
- The type of products that will be sold will be like that of our existing stores: gasoline, in line diesel, E-85, groceries, bakery and dairy, 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.
- The proposed store is projected to have between 28-35 full and part time employees, with 2-8 on staff at any given time.
- The outside merchandising of products is being requested as follows:
  - LP Storage – We have a locked LP Tank storage cage on the front of the store (south elevation) which is painted burgundy to match the color of brick that it is adjacent to.

You have to pay at register and a retail employee comes outside to provide you with the propane tank you purchased.

- Ice Storage – We have two locked Ice storage freezers along the east side of the building. We do not sell out of these freezers but are used to fill machines on our sales floor and are for back stock for our indoor freezer to keep it stocked.
- Firewood – We do store this firewood at the front of our store between the emergency exit door and the front vestibule. This is sold at the front counter and picked up once purchased.
- Softener Salt – We do store this under our gas fueling canopy which is south of our front entrance. There are three dashed squares under the canopy between each pair of gas pumps. These bags are heavy and make most sense to have them at the pumps and pay for them inside and then people can load directly into their vehicle.

Specific site improvements include:

- The proposed service station/convenience store is to be 11,120sf in size. The prototype building is larger than previous years building. We have expanded the retail floor area as well as kitchen and mechanical space all on the main level with no basement.
- The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors.
- There will be a total of 30 parking stalls and an additional 20 parking spaces at the fuel pumps for a total of 50 spaces.
- Applicant is providing a 10' buffer yard with a significant amount of landscaping along the north and east property lines. This will provide excellent screening along the residential property lines.
- 4,800sf gas fueling canopy with 10 pumps on the south side of store.
- 1,200sf diesel fueling canopy with two (2) fuel lanes on the east side of store.
- Seven (7) underground storage tanks located at the southeast corner of parking lot.
- Vacuum pad located at the northwest corner of parking lot.
- Picnic/outdoor seating area for customers in the parking lot on the west side of the store.

Other general information about the project:

- We plan to start construction on this project towards the end of 2021 or in the spring of 2022 depending on when the development is ready and when we can have all the design documents ready and state approved.
- Once construction starts, we have about a 4-month construction schedule.
- Kwik Trip is a family owned Wisconsin Based company. We are vertically integrated, and we produce, bottle and manufacture about 80% of what we sell within our store (Pizza, Hot Food, Bread, Buns, Bakery, Water, Chips, Candy, Milk and many more items). We deliver fresh bakery goods, commodities, and fresh food to our stores daily without our own delivery trucks. This minimizes the number of outside vendors that must access our site.

- Kwik Trip also has its own fueling blending facilities for fuel. This helps us control the quality of our fuel products. We also truck all of our own fuel to our stores which also helps us control timing and scheduling of when trucks will deliver.
- We do our best to be great neighbors. We keep our sites clean and orderly at all times. We would never want to become a nuisance to any of our neighbors therefore we take a lot of pride in our operations and keeping up a well-maintained facility. We have a great reputation for clean bathrooms as well as an overall clean business operation. Any outdoor storage of materials is also kept up and well maintained to not become an issue.
- Redevelopment of the former VanDerVart property, will upgrade the property, will continue the redevelopment of this property and will increase the City's tax base. This is estimated to be a 2,000,000.00 development/improvement.

Kwik Trip is proposing to install several wall signs, a monument sign and several small miscellaneous informational signs on their site. The applicant is requesting the following:

Convenience Store Wall Signs (requesting a variance to have 5 wall signs – Maximum permitted is 4 wall signs):

- 13.5sf (1.5 x 9) interior lit individual letter “Kwik Trip” on the front/south elevation facing Broadway Ave.
- 4sf (1 x 4) “Access to Car Wash” on the front/south elevation facing Broadway Ave.
- 36sf (3.5 x 10.3) interior lit individual letter “Kwik Trip Carwash” on the rear/north elevation facing the Oscar Apartments.
- 24.4sf (2 x 12) interior lit individual letter “Kwik Trip” on the side/west elevation facing the private road
- 10sf (1 x 10) non lit aluminum panel sign “Your Choice Touch Free or Soft Touch” on the side/east elevation facing S. Business Dr.
- 3sf (1 x 3) non lit individual letter sign “Enter” on the side/east elevation facing S. Business Dr.

Gasoline Fuel Pump Canopy Signs (requesting a 5sf variance on each sign – Max. permitted is 20sf):

- Three (3) 24.4sf (2 x 12) interior lit individual letter “Kwik Trip” signs on the east, west and south sides of the gasoline fuel pump canopy south of the building.

Diesel Fuel Pump Canopy Signs (requesting a 10sf variance on the Diesel Exit sign – Max. permitted is 20sf):

- 19sf (1.5 x 12.5) interior lit individual letter “Diesel Enter” on the south side of the diesel canopy east of the building.
- 18sf (3.5 x 5) “Diesel Exhaust Fluid” pricer on the south side of the diesel canopy east of the building.
- 30sf (2 x 14.6) interior lit individual letter “Diesel Exit” on the north side of the diesel canopy east of the building.

Free Standing Signs (requesting a variance to have a 12 foot tall monument sign – Max. permitted is 8 feet tall):

- 100sf (8.3 x 12) “Kwik Trip” LED monument sign with electronic message center and gas pricers located at the southeast corner of the property. Message center portion of sign is approximately 15sf. Sign is proposed to be 12 feet tall.
- The sign will be located at the southeast corner of the property advertising towards the S, Business Drive and Broadway Avenue intersection.

Kwik Trip is also installing a number of small miscellaneous signs on the building and site – directional, informational, warning, etc.

**STAFF COMMENTS:**

Access to the site is proposed to come from two (2) new ingress/egress drives on Broadway Avenue. The eastern most driveway, closest to the S. Business Drive, will be a right-in and right-out only due to its location near the S. Business Drive and Broadway Avenue intersection. The western most access drive is from a shared private road that will service both the Oscar Apartments and Kwik Trip. This private road runs north and south from Broadway Avenue through the development to S. 15<sup>th</sup> Street (to Georgia Avenue).

Kwik Trips is proposing to have three (3) ingress/egress drives off of the private road. The applicant states that the three (3) driveways on the west side of the site are critical to keep both truck movements and car movements safe within the site. We don't see the southernmost driveway being used all that much with passenger cars but is a must in order to get large trucks out of this site.

Staff questions the need for three (3) ingress/egress drives on the private road (west side of property). The specific concern is with the southernmost access drive is very close to Broadway Avenue. As this area develops (240 apartments, Kwik Trip, vacant undeveloped parcel), there eventually will be a significant amount of traffic at the intersection of Broadway and this private road. Permitting an access drive so close to this intersection could create potential vehicular/pedestrian safety issues based on the amount of semi-trucks, vehicles and pedestrians.

Staff has reviewed a very similar site plan design at Kwik Trips HWY 42 and J location in the Town of Sheboygan. In the Town of Sheboygan, Kwik Trip has two (2) ingress/egress driveways on the private road that leads to the former Gander Mountain, Texas Road House and Kwik Trip. It is likely that there will be at least as much traffic in this location based on the 240 units of apartment, the Kwik Trip customers and the vacant/undeveloped lot to the west of Kwik Trip that will also eventually be developed.

Based on these vehicular/pedestrian safety concerns, staff is recommending the Plan Commission permit two (2) access drives off of the private road and that the applicant work with staff to adjust their site plan accordingly. If staff has any concerns with the proposed design, the matter may be brought back to the Plan Commission for their consideration.

Also, this is a private road so it will be interesting to understand what the street will be constructed with, concrete or asphalt, because this section of road will certainly be impacted by the amount of vehicle and semi-truck traffic that the apartments and Kwik Trip will

generate. The owners of these properties will be responsible for the maintenance of this private road.

Applicant is proposing to share a storm water facility with the Oscar Apartments project. Typically, all storm water must be retained on site. Thus, the applicant will be requesting a variance to store their storm water on the Oscar Apartments property (share such a storm drainage facility that is on an adjacent parcel). The applicant understands that they will not receive a building permit until the storm drainage plan has been approved and they provide an easement agreement that is recorded with Sheboygan County that informs the City that the property owners are agreeing to permit Kwik Trips storm water to flow into the Oscars storm water facility.

The former VanDerVart Concrete property is redeveloping nicely with the new Kwik Trip and Oscar Apartments. These redevelopment projects will certainly change and vastly improve the overall appearance of these properties and will positively impact the look and feel of this neighborhood.

Applicant is requesting the following variances:

- Applicant is proposing five (5) wall signs – the maximum permitted is four (4) wall signs.

The applicant states signage will be a critical component to the success of the development because the building is setback greatly from S. Business Drive. The Plan Commission may want to have the applicant explain the need for the “Kwik Trip Carwash” wall sign on the rear/north elevation of the building that faces the Oscar Development.

- Applicant is requesting a 12 foot tall monument sign - Maximum height of a monument sign eight (8) feet tall.

The applicant is proposing a 12 foot tall electronic readerboard monument sign and states signage will be a critical component to the success of the development because the building is setback greatly from S. Business Drive. This area is redeveloping nicely and this sign will be one of the most visible structures that people will see so this signs should be well-designed. It appears Kwik Trip is proposing a well-designed monument sign.

- Applicant is proposing 25sf canopy signs on fuel pump canopy – Maximum 20sf canopy signs permitted.
- Applicant is proposing a 30sf “Diesel Exit” canopy sign on the diesel pump canopy – Maximum 20sf canopy signs permitted.
- Applicant is proposing to utilize a storm water facility off-site on the neighboring Oscar Apartments property - Storm water is to be maintained onsite.

It is staffs understanding that the Green Street Development was going to design and construct a stormwater facility that would be able to handle both the Oscar Apartment as well as the Kwik Trip storm water on the Oscar Apartments property. Staff does not object to such a proposal provided the storm water facility is designed appropriately and the agreements/easements are officially documented and recorded allowing this to occur.

- Applicant is proposing to exceed .5 footcandles at the property line – Maximum .5 footcandles permitted at the property line.

It is important to provide adequate lighting for safety purposes of both pedestrian and vehicular safety. The proposed lighting will provide better light distribution throughout the parking lot, travel lanes and properties and will not adversely impact adjoining properties.

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

The City landscaping and bufferyard requirements include a minimum number of plant points in a given area. Due to limited landscape area around the foundation, the proposed landscape plan will provide the total number of required plant points but they will be installed along the street frontage.

In addition, Kwik Trip will be adding additional landscaping to buffer the site from the adjacent Oscar Apartments residential property. They are requesting a 10 foot buffer yard in lieu of the required 20 foot width where required. In addition, they are proposing to install more landscaping in lieu of constructing a fence. Kwik Trip is proposing to install twice the required amount of landscaping in this area in order to create a nice bufferyard in the smaller setback. They are also proposing more and denser landscaping which they believe is more aesthetically pleasing than installing a fence.

Kwik Trip is requesting these variances but will still provide a landscape plan that will visually enhance the look of the property.

### **ACTION REQUESTED:**

Staff recommends approval of the conditional use and variances 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, 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 razing permits for all structures to be demolished. Once structures have been demolished, the applicant will maintain the site(s) in a clean and dust free condition.
3. 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.).
4. The carwash facility will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
5. Submittal/approval of a proposed storm drainage plan prior to building permit issuance. If properties are sharing stormwater facilities, the proper agreements/easements shall be officially documented and recorded prior to building permit issuance.
6. 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.

7. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along the properties 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.
8. 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.
9. Outdoor storage of materials, products or equipment shall be prohibited.
10. Outdoor display of firewood at the front of the store between the emergency exit door and the front vestibule is permitted. The outdoor display in this area will not cause any pedestrian and/or vehicular conflicts due to visibility issues, its location, etc. Product shall be maintained in a neat and orderly fashion.
11. Outdoor display of softener salt under our gas fueling canopy (three dashed squares under the canopy between each pair of gas pumps) is permitted. The outdoor display in this area will not cause any pedestrian and/or vehicular conflicts due to visibility issues, its location, etc. Product shall be maintained in a neat and orderly fashion.
12. 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.
13. 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.).
14. 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.
15. 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.
16. Applicant shall install individual letter signs – no cabinet or flat panel signs (except for 10sf panel sign above car wash entrance door (“Touch Free or Soft Touch”).
17. 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 12 feet. Sign shall be located outside of the 15 foot vision triangle.
18. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/ traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.
19. Maximum canopy sign square footage permitted is 25sf for the gas fuel canopy signage and for 30sf for the “Diesel Exit” canopy sign only.
20. No sign shall be located on the roof or the top horizontal plane of the canopy.
21. 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).
22. All areas used for parking/maneuvering of vehicles shall be paved.
23. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

24. 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.
25. The applicant will be permitted two (2) access drives from the private road that accesses the site from the west. The applicant shall redesign the site plan and submit that design to staff for review. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
26. 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.
27. The easternmost access drive along Broadway Avenue shall be designed and constructed as a "Right-In/Right-Out" only (closest to the S. Business Drive and Broadway intersection).
28. 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.
29. 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.).
30. 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.).
31. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
32. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
33. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
34. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
35. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
36. 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).
37. Building permits shall be issued only at such time as the applicant can provide documentation that they own the parcel.
38. Prior to building permit issuance, the applicant is responsible for providing all shared agreements/easements between Kwik Trip and adjoining properties including but not limited to ingress/egress, shared access, stormwater facilities, utilities, etc.
39. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
40. 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. 513393  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: UC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 9/29/20

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: Kwik Trip Inc – Jeff Osgood

ADDRESS: 1626 Oak St La Crosse, WI 54602

E-MAIL: josgood@kwiktrip.com

PHONE: (608) 793-5547 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Kwik Trip Inc

ADDRESS OF PROPERTY AFFECTED: NW Corner of S. Business Dr & Broadway Ave

LEGAL DESCRIPTION: All of Lot 2 Certified Survey Map recorded as Document Number 2095712, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast 1/4 of said 1/4 Section; thence South 89°14'19" West along the North line of said 1/4 Section 1299.85 feet to a point on the West line of Lot 1, Certified Survey Map described in Document No. 1199254; thence South 00°03'33" East along said West line 52.25 feet to a point on the South line of said Lot 1; thence South 89°56'41" East along said South line 143.17 feet to a point on the West line of South Business Drive; thence South 11°14'58" West along said West line 384.98 feet to a point of curvature; thence Southerly 669.18 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 18°03'13" West 667.61 feet to the point of beginning of lands hereinafter described; thence Southerly 110.27 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 25°58'45" West 110.26 feet to a point on the North line of

items in this area and also for fuel for transportation needs. This is located on a hard corner which suits itself real well for a retail development that is being proposed.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? This site is located in a development previously approved by Green Street Development. They have been working with the city for several years on this development and this corner was designated for commercial/retail development and that is what we are proposing for this hard corner. The rest of this development will be multi-family and the hard corner of this intersection isn't suited real well for housing. Our proposed retail development will fit along the highway well and also support a need for this area for all the additional people that will be living in this neighborhood.

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. This will be once the Green Street Development completes their improvements for the entire development

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

**OWNER OF SITE:** Green Street Development Group, LLC

**ADDRESS:** 8451 Maryland Ave Suite 200, Clayton, MO 63105

**EMAIL:** joel@greenstreetstl.com

**PHONE:** ( 314 ) 495-9884 **FAX NO.:** ( )

**ARCHITECT:** Vantage Architects – Jerry Schomberg

**ADDRESS:** 750 N 3<sup>rd</sup> St La Crosse, WI 54601

**EMAIL ADDRESS:** js@vantagearchitects.com

**PHONE:** ( 608 ) 784-2826 **FAX NO.:** ( )

**CONTRACTOR:** Kwik Trip, Inc – Jeff Osgood

**ADDRESS:** 1626 Oak St La Crosse, WI 54602

**EMAIL:** josgood@kwiktrip.com

**PHONE:** ( 608 ) 793-5547 **FAX NO.:** ( )

**5. CERTIFICATE**



## Store Engineering

FAX 608-793-6237

1626 Oak St., P.O. Box 2107  
La Crosse, WI 54602

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

### **Site Narrative – CUP & ARB**

**09/14/2020**

#### **Project Name and Address**

Kwik Trip 1138  
Northwest Corner of Broadway Ave & S. Business Drive  
Sheboygan, WI 53081

#### **Parcel Information/Site Data/Legal Description**

- Portion of Tax Parcel #59281513391
- Lot is described as: All of Lot 2 Certified Survey Map recorded as Document Number 2095712, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin
- The entire lot area is 111,290 S.F. (2.5549 Acres)

#### **Zoning Classification**

- Currently Zone as: Urban Commercial (UC)

#### **Existing Site Conditions/Land Use:**

- Previously was Van Der Vart Concrete Products and all buildings to be demolished by developer on this site

#### **Proposed Land Use/Lot Coverage Site Data**

- We are proposing the construction of an 11,000 SF Retail Convenience Store w/ an attached 1-Bay Carwash and separate fueling canopies
- 4800 S.F. Gas Fueling Canopy with 10 Pumps
- 1200 S.F. Diesel Fueling Canopy with 2 fuel lanes
- Underground storage tanks (Quantity 7)
- Vacuum Pad Location

#### **OUR MISSION**

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

- Picnic Area for customer

### **Kwik Trip General Info**

- We plan to start construction on this project towards the end of 2021 or in the spring of 2022 depending on when the development is ready and when we can have all the design documents ready and state approved.
- Once construction starts, we have about a 4-month construction schedule.
- This is estimated to be a 2,000,000.00 development/improvement.
- The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be like that of our existing stores: gasoline, in line diesel, E-85, groceries, bakery and dairy, 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. The outside merchandising of products is being requested next to the store (ice, firewood, and propane) and softener salt under the gas canopy. The proposed store is projected to have between 28-35 full and part time employees, with 2-8 on staff at any given time.
- Kwik Trip is a family owned Wisconsin Based company. We are vertically integrated, and we produce, bottle and manufacture about 80% of what we sell within our store (Pizza, Hot Food, Bread, Buns, Bakery, Water, Chips, Candy, Milk and many more items). We deliver fresh bakery goods, commodities, and fresh food to our stores daily with our own delivery trucks. This minimizes the number of outside vendors that must access our site.
- Kwik Trip also has its own fueling blending facilities for fuel. This helps us control the quality of our fuel products. We also truck all of our own fuel to our stores which also helps us control timing and scheduling of when trucks will deliver.
- We do our best to be great neighbors. We keep our sites clean and orderly at all times. We would never want to become a nuisance to any of our neighbors therefore we take a lot of pride in our operations and keeping up a well-maintained facility. We have a great reputation for clean bathrooms as well as an overall clean business operation. Any outdoor storage of materials is also kept up and well maintained to not become an issue.

### **Site Selection**

- The current site was selected based on the overall Master Redevelopment plan of Greenstreet Development that they have been working with the city over the last two years and this site was determined to be retail/commercial space based on the city's overall master plan for this area.

### **Site Circulation & Traffic**

- See sheet SP for truck turning movements
- Fuel Delivery & Truck Fueling Route – Trucks will enter along the south in the right in only driveway along Broadway Ave. They offload on the passenger side and are able to pull up to the gas tanks underground just south of our diesel fueling canopy and offload fuel. They

will proceed north and exit onto the shared access drive along the west of our site from the northernmost driveway.

- Grocery Trucks – We will enter along the northernmost drive along the west of our property coming off the shared access drive. They will offload on the passenger side and then head south to the southernmost driveway along the west of our site. This is one of the main reasons why we need three access points long the shared access drive to allow for these trucks to exit since the drive off Broadway is Right-In Only.
- Passenger Vehicles – Cars can enter off Broadway Ave in the right-in only driveway. They can either pull into spot along the store or into the gas canopy to fuel. They will then exit usually in the middle driveway along the west. This middle driveway will also be the main access point for vehicles accessing the store. If a vehicle enters this middle driveway, they can pull through the gas canopy and then exit at the southernmost driveway along the west.
- Carwash Circulation – Cars will enter along the east side of our building. There is stacking available for about 12 cars in the area designated for carwash drive lane. They enter the building in the northwest corner and head west through the building and then exit on the west. We have carwash vacuums located on the west that they can access once complete with the wash.
- The three driveways are critical to keep both truck movements and car movements safe within the site. We don't see the southernmost driveway being used all that much with passenger cars but is a must in order to get large trucks out of this site.
- We don't see any significant traffic impacts to the neighboring residential neighborhoods. This is in a location that additional traffic coming to our station will be from S. Business Drive and enter our site and then leave back to S. Business Drive. I am sure there will be some additional people coming from the neighborhoods out to this location to visit our site on their way to their destination or their way back home but should mainly be traffic that is already in those residential areas. There will be more traffic with the additional residential apartment complex units to our north. We feel that most of these additional tenants will be utilizing S. Business drive for their ingress and egress to this location as it connects them quick to the highway system.

#### **Parking Requirements**

- One parking space per 300 SF of gross floor area is the requirement
  - We are required to have 36 parking stalls
  - We show 30 actual parking stalls including Handicap Stalls
  - We have an additional 20 parking stalls at the pumps for guests that fuel and go into store for shopping
  - We meet this requirement exceeding the 36 parking stalls
  - We feel there is more than enough parking for our guests at this location

#### **Landscape Requirements**

- Landscape plan to comply with the requirements of Section 15.6 of the zoning ordinance. We will meet the requirements of all the point values outlined in this ordinance
  - \*Locational landscape variance to be requested, see Variance Description below.

### **Performance Standards/Potential Nuisances**

- All performance standards to comply with the city of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to the surrounding neighbors
- The carwash is located on site in a location which is attached to our building and oriented in a way that it will not be a noise concern for any neighbors. We are far enough from any residential that the decibel levels will be below city requirements for our dryers.

### **Site Lighting**

- Site lighting will consist of the following:
  - Building perimeter will have recessed soffit lights with no direct vision to any lens or bulb
  - Canopy Lighting - fully recessed downlighting
  - Lot Lights – fully recessed downlighting fixtures
  - Building Signage per signage plan
- We do try and provide 0.1 foot candles or less at all property lines to be in line with the LEED Standards. This exceeds the requirement of the zoning ordinance of 0.5 foot candles at the property line. We will not be submitting for LEED on this site, but we try to meet some
- Please see Variance request below.
- See sheet E1 Photometric for reference. Property line is clearly shown on all sides on this plan.

### **Outdoor Storage**

- LP Storage – We have a locked LP Tank storage cage on the south elevation (Front of Store) which is painted burgundy to match the color of brick that it is adjacent to. You have to pay at register and a retail employee comes outside to provide you with the propane tank you purchased.
- Ice Storage – We have two locked Ice storage freezers along the east side of the building (Shown on Site Plan). We do not sell out of these freezers but are used to fill machines on our sales floor and are for backstock for our indoor freezer to keep it stocked
- Firewood – We do store this firewood at the front of our store between the emergency exit door and the front vestibule. This is sold at the front counter and picked up once purchased.
- Softener Salt – We do store this under our Gas Fueling canopy which is south of our front entrance. There are three dashed squares under the canopy between each pair of gas pumps. These bags are heavy and makes most sense to have them at the pumps and pay for them inside and then people can load directly into their vehicle.
- Garbage Cans – We do have garbage cans that are at the end of each row of pumps.

### **Architecture**

- Our building consists of all brick façade which is burgundy in color. The roofing is sheet metal which is green in color. The fascia and soffit is almond in color which compliments and ties our fueling canopies which are also almond in color fascia. The exterior doors are

anodized aluminum in color along with our carwash doors are skewed view plastic with aluminum trim. The dumpster enclosure is fully integrated into the building so that it is screened from view. The enclosure is of full CMU face in brick to match the building. The gates are all composite deck boards with a complimenting color. The canopy columns will be 9 ft high brick enclosures of the same brick colors of the building. This makes the entire building and accessory structures maintenance free for a long-lasting clean look.

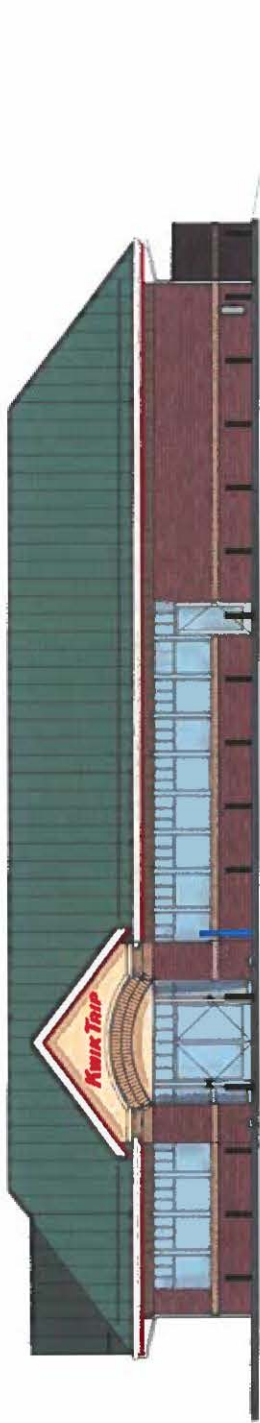
- The carwash is attached and consists of the same materials above.
- The dumpster enclosure is integrated in the building footprint to provide easy access to employees and to provide a clean look that matches the rest of the building
- Our fueling canopies consist of metal fascia façade that matches the fascia colors on the building. All canopy columns are wrapped in aluminum to complement the rest of the canopy construction.
- The site will be completely concrete paving and consist of no asphalt paving.

