

*****ATTACHMENTS*****

PARCEL NO. 470928
MAP NO. _____
ZONING CLASSIFICATION: SI

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 7/14/20

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

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



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

1. APPLICANT INFORMATION

APPLICANT: A.C.E. Building Service - Contact: Chris Herzog

ADDRESS: 3510 S. 26th Street Manitowoc, WI

E-MAIL: cherzog@acebuildingservice.com

PHONE: (920) 901-0667 FAX NO.: (n/a)

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Torginol, Inc.

ADDRESS OF PROPERTY AFFECTED: 4617 S. Taylor Drive

LEGAL DESCRIPTION: SEC 09 T14N R23E PART OF THE NW NW OF SEC 9 T14N R23E DESC AS: COM AT THE NW CORNER OF SEC 9, THN-89-DEG-31'-50" -E 759.00', TH S-00-DEG-59'-13"-E 45.00' TO POINT OF BEG., BEING A POINT IN THE S LINE OF WEEDEN CREEK RD., TH N-89- DEG-31'-50"E 614.43' ALON

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Torginol is a manufacturer of end use materials for the resinous flooring industry.

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: There will be no change in use.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: Project will add 4,592 sf of office space to the existing facility



City of Sheboygan
Site Plan Review Committee
828 Center Avenue
Suite 104
Sheboygan, WI 53081

Ladies and Gentlemen:

Attached please find information pertaining to the proposed building addition to Torginol, Inc. located at 4617 S. Taylor Drive in the City of Sheboygan, Wisconsin. There is no zoning change, no change in use, no conditional use request, and no increase in parking associated with the proposed expansion.

It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct a 4,592 square foot addition to the south side of the existing facility. Torginol has experienced several stages of growth over the past several years at their current location in the City of Sheboygan in addition to acquiring additional property on Tower Drive. This expansion is necessary to better organize and streamline their sales staff functionality, which in turn will bolster their overall business operation and better respond to domestic and international client demand. It is our intent to commence construction as soon as is feasible, presumably the latter half of July, 2020.

The development will include the enlargement of a storm water treatment area on the east portion of the lot to the east of the facility. The building will be classified as unlimited area by the International Building Code. A requirement of this classification is to maintain a minimum 60' distance from property lines that abut adjacent property. This area was originally selected for the storm water treatment area as it will be unbuildable space to maintain the unlimited area classification. 3 existing building downspouts will be plumbed to underground storm piping and diverted to the storm water treatment area which will divert approximately 8,200 square feet of impermeable roof surface to the storm water treatment area. This is about 3,600 additional square feet of roof surface runoff than the actual expansion area that will be diverted to the storm water management area.

3510 S. 26th Street | Manitowoc, WI 54220

Manitowoc: 920.682.6105 | Sheboygan: 920.457.4960 | Fax: 920.682.7700 | www.acebuildingservice.com



The expansion construction type will be consistent with the existing structure. Specifically, a pre-engineered metal building with prefinished metal wall panels, gable trim, gutter, and downspouts. The wall panel profile will match the existing building panel profile. The addition eave heights will match those of the existing office building structure. There are no at-grade overhead doors or loading docks being added as part of this expansion project.

There will be no fencing, screening, or dumpster enclosures included as part of this project. There will be a wood framed deck included with the project for employee use during break and lunch periods. This deck will not have a vision screen, but will have typical guardrails and handrails that meet code requirements. As the end use of the expansion is a professional office, there will be no nuisances created that will impact surrounding businesses. The expansion is set back well away from the adjacent streets and will not create a vision barrier to public traffic nor off-street parking traffic.

Future expansion on this site, if ever pursued, will be small in nature and of similar size to this project. Simply put, the site is almost fully developed with having to maintain 60' from property lines and having to maintain appropriate levels of off-street parking.

Please feel free to contact me with any questions regarding this project. Thank you in advance for your consideration.

Respectfully Submitted,

Christopher Herzog
A.C.E. Building Service, Inc.

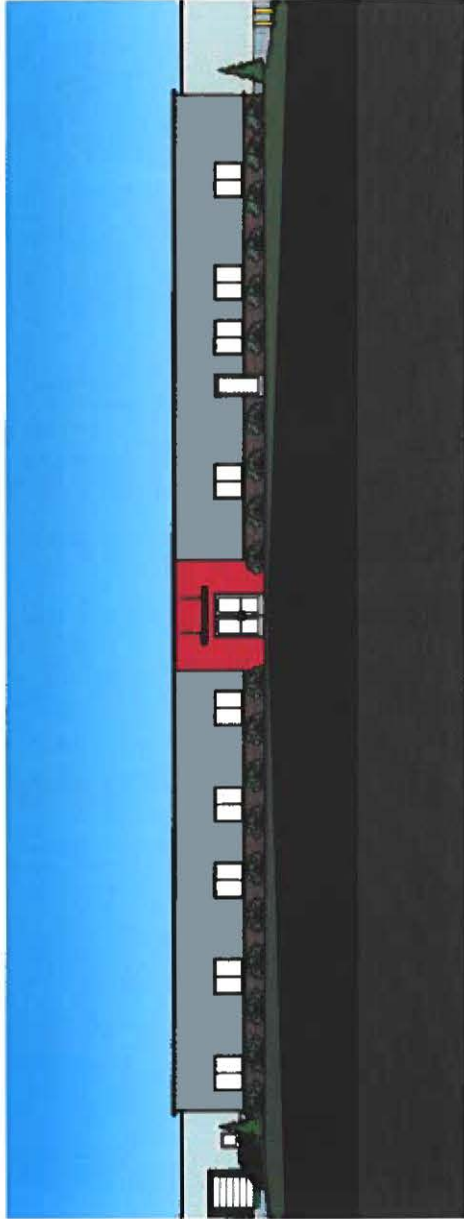
Note: If questions arise between June 24th and July 3rd, please contact Todd Gorter (920) 682-6105

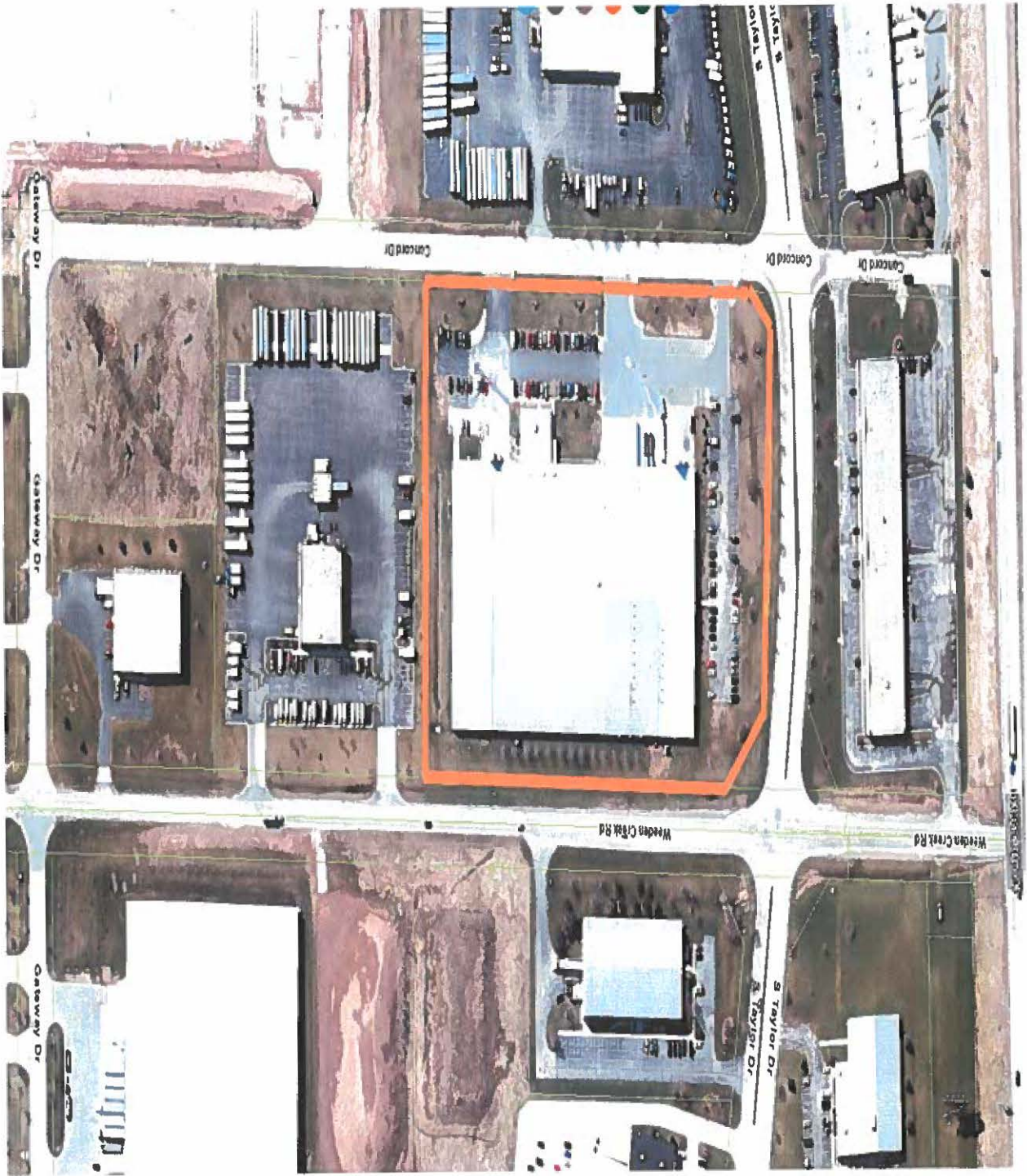
PROPOSED OFFICE EXPANSION - TORGINOL, INC.

