



CITY PLAN COMMISSION AGENDA

July 25, 2023 at 4:00 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest

MINUTES

4. Approval of the Plan Commission minutes from July 11, 2023.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use with exceptions by Froedtert and Medical College of WI to construct and operate a Froedtert Sheboygan Medical Center at the northeast corner of Taylor Drive and Saemann Avenue (Parcel #59281631481).
6. Application for Conditional Use with exceptions by Matter Development to construct a Senior Living Community at the southeast corner of Taylor Drive and Geele Avenue (Parcel #59281631481).
7. Application for Conditional Use with exceptions by Sheboygan Pop Ops, LLC to construct and operate a Popeyes Drive Thru Restaurant at 3207 S. Business Drive (former Ryder Truck).
8. Gen. Ord. No. 11-23-24 by Alderperson Ramey amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1923 Erie Avenue (Parcel #59281215510) from Class Urban Industrial (UI) to Class Suburban Office (SO) Classification.

NEXT MEETING

9. August 15, 2023

ADJOURN

10. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN
CITY PLAN COMMISSION MINUTES
Tuesday, July 11, 2023

MEMBERS PRESENT: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Jerry Jones, Alderperson Trey Mitchell and Braden Schmidt

EXCUSED: Kimberly Meller

STAFF/OFFICIALS PRESENT: Program Assistant Ellise Rose

OPENING OF MEETING

1. Roll Call

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge is recited.

3. Identify potential conflict of interest

No committee member had a conflict.

MINUTES

4. Approval of the Plan Commission minutes from June 27, 2023.

Motion by Jerry Jones, second by Alderperson Mitchell to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use with exceptions by Sign Me Up of Wisconsin to install new signage at St. John's United Church of Christ located at 1248 Lincoln Avenue.

Motion by Marilyn Montemayor, second by Jerry Jones to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. The monument sign shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
3. The maximum height of the monument sign shall be eight (8) feet tall (top of sign to grade).
4. 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 properties or the streets.
5. 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.
6. The applicant may only make changes to the reader board and cabinet portion of the monument sign (no changes to the support structure).
7. Any additional signage for this facility shall be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).
8. If there are any amendments to the approved sign or location, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

6. Application for Conditional Use with exceptions by Gannett/Sheboygan Press to operate a distribution center located at 1504 N 17th Street.

Motion by Jerry Jones, second by Ryan Sazama to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes for all uses in the facility including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
5. 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 properties and/or streets.
6. All vehicles shall be parked on the paved surface. (vehicles are not permitted on grass and/or landscape areas).
7. Applicant shall obtain the necessary sign permits prior to installation.
8. Applicant shall remove miscellaneous junk on north elevation prior to occupancy.
9. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
10. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction.
11. If there are any amendments to the approved conditional use/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

7. R.O. No. 23-23-24 by City Clerk submitting an application from MVP Storage LLC for a change in zoning classification of property located at 1923 Erie Avenue – Parcel #59281215510 from Class Urban Industrial (UI) to Class Suburban Office (SO).

Motion by Marilyn Montemayor, second by Alderperson Mitchell to recommend approval. Motion carried.

NEXT MEETING

8. July 25, 2023

ADJOURN

9. Motion to Adjourn

Motion by Jerry Jones, second by Ryan Sazama to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:08 p.m.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Froedtert and Medical College of WI to construct and operate a Froedtert Sheboygan Medical Center at the northeast corner of Taylor Drive and Saemann Avenue (Parcel #59281631481). SO Zone.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: July 10, 2023

MEETING DATE: July 25, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Froedtert and the Medical College of WI is proposing to construct and operate a Froedtert Sheboygan Medical Center located at the northeast corner of Taylor Drive and Saemann Avenue (Parcel #59281631481). The applicant states the following:

- The subject property (labeled as “Lot 2” in attached CSM) consists of 12.34 acres of undeveloped real estate including approximately 0.6 acres of wetlands. The site has approximately 788 feet of frontage along North Taylor Drive and 680 feet of frontage along Saemann Avenue which provide the primary points of access to the site.
- The property was re-zoned to SO – Suburban Office classification in February 2023.
- Froedtert Health’s proposed development complements and is compatible with Sheboygan’s growing healthcare corridor along North Taylor Drive via a fully sprinklered, 165,000 square foot, multi-story building which will include a neighborhood hospital / emergency department / imaging services / outpatient surgery and 3-story medical office clinic.
- Department Components
 - Neighborhood Hospital: Ten (10) bed Emergency Department including Ambulance entry, Trauma and Decontamination, warming kitchen, in-house Med Prep and Lab services. Ten (10) Inpatient rooms for follow-up care and observation. Airborne Infection Isolation rooms are dedicated within the hospital.
 - Imaging Services: X-ray, Fluoroscopy, Ultrasound and CT rooms with potential for MRI imaging.

- Outpatient Surgery: Four (4) Operating rooms with twelve (12) Prep/Recovery & four (4) Stage 1 Post-Anesthesia rooms, Sterile Storage Core.
 - Medical Clinic: Outpatient clinical offices including exam and treatment rooms.
- The Neighborhood Hospital will serve patients 24/7, 365 days a year – with patients presenting at the hospital by private car/transport or by ambulance. The majority of the admitted patients will enter through the Emergency Department, and the majority of outpatients will enter through the Medical Center entry.
 - The hospital's entry will face west away from the adjacent residential properties in order to respect local residents.
 - The Outpatient Surgery will serve patients Monday through Friday 5:30am-6pm. Patients will be discharged to home after proper recovery. Transfer to inpatient observation or emergency transport will also be available post-surgery.
 - The Medical Clinic will operate similar to a medical office building with regular business hours Monday through Friday.
 - This project is estimated to create 300 permanent jobs with 150 jobs located within the building. Approximately \$70 million investment to the community is realized through this development.
 - Froedtert and its design/development team engaged in listening sessions through the February 2022 School District's Committee of the Whole meeting and the dedicated January 2023 Neighborhood Listening session. These sessions reinforced the development's desire to preserve as much green space as possible, to buffer between development and existing residential housing, and to contain main traffic to North Taylor and the immediate intersections at Taylor.
 - Two site access driveways from North Taylor and Saemann lead to 419 On-site parking stalls in 131,213 square feet (or 3.01 acres) on the west and south of the parcel, ambulance entry on the east of the building, back-of-house delivery, masonry trash and emergency generator enclosures on the east of the building. Each of the access driveways will have a monumental sign highlighting the development name and Froedtert & Medical College of Wisconsin's logo.
 - Buildings, in general, should be designed to highlight access to building entrances and public/common space to aid in pedestrian and vehicular wayfinding. The entries along North Taylor Drive and Saemann address major access arterials, while the building itself creates a buffer between entry traffic and adjacent residential properties.
 - Back of house, utilitarian functions and deliveries are located away from public view and public streets. In addition, delivery and loading, dumpsters, and other utility functions shall be screened using materials coordinated with the overall building design and landscaping.
 - Covered canopies will both announce entries and provide protection from weather when dropping off or picking up patients. Building mounted signage will be located on the west facing and south facing elevations. Emergency Department directional signage on the west facing elevation will aid patients and family in quickly navigating during emergent situations.
 - The main multistory building is intended to be visually prominent to the intersection of Taylor Drive and Saemann Avenue – as part of the medical corridor that currently exists along North Taylor Drive. The use, character and density of the proposed project is consistent with the pattern of development along the Taylor Drive medical and commercial corridor,

while respecting the character and scale of the residential neighborhoods to the north east of the site.

- The building will be 4-story (approximately 65 feet 4 inch) at the south end and will reduce in height to 2-story at the northern portion of the building to respect residential properties to the north.
- Rooftop mechanical air-handling units are screened using materials that coordinate with the overall building design.
- After proper submittal and Municipal Planning & Architectural Review approvals, the anticipated project timeline is as follows:
 - Architectural Design and Engineering 11-12 months
 - Construction 18-20 months
 - Move-in, staff training, licensing 2-3 months
 - First-Patient Spring/Summer 2026
- Estimated project value equals \$70m in construction investment.
- Froedtert is committed to reducing energy use, and consistently partners with Focus on Energy to promote and realize energy efficiency and renewable resources within their projects.

STAFF COMMENTS:

The Plan Commission should be aware that the applicant is proposing to construct the new medical facility on Lot 2 of parcel #631481 and Matter Development will be constructing a new Senior Living Community on Lot 1 of parcel #631481 with a shared drive. These lots will be splitting into separate parcels. The applicant will need to provide a CSM and a shared access/parking, utility, etc. easement or agreement prior to issuance of a building permit.

The applicant indicates there will be new signage but nothing has been submitted at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

The Plan Commission may want to have the applicant address the planned future expansion on the north side of the property.

The applicant is requesting the following exceptions:

- The applicant is proposing to utilize a 9' x 18' on-site parking stall size. Similarly, parking drive aisles will be 24'-0" wide, with allowance for a 26'-0" wide main ring road width – The minimum stall depth is 18.5' and minimum aisle width is 26'.
- The applicant is proposing 410 on-site parking stalls – The minimum on-site parking for this project would be 514 stalls.
- The applicant is proposing a building height equal to approximately 65 feet 4 inch (masonry dimension) at the south end - Maximum building height is 35 feet (can exceed 35 feet with conditional use permit).