#### **Variance Request/Variance Description**

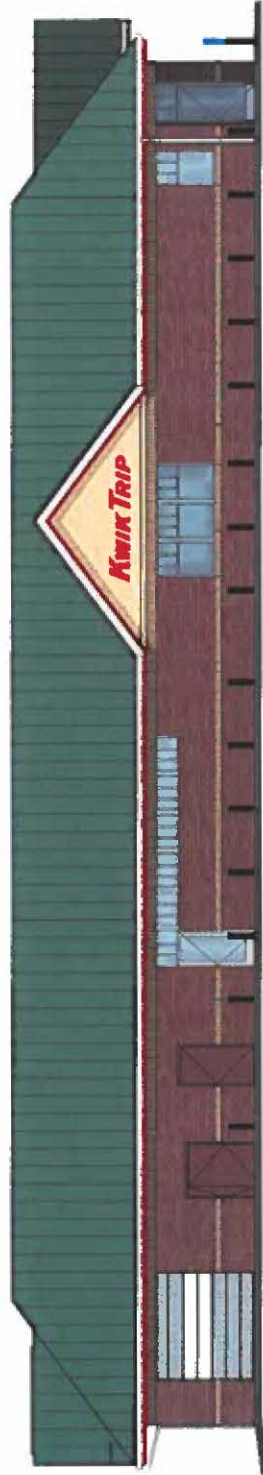
- **Locational Landscaping**
  - \*Landscape variance may be required as discussions with the city and the developer at our Pre-App meeting that it may be tough to meet all the landscape points due to limited green space both around the site and around out building perimeter. With our operations it is not feasible to provide foundation plantings as these usually will not survive due to the winter conditions and salt around the perimeter sidewalk.
  - Landscape for Building Foundations – Due to limited landscape area around the foundation we have placed some plantings along the street frontage to meet the total points required for this category
  - Buffer yard Width/Required Structure – We are requesting a 10’ buffer yard in lieu of the required 20’ width where required. We have provided twice the required landscape points in this area to increase the density by twice to create a nice buffer yard in the smaller setback and we propose to not put up a fence so that we can maintain a denser landscape area for a buffer.
- **Site Lighting**
  - In order to properly light our south driveway, we do exceed the 0.5 FC requirement at this location. We feel we need a bit more light here as it is the main entrance to our site and also this is quite a ways from our building and want to keep the lot lit for safety in this location. The site directly south across Broadway Ave is another commercial business so this wouldn’t be a negative effect on any residences.
  - We meet all requirements for site lighting except for the variance requested.
- **Monument Sign – An 8’ sign is the maximum allowed height within this zoning. We have a lot of pricing signs that are required to be displayed legally by state/federal requirements. We are permitted to have two signs because of the two street frontages. We are proposing to go to one sign instead of two and would request to go to 12’ height in order to create a nice-looking sign with a decent brick base that complements our building design and materials. See attached monument sign artwork.**

- Stormwater Drainage
  - We have a cross access and utility easement agreement with the Oscar Development to be able to drain across their property and into the pond that was designed to handle our water volume from our site.

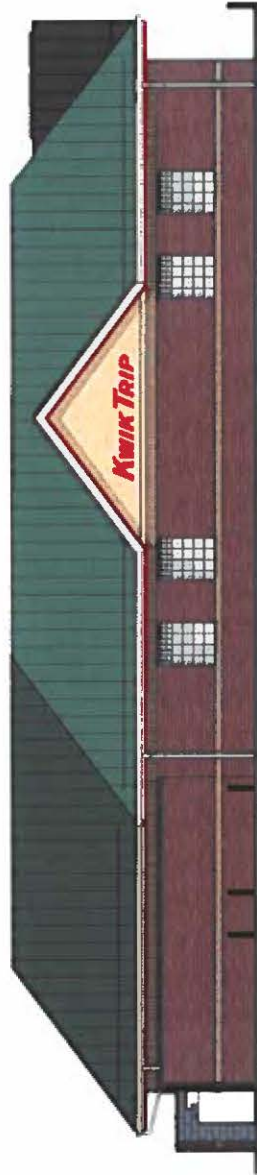




1 FRONT ELEVATION



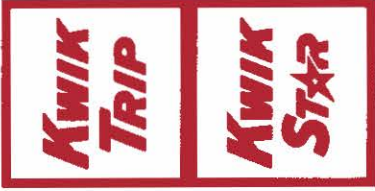
2 LEFT ELEVATION



3 REAR ELEVATION

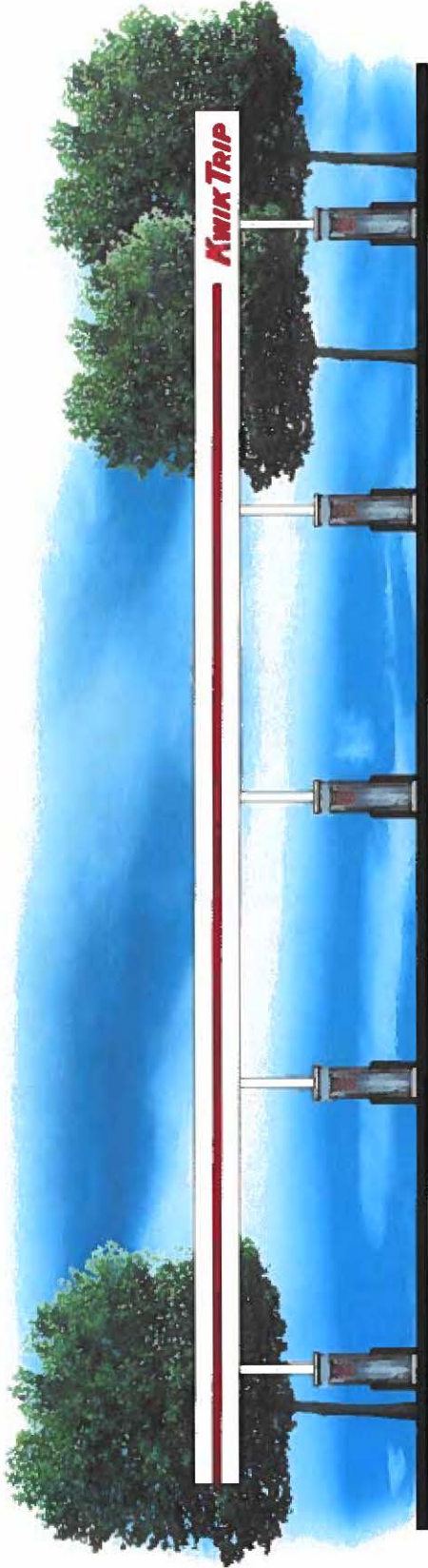


4 RIGHT ELEVATION

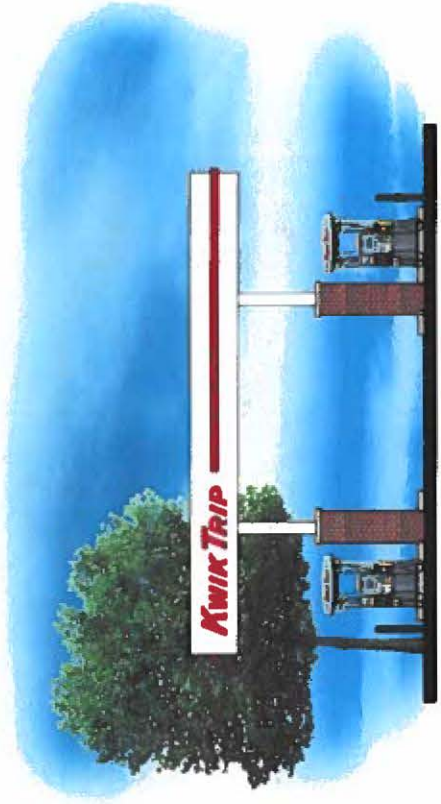


KWIK TRIP, INC.  
 P.O. BOX 2107  
 1826 OAK STREET  
 LA CROSSE, WI 54602-2107  
 PH: (608) 781-8988  
 FAX: (608) 781-8988

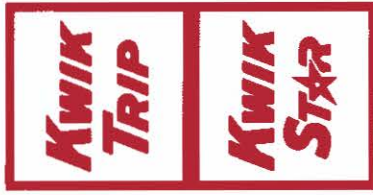
10 MPD  
 9' BRICK



**1** FRONT ELEVATION

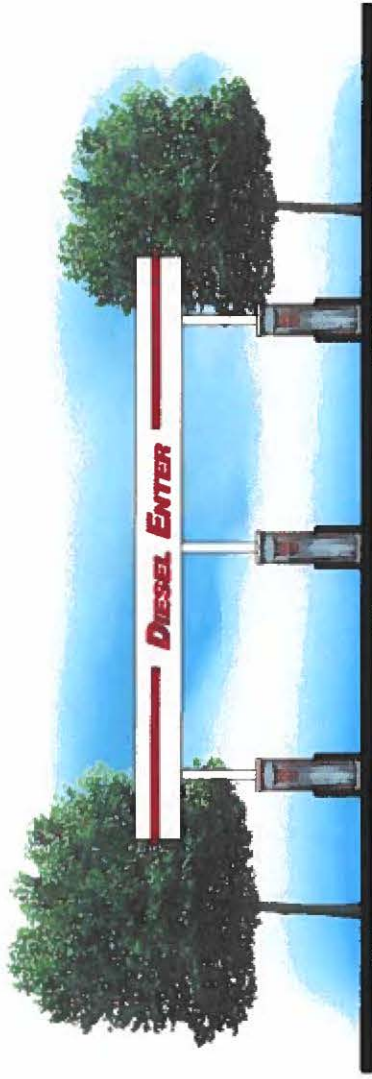


**2** SIDE ELEVATION

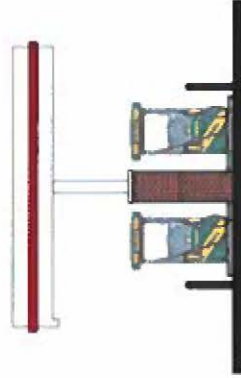


KWIK TRIP, INC.  
 1500 OAK STREET  
 LA CROSSE, WI 54602-2107  
 PH: (608) 781-8888  
 FAX: (608) 781-8880

2 LANE DIESEL  
 9' BRICK



1 FRONT ELEVATION



2 SIDE ELEVATION



3 REAR ELEVATION







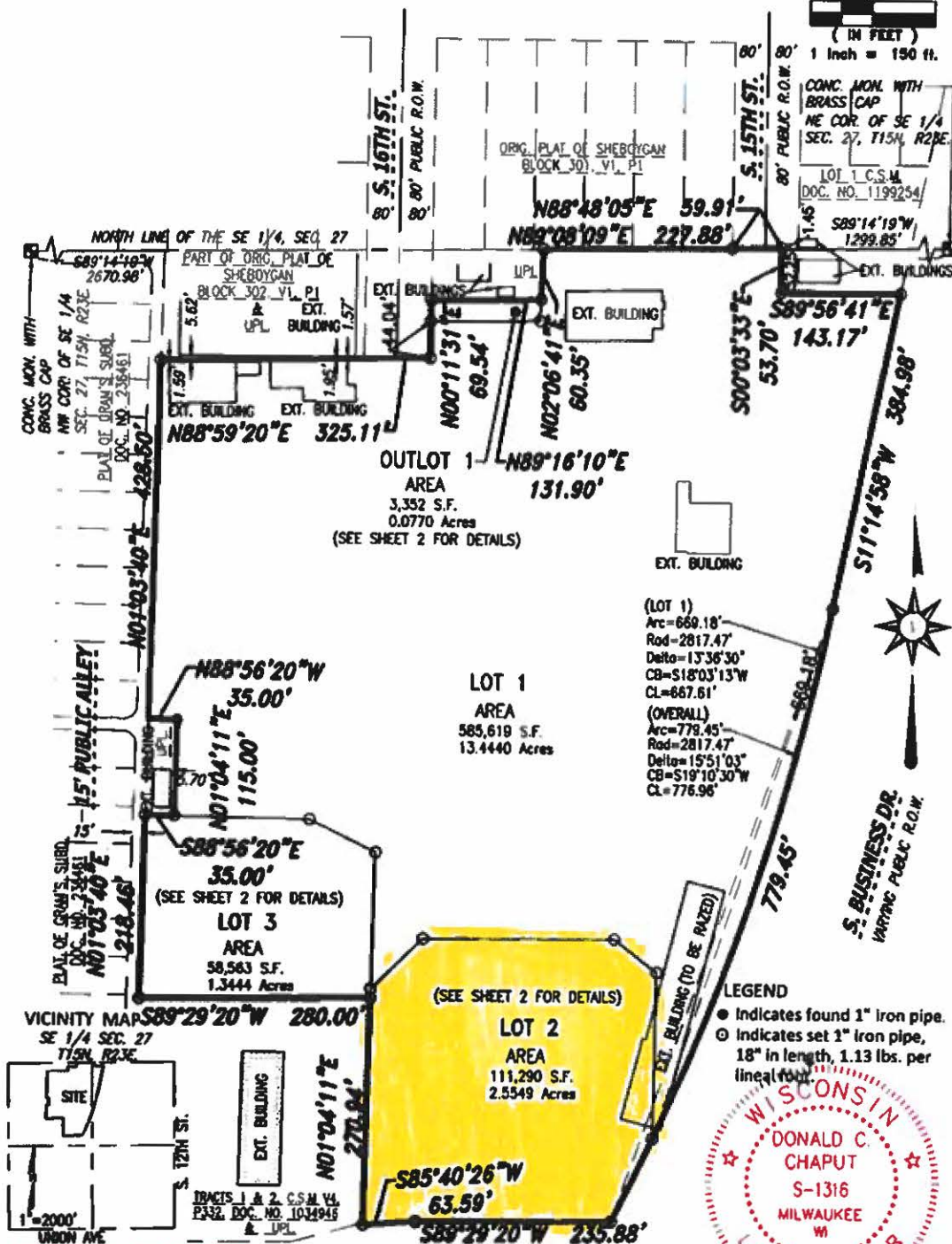


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

Bearings are referenced to Sheboygan County Datum, North line of the Southeast 1/4 of Section 27-15-23, which bears S89°14'19"W.