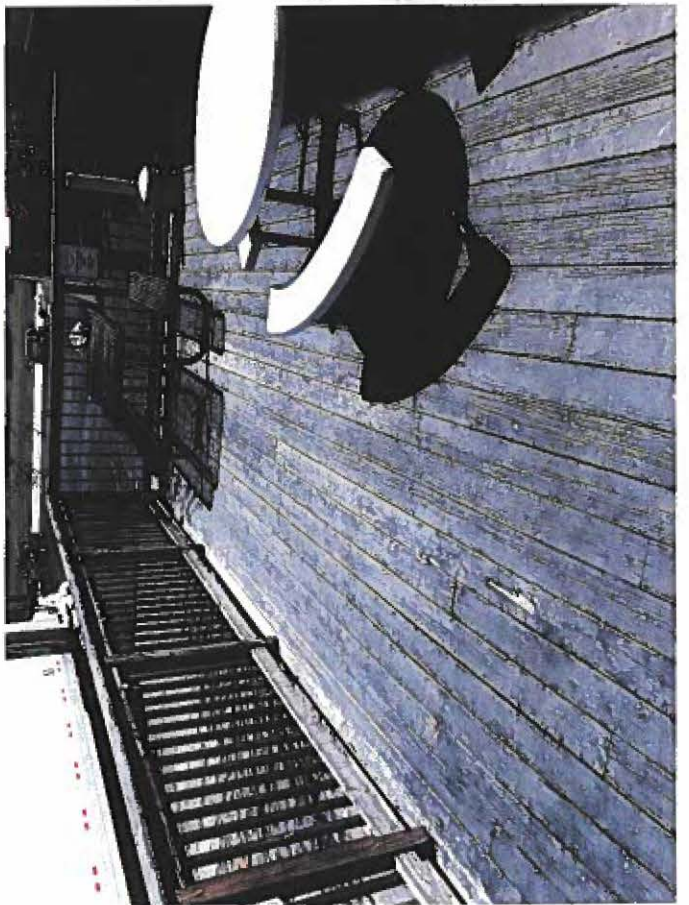
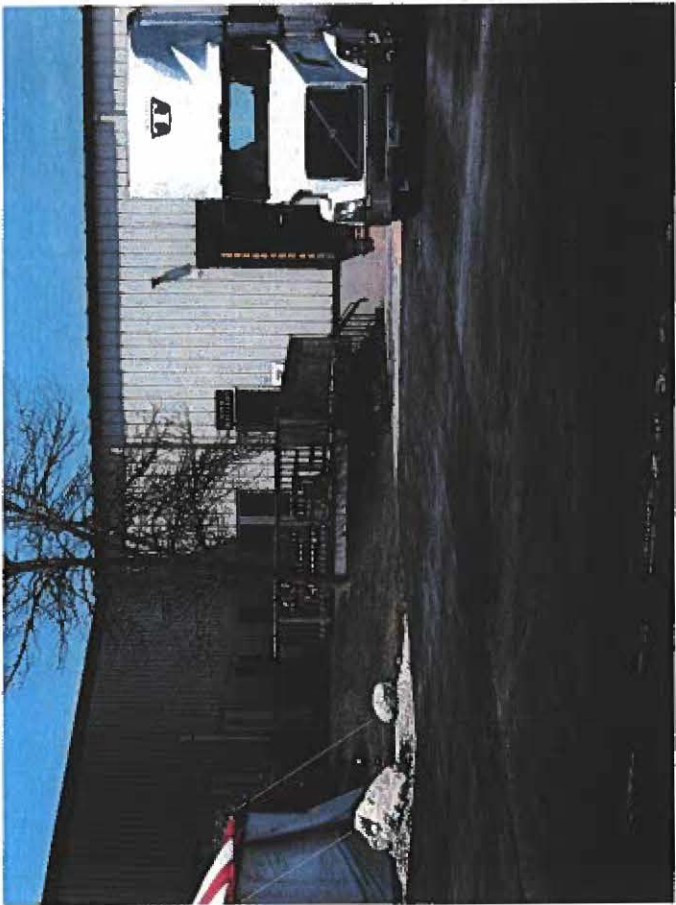
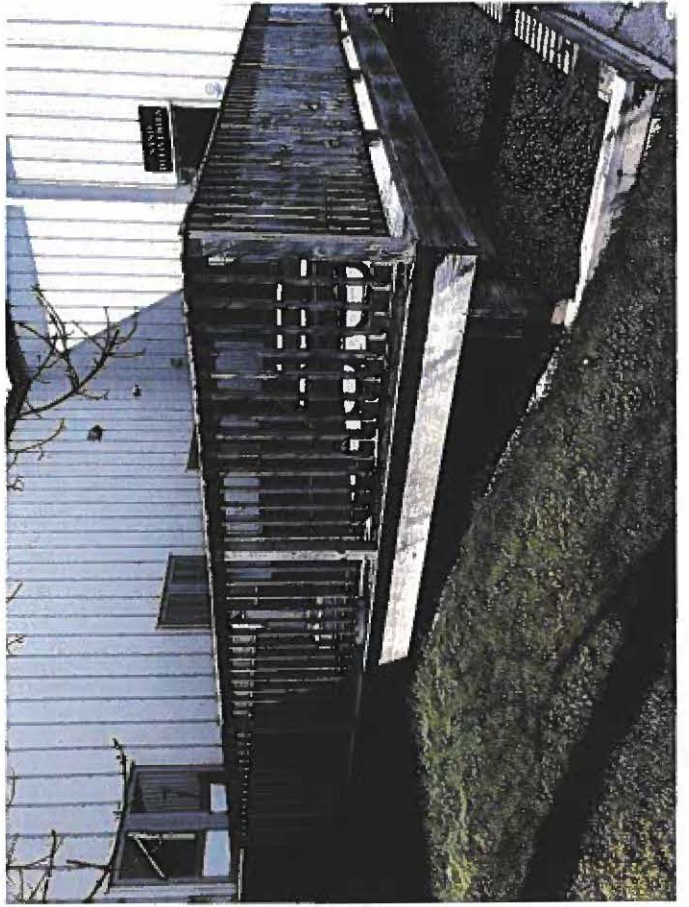
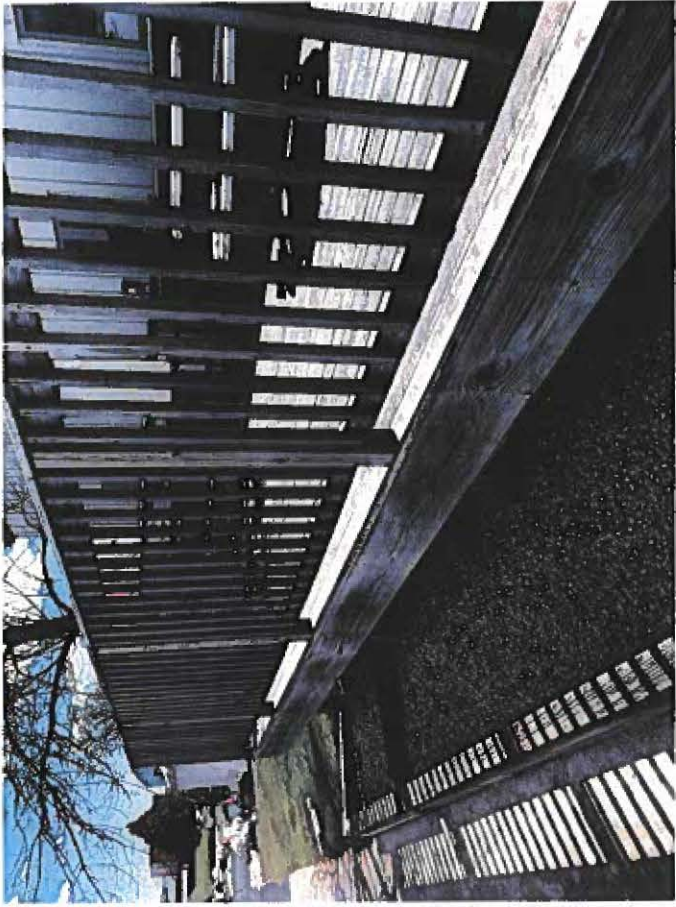
4617 S. TAYLOR DRIVE, SHEBOYGAN WI