ACTION REQUESTED:


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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, 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 meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
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. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a proposed landscape plan prior to building permit issuance. Applicant will submit a landscape plan that addresses all four (4) landscaping requirements. Landscaping shall be installed prior to issuance of an occupancy permit.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
7. Outdoor storage of materials, products or equipment shall be prohibited (except as authorized/approved by the Plan Commission).
8. 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.).
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
10. 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.
11. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
12. All areas used for parking or maneuvering of vehicles shall be paved (no gravel permitted).
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
14. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. 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, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
15. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specification.
16. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).


17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that be spilled off-site on private or public lands and streets.
18. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
19. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
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 shall adequately address all Sheboygan Water Utility concerns related to this development.
22. Applicant shall adequately address all Fire Department concerns related to this development.
23. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
24. 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, architectural review, etc. reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p>	<div style="border: 1px solid black; padding: 2px; float: right;">Item 5.</div>	
		Fee: \$250.00	
		Review Date: _____ Zoning: <u>SO – Suburban Office</u>	

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) EUA (Eppstein Uhen Architects)	Authorized Representative Renee Kubesh	Title Architect	
Mailing Address 333 East Chicago street	City Milwaukee	State WI	ZIP Code 53202
Email Address reneek@eua.com	Phone Number (incl. area code) 414-291-8168		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Froedtert & Medical College of WI	Contact Person Ryan Marks	Title VP Facility Planning & Development	
Mailing Address 9200 West Wisconsin Avenue	City Milwaukee	State WI	ZIP Code 53226
Email Address Ryan.marks@froedtert.com	Phone Number (incl. area code) (414) 335-5909		
SECTION 3: Project or Site Location			
Project Address/Description Northwest ¼ of Southeast ¼ of Section 16, Town 15 North, Range 23 East		Parcel No. LOT 2 per CSM	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Lot on northeast corner of North Taylor and Saemann Ave		
Existing Zoning:	SO – Suburban Office		
Present Use of Parcel:	Vacant land		
Proposed Use of Parcel:	Medical Center		
Present Use of Adjacent Properties:	Medical, Residential, Recreation		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Ryan Marks	Title VP Facility Planning & Dev	Phone Number (414) 335-5909	
Signature of Applicant 		Date Signed July 5, 2023	

Complete 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 three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required

attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

A. Name of project/development.

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
- All services, products, etc. to be provided
- Projected number of residents, employees, and/or daily customers
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
- An explanation of any interior and/or exterior renovations
- Is access appropriate and is there sufficient customers/resident off-street parking?
- Proposed signage
- Project timeline and estimated value of project
- Compatibility of the proposed use and design with adjacent and other properties in the area.
- How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.)
- Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

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

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

- d) 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.

Item 5.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

For a home occupation

1. A Site Plan including:
 - ❑ The overall property
 - ❑ The existing location of building(s) on the property
 - ❑ The parking spaces location on the property
2. A Floor Plan including:
 - ❑ The dwelling floor plan showing where the business will take place in the dwelling unit.
 - ❑ All information necessary to understand the proposal

For all other Conditional Use Permits

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - ❑ The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - ❑ All lands for which the conditional use is proposed.
 - ❑ All other lands within 100 feet of the boundaries of the subject property.
 - ❑ The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - ❑ Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
 - ❑ Submit digital plans and drawings of the project by email, flash drive, etc.
 - ❑ Title block that provides all contact information for the petitioner and/or owner, if different
 - ❑ Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
 - ❑ The date of the original plan and latest date of revision to the plan
 - ❑ A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
 - ❑ All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
 - ❑ Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - ❑ All required building setback lines
 - ❑ Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - ❑ Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - ❑ The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
 - ❑ The location and dimension of all loading and service areas on subject property
 - ❑ The location of all outdoor storage areas and the design of all screening devices
 - ❑ Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - ❑ The location, type, height, size and lighting of all signage.
 - ❑ Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
 - ❑ Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - ❑ Location of all existing and proposed landscape areas, storm water areas, etc.

APPLICATION SUBMITTAL

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

STEP 1: Initial Meeting with City Planning Office:

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

STEP 2: Official Submission:

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email: Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

Mailing Address: Department of City Development
828 Center Ave. Suite 208
Sheboygan, WI 53081

NOTE: Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

PLAN COMMISSION MEETING

Meeting Date: The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

Public Notification: Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

Project Review: The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

Plan Commission: The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

Plan Commission meeting agendas and minutes may be viewed on the City's website:
www.SheboyganWI.gov

Item 5.

FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

Office Use Only

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____

Chairperson, City Plan Commission or
Representative Dept. of City Development

DATE: _____

NOTES

Permits are valid until such time as the business no longer operates from the side. No yearly renewal is required.

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.

Item 5.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

Rev 1

A. Froedtert Sheboygan Medical Center

B. Summary of the Conditional Use and general operation of proposed use:

EXISTING USE:

The subject property (labeled as “Lot 2” in attached CSM) consists of 12.34 acres of undeveloped real estate including approximately 0.6 acres of wetlands. The site has approximately 788 feet of frontage along North Taylor Drive and 680 feet of frontage along Saemann Avenue which provide the primary points of access to the site.

The property was re-zoned to SO – Suburban Office classification in February 2023.

PROPOSED USE / SERVICES PROVIDED:

Froedtert Health’s proposed development complements and is compatible with Sheboygan’s growing healthcare corridor along North Taylor Drive via a fully sprinklered, 165,000 square foot, multi-story building which will include a neighborhood hospital / emergency department / imaging services / outpatient surgery and 3-story medical office clinic. As the only academic medical center in eastern Wisconsin, Froedtert & Medical College of Wisconsin brings leading edge research, clinical trials, and specialty care in closer reach to the Sheboygan community.

First Floor	60,000 sqft
Second Floor	45,000 sqft
Third Floor	30,000 sqft
Fourth Floor	30,000 sqft

Department Components

Neighborhood Hospital:	Ten (10) bed Emergency Department including Ambulance entry, Trauma and Decontamination, warming kitchen, in-house Med Prep and Lab services. Ten (10) Inpatient rooms for follow-up care and observation. Airborne Infection Isolation rooms are dedicated within the hospital.
Imaging Services:	X-ray, Fluoroscopy, Ultrasound and CT rooms with potential for MRI imaging.
Outpatient Surgery:	Four (4) Operating rooms with twelve (12) Prep/Recovery & four (4) Stage 1 Post-Anesthesia rooms, Sterile Storage Core.
Medical Clinic:	Outpatient clinical offices including exam and treatment rooms.

Operational Descriptions

The Neighborhood Hospital will serve patients 24/7, 365 days a year – with patients presenting at the hospital by private car/transport or by ambulance. The majority of the admitted patients will enter through the Emergency Department, and the majority of outpatients will enter through the Medical Center entry. The hospital’s entry will face west away from the adjacent residential properties in order to respect local residents.

The Outpatient Surgery will serve patients Monday through Friday 5:30am-6pm. Patients will be discharged to home after proper recovery. Transfer to inpatient observation or emergency transport will also be available post-surgery.

The Medical Clinic will operate similar to a medical office building with regular business hours Monday through Friday.

This project is estimated to create 300 permanent jobs with 150 jobs located within the building. Approximately \$70 million investment to the community is realized through this development.

PROPOSED BUILDING AND SITE IMPROVEMENTS:

The site will be expanded in coordination with Sheboygan local authorities, the Garden Neighborhood Association, the Field of Dreams neighborhood Association (across north Taylor Drive to the west of the site) and other community stakeholders. Froedtert and its design/development team engaged in listening sessions through the February 2022 School District's Committee of the Whole meeting and the dedicated January 2023 Neighborhood Listening session. These sessions reinforced the development's desire to preserve as much green space as possible, to buffer between development and existing residential housing, and to contain main traffic to North Taylor and the immediate intersections at Taylor.

Two site access driveways from North Taylor and Saemann lead to 410 On-site parking stalls in 131,213 square feet (or 3.01 acres) on the west and south of the parcel, ambulance entry on the east of the building, back-of-house delivery, masonry trash and emergency generator enclosures on the east of the building. Each of the access driveways will have a monumental sign highlighting the development name and Froedtert & Medical College of Wisconsin's logo.

The main building's modern architectural style expresses Froedtert and Medical College's cutting edge capabilities for delivering quality healthcare within the community. Masonry construction on the first floor provides a solid base along with stone and metal architectural panel accents to add pattern, scale and variety to the building design. The exact palette of materials will reflect local materials such as limestone (influenced by local quarries), wood look metal panels (inspired by the strong wood-working tradition in Sheboygan), light metal panels (to promote a clean, modern aesthetic) and bird-friendly glass.

Buildings, in general, should be designed to highlight access to building entrances and public/common space to aid in pedestrian and vehicular wayfinding. The entries along North Taylor Drive and Saemann address major access arterials, while the building itself creates a buffer between entry traffic and adjacent residential properties. Back of house, utilitarian functions and deliveries are located away from public view and public streets. In addition, delivery and loading, dumpsters, and other utility functions shall be screened using materials coordinated with the overall building design and landscaping.