GRAPHIC SCALE  
0 75 150  
( IN FEET )  
1 Inch = 150 ft.



- LEGEND**
- Indicates found 1" Iron pipe.
  - ⊙ Indicates set 1" Iron pipe, 18" in length, 1.13 lbs. per lineal foot.



**CHAPUT**  
LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204 414-234-8069 www.chaputlandsurveys.com

Owner: Oscar GS GP LLC, a Missouri limited liability company  
**BROADWAY AVE.**  
VARYING PUBLIC R.O.W.  
This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

April 22, 2020  
Drawing No. 3290-dmb  
SHEET 1 OF 5 SHEETS





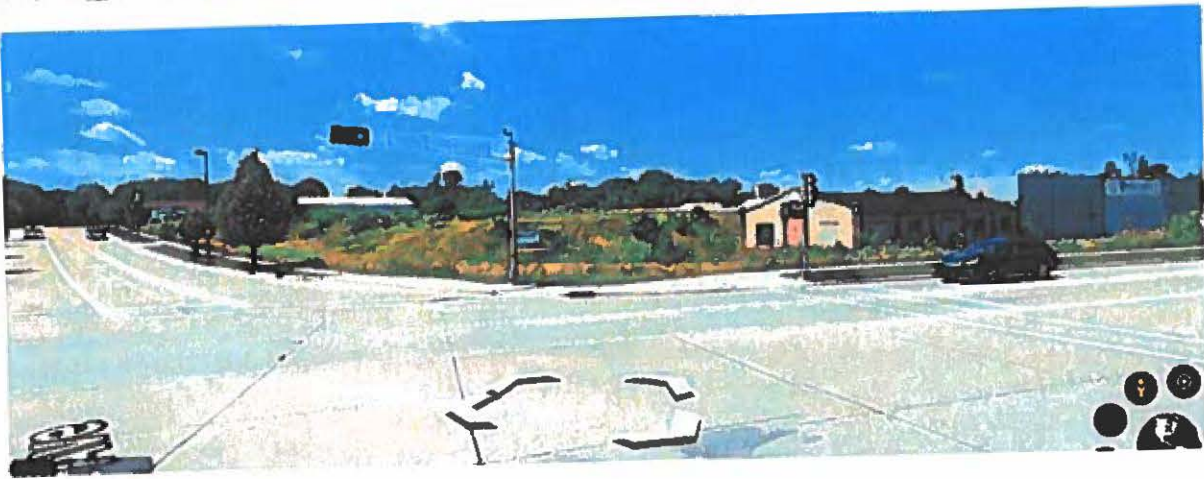
3.1

NO.	DATE	DESCRIPTION
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3	10/20/10	REVISION
4	10/25/10	REVISION
5	11/01/10	REVISION
6	11/05/10	REVISION
7	11/10/10	REVISION
8	11/15/10	REVISION
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96	02/05/12	REVISION
97	02/10/12	REVISION
98	02/15/12	REVISION
99	02/20/12	REVISION
100	02/25/12	REVISION

SITE PLAN FOR  
**THE OSCAR**  
 1436 SOUTH 15TH STREET  
 CITY OF SHEBOYGAN  
 WISCONSIN

**Stock & Associates**  
 Consulting Engineers, Inc.

101 Cassin Road, Sheboygan, WI 53081  
 P.O. Box 100, Sheboygan, WI 53081  
 Phone: (920) 452-1100  
 Fax: (920) 452-1101  
 Email: info@stockand.com  
 Website: www.stockand.com







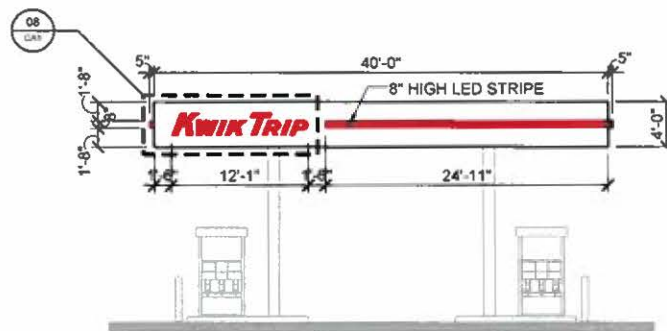






CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGNS #08 & #09

SCALE: 1/2" = 1'-0"



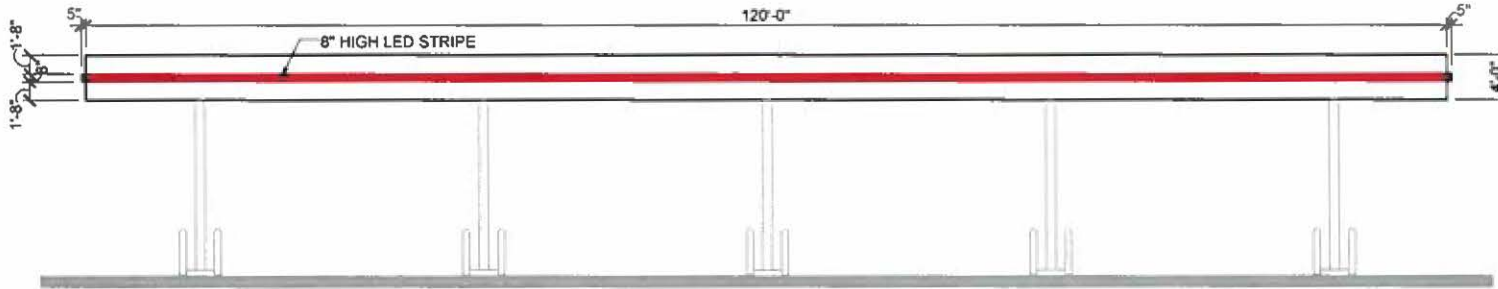
KWIK TRIP, Inc.  
 P.O. BOX 2107  
 1626 OAK STREET  
 LA CROSSE, WI 54602-2107  
 PH (808) 781-8668  
 FAX (808) 781-8993

CANOPY SIGNAGE  
 CONVENIENCE STORE #1138  
 W/ 1 BAY CARWASH & SIDE DIESEL  
 Broadway Ave & S Business Dr  
 Sheboygan, WI

#	DATE	DESCRIPTION

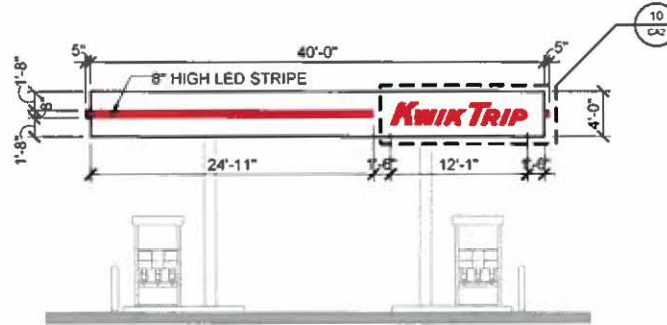
  

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SCALE	M&T/P/L
REQ. NO.	0001
DATE	2010-08-06
HEET	CA1



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #10

SCALE: 1/2" = 1'-0"



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 P. O. BOX 2107  
 1828 OAK STREET  
 LA CROSSE, WI 54602-2107  
 PH. (608) 781-8888  
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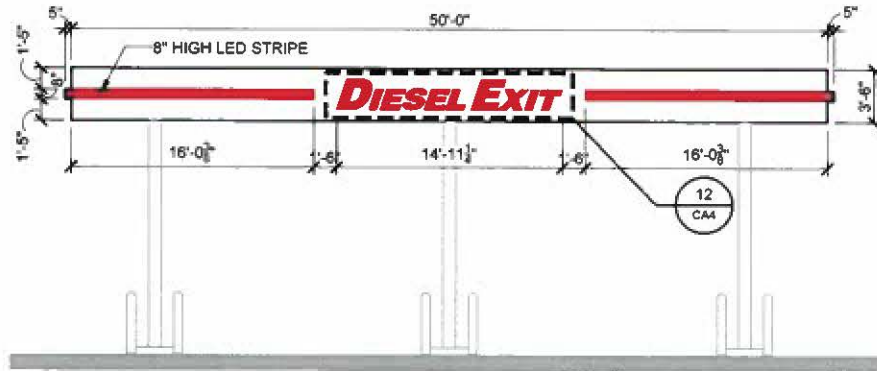
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 CONVENIENCE STORE #1138  
 W/ 1 BAY CARWASH & SIDE DIESEL  
 Broadway Ave & S Business Dr  
 Sheboygan, WI

#	DATE	DESCRIPTION

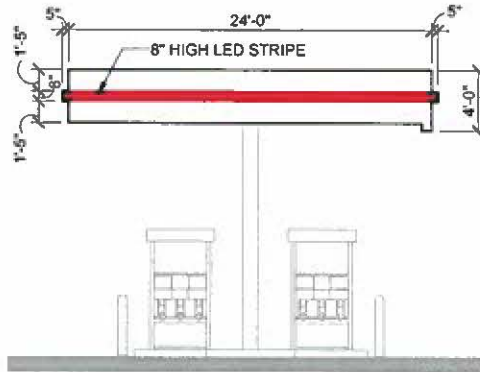
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PROJ. NO.	0001
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SHEET	CA2





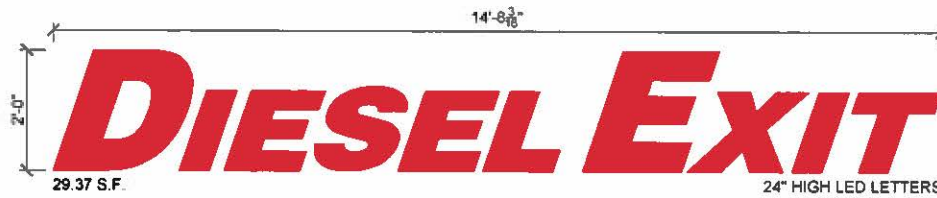
CANOPY ELEVATION

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



CANOPY ELEVATION

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



LOGO DETAIL - SIGN #12

SCALE: 1/2" = 1'-0"



KWIK TRIP, Inc.  
 P.O. BOX 2107  
 1626 OAK STREET  
 LA CROSSE, WI 54602-2107  
 PH (808) 781-8888  
 FAX (808) 781-8980

CANOPY SIGNAGE  
 CONVENIENCE STORE #1138  
 W/ 1 BAY CARWASH & SIDE DIESEL  
 Broadway Ave & S Business Dr  
 Sheboygan, WI

NO.	DATE	DESCRIPTION

DRAWN BY	4261
SCALE	AS SHOWN
PROJ. NO.	0001
DATE	2005-08-08
SHEET	CA4

**DOUBLE FACED MONUMENT**

**1138 Sheboygan, WI**



FL 3000  
12" Pricers

MESSAGE CENTER  
72 x 144 10mm RGB  
Overall SF 14.68  
Active SF 11.52

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

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**DESIGN**

**SALES**

**FILE**

**COLOR KEY**

**LA CROSSE SIGN CO.**  
*MAKE A STATEMENT!*

1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450  
2242 Mustang Way • Madison, WI 53718 • 808-222-5353  
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: Danielle Hadley  
Sign Type: Monument  
Date Created: 8/4/2016  
Last Modified:  
Scale: 1/4" = 1'

Job Name: Kwik Trip  
Job Address:  
Salesperson: Cindy Bluske  
Job Number: 90073

Revision Number:  
Job File Location:

- 1 NA 208080 Beige
- 2 Black S/G paint
- 3 PPG NA 208400
- 4 #2283 Red Acrylic
- 5 White of Acrylic
- 6 Red Brick
- 7 Tan Brick
- 8 Red LED
- 9 Green LED
- 10 Black (230-22)
- 11 Yellow (230-015)
- 12 Blue (230-167)
- 13 PPG NA 209420 Brown







BROADWAY AVE



4539 South Taylor Drive  
Sheboygan, Wisconsin 53081

---

September 17, 2020

Mrs. Meredith DeBruin  
Clerk of City of Sheboygan  
828 Center Avenue  
Sheboygan, WI 53081

Dear Mrs. Debruin,

**SUBJECT: Final Plat – Stonebrook Crossing Addition No. 1**

As part of the proposed land development for the Stonebrook Crossing Addition No. 1 subdivision, we respectfully make application for review and approval of the final plat.

On May 12, 2020 the Plan Commission approved the preliminary plat for the entire 64 acre subdivision consisting of 132 lots and 3 outlots. This final plat is for the first phase of the subdivision and consists of 78 residential lots and 3 outlots.

Given the subdivision will be using a sixty-six foot (66') wide rural road cross-section with roadside ditches and buried power utilities with the absence of curb & gutter, storm sewer, grass terrace and sidewalks, we are requesting a variance from the Plan Commission for section 5.2(F)(1)(c) of the Subdivision Code to remove the requirement of an eight foot (8') tree planting easement on each side of the road right of way. In discussion with the staff at Public Works and Parks, the preference is to not have the tree easement due to the roadside ditch making trees that are planted and maintained by the City not practical and rather to allow the property owners to plant and maintain their own trees given the rural road cross-section and deeper lots.