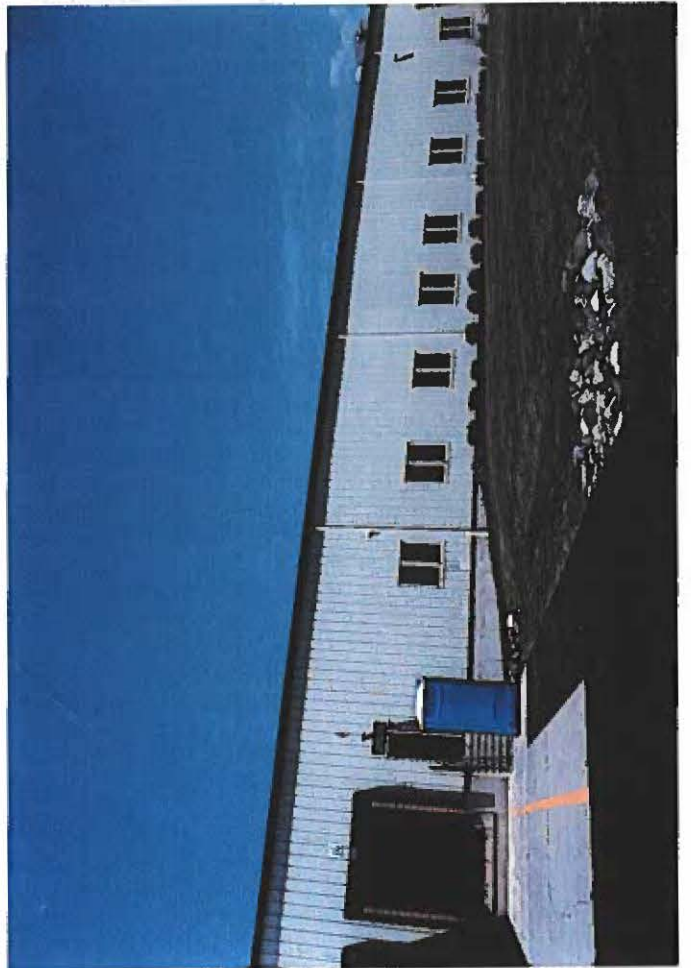
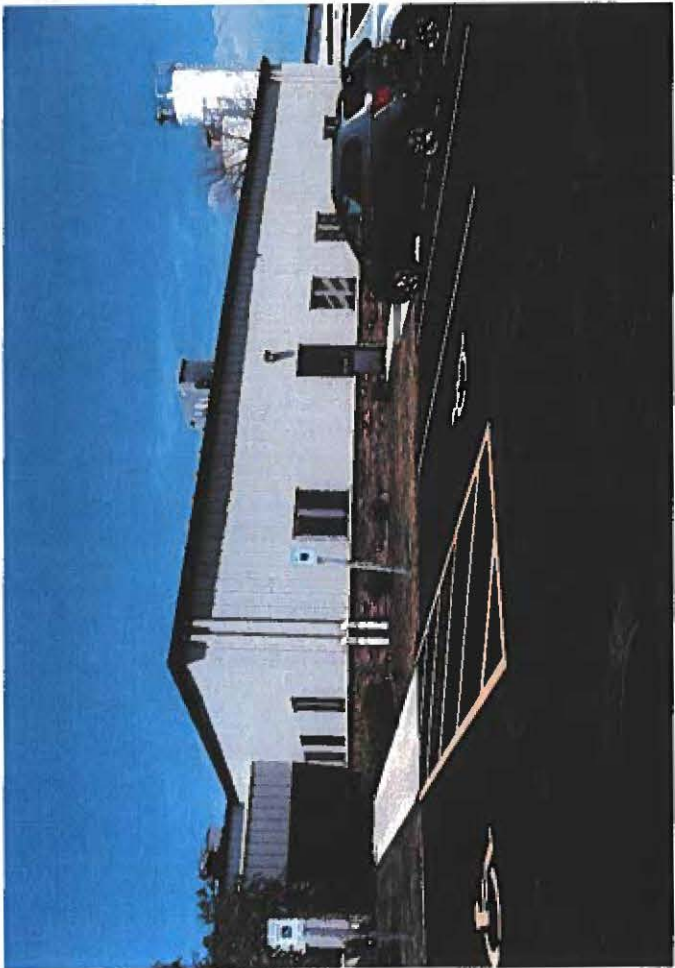
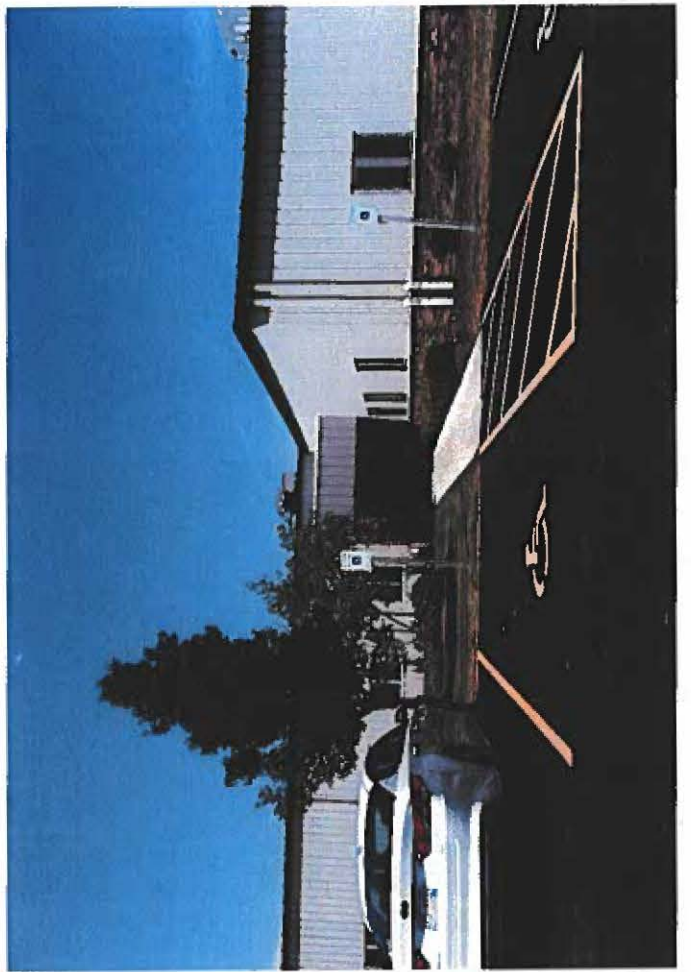
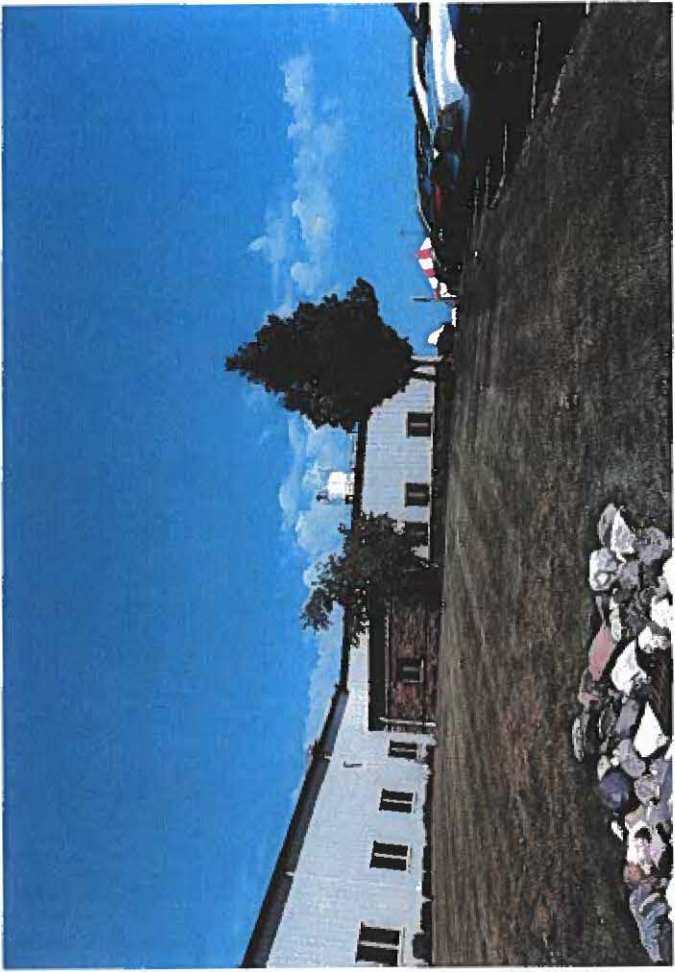


BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION









CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Site Plan application by ACE Building Service to construct a new building addition at Torginol located at 4617 S. Taylor Drive. SI Zone

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

REPORT DATE: July 10, 2020

MEETING DATE: July 14, 2020

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:

Torginol is proposing to construct a new addition to their existing facility located at 4617 S. Taylor Drive. The applicant states the following about the addition:

- Torginol, Inc. is proposing to construct a 4,592sf (56 x 82) office addition which is located on the south elevation of the manufacturing portion of the facility. The existing office is 3,808sf (56 x 68) bringing the total business office space to 8,400 square feet. The total combined square footage of the manufacturing and office facility will now be approximately 158,086 square feet.
- Currently there are staff members either sharing offices, working out of conference rooms or hallways. The office addition will allow these employees to have their own work space to improve efficiency, communication while creating a more professional setting for the associates in customer service, administration and management.
- The addition will better organize and streamline sales staff functionality, which in turn will bolster their overall business operation and better respond to domestic and international client demand. It is our intent to commence construction as soon as is feasible, presumably the latter half of July, 2020.
- There are currently (223) direct hire full-time, (9) direct hire part-time and & (1) contract employee at this facility.
- The current hours of operation are 3 shifts, 24 hours a day M-F & frequent Saturday overtime hours. There are no current plans to change the hours of operation.

- Torginol is a manufacturer & supplier of decorative materials for use with resinous flooring systems. Torginol manufactures, stores & ships flakes, pigments & granules from its existing facility located at 4617 S. Taylor Drive in Sheboygan, WI. The facility also has office space for all of the daily business operations.

The applicant states the following about the building and site improvements:

- The expansion construction type will be consistent with the existing structure. Specifically, a pre-engineered metal building with prefinished metal wall panels, gable trim, gutter, and downspouts. The wall panel profile will match the existing building panel profile. The addition eave heights will match those of the existing office building structure. There are no at-grade overhead doors or loading docks being added as part of this expansion project.
- Brick masonry wainscot with standard grey mortar will be included on the south and west elevations of the expansion to match the condition on the existing office structure. Windows of similar style and exterior color will be installed. The new office entrance will be surrounded by an architectural metal panel installed perpendicular to the main building panel. This along with the entrance canopy will clearly define and architecturally enhance the entrance to the facility.
- The metal panel material colors for the expansion will be complimentary to the existing building, but intentionally offsetting to create a contemporary appearance. The final color selection of the brick will match the existing brick as closely as possible. Additionally, Torginol is going to paint the entire perimeter of the existing manufacturing and warehouse structure to give it a fresh and uniform color appearance.
- Base plantings will be installed in a stone landscape bed along the entire length of the south and west sides of the expansion to enhance the balance and symmetry of the masonry and windows.
- There will be a wood framed deck included with the project for employee use during break and lunch periods. This deck will not have a vision screen, but will have typical guardrails and handrails that meet code requirements.
- We are anticipating completing the addition construction in early December so the deck and landscaping will likely be completed in spring/early summer of 2021.

STAFF COMMENTS:

Staff has not objections to this proposal.

ACTION REQUESTED:

Staff recommends approval of the site plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, hazardous materials, etc. An

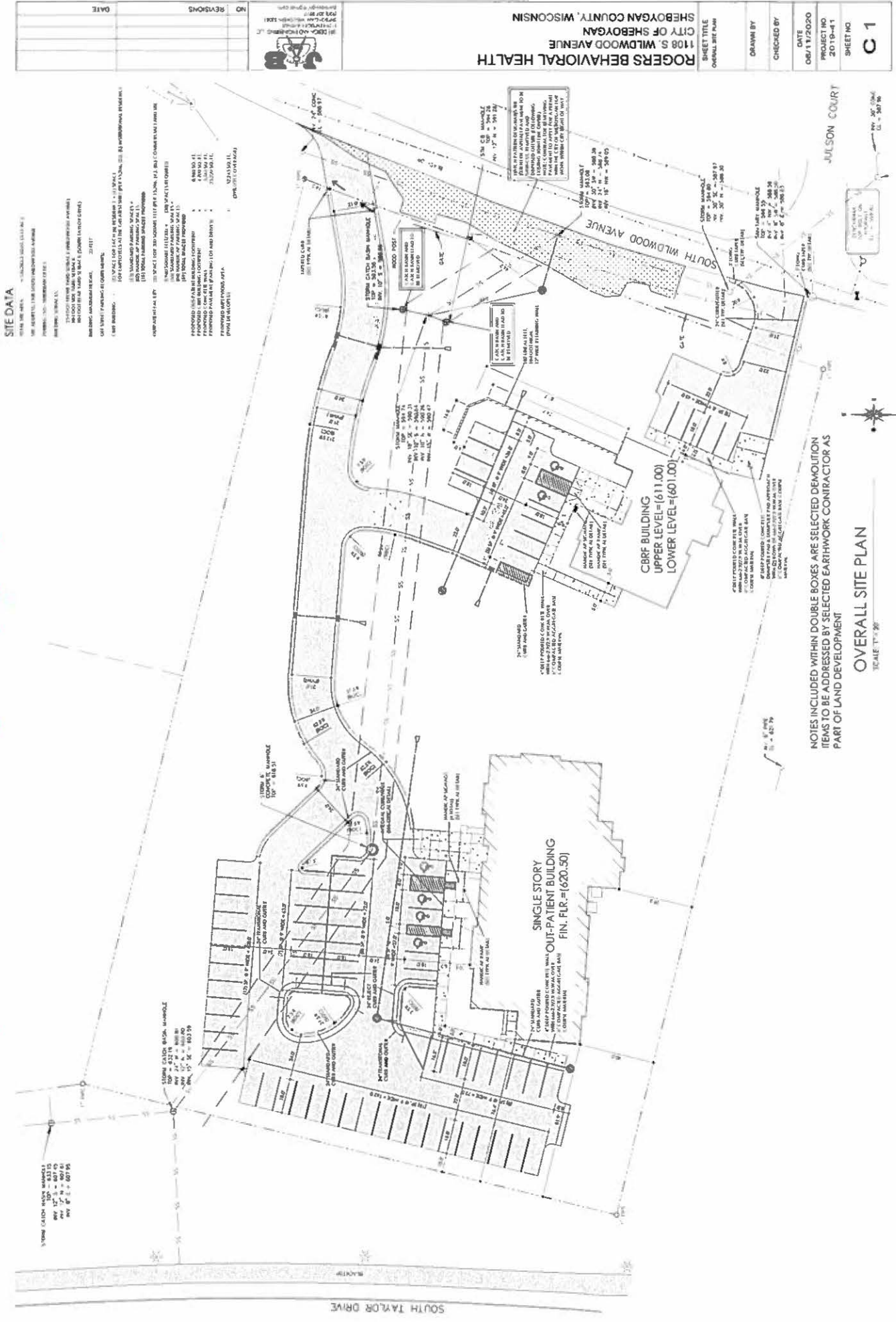
occupancy permit will be granted only at such time as the applicant has met all requirements.