Covered canopies will both announce entries and provide protection from weather when dropping off or picking up patients. Building mounted signage will be located on the west facing and south facing elevations. Emergency Department directional signage on the west facing elevation will aid patients and family in quickly navigating during emergent situations.

The main multistory building is intended to be visually prominent to the intersection of Taylor Drive and Saemann Avenue – as part of the medical corridor that currently exists along North Taylor Drive. The use, character and density of the proposed project is consistent with the pattern of development along the Taylor Drive medical and commercial corridor, while respecting the character and scale of the residential neighborhoods to the north and east of the site. The building will be 4-story (approximately 65 feet 4 inch) at the south end and will reduce in height to 2-story at the northern portion of the building to respect residential properties to the north. By comparison, the Prevea Sheboygan medical Office building across Saemann Avenue to the south of the site is five stories tall. Rooftop mechanical air-handling units are screened using materials that coordinate with the overall building design.

LANDSCAPE AND BUFFERYARDS:

This proposed development will follow Sheboygan’s Comprehensive Planning Process and Landscape Regulations per Chapter 15-6 with special highlights as follows:

- Green landscaped areas comprise 5.29 acres which includes the SWM pond.
- Landscape design will emphasize native, indigenous plants.
- Plants with low water use and sun tolerance will be included for hardiness.
- Buffers will meet or exceed the minimum Chapter 15-6 requirements. Existing trees and wetlands will be incorporated to meet buffer requirements with supplemental plantings to create naturalistic results.
- A mix of deciduous and evergreen trees (per Sheboygan’s calculated points method) will provide interest year round.

PROJECT TIMELINE AND ESTIMATED VALUE OF PROJECT:

After proper submittal and Municipal Planning & Architectural Review approvals, the anticipated project timeline is as follows:

Architectural Design and Engineering	11-12 months
Construction	18-20 months
Move-in, staff training, licensing	2-3 months
First-Patient	Spring/Summer 2026

Estimated project value equals \$70m in construction investment.

ADDITIONAL INFORMATION:

Sustainable Design Features

Froedtert is committed to reducing energy use, and consistently partners with Focus on Energy to promote and realize energy efficiency and renewable resources within their projects. Froedtert is proud to note their standards for building envelope, insulation and material have consistently exceeded code minimums for thermal performance. Bird friendly design, site lighting and landscape will be employed to minimize the building's impact on the environment and nature. Froedtert standard specifications for building materials endorse recycled content, low VOC (volatile organic compounds) off-gassing and verifiable sustainable manufacturing practices. Solar screening glass, sun shading devices and building overhangs will minimize heat gain to reduce HVAC loads as well as control sun glare to maximize user comfort.

Existing trees and wetlands will be maintained and encouraged to create buffers between the proposed buildings and adjacent residential properties, encourage migratory wildlife and recharge groundwater.

Exterior site, drive aisles and parking lot light fixtures shall be LED 3500-4000 Kelvin with cut-off design. Cut-off design light fixtures supports 'dark sky' principles to reduce light pollution which improves the wellbeing of people and wildlife. Parking areas will meet building occupant totals, and will include bicycle racks and planting islands to reduce overall heat island effects. The electrical service/panels will be sized to support future electric vehicle charging stations in order to be prepared for future EV usage needs.

Native plantings and landscaping will be highly prioritized and will respond to and understand the micro-climate of the site as well as the lakeside environment of Sheboygan. The landscape and wetlands, along with being a benefit to the community are also a vital support to birds and other wildlife.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

Variance request for Parking stall and Drive Aisle size

In keeping with industry typicals, previous Froedtert projects, as well as Wisconsin Dept of Transportation, we propose to utilize a 9' x 18' on-site parking stall size. Similarly, parking drive aisles will be 24'-0" wide, with allowance for a 26'-0" wide main ring road width to be better capable for emergency and fire department vehicles. Based on our past experience, this sizing has proven reasonable and acceptable by multiple municipalities and civil engineers.

Variance request for Parking quantity

In order to better respond to the Sheboygan's Comprehensive Plan regarding environmental success, the neighborhood's desire for maximum green space in new developments, and our design intention to preserve and promote healthier design solutions, we propose calculating the required parking stalls in close alignment with actual patient and staff population to achieve a lower total in lieu of the current Sheboygan regulations of 1 stall/300 gross sqft.

Our methodology begins by calculating a 100% occupied building load for both patients, family and staff. A typical medical building is not fully occupied due to appointment scheduling, alternating doctor/provider calendars amongst various other clinical sites, and patient-based cancellations – so this calculation method has a built-in safety factor. We have added up all doctors and providers as if they are on campus each day (as opposed to a more typical staggered schedule), and then added patient count for each and every care space as if they are being used concurrently (even though a single patient may use multiple care spaces over the course of their visit). This approach allows for a maximum occupant load total. This maximum occupant load is then translated into the parking stall total count.

<u>Calculation Method Comparison</u>	<u>Parking Stalls</u>
Occupant-based calculation method	407
Current Sheboygan Regulation method	514

The site plan included in this Conditional Use Application reflects *410* parking stalls, which provides an additional buffer of 3 parking stalls to the conservative occupant-based calculation.

Variance request for Building height

To allow for current practices regarding MEP utility above-ceiling space and typical 9 to 10 foot ceiling heights, we propose floor-to-floor heights of 15'-4" resulting in the 4-story building's height equal to approximately 65 feet 4 inch (masonry dimension) at the south end. The mechanical and stair screen will be above the 65'-4" building height by approximately 8'-0".

In comparison and demonstrating precedent, Prevea across Saemann Avenue is a 5-story building built upon a slightly elevated plane, and St. Nicholas Hospital also has a portion of their campus at 5-stories tall.

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

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

This proposed project supports the following Key Initiatives indicated in the Sheboygan Comprehensive plan:

- **Promoting infill development and redevelopment** – established land uses surrounding this site on all sides create a vacant, infill site that is ready to be placed into service as a productive land use for the community
- **Spur economic development and job creation** – the proposed project represents a \$70m+ capital investment into the community and is estimated to create 300 permanent jobs (in addition to construction jobs during development)

- **Strengthening older neighborhoods** – existing neighborhoods will benefit from new healthcare options close to home

In alignment with the City of Sheboygan Department of Planning & Development's mission statement, the project will feature a wide array of green design elements designed to minimize the building's impact on the environment and nature, as well as promote energy efficiency and renewable resources.

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

This development is proud to not only support Sheboygan and its economic and social growth, but is diversifying healthcare opportunities in Sheboygan -- backed up by eastern Wisconsin's only academic medical center. Our goal is to be a good neighbor, and to serve the community. So, we intend to minimize and buffer impacts on nearby residential properties by:

- Locating all entries to face North Taylor
- Maintaining as many existing trees as possible
- Investing in indigenous planting materials for landscaping
- Directing traffic patterns to stay along Taylor and near its intersections
- Focusing parking away from nearby residential properties
- Engineering bird friendly, landscaped Storm Water Management ponds
- Utilizing 'dark sky' lighting practices
- Designing the site to encourage migratory wildlife
- Screening back of house delivery yards, trash and generator