We appreciate the City's consideration of this final plat to allow for the planned development.

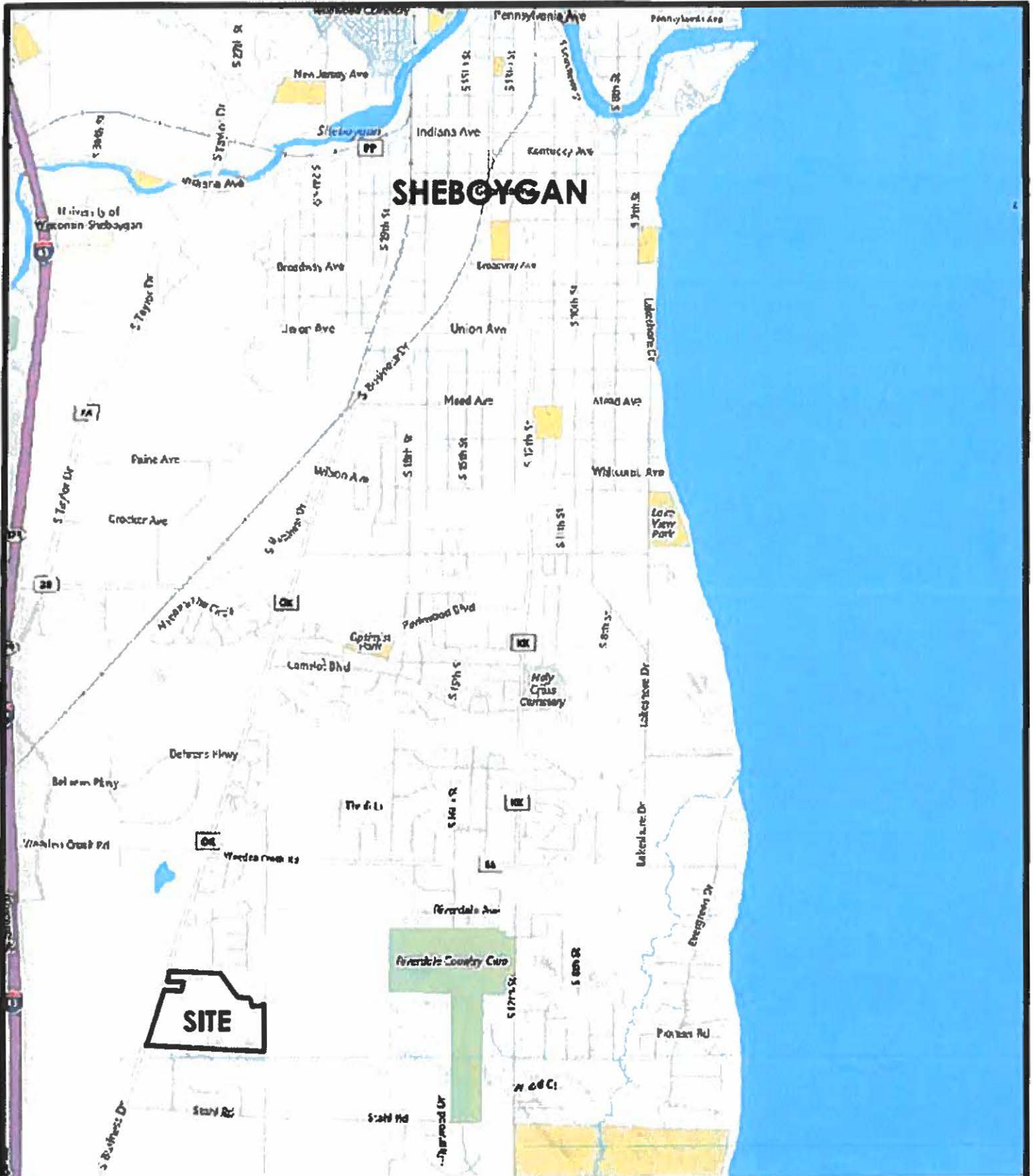
Sincerely,

*Robert J. Werner*

President – Stonebrook Crossing LLC







January 13, 2020

# Location Map

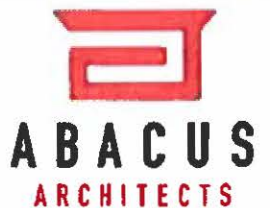
Sheboygan, WI



SCALE: 1" = 2,640'

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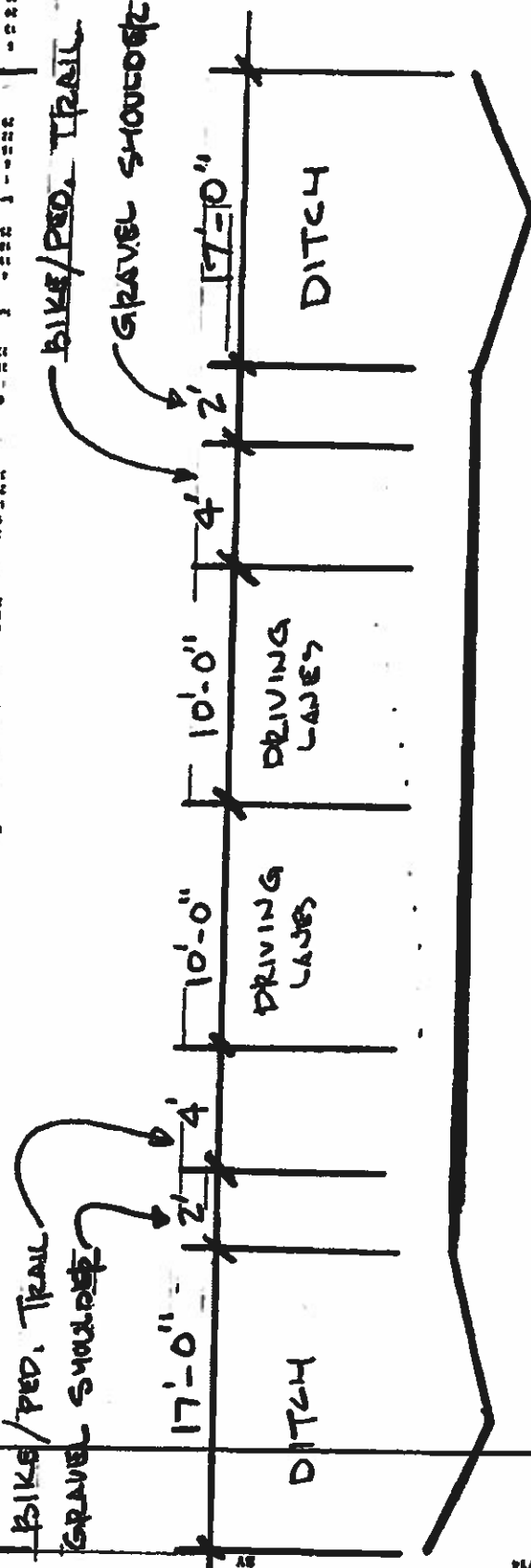
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2020	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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66'-0" R.O.W.



STONEBROOK DRIVE & RIM ROCK ROAD

- (2) 10'-0" DRIVING LANES ASPHALT
- (2) 4'-0" BIKE/PED TRAILS ASPHALT
- (2) 2'-0" GRAVEL SHOULDER
- (2) 17'-0" WIDE DITCHES

DATE \_\_\_\_\_

CLIENT \_\_\_\_\_

PROJECT \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

BY \_\_\_\_\_

OF \_\_\_\_\_

2020

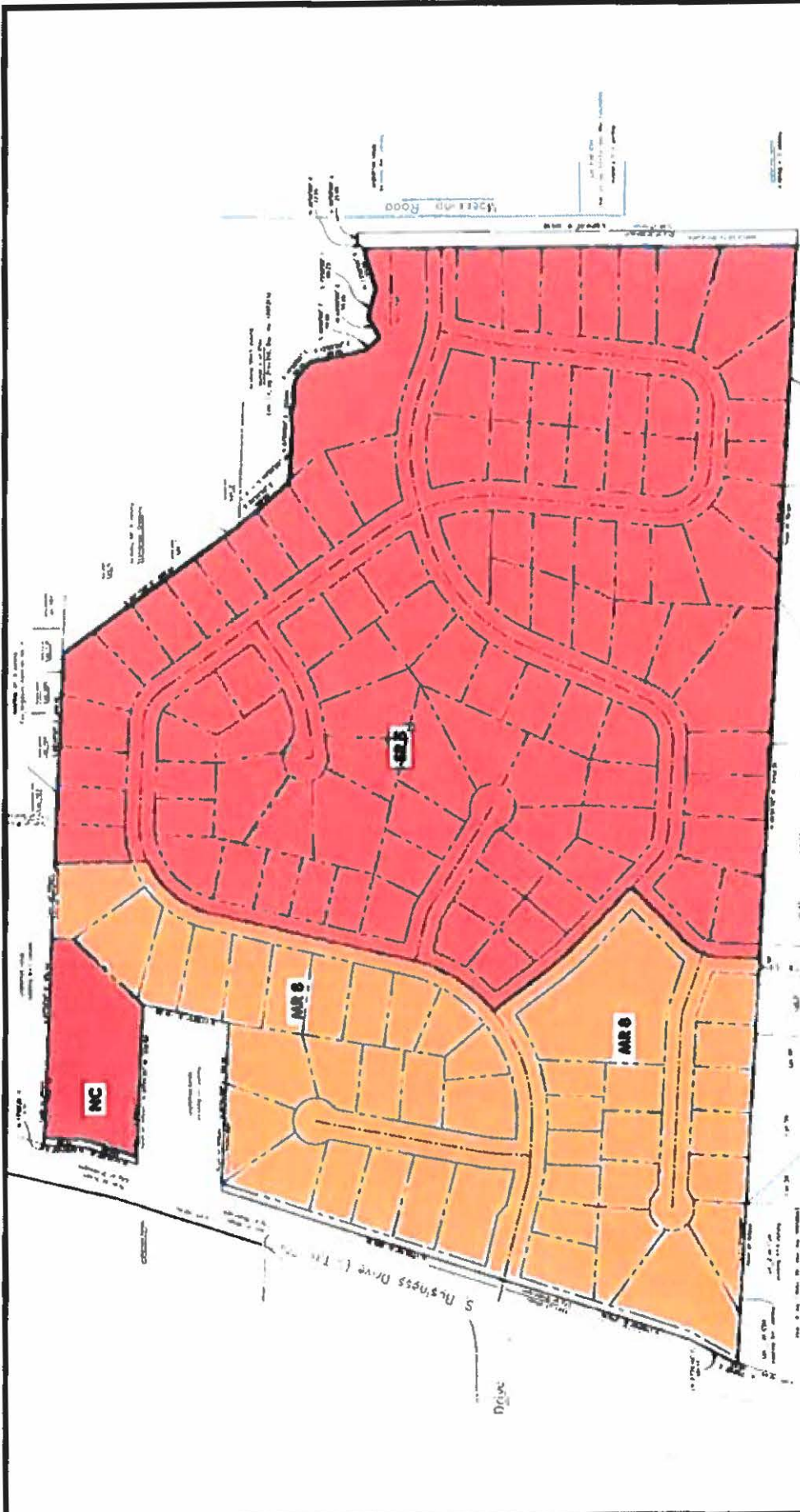
MEETING ROOM MEMO

REVISIONS

Department of Public Works  
 Engineering Division  
 2025 New Jersey Avenue  
 Shreveport, LA 70561-4714  
 Phone: (504) 426-3304  
 Fax: (504) 426-3304







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January 27, 2020  
**Proposed Zoning Map**  
 Sheboygan, WI

**HATCH LEGEND**

	NC NEIGHBORHOOD COMMERCIAL DISTRICT (8 ACRES)
	MR 6 MEDIUM RESIDENTIAL 6 DISTRICT (20.2 ACRES)
	SR 5 SUBURBAN RESIDENTIAL 5 DISTRICT (14.7 ACRES)

# Preliminary Plat of Stonebrook Crossing Addition No. 1

Part of the SW 1/4 and NW 1/4 of the SW 1/4 and part of the SE 1/4 and SW 1/4 of the SW 1/4 of Section 3, Township 14 North, Range 111 East, City of Washington, Washington County, Minnesota.

Block Area of Subdivision  
of 276.144 ac. to  
be Platted  
as follows:

Net Platted  
Area of 276.144 ac. less 0.4 ac. for  
Easement for 275.744 ac.

Block Number and  
Acres  
276.144 ac.  
275.744 ac.  
0.4 ac.

Block 1, Subdivision  
of 276.144 ac. to  
be Platted  
as follows:

Net Platted  
Area of 276.144 ac. less 0.4 ac. for  
Easement for 275.744 ac.

Block 1, Subdivision  
of 276.144 ac. to  
be Platted  
as follows:

Net Platted  
Area of 276.144 ac. less 0.4 ac. for  
Easement for 275.744 ac.