2. Submittal/approval of a proposed landscape plan prior to building permit issuance.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials, products 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. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
8. All areas used for parking/maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. The addition will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
11. Applicant shall obtain all necessary permits for the storage of hazardous chemicals (applicant shall be in contact with building inspection, fire department, etc.).
12. A sign permit shall be obtained prior to installing signage on the site. Signage must be reviewed and approved by the City of Sheboygan Architectural Review Board as required by the protective covenants of the Sheboygan Business Park. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
13. 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.
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 old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
15. Applicant will provide adequate public access along public streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
16. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
17. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
18. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
19. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures including but not limited to addition, deck, etc.
20. Applicant shall meet all Sheboygan Business Park Protective Covenants.
21. 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 Attachments

Kropodora 02/13/12



SITE DATA

OWNER: SHEBOYGAN COUNTY
 PROJECT: ROGERS BEHAVIORAL HEALTH
 ADDRESS: 1108 S WILWOOD AVENUE
 SHEET NO: 2019-041
 DATE: 08/11/2020

REVISIONS

NO.	REVISIONS	DATE

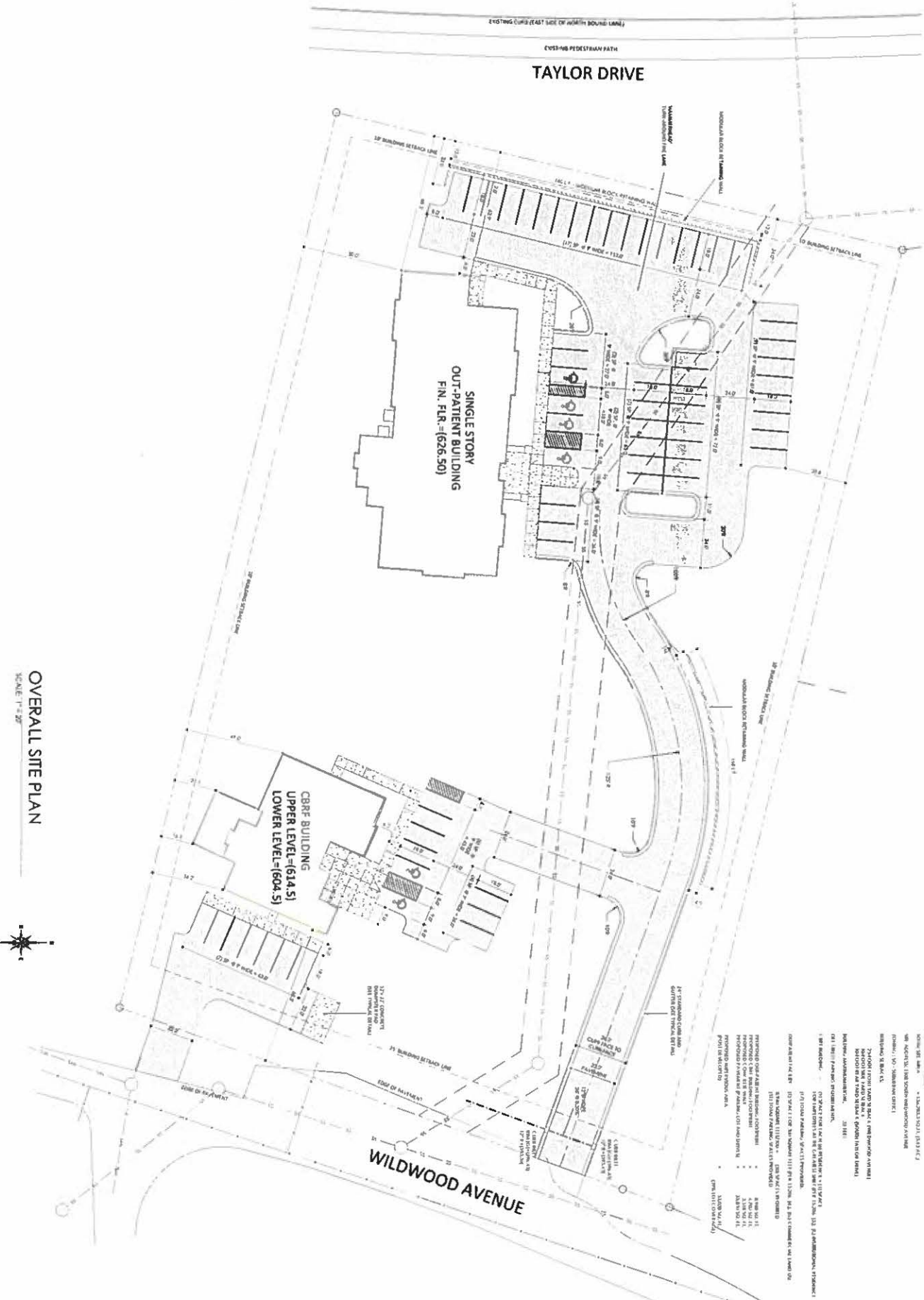
NOTES INCLUDED WITHIN DOUBLE BOXES ARE SELECTED DEMOLITION ITEMS TO BE ADDRESSED BY SELECTED EARTHWORK CONTRACTOR AS PART OF LAND DEVELOPMENT

OVERALL SITE PLAN
 SCALE 1" = 30'

ROGERS BEHAVIORAL HEALTH
 1108 S WILWOOD AVENUE
 CITY OF SHEBOYGAN
 SHEBOYGAN COUNTY, WISCONSIN

SHEET TITLE: OVERALL SITE PLAN
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 DATE: 08/11/2020
 PROJECT NO: 2019-041
 SHEET NO: C1

Original Proposal Approved 3/24/20



OVERALL SITE PLAN
SCALE: 1" = 30'



SITE DATA

SHEET NO. 001
 SHEET TITLE: OVERALL SITE PLAN
 PROJECT NO. 2019-4-3
 DATE: 03/10/2020
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 PROJECT NO. 2019-4-3
 SHEET NO. C1

ROGERS BEHAVIORAL HEALTH 1108 S. WILDWOOD AVENUE CITY OF SHEBOYGAN SHEBOYGAN COUNTY, WISCONSIN		<p>J&B DESIGN AND ENGINEERS, L.C. 1108 S. WILDWOOD AVENUE SHEBOYGAN, WISCONSIN 53081 PHONE: 920.835.1111 FAX: 920.835.1112 WWW: J&BDESIGN.COM</p>	NO REVISIONS DATE
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Sokolowski, Steve

From: Joseph Bronoski <jbsitedesign1@gmail.com>
Sent: Tuesday, June 23, 2020 12:14 PM
To: Sokolowski, Steve
Subject: Rogers Behavioral Health, site work modifications

Steve,

The revisions to the previously approved CUP site work drawings are as follows:

- Based upon soil borings taken after the original CUP submittal the Outpatient building was shifted 20-feet south and 30-feet east to get to sub-soils that would be able to support footing and foundation.
- Based upon soil borings a large portion of existing sub-grade material needs to be removed from the site. Therefore, we dropped the proposed finished floor of the Outpatient building from 627.5 to 620.5. This allowed us to work with Sheboygan County Highway and City of Sheboygan Engineering to remove the previous retaining wall along the Taylor Drive side of the site and grade up to the existing pedestrian path with the Taylor Drive R.O.W.
- With the shift of the Outpatient building the owner requested we add as much additional employee parking as possible. We subsequently added (8) more parking spaces to the Outpatient building side of the site.
- Based upon soil borings taken after the original CUP submittal the ground water level within the CBRF building required us to shift that building west and slightly south as well as raise the finished floor by 2-feet.
- We flushed out the 'upper' parking lot for the CBRF building (since the original CUP submittal) and have now shown the 10-foot high retaining wall running north from the NE corner of the CBRF.
- We've completed the storm water management plan with both storm water basins fully designed. This required a slight shift to the proposed driveway through the site from Wildwood Avenue.

Other than these items nothing else has been adjusted. No variances are required as part of any of the proposed revisions.

Hope this helps?