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

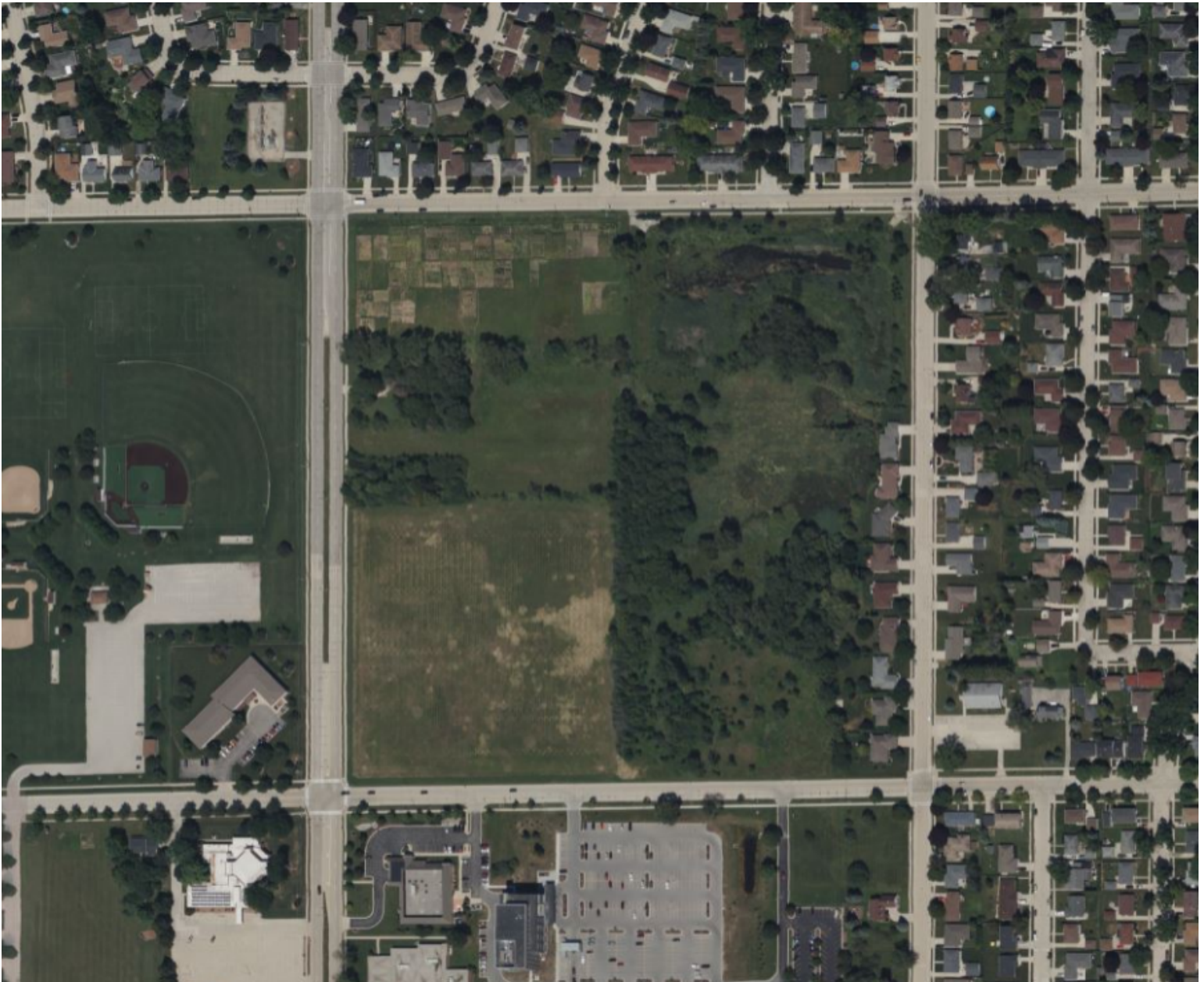
This proposal's overall design intent is to support medical, office, commercial and housing uses for this site to further support Sheboygan as the Spirit on the Lake.

The entries along North Taylor Drive and Saemann address major access arterials, while the building itself creates a buffer between entry traffic and adjacent residential properties. Back of house, utilitarian functions and deliveries are located away from public view and public streets. And, housing developments on adjoining parcels to the north and east, by a separate owner, are intended to further transition from the medical center to the adjacent residential properties.

Froedtert Health's proposed development complements and is compatible with Sheboygan's growing healthcare corridor along North Taylor Drive

- d) 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.

Per Pre-Development meeting with City of Sheboygan DPW, this project is adequately served by utilities and services by public agencies.



CERTIFIED SURVEY MAP NO. _____

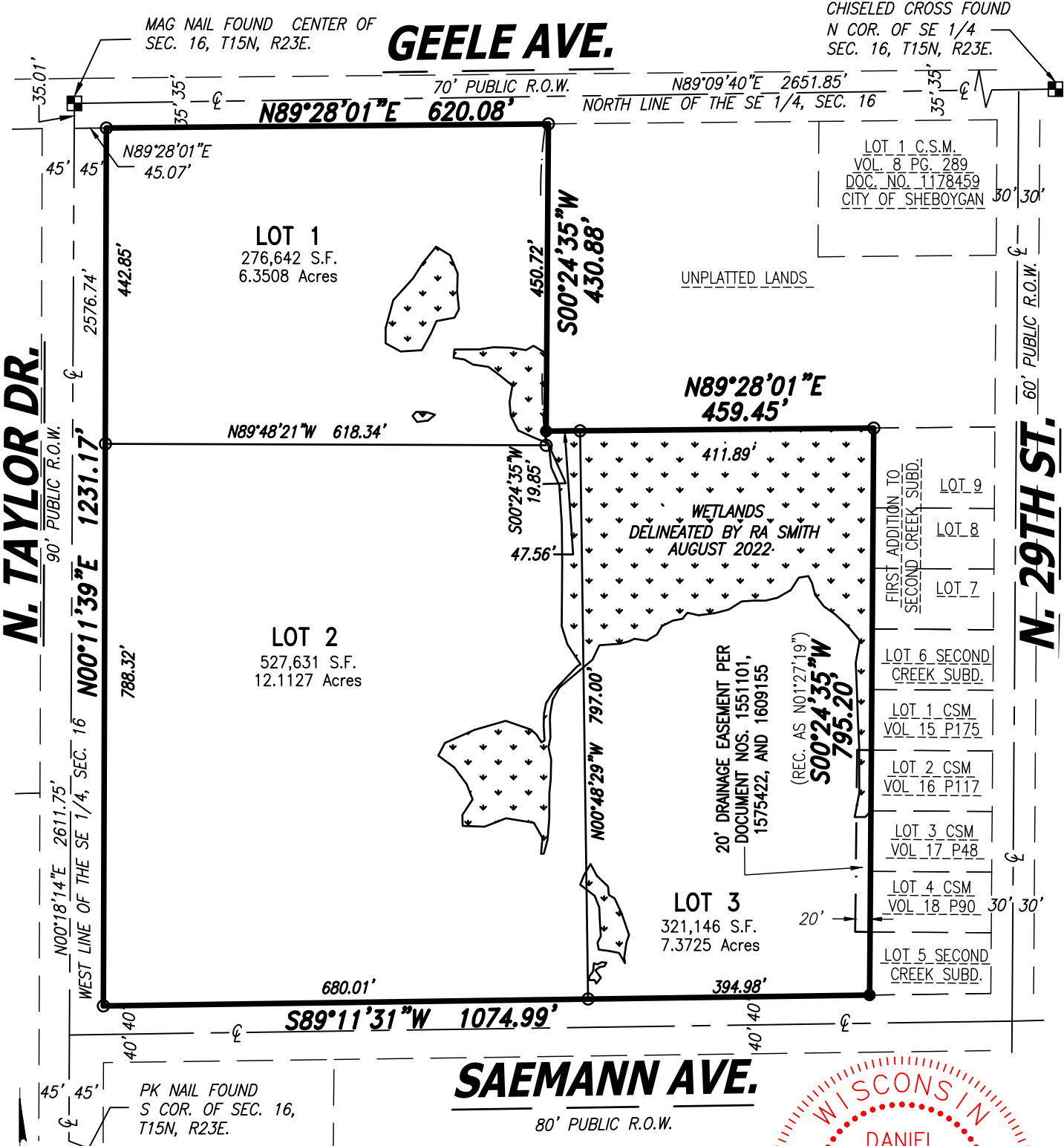
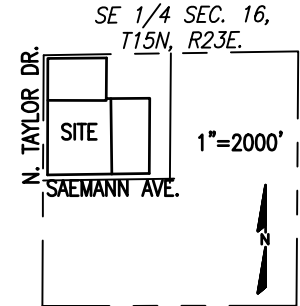
That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin

Bearings are referenced to the Sheboygan County Coordinate System, in which the North line of the Southwest 1/4 of Section 16, Town 15 North, Range 23 East, bears N89°09'40"E.

LEGEND

- Indicates Set 1" Iron Pipe, 18" in length weighing 1.13 lbs. per lineal foot.
- Indicates Found 1" Iron Pipe.

Subdivider:
FROEDERT HEALTH, INC.
900 N 92ND ST.
MILWAUKEE, WI 53226



NOTE:
Cross access easements and storm water easements to be provided by separate document

GRAPHIC SCALE



1 inch = 200 ft.



Date: January 18, 2023
Sheet 1 OF 3 SHEETS
Drawing No. 1729-sv

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar
Registered Land Surveyor S-2812

CERTIFIED SURVEY MAP NO. _____

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
MILWAUKEE COUNTY }

I, DANIEL BEDNAR, Registered Land Surveyor, do hereby certify:
 THAT I have surveyed, divided and mapped a part of the Northwest 1/4 of the Southeast 1/4 of Section 16,
 Town 15 North, Range 23 East, located within the City of Sheboygan, Sheboygan County, Wisconsin, bounded
 and described as follows:

COMMENCING at the Southwest corner of said Southeast 1/4 Section;
thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 430.88 feet to a point; thence North 89°28'01" East 459.45 feet to a point; thence South 00°24'35" West 795.20 feet to a point on the North line of Saemann Avenue; thence South 89°11'31" West along said North line 1074.99 feet to a point on the East line of North Taylor Drive; thence North 00°11'39" East along said East line 1231.17 feet to the point of beginning.

Said lands contain 1,125,419 square feet, or 25.8359 acres.

THAT I have made the survey, land division and map by the direction of Froedert Health, Inc., Owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Division and the Subdivision Ordinance of the City of Sheboygan in surveying, dividing and mapping the same.

January 25, 2023

DATE _____

Paul E. Berman

DANIEL BEDNAR
REGISTERED LAND SURVEYOR S-2812



CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 28, Town 15 North, Range 23 East, located within the Village of Kohler, Sheboygan County, Wisconsin

CORPORATE OWNER'S CERTIFICATE

Froedert Health, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin , as owner, certifies that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Kohler Code of Ordinances.