Block 1, Subdivision  
of 276.144 ac. to  
be Platted  
as follows:

Net Platted  
Area of 276.144 ac. less 0.4 ac. for  
Easement for 275.744 ac.

## Location Sketch



Platted  
Area of 276.144 ac. less 0.4 ac. for  
Easement for 275.744 ac.



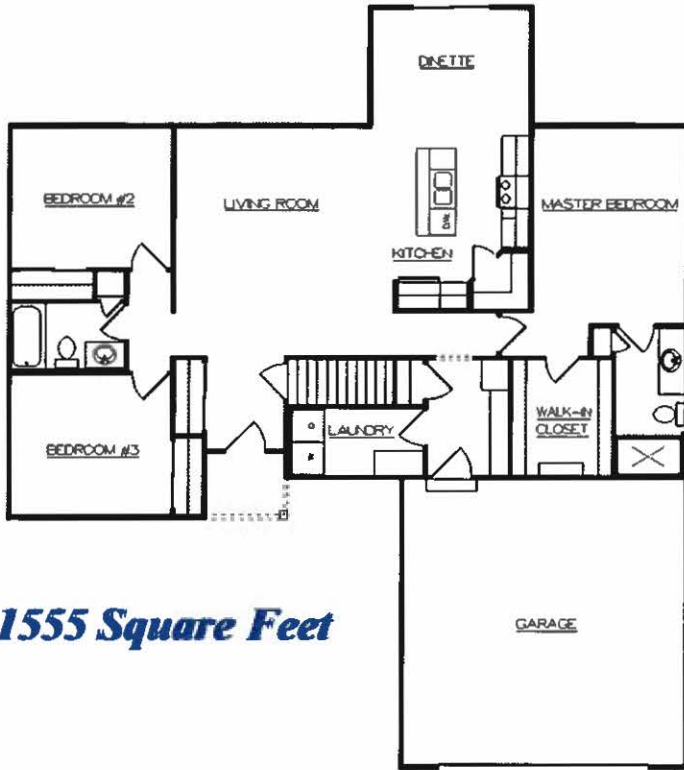
• Lots shown in 1/4 acre or more per lot  
• Lots shown in 1/2 acre or more per lot  
• Lots shown in 3/4 acre or more per lot  
• Lots shown in 1 acre or more per lot

**Clipping Authorities.**  
Department of Agriculture  
Department of Public Works

**Assessing Authorities.**  
City of Washington  
Washington County, Minnesota

Map made by  
Map Information Systems  
21420 11  
21420 11  
21420 11

# Hampton



**1555 Square Feet**

### Room Dimensions

Living Room	16'x 15'
Kitchen	12'x 14'
Dinette	12'x 11'
Master Bdrm	15'x 12'
Bedroom #2	12'x 11'
Bedroom #3	12'x 11'
Garage	22'x 22'

Room sizes are approx.  
Plan Can Be Modified  
To Meet Your Needs

### Standard Design Features

2 x 6 House Exterior w/ Tyvek Wrap  
R-25 Exterior Warm Wall System  
R-49 Blown Insul. In House Ceiling  
Pella Vinyl Windows  
Pella Vinyl Sliding Patio Door  
Raised Panel Front Door  
Raised Panel O.H. Garage Door  
Overhead Garage Door Opener  
Double Four Vinyl Siding  
Aluminum Fascia & Soffit  
Dimensional Roof Shingles  
Concrete Driveway Allowance  
Concrete Service Walk Allowance

Kohler/Sterling Plumbing Fixtures/Faucets  
Molded Panel Doors and Painted Trim  
Schlage Locksets  
Norcraft Cabinets  
Laminate Tri-Cove Countertops  
Kitchen Island w/Seating Area  
Quiet Wash Dishwasher  
Micro-Hood with Venting  
Washer & Dryer Main Floor Hookups  
Ice Maker Water Line to Refrigerator  
Garbage Disposal  
Vanity Size Bathroom Mirrors  
Bath Fans w/Timers

Drywall - 3 Textures to Choose  
Interior & Exterior Painting  
High Eff. Nat. Gas Furnace w/AC  
Power Vent Water Heater  
100 Amp Electric Service  
Floor Covering Allowance  
Light Fixture Allowance  
Sand Backfill Allowance  
Hauling Fill Allowance  
Plumbing Lateral Allowance  
Gravel/Temp. Drive Allowance  
Silt Fence Allowance  
Focus on Energy Home

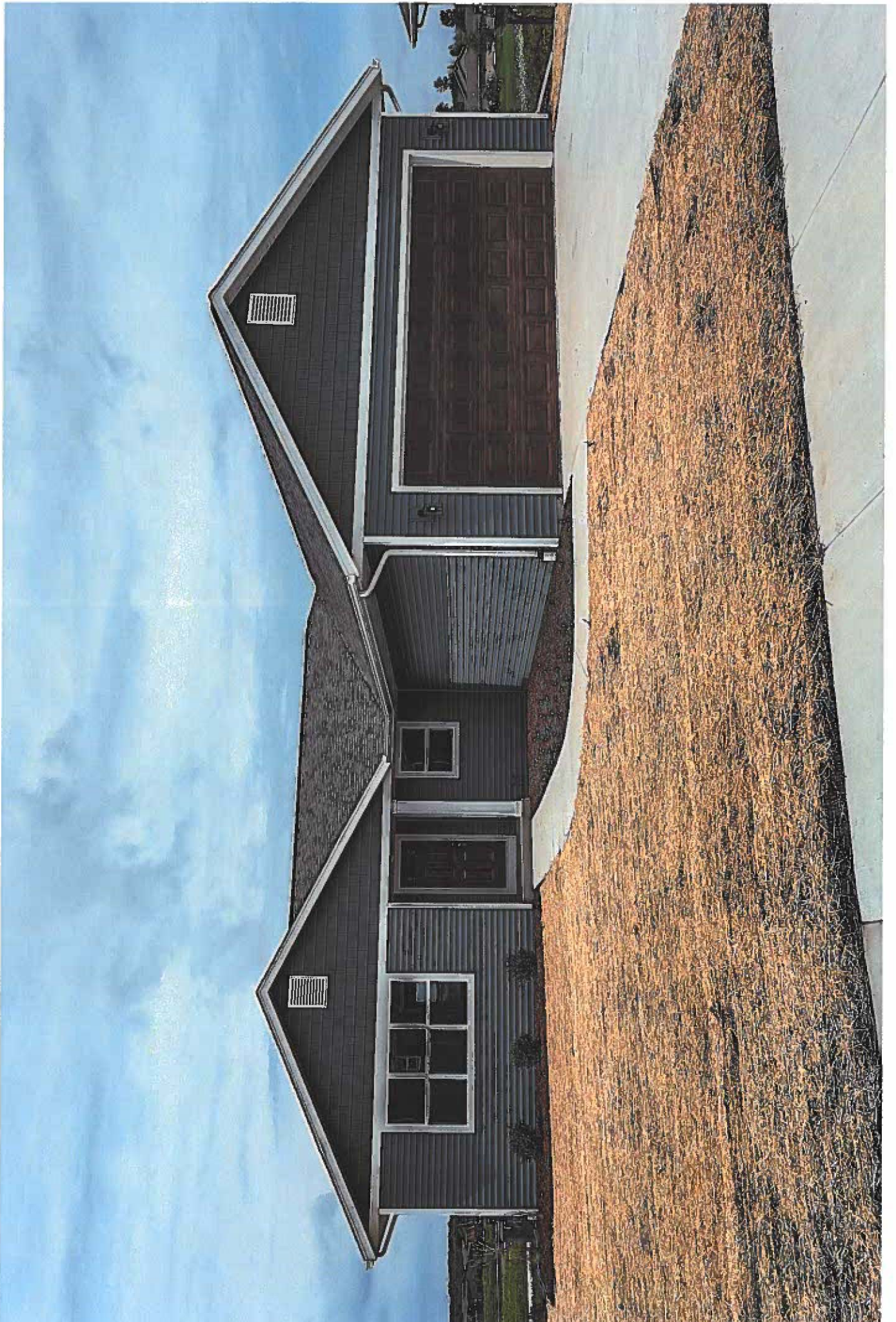
All Standard Features, Prices and Allowances are Subject to Change



**WERNER  
HOMES**

Sheboygan County's Largest Home Builder





# *Bridgeport*



## **Room Dimensions**

<b>Living Room</b>	<b>16'x 16'</b>
<b>Kitchen</b>	<b>13'x 13'</b>
<b>Dinette</b>	<b>13'x 10'</b>
<b>Master Bdrm</b>	<b>12'x 17'</b>
<b>Bedroom #2</b>	<b>12'x 11'</b>
<b>Bedroom #3</b>	<b>12'x 11'</b>
<b>Garage</b>	<b>24'x 22'</b>

*Room sizes are approx.*

*Plan Can Be Modified  
To Meet Your Needs*

**1726 Square Feet**

## **Standard Design Features**

2 x 6 House Exterior w/ Tyvek Wrap  
R-25 Exterior Warm Wall System  
R-49 Blown Insul. In House Ceiling  
Pella 250 Series Vinyl Windows  
Pella 250 Vinyl Sliding Patio Door  
Raised Panel Front Door  
Raised Panel O.H. Garage Door  
Overhead Garage Door Opener  
Double Four Vinyl Siding  
Aluminum Fascia & Soffit  
Dimensional Roof Shingles  
Concrete Driveway Allowance  
Concrete Service Walk Allowance

Kohler/Sterling Plumbing Fixtures/Faucets  
Molded Panel Doors and Painted Trim  
Schlage Locksets  
Norcraft Cabinets, Maple Stained  
Laminate Tri-Cove Countertops  
Kitchen Island w/Seating Area  
Quiet Wash Dishwasher Allowance  
Micro-Hood with Venting Allowance  
Washer & Dryer Main Floor Hookups  
Ice Maker Water Line to Refrigerator  
Garbage Disposal  
Vanity Size Bathroom Mirrors  
Bath Fans w/Timers

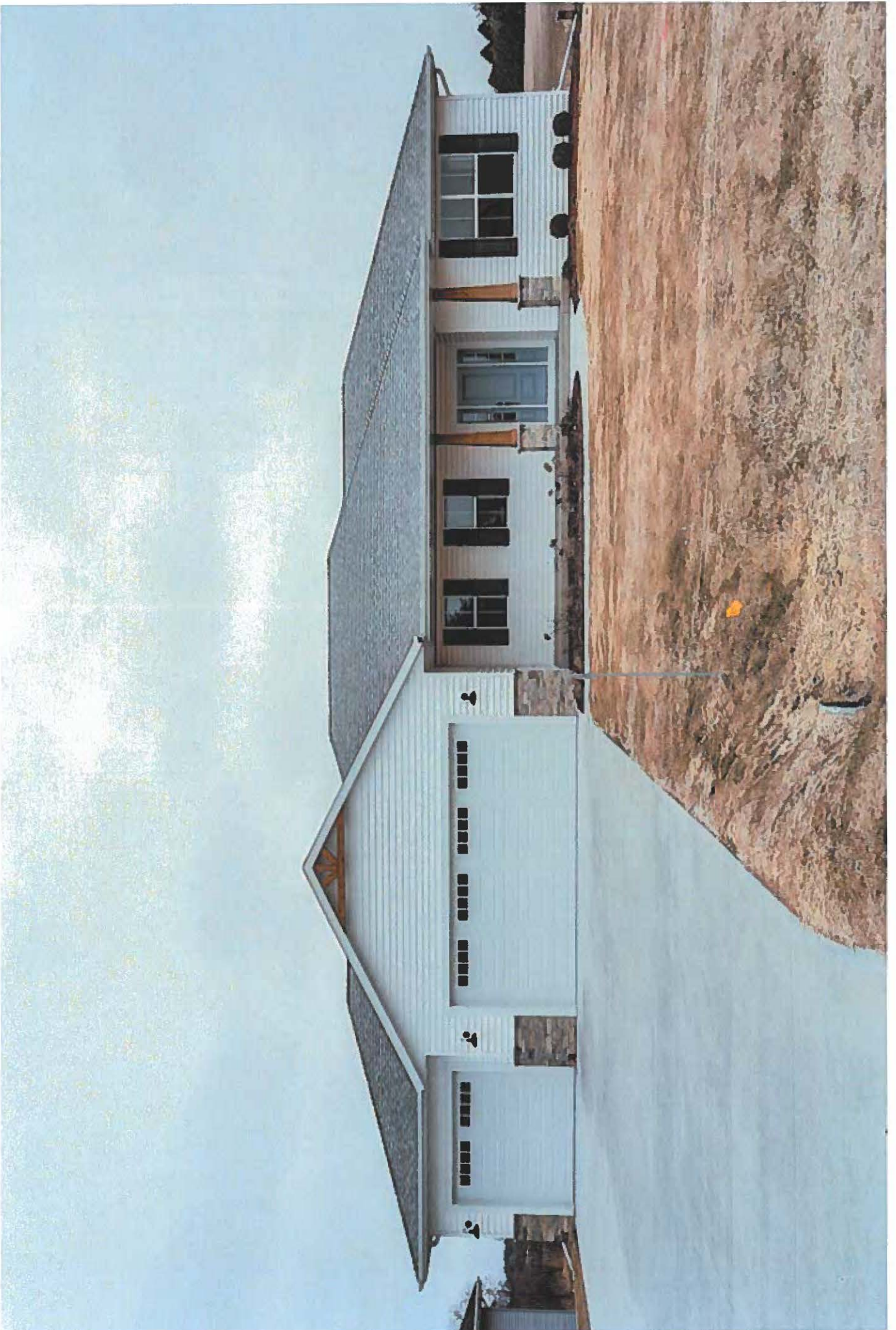
Drywall - 3 Textures to Choose  
Interior & Exterior Painting  
High Eff. Nat. Gas Furnace w/AC  
Power Vent Water Heater  
200 Amp Electrical Service  
Floor Covering Allowance  
Light Fixture Allowance  
Sand Backfill Allowance  
Hauling Fill Allowance  
Plumbing Lateral Allowance  
Gravel/Temp. Drive Allowance  
Silt Fence Allowance  
Focus on Energy Home