--

Joseph Bronoski

JB Site Design and Engineering, LLC
1129 Kentucky Avenue
Sheboygan, WI 53081

(920) 207-8977

PARCEL NO. 215710
MAP NO. _____
ZONING CLASSIFICATION: 30

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/24/20

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

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**

Requirements Per Section 15.905
Revised May 2012



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

1. APPLICANT INFORMATION

APPLICANT: Rogers Behavioral Health

ADDRESS: 34700 Valley Road, Oconomowoc, WI 53066

E-MAIL: jack.collier@rogersbh.org

PHONE: (262) 646-1305 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Rogers Behavioral Health

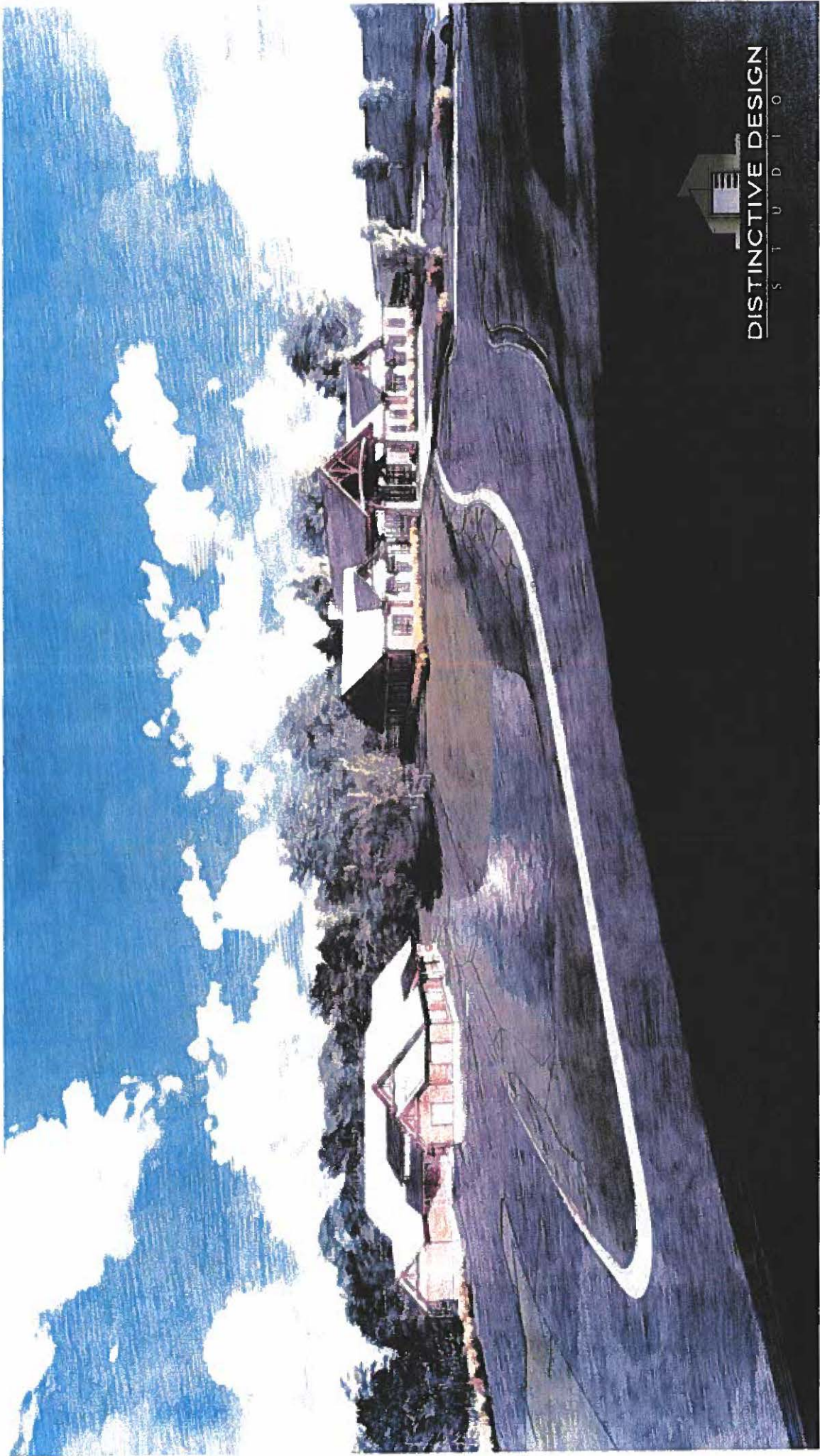
ADDRESS OF PROPERTY AFFECTED: 1108 South Wildwood Avenue

LEGAL DESCRIPTION: PART OF THE EAST 1/2 OF GOV. LOT 1, SECTION 28, TOWNSHIP 15 NORTH, RANGE 23 EAST

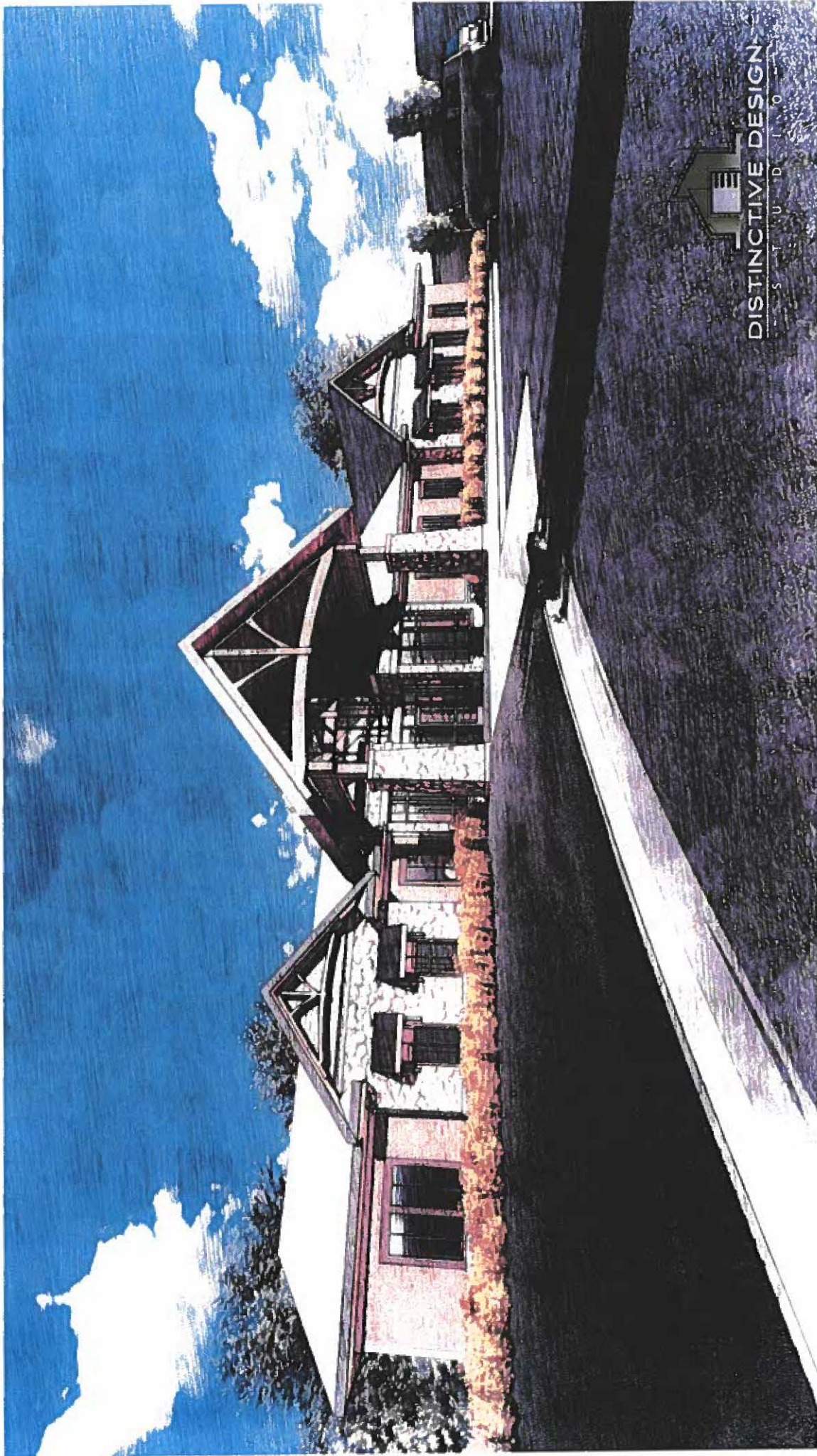
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: VACANT PARCEL

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: (6) UNIT CBRF HOUSING AND INDEPENDENT OUT-PATIENT MEETING BUILDING