This agreement shall be binding on the undersigned and assigns.

In Witness Where of, Froedert Health, Inc. has caused these presents to be signed by _____, its _____, at _____, Wisconsin, ____ day of _____, 2023.

In the presence of: Froedert Health, Inc.

(print name)

STATE OF WISCONSIN)
): SS
SHEBOYGAN COUNTY)

Personally came before me this ____ day of _____, 2023, _____ of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the company, by its authority.

(Notary Seal)

Notary Public State of Wisconsin
My commission expires,
My commission is permanent.

CITY PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Sheboygan on this ____ day of _____, 2023.

Ryan Sorenson, Chairperson

Meredith DeBruin, City Clerk

COMMON COUNCIL CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATION

APPROVED by the Common Council of the City of Sheboygan on this ____ day of _____, 2023.

Ryan Sorenson, Mayor

Meredith DeBruin, City Clerk

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar
Registered Land Surveyor S-2812

Date: January 25, 2023
Sheet 3 OF 3 SHEETS
Drawing No. 1729-S

FCH SHEBOYGAN

D N TAYLOR DRIVE
SHEBOYGAN, WI
53081

DATE	DESCRIPTION
07/05/23	CONDITIONAL USE PERMIT

Rev 1

KEY PLAN



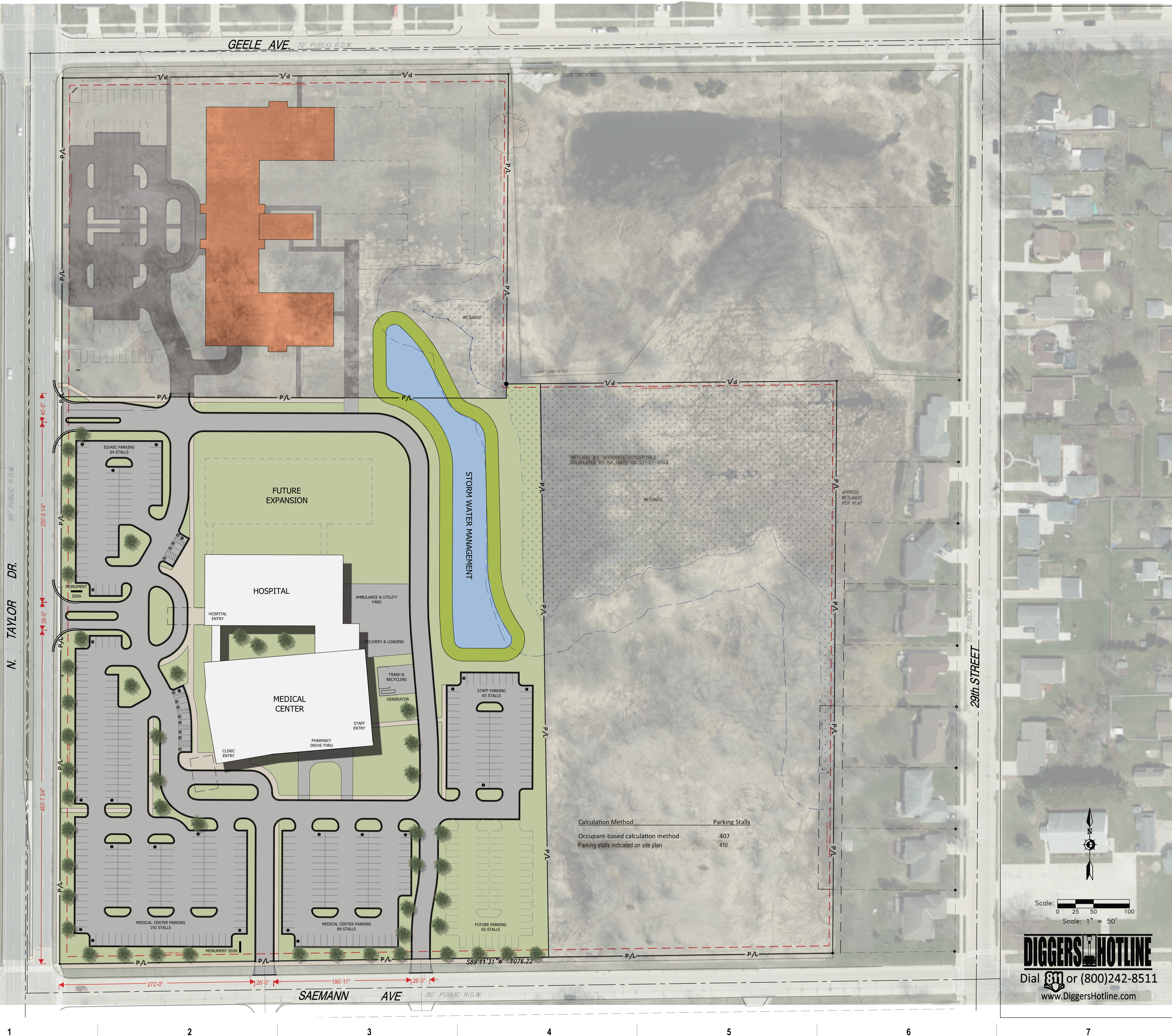
PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

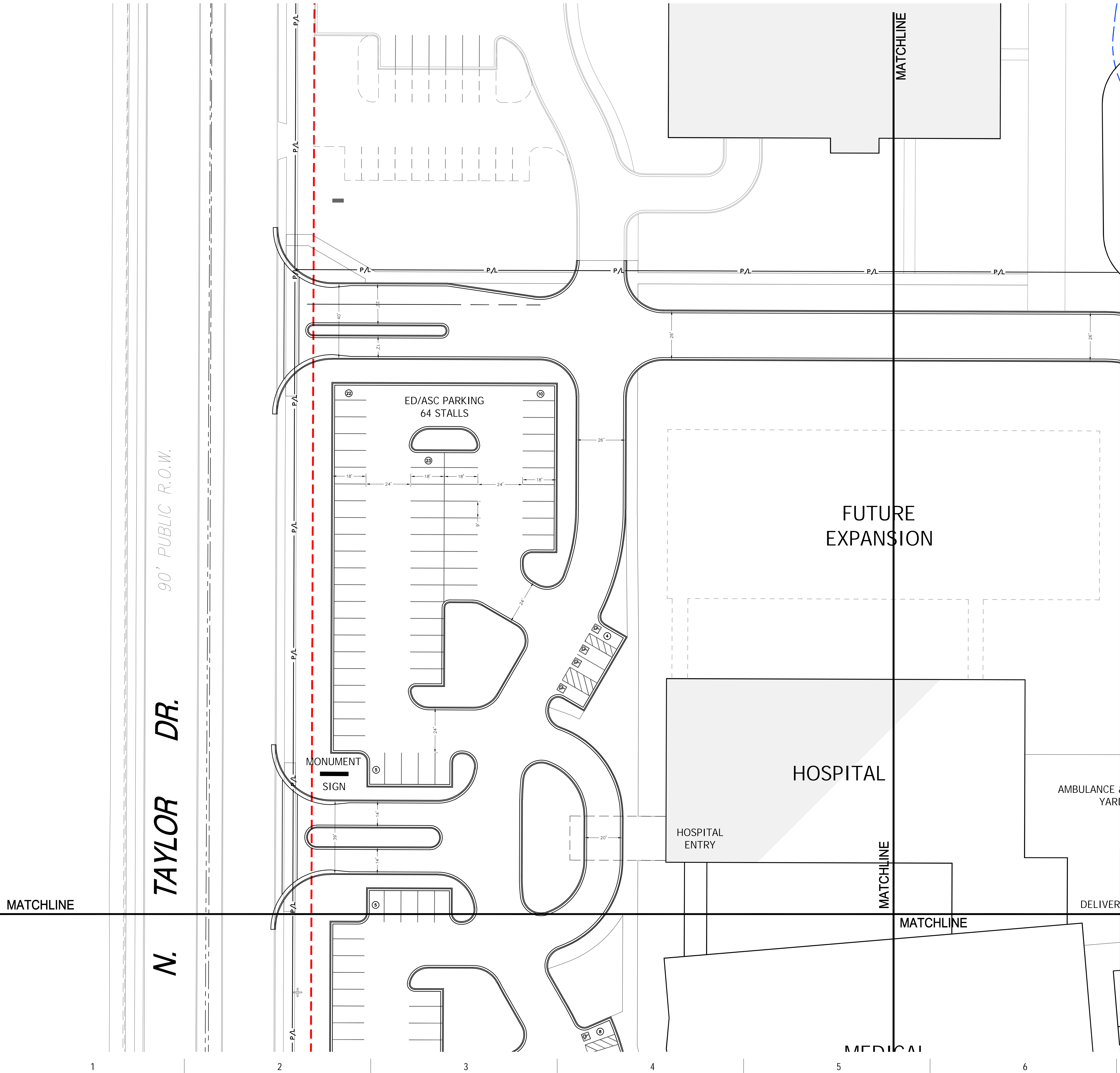
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	PM
PROJECT NUMBER	421472-00