*All Standard Features, Prices and Allowances are Subject to Change*



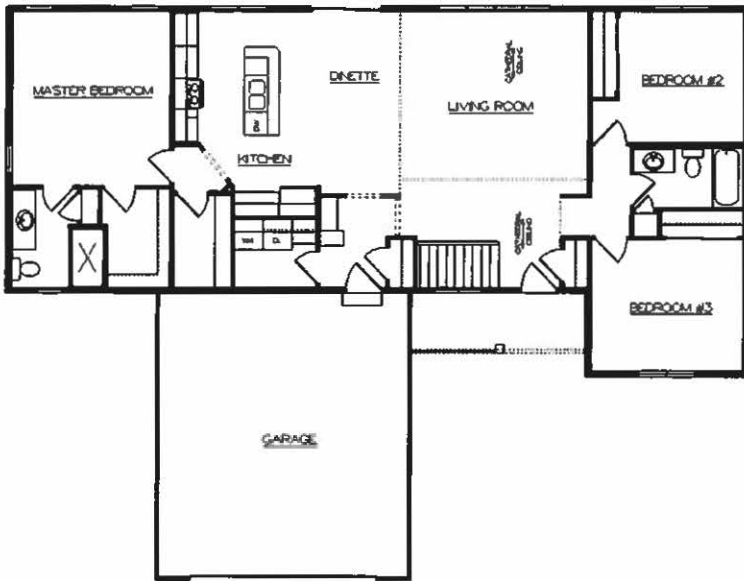
Sheboygan County's Largest Home Builder







# Fairfield



## Room Dimensions

Living Room	17'x 16'
Kitchen	10'x 13'
Dinette	11'x 13'
Master Bdrm	16'x 13'
Bedroom #2	10'x 11'
Bedroom #3	13'x 11'
Garage	22'x 22'

Room sizes are approx.

Plan Can Be Modified  
To Meet Your Needs

**1634 Square Feet**

## Standard Design Features

2 x 6 House Exterior w/ Tyvek Wrap  
R-25 Exterior Warm Wall System  
R-49 Blown Insul. In House Ceiling  
Pella 250 Series inyl Windows  
Pella 250 Vinyl Sliding Patio Door  
Raised Panel Front Door  
Raised Panel O.H. Garage Door  
Overhead Garage Door Opener  
Double Four Vinyl Siding  
Aluminum Fascia & Soffit  
Dimensional Roof Shingles  
Concrete Driveway Allowance  
Concrete Service Walk Allowance

Kohler/Sterling Plumbing Fixtures/Faucets  
Molded Panel Doors and Painted Trim  
Schlage Locksets  
Norcraft Cabinets, Maple Stained  
Laminate Tri-Cove Countertops  
Kitchen Island w/Seating Area  
Quiet Wash Dishwasher Allowance  
Micro-Hood with Venting Allowance  
Washer & Dryer Main Floor Hookups  
Ice Maker Water Line to Refrigerator  
Garbage Disposal  
Vanity Size Bathroom Mirrors  
Bath Fans w/Timers

Drywall - 3 Textures to Choose  
Interior & Exterior Panting  
High Eff. Nat. Gas Furnace w/AC  
Power Vent Water Heater  
200 Amp Electrical Service  
Floor Covering Allowance  
Light Fixture Allowance  
Sand Backfill Allowance  
Hauling Fill Allowance  
Plumbing Lateral Allowance  
Gravel/Temp. Drive Allowance  
Silt Fence Allowance  
Focus on Energy Home

All Standard Features, Prices and Allowances are Subject to Change



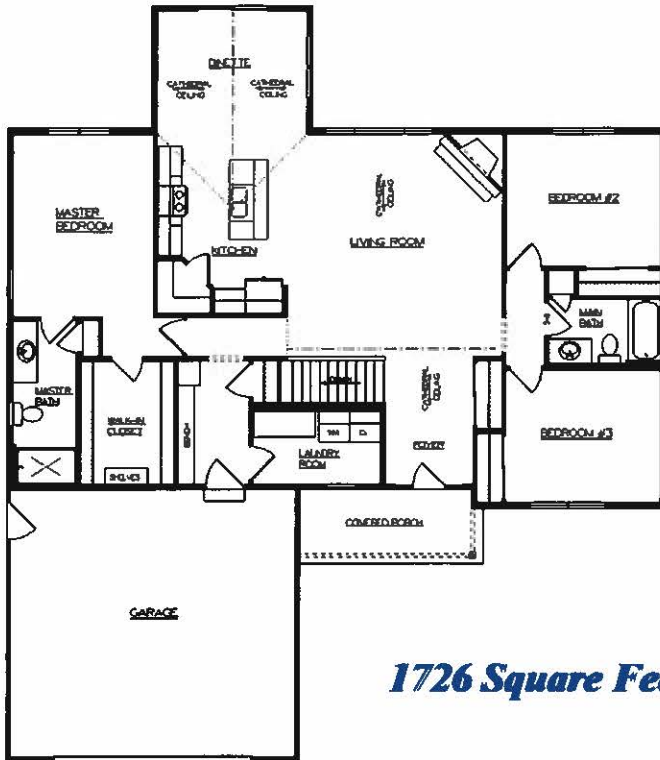
Sheboygan County's Largest Home Builder







# Newport



**1726 Square Feet**

### Room Dimensions

Living Room	17'x 18'
Kitchen	12'x 14'
Dinette	12'x 11'
Master Bdrm	12'x 15'
Bedroom #2	12'x 11'
Bedroom #3	12'x 11'
Garage	24'x 22'

Room sizes are approx.

Plan Can Be Modified  
To Meet Your Needs

### Standard Design Features

2 x 6 House Exterior w/ Tyvek Wrap  
R-25 Exterior Warm Wall System  
R-49 Blown Insul. In House Ceiling  
Pella 250 Series Vinyl Windows  
Pella 250 Vinyl Sliding Patio Door  
Raised Panel Front Door  
Raised Panel O.H. Garage Door  
Overhead Garage Door Opener  
Double Four Vinyl Siding  
Aluminum Fascia & Soffit  
Dimensional Roof Shingles  
Concrete Driveway Allowance  
Concrete Service Walk Allowance

Kohler/Sterling Plumbing Fixtures/Faucets  
Molded Panel Doors and Painted Trim  
Schlage Locksets  
Norcraft Cabinets, Maple Stained  
Laminate Tri-Cove Countertops  
Kitchen Island w/Seating Area  
Quiet Wash Dishwasher Allowance  
Micro-Hood with Venting Allowance  
Washer & Dryer Main Floor Hookups  
Ice Maker Water Line to Refrigerator  
Garbage Disposal  
Vanity Size Bathroom Mirrors  
Bath Fans w/Timers

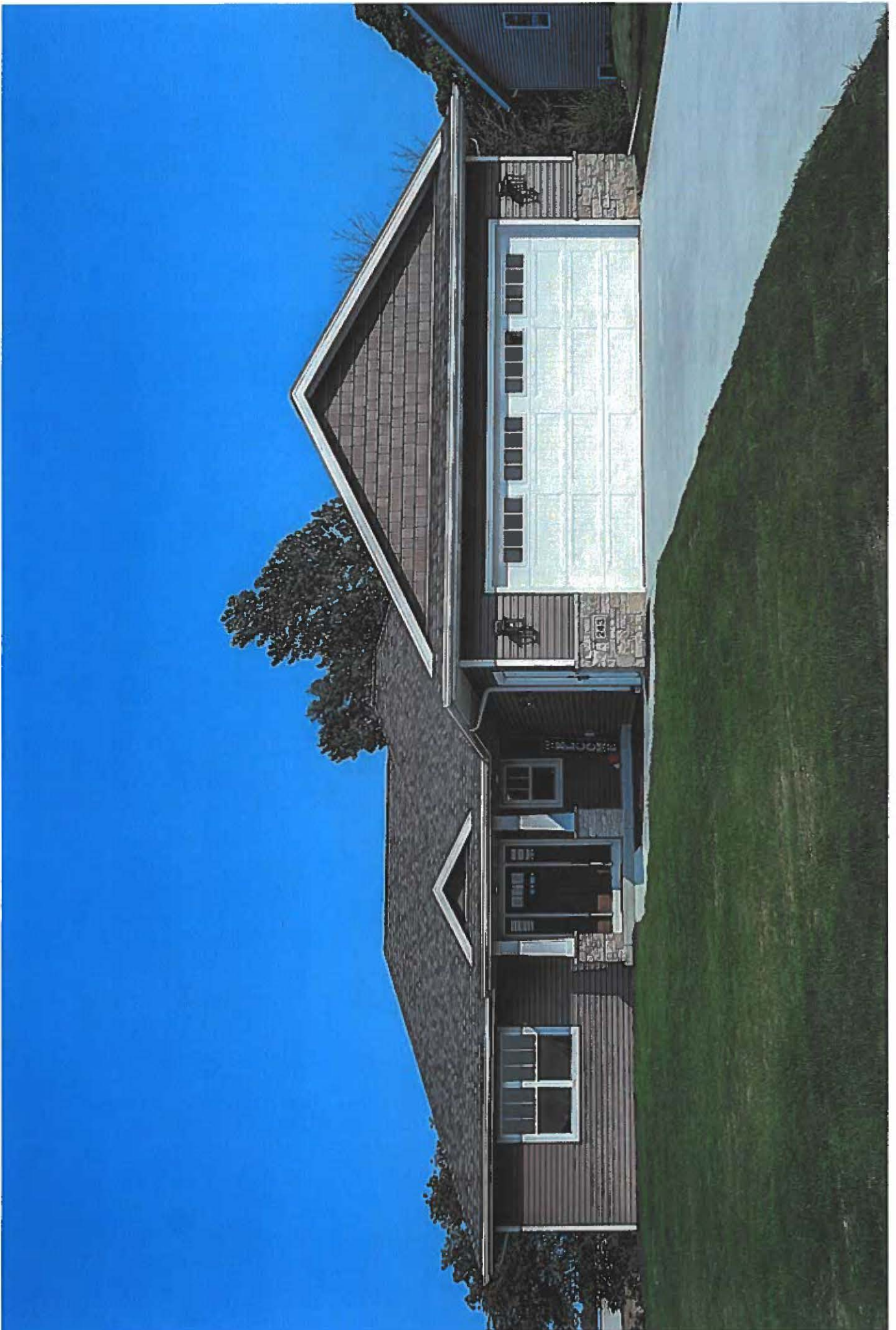
Drywall - 3 Textures to Choose  
Interior & Exterior Painting  
High Eff. Nat. Gas Furnace w/AC  
Power Vent Water Heater  
200 Amp Electrical Service  
Floor Covering Allowance  
Light Fixture Allowance  
Sand Backfill Allowance  
Hauling Fill Allowance  
Plumbing Lateral Allowance  
Gravel/Temp. Drive Allowance  
Silt Fence Allowance  
Focus on Energy Home

All Standard Features, Prices and Allowances are Subject to Change



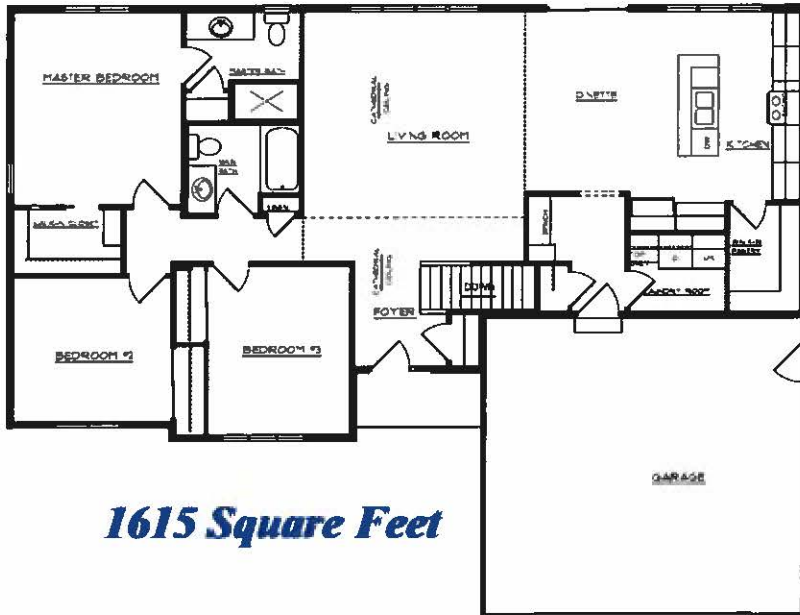
Sheboygan County's Largest Home Builder







# Kensington



**1615 Square Feet**

### Room Dimensions

Living Room	18'x 16'
Kitchen	16'x 10'
Dinette	13'x 11'
Master Bdrm	13'x 14'
Bedroom #2	12'x 11'
Bedroom #3	11'x 13'
Garage	24'x 22'

Room sizes are approx.