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: NO VARIANCES REQUESTED

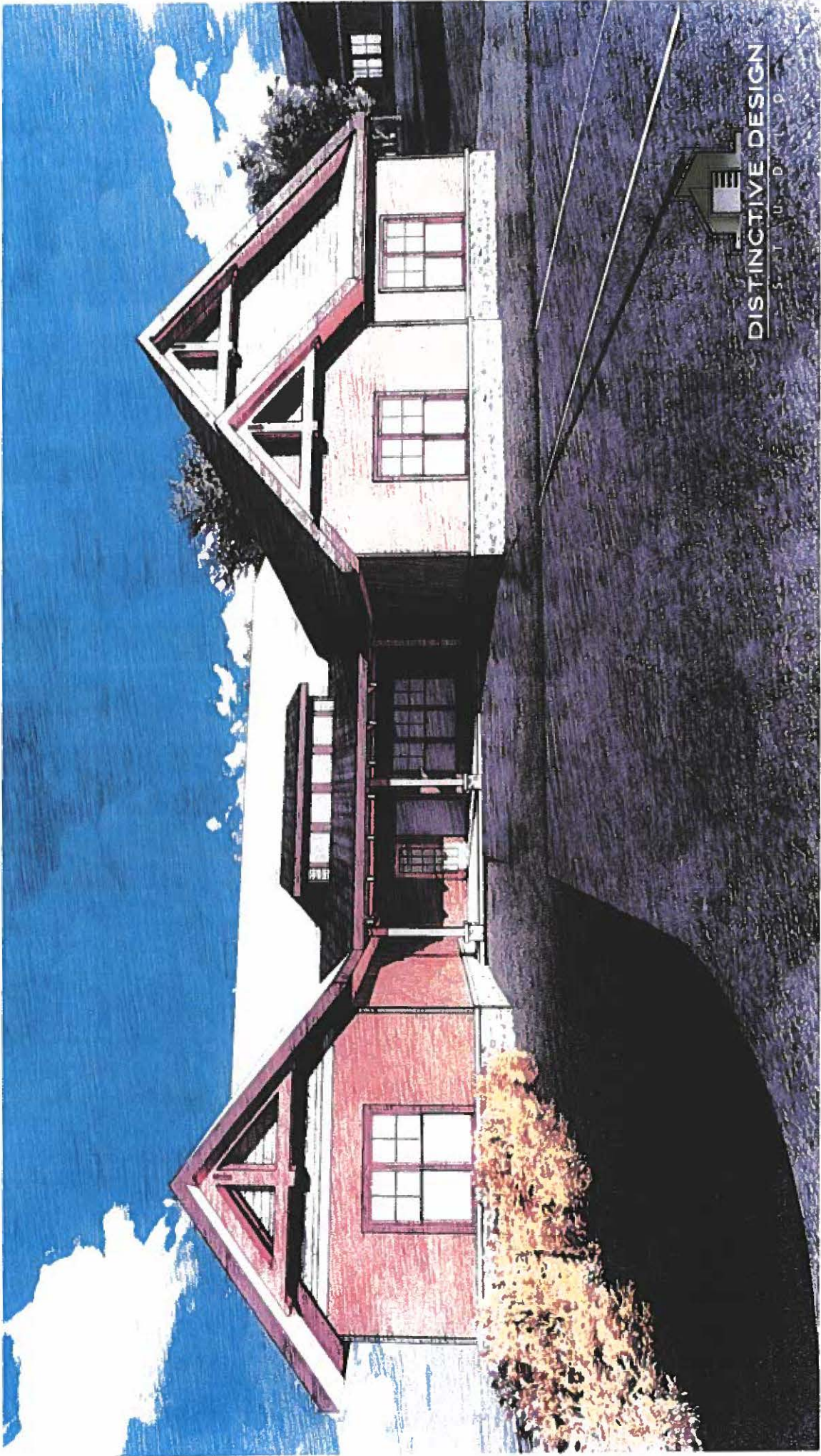


DISTINCTIVE DESIGN
S T U D I O



DISTINCTIVE DESIGN

S T U D I O



DISTINCTIVE DESIGN

S. J. U. D. L. D.

WEATHERED
SHINGLE
SIDING

LANDMARK SHINGLES
- DRIFTWOOD

SMART SIDE - BACK TO
NATURE - KNOTTED OAK

BRONZE METAL ROOF

BUECHEL STONE -
KOHLER HERITAGE
BLEND

STAINED WOOD
TIMBERS & ACCENT



DISTINCTIVE DESIGN
S T U D I O

SMART SIDE – BACK
TO NATURE –
KNOTTED OAK

STAINED WOOD
TIMBERS & ACCENT

LANDMARK SHINGLES
- DRIFTWOOD

WEATHERED SHINGLE
SIDING

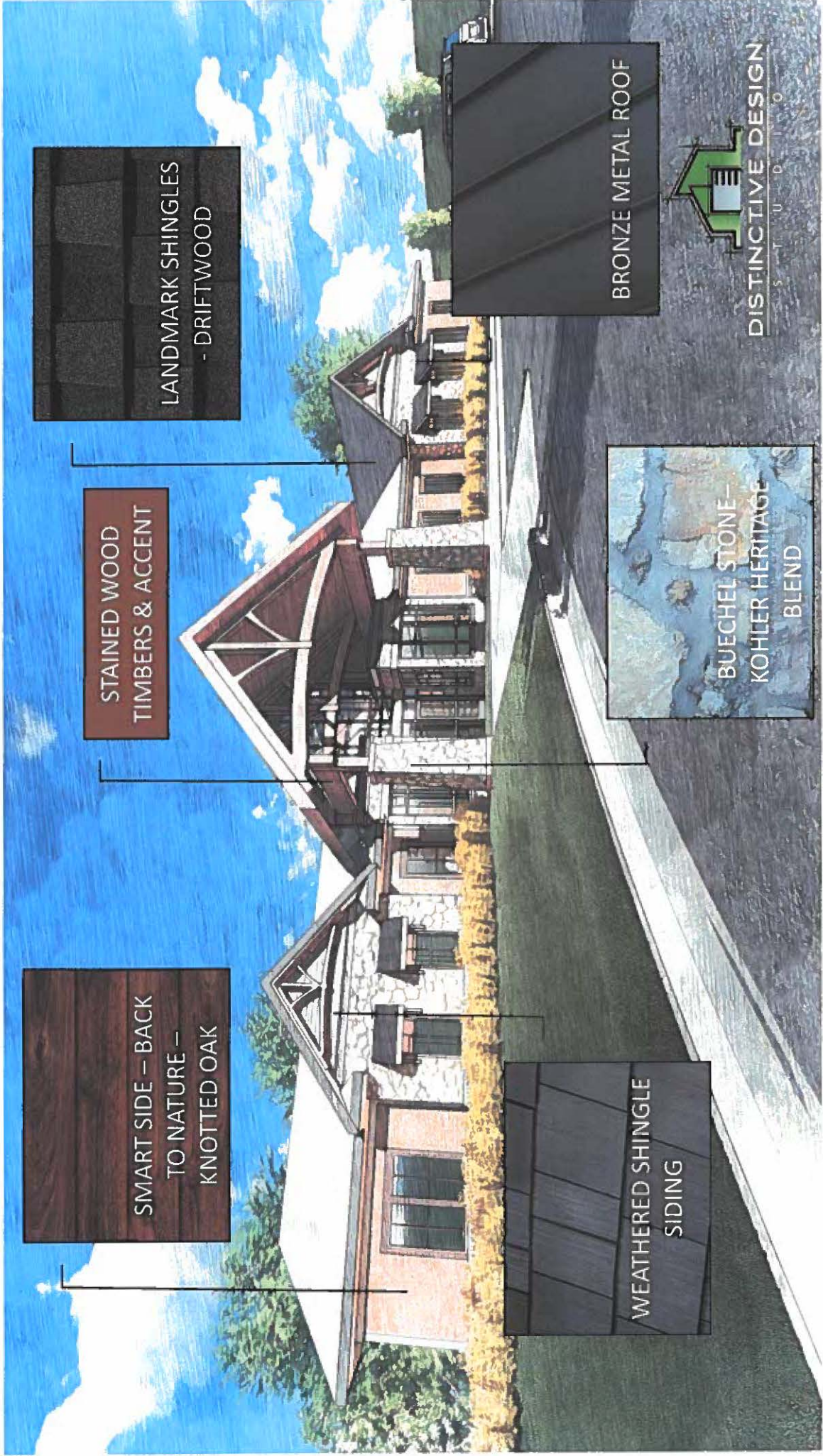
BRONZE METAL ROOF

BUECHEL STONE –
KOHLER HERITAGE
BLEND



DISTINCTIVE DESIGN

STUDIO



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Rogers Behavioral Health to construct and operate a six (6) unit Community Based Residential Facility (CBRF) and an Independent Out-Patient Meeting Building from the vacant and undeveloped property located at 1108 S. Wildwood Avenue (Parcel # 59281215710 located south of Aldi's between Taylor Drive and S. Wildwood Avenue). SO Zone

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

REPORT DATE: July 10, 2020

MEETING DATE: July 14, 2020

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

On March 24, 2020, the Plan Commission approved the Conditional Use and variance application by Rogers Behavioral Health to construct and operate a six (6) unit Community Based Residential Facility (CBRF) and an Independent Out-Patient Meeting Building from the vacant and undeveloped property located at 1108 S. Wildwood Avenue (Parcel # 59281215710 located south of Aldi's between Taylor Drive and S. Wildwood Avenue). Since that time the applicant has done further research into the site/property and based on their findings are proposing to slightly amend the previously approved site plan. The proposed revisions are as follows:

- Based upon soil borings taken after the original conditional use permit submittal the outpatient building (west structure) was shifted 20-feet south and 30-feet east to get to sub-soils that would be able to support the footing and foundation.
- Based upon soil borings a large portion of existing sub-grade material needs to be removed from the site. Therefore, we dropped the proposed finished floor of the outpatient building (west structure) from 627.5 to 620.5. This allowed us to work with Sheboygan County Highway and City of Sheboygan Engineering to remove the previous retaining wall along the Taylor Drive side of the site and grade up to the existing pedestrian path with the Taylor Drive right-of-way.