OVERALL SITE LAYOUT PLAN

C102





Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
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www.DiggersHotline.com

VICINITY MAP

milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

PROJECT INFORMATION
FCH SHEBOYGAN

D N TAYLOR DRIVE
SHEBOYGAN, WI
53081

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
07/05/23	CONDITIONAL USE PERMIT
Rev 1	

KEY PLAN
kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

SHEET INFORMATION
PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION
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PROJECT MANAGER PM
PROJECT NUMBER 421472-00

SITE LAYOUT
PLAN - AREA A

C102A



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Milwaukee, WI 53202
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www.eua.com

PROJECT INFORMATION

FCH SHEBOYGAN

N TAYLOR DRIVE
SHEBOYGAN, WI
53081

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07/05/23	CONDITIONAL USE PERMIT
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Milwaukee, Wisconsin 53202
kapurinc.com

SHEET INFORMATION

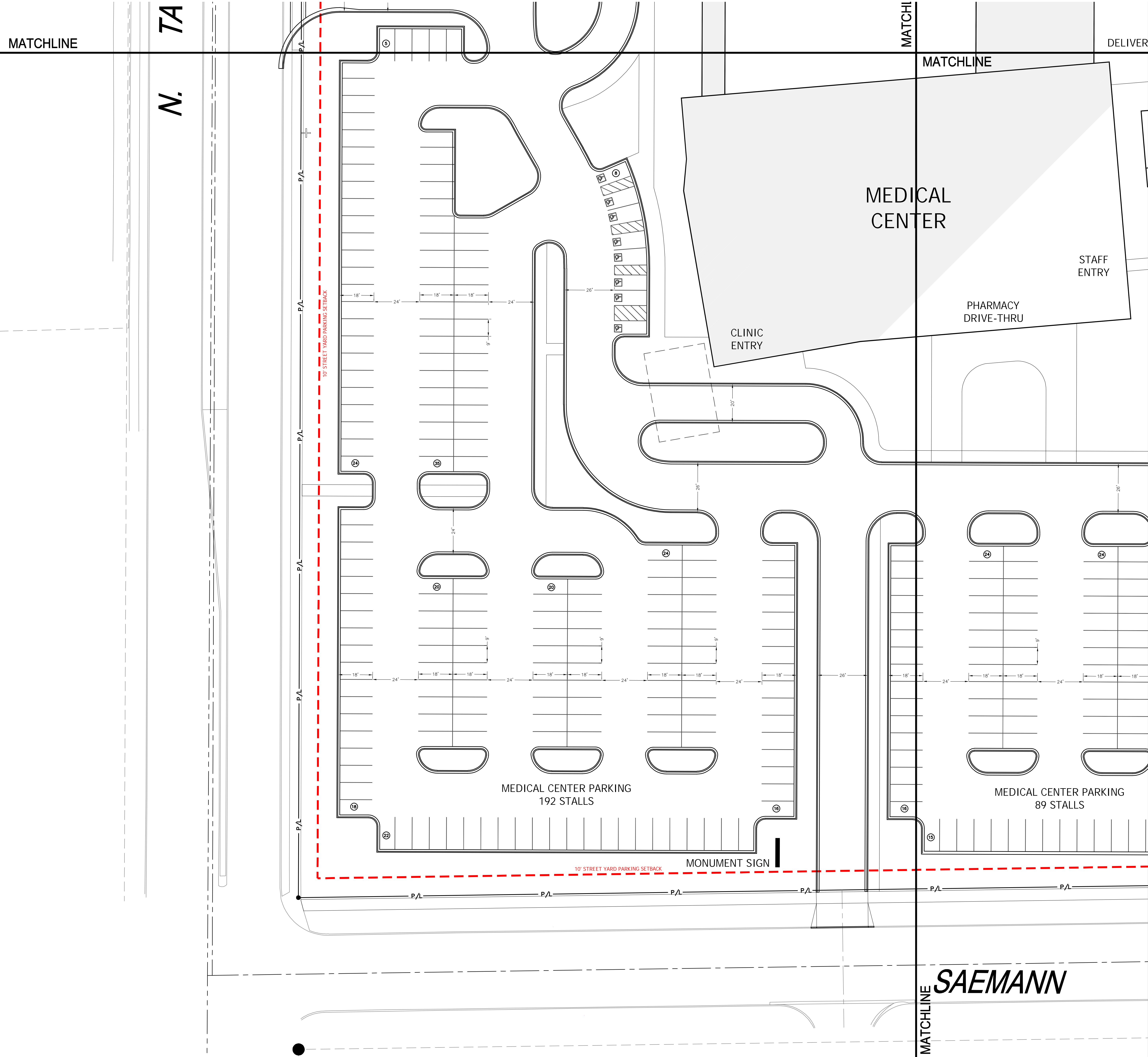
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PROJECT MANAGER PM
PROJECT NUMBER 421472-00

SITE LAYOUT
PLAN - AREA C

C102C

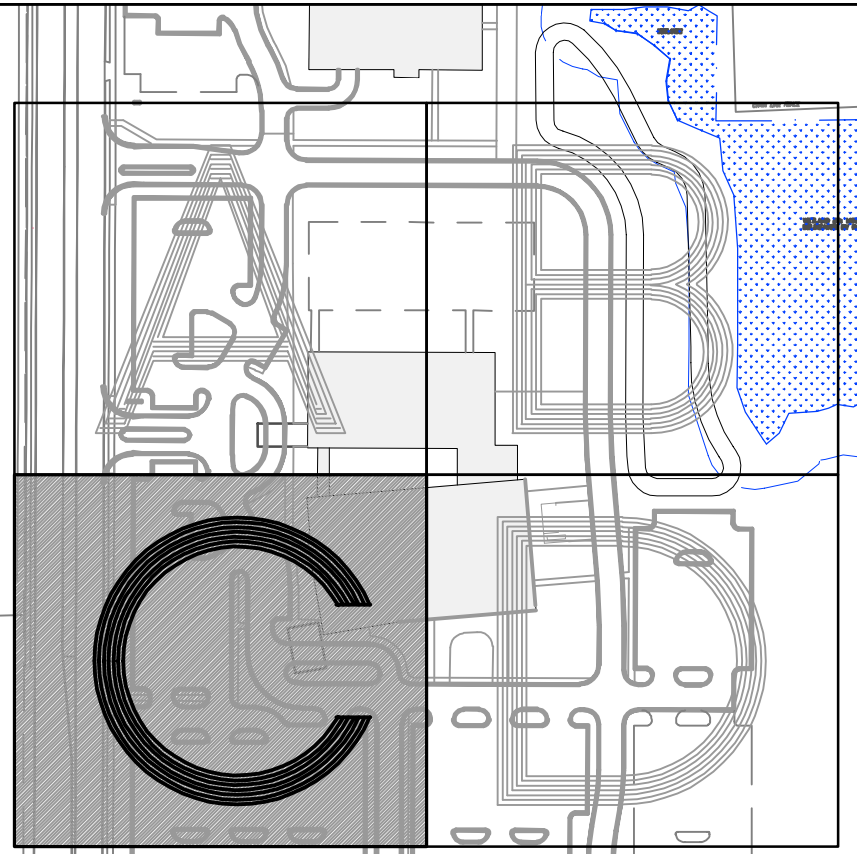


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VICINITY MAP





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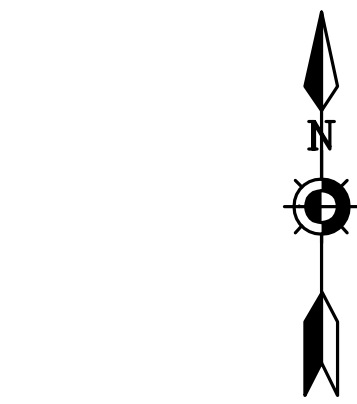
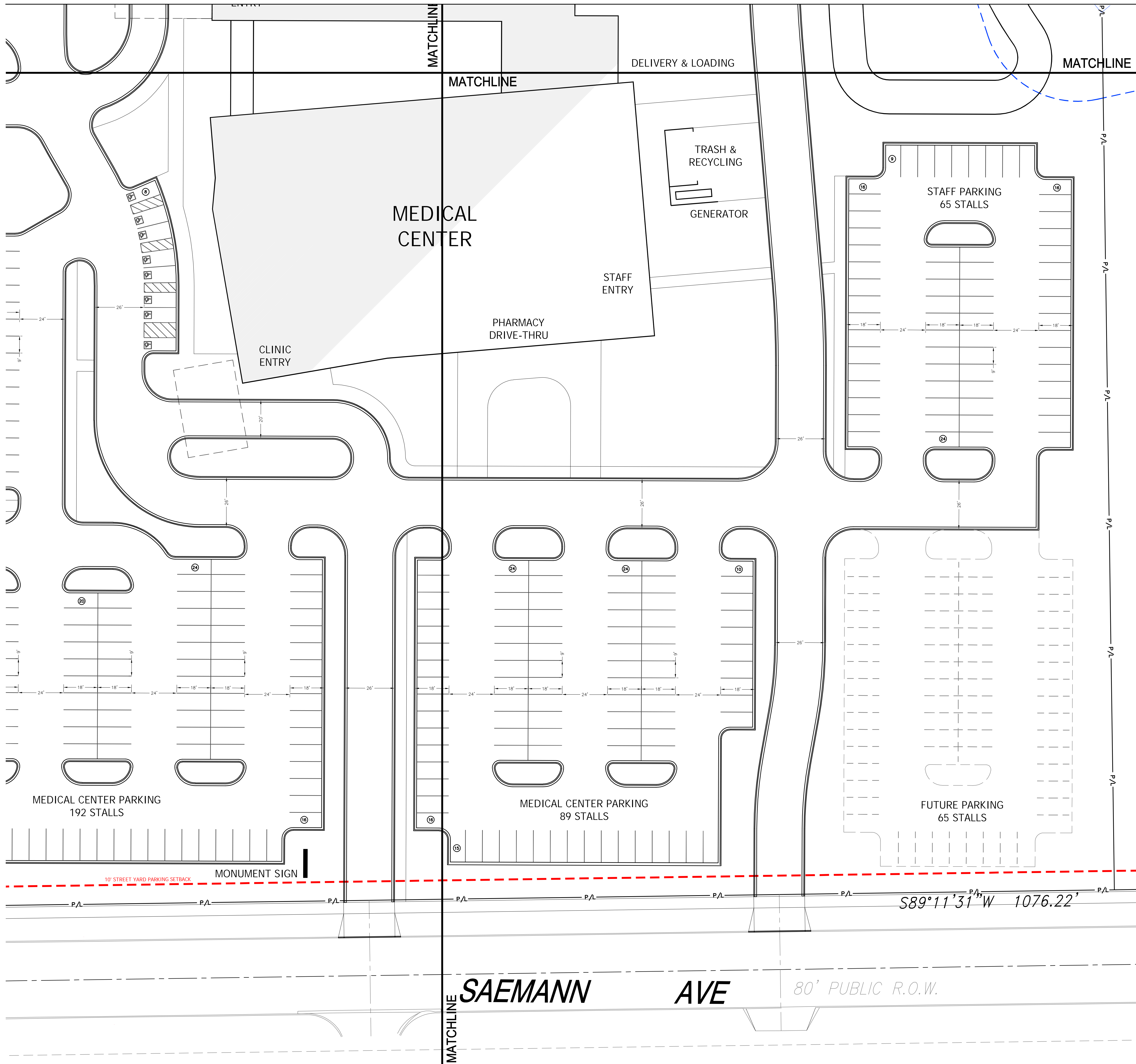
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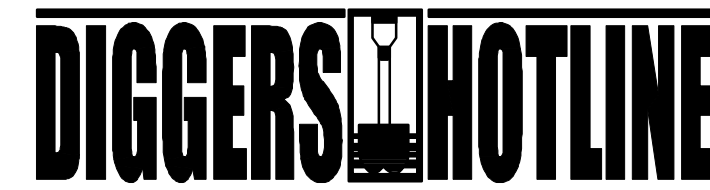
PROJECT MANAGER PM
PROJECT NUMBER 421472-00

SITE LAYOUT
PLAN - AREA D

C102D

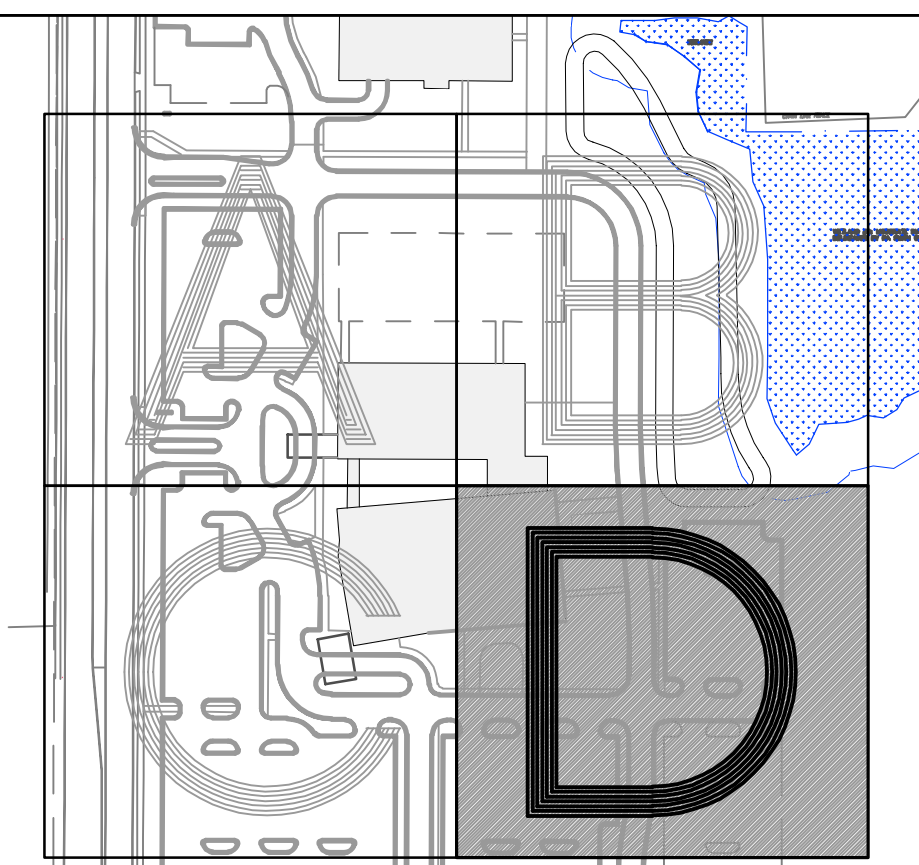


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VICINITY MAP





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PROJECT INFORMATION

FCH SHEBOYGAN

D N TAYLOR DRIVE
SHEBOYGAN, WI
53081

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
07/05/23	CONDITIONAL USE PERMIT
Rev 1	

KEY PLAN



788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

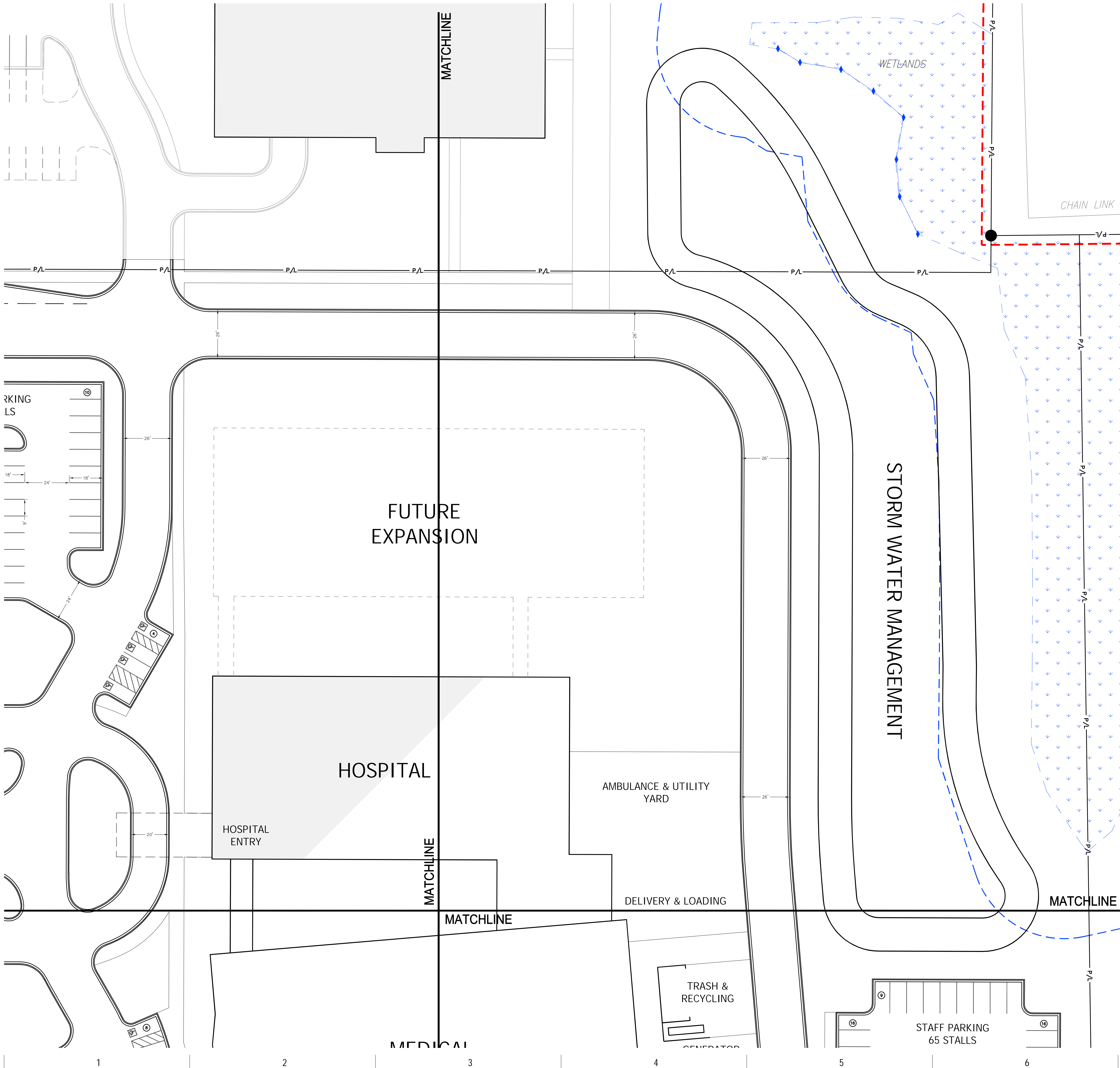
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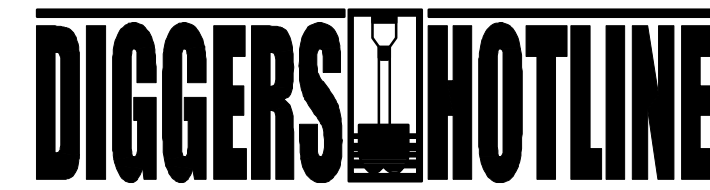
PROJECT MANAGER PM
PROJECT NUMBER 421472-00

SITE LAYOUT
PLAN - AREA B

C102B

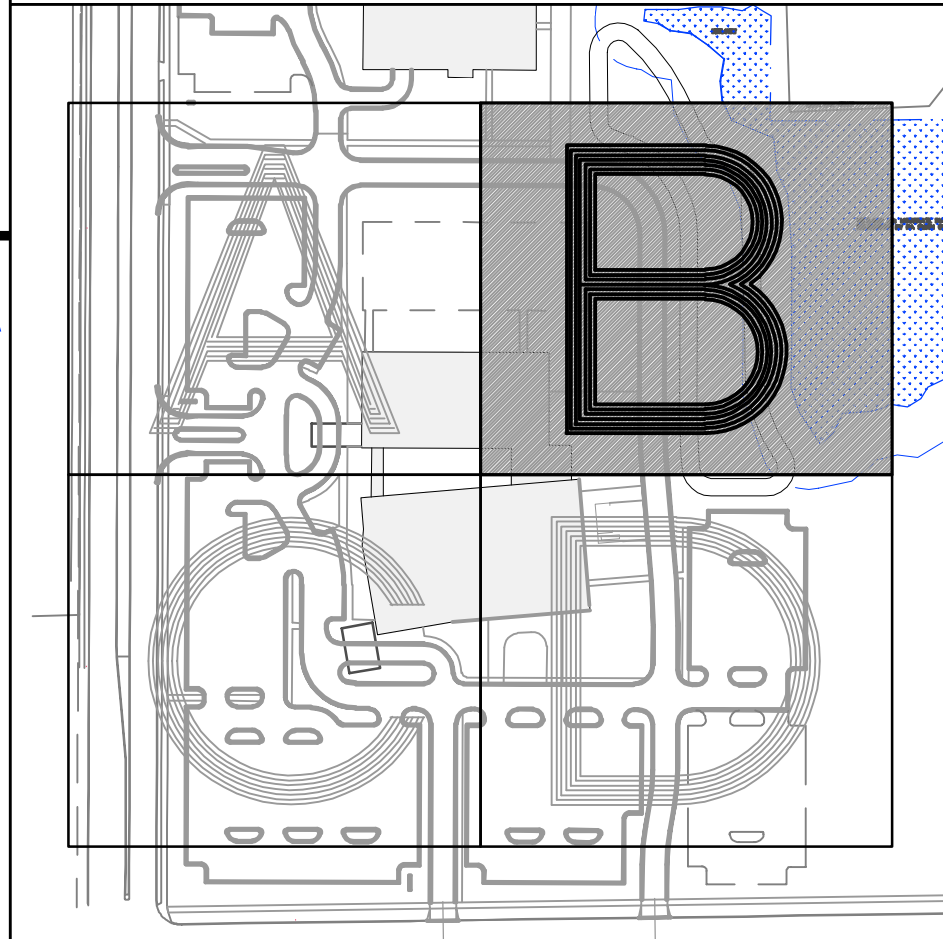


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VICINITY MAP





CONDITIONAL USE PERMIT

FROEDTERT HEALTH | SHEBOYGAN COMMUNITY HOSPITAL

#421472 | 07.05.2023

EXISTING SITE CONTEXT
HOSPITAL SITE





DREXEL TOWN SQUARE HEALTH CENTER



DREXEL TOWN SQUARE HEALTH CENTER



OAK CREEK COMMUNITY HOSPITAL



SUSSEX HEALTH CENTER



MEQUON COMMUNITY HOSPITAL



MEQUON HEALTH CENTER



MAIN HOSPITAL WEST ENTRY



GREENFIELD HEALTH CENTER



MEQUON HEALTH CENTER

FROEDTERT PRECEDENT PROJECTS



EXTERIOR CONCEPT | EAST PERSPECTIVE FROM TAYLOR DRIVE



EXTERIOR CONCEPT | SOUTH ELEVATION FROM SAEMANN AVE



EXTERIOR CONCEPT | VIEW FROM SOUTHEAST



NORTHEAST VIEW

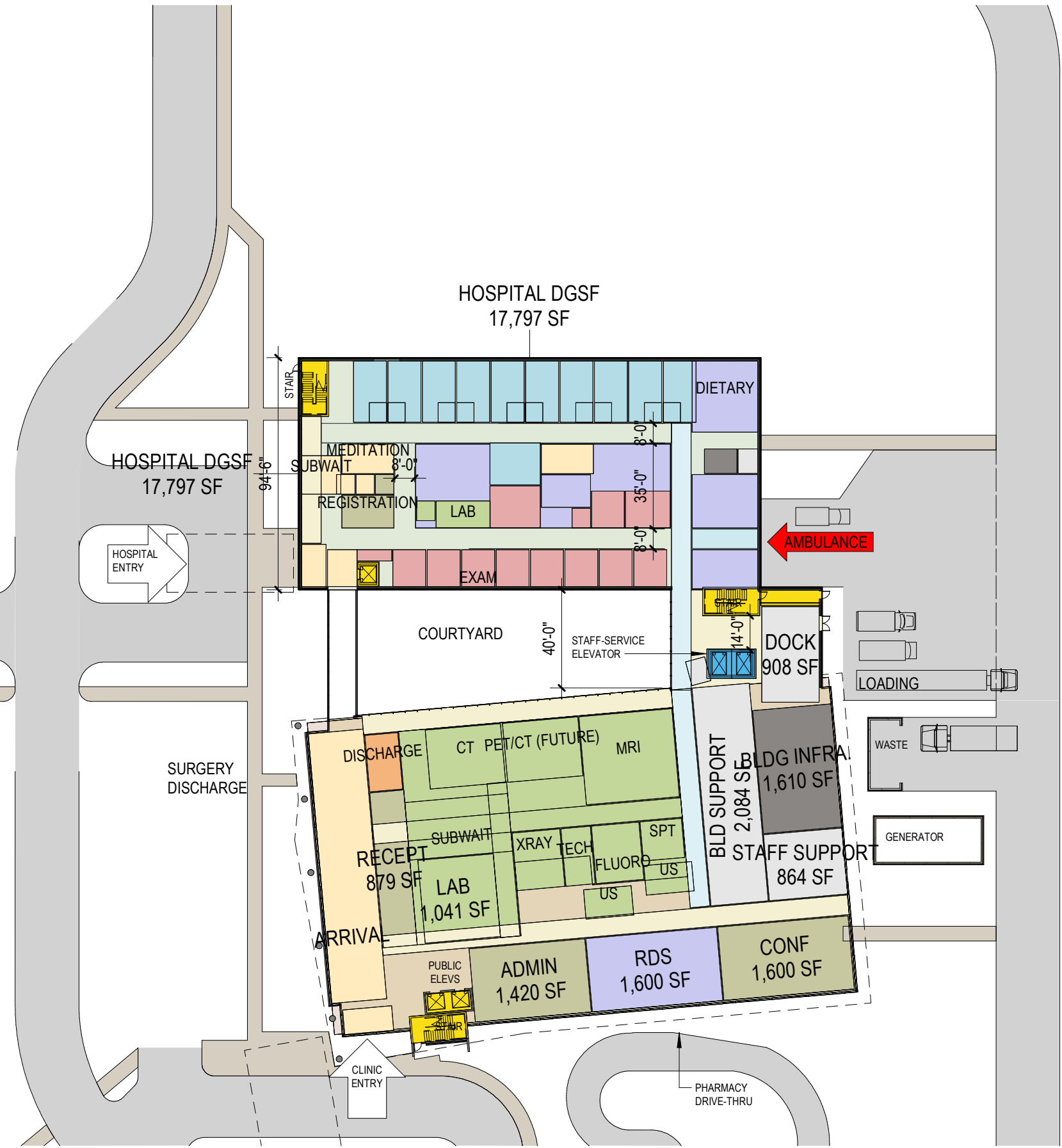
EXTERIOR CONCEPT | VIEW FROM NORTHEAST