Plan Can Be Modified  
To Meet Your Needs

### Standard Design Features

2 x 6 House Exterior w/ Tyvek Wrap  
R-25 Exterior Warm Wall System  
R-49 Blown Insul. In House Ceiling  
Pella Vinyl Windows  
Pella Vinyl Sliding Patio Door  
Raised Panel Front Door  
Raised Panel O.H. Garage Door  
Overhead Garage Door Opener  
Double Four Vinyl Siding  
Aluminum Fascia & Soffit  
Dimensional Roof Shingles  
Concrete Driveway Allowance  
Concrete Service Walk Allowance

Kohler/Sterling Plumbing Fixtures/Faucets  
Molded Panel Doors and Painted Trim  
Schlage Locksets  
Norcraft Cabinets  
Laminate Tri-Cove Countertops  
Kitchen Island w/Seating Area  
Quiet Wash Dishwasher  
Micro-Hood with Venting  
Washer & Dryer Main Floor Hookups  
Ice Maker Water Line to Refrigerator  
Garbage Disposal  
Vanity Size Bathroom Mirrors  
Bath Fans w/Timers

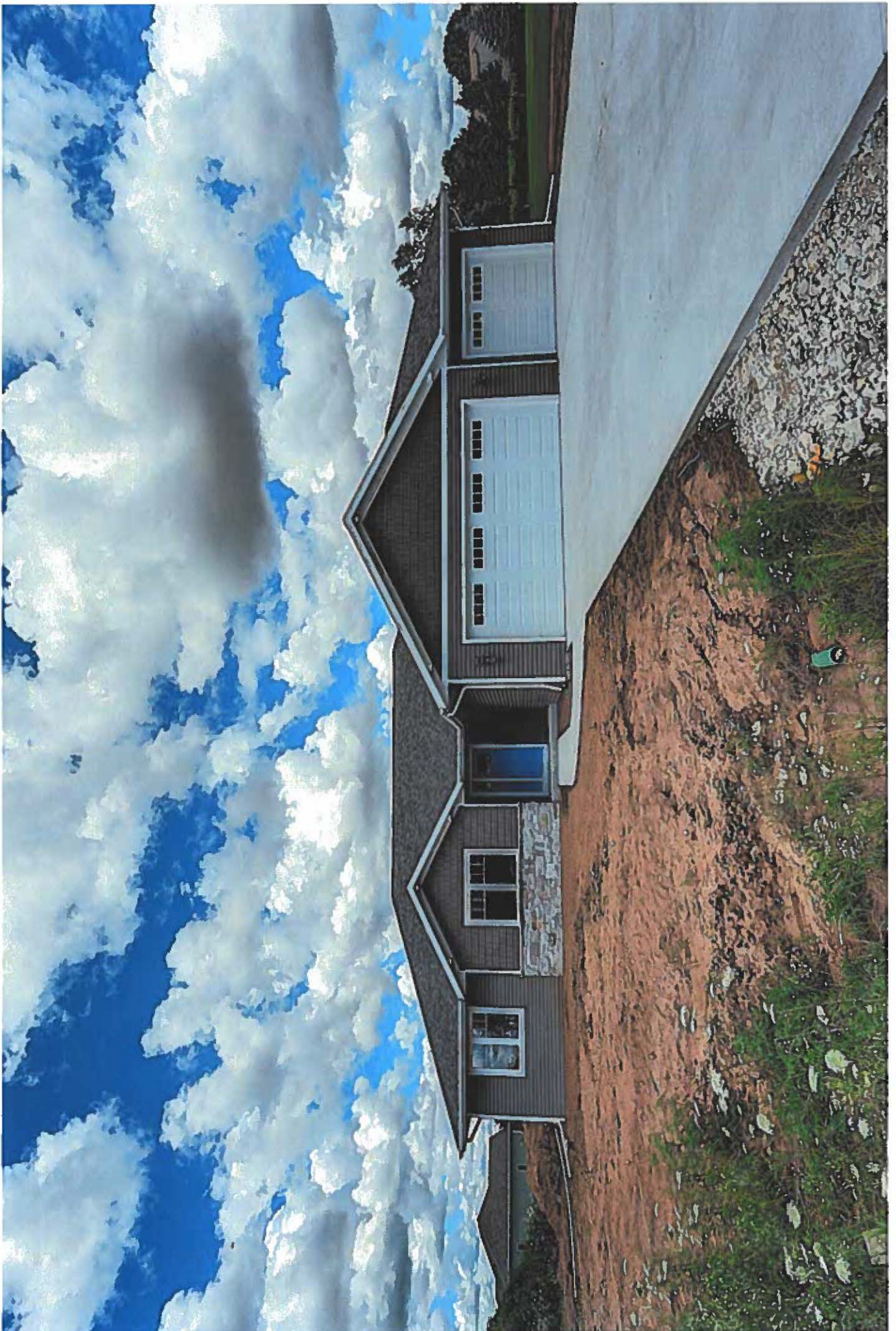
Drywall - 3 Textures to Choose  
Interior & Exterior Painting  
High Eff. Nat. Gas Furnace w/AC  
Power Vent Water Heater  
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Floor Covering Allowance  
Light Fixture Allowance  
Sand Backfill Allowance  
Hauling Fill Allowance  
Plumbing Lateral Allowance  
Gravel/Temp. Drive Allowance  
Silt Fence Allowance  
Focus on Energy Home

All Standard Features, Prices and Allowances are Subject to Change



Sheboygan County's Largest Home Builder







# *Preston*



## *Room Dimensions*

<i>Living Room</i>	<i>14'x 23'</i>
<i>Kitchen</i>	<i>13'x 13'</i>
<i>Dinette</i>	<i>10'x 13'</i>
<i>Master Bdrm</i>	<i>12'x 17'</i>
<i>Bedroom #2</i>	<i>12'x 11'</i>
<i>Bedroom #3</i>	<i>12'x 11'</i>
<i>Garage</i>	<i>24'x 22'</i>

*Room sizes are approx.*

*Plan Can Be Modified  
To Meet Your Needs*

*1924 Square Feet*

## *Standard Design Features*

*2 x 6 House Exterior w/ Tyvek Wrap  
R-25 Exterior Warm Wall System  
R-49 Blown Insul. In House Ceiling  
Pella Vinyl Windows  
Pella Vinyl Sliding Patio Door  
Raised Panel Front Door  
Raised Panel O.H. Garage Door  
Overhead Garage Door Opener  
Double Four Vinyl Siding  
Aluminum Fascia & Soffit  
Dimensional Roof Shingles  
Concrete Driveway Allowance  
Concrete Service Walk Allowance*

*Kohler/Sterling Plumbing Fixtures/Faucets  
Molded Panel Doors and Painted Trim  
Schlage Locksets  
Norcraft Cabinets  
Laminate Tri-Cove Countertops  
Kitchen Island w/Seating Area  
Quiet Wash Dishwasher  
Micro-Hood with Venting  
Washer & Dryer Main Floor Hookups  
Ice Maker Water Line to Refrigerator  
Garbage Disposal  
Vanity Size Bathroom Mirrors  
Bath Fans w/Timers*

*Drywall - 3 Textures to Choose  
Interior & Exterior Panting  
High Eff. Nat. Gas Furnace w/AC  
Power Vent Water Heater  
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Floor Covering Allowance  
Light Fixture Allowance  
Sand Backfill Allowance  
Hauling Fill Allowance  
Plumbing Lateral Allowance  
Gravel/Temp. Drive Allowance  
Silt Fence Allowance  
Focus on Energy Home*



Sheboygan County's Largest Home Builder





**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Final Plat Approval for Stonebrook Crossing Addition #1 located south of Fox Meadows Subdivision between S. Business Drive and Moenning Road.

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

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**REPORT DATE:** September 25, 2020

**MEETING DATE:** September 29, 2020

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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

**BACKGROUND / ANALYSIS:**

Robert and Ross Werner of Werner Homes have submitted Phase 1 final plat for Stonebrook Crossing Addition #1 located south of Fox Meadows and the original Stonebrook Subdivisions and north of Rammers Pond Subdivision between S. Business Drive and Moenning Road. The applicant states:

- Stonebrook Crossing Addition #1 is a 64 acre, 132 lot subdivision that will be completed in phases. Phase 1 - Lots 14-91 and outlots1-3. Phase 2 - Lots 92-145
- The subdivision has several zoning designations that permit different type of uses/structures:
  - 44 lots zoned MR-8 which permits single-family and two-family dwellings. Average lot size is approximately 12-15,000sf
  - 87 lots zoned SR-5 which permits single-family dwellings. Lots ranging from 10,000sf to 41,000sf. Average lot size is approximately 13-17,000sf
  - 1 Lot (Lot #145) located at the very northwest corner of the subdivision will be Neighborhood Commercial (NC) which permits and conditionally permits a mix of uses that include single-family, two-family, multi-family and a number of commercial use such as personal or professional services, retail, restaurants, taverns, daycare, etc. Lot 1 is approximately 80,000sf (1.84 acres).
  - Outlots 1 and 2 – Storm Drainage ponds that will be dedicated to the City.

- Outlot 3 – Is .5 acres and will be dedicated to City for park purposes (corner of Stonebrook Drive and Moenning Road adjacent to existing wooded City Park at the southeast corner of the subdivision).
- The plan for this development is to have two (2) main entrance roads with one entering off S. Business Drive and one entering from Moenning Road. The roads have been designed to have winding elements to add visual appeal while maintaining safe traffic patterns. Off the main road there is one (1) additional primary road and five (5) cul-de-sacs. This subdivision will connect to the Rammer Ponds subdivision to the south through the existing Chime Lane roadway.
- Servicing the subdivision is a planned neighborhood park that connects to the existing three (3) acre wooded park and two (2) stormwater ponds.

**STAFF COMMENTS:**

In February of 2020, the Plan Commission reviewed and approved a preliminary plat for Stonebrook Crossing Addition #1. The subdivision is planned to be developed in phases.

Phase 1 will include development of 78 lots (lots 14-91), the park and both stormwater ponds. This initial phase would include both main entrances and install the main utilities and stormwater infrastructure that would also support the subsequent phases.

35 lots are zoned Mixed Residential (MR-8) – Lot # 14-35, 79-91. Most likely 23 Two-family lots and 12 Single-Family lots will be constructed within this zoning class.

43 lots are zoned Suburban Residential (SR-5) - Lot # 36-78, Outlots # 1-3.

The applicant states the following about the types of homes you will see in the subdivision:

- The homes will be similar to what you see in the adjacent subdivisions - Stonebrook Crossing to the north (Werner Homes built 100% of those) and Rammer Ponds to the south (Werner built about half of those homes).
- A typical Werner home specification is:
  - Exterior: Vinyl Siding or LP Smart Side; exterior stone optional
  - Windows: Vinyl
  - Roof: 6/12 or steeper pitch with architectural shingles
  - 2 or 3 car garage
  - Between 1,400-2,000sf
  - One story Ranch or Two Story
  - Werner will be constructing spec homes. The spec homes will be both models customers can walk through to help with design and selections as well as homes for sale.
  - Werner has included a Hampton model spec sheet – this is their most popular model and good representation of what we expect in Stonebrook Crossing Addition No. 1.

Werner Homes will be installing temporary signage once the initial grading work is done in the spring of 2021. The signs will likely be 32sf (4 x 8) printed on wood posts. There will be a sign located at each entrance – one on S. Business Drive and one on Moenning Road. Typically the signs show the site layout, a few key selling points and contact details. We commonly have individual 8"x12" sheets available next to the sign for potential customers to grab with more details. We typically do not put up the real estate sales signs on each lot; rather we put small signs with just the lot number, logo and phone number. Werner has not decided if they will install a permanent subdivision identification sign.

The applicant is requesting a variance to the required street specification.

Werner Homes will not be constructing a typical street section with curb, gutter and sidewalk. The standard proposed for Stonebrook Crossing Addition #1 will be pavement with a marked on street path with drainage ditch. Only the main streets (Stonebrook Drive and Rim Rock Road) will have the on street four (4) foot wide pedestrian/bike path that will be located on each side of the road.

**ACTION REQUESTED:**

Staff recommends approval of the preliminary plat subject to the following conditions:

1. The applicant shall obtain all subdivision approval from appropriate agencies including but not limited to City, County, State of Wisconsin, DNR, etc.
2. Applicant shall submit final plats that meet the City of Sheboygan Subdivision Ordinance.
3. A developer's agreement shall be executed prior to signing any final plats.
4. Applicant shall submit temporary signage to staff for review. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.

**ATTACHMENTS:**

Stonebrook Crossing Addition #1 Final Plat