- With the shift of the outpatient building, the owner requested we add as much additional employee parking as possible. We subsequently added eight (8) more parking spaces to the west side of the outpatient building.
- Based upon soil borings taken after the original conditional use permit submittal the ground water level within the Community Based Residential Facility (CBRF) building (east structure) required us to shift that building west and slightly south as well as raise the finished floor by 2-feet.
- Based on the CBRF building location change, the north parking lot will now have a 10-foot high retaining wall running north from the NE corner of the CBRF (modular wall system).
- We've completed the storm water management plan with both storm water basins fully designed. This required a slight shift to the proposed driveway through the site from Wildwood Avenue.

Staff has no objection to this building/site plan amendment and recommends approving the amendments as proposed subject to the original conditions of approval.

Staff report from the March 24, 2020:

In January of 2020, Rogers Behavioral Health rezoned the property at 1108 S. Wildwood Avenue from Urban Industrial (UI) to Suburban Office (SO) in order to propose constructing and operating Rogers Behavioral Health facilities at this site. Today, the Plan Commission is reviewing a conditional use permit for the construction and operation of these Rogers Behavioral Health facilities on this property.

The applicant states the following about the proposed uses:

Established in 1907, Rogers Behavioral Health has grown from a single hospital in Oconomowoc, Wisconsin to a nationwide system that is recognized internationally for its specialized mental health and addiction treatment programs and program outcomes. Within the last decade, Rogers has entered where the needs are and has opened 11 clinics in 7 states and invested in serving the mental health needs of communities in Wisconsin, including Brown Deer, West Allis, Madison, Kenosha, and Appleton.

Within our hospitals, residential, and Intensive Outpatient Programs (IOP) and Partial Hospitalization Programs (PHP), Rogers specialty programs provide effective treatment using proven therapies for:

- Eating disorders
- Depression and other mood disorders
- Obsessive-compulsive disorder (OCD) and related anxiety disorders
- Posttraumatic stress disorder (PTSD)
- Dual diagnosis (such as addiction and depression)
- Addiction, including alcohol, opioid and substance abuse
- General mental health

Imagine a local mental health facility where:

- A young adult's depression is treated before it impacts school and home life
- An 18-year-old's path to suicide is altered through an intensive outpatient program
- A parent's alcohol and depression issues are addressed in a partial hospitalization program.

Imagine as well if they each had an option of a supportive, convenient living space when in treatment or as they transition back into family, work and community life.

Our goal is to make it a reality by building a Rogers campus in the Sheboygan area consisting of an outpatient facility serving children, teens and adults and a supportive living facility serving adults and young adults only, all on the same property.

Whether it is treatment for depression, addiction, or other mental health challenges, clinical outcomes research shows that patients are most likely to sustain gains in recovery using the full continuum of care completing partial hospitalization after inpatient or residential. For those fortunate enough to live close to one of Rogers clinic locations, convenient follow-up care can be a life saver.

The proposed property is located on 3.13 acres at 1108 Wildwood Ave. Rogers recently rezoned the property from Urban Industrial (UI) to Suburban Office (SO). Prior use of the property was a junk or salvage yard. The site has proven very difficult to work with given it was recently used as an uncontrolled or monitored fill site and has noncompacted and organic materials left in large piles at varying grades. In addition, the site drops 50 feet west to east. Surrounding neighbors are Aldi to the north, industrial users to the east, a railroad and indoor hockey rink to the south and N. Taylor Dr. to the west. We feel this was a fitting use for the property since it is close to shopping, public transportation, bike and walking paths and parks.

The rezone to Suburban Office (SO) permits Rogers to propose the two (2) uses for the property in two (2) separate buildings. Both buildings will be accessed from Wildwood Avenue located on the east side.

One of the buildings will be a general office type use for our day treatment/outpatient services. Patients will come and go on a daily basis while enrolled in counseling programs. We will anticipate offering varying types of programs serving both adolescents and adults. We estimate hours of operation to be 8:00am to 8:00pm. Phase I of the building will be 8,900SF in a single story, slab on grade structure. The building is designed for future expansion.

The second building will be a residential type facility built to CBRF standards but will be not licensed or operated as a CBRF. It will be used for our structured housing residents who will reside there on a double occupancy basis. We anticipate the residents will be enrolled in our day treatment/outpatient programs facility described above. We are proposing the following concerning the structured housing facility use:

- We are proposing a single story structure with an exposed walk-out lower level and a residential style exterior design.

- Phase I – approximately 4,000SF on the first floor
- Phase I – 6 shared bedrooms for 12 residents
- Each bedroom is an apartment style double occupancy room with a private bath, sitting area and kitchenette which includes a microwave, refrigerator, sink and storage for creating easy individual meals.
- Common living area/community room and kitchen
- Onsite laundry facilities
- A landscaped yard for a home-like environment
- Since it is a housing facility it will be accessible 24 hours a day and staffed at all times residents are present
- The building will be fully served by municipal sewer and water and onsite retention will be provided
- Final building and site plans are subject to staff, departmental and architectural review approvals
- Conceptual building plans including elevations along with site plans are attached.

As the Sheboygan area's first structured housing facility that serves patients in specialized treatment for a range of both mental health and addiction issues, the Center for Living on the Sheboygan campus will be a tremendous asset to the community. Yet it holds the potential to become so much more.

Rogers sees a day when residents in the Sheboygan region can receive internationally-recognized, specialized mental health treatment close to home. We are prepared to seize the opportunity to build a campus and a presence that includes specialized treatment programs, a structured housing facility, and collaborations with schools and other groups that are destined to make life worth living for local young adults and adults struggling with mental health challenges.

STAFF COMMENTS:

There are some challenging issues with regards to a large storm drainage facility that runs the length of the project and some significant grades and fill issues that the applicant will need to address. That being said, this is a property that has been vacant and undeveloped for many years and the Rogers Behavioral Health facilities appear to be appropriately located at 1108 S. Wildwood Avenue.

Wildwood Avenue is a relatively unimproved road that presently provides access to Wisconsin Public Service, the Blue Line Ice Center and Nemschoff. Applicant will work with the Engineering Department regarding construction of the required improvements to access the new Rogers facility from S. Wildwood Avenue.

The applicant speaks of potential future additions to these facilities. Rogers Behavioral Health understands that any future development will require the applicant to obtain all necessary approvals prior to permit issuance (conditional use permit, architectural review, building/mechanical/occupancy permits, etc.).

The applicant is requesting the following variance:

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 variance 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, health, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant is responsible to ensure that the proposed facility uses meet all Federal, State and Local codes and licensing requirements.
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. The proposed landscape and bufferyard plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
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. There shall be no spillover light onto adjacent streets and/or properties.
9. 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.
10. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
11. 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.
12. 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 areas used for parking or maneuvering of vehicles shall be paved. Applicant shall meet the minimum required 10 foot setback from the property line for the new parking lot to be constructed along Taylor Drive (10 front/street yard and 5 feet from side and rear).
14. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
15. If either future building is not under construction within one (1) year of approval, the applicant will be required to landscape (grass) this future development footprint area prior to issuance of an occupancy permit for the first building to receive occupancy.
16. 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.
17. Applicant shall install curb on the south driveway leading to the residential CBRF facility. Site plan shall be updated showing curb prior to building permit issuance.

18. 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 street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.). Applicant will work with the Engineering Department regarding construction of the required improvements to access the new Rogers facility from S. Wildwood Avenue.
19. Applicant is proposing to construct improvements within a City stormwater easement (driveways, parking, etc.). Applicant understands the City rights to access and maintain this storm water facility as necessary. City is not responsible for repairing any improvements damaged as a result of accessing, maintaining, repairing, replacing, etc. this stormwater facility.
20. 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.
21. Applicant will provide adequate public access along public streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
22. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
23. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
24. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
25. 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.
26. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures including but not limited to main building, accessory structures, etc.
27. Any future development proposals will require the applicant to obtain all necessary land use and building approvals prior to permit issuance (conditional use permit, architectural review, building/mechanical/occupancy permits, etc.).
28. 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 Permit Application and required attachments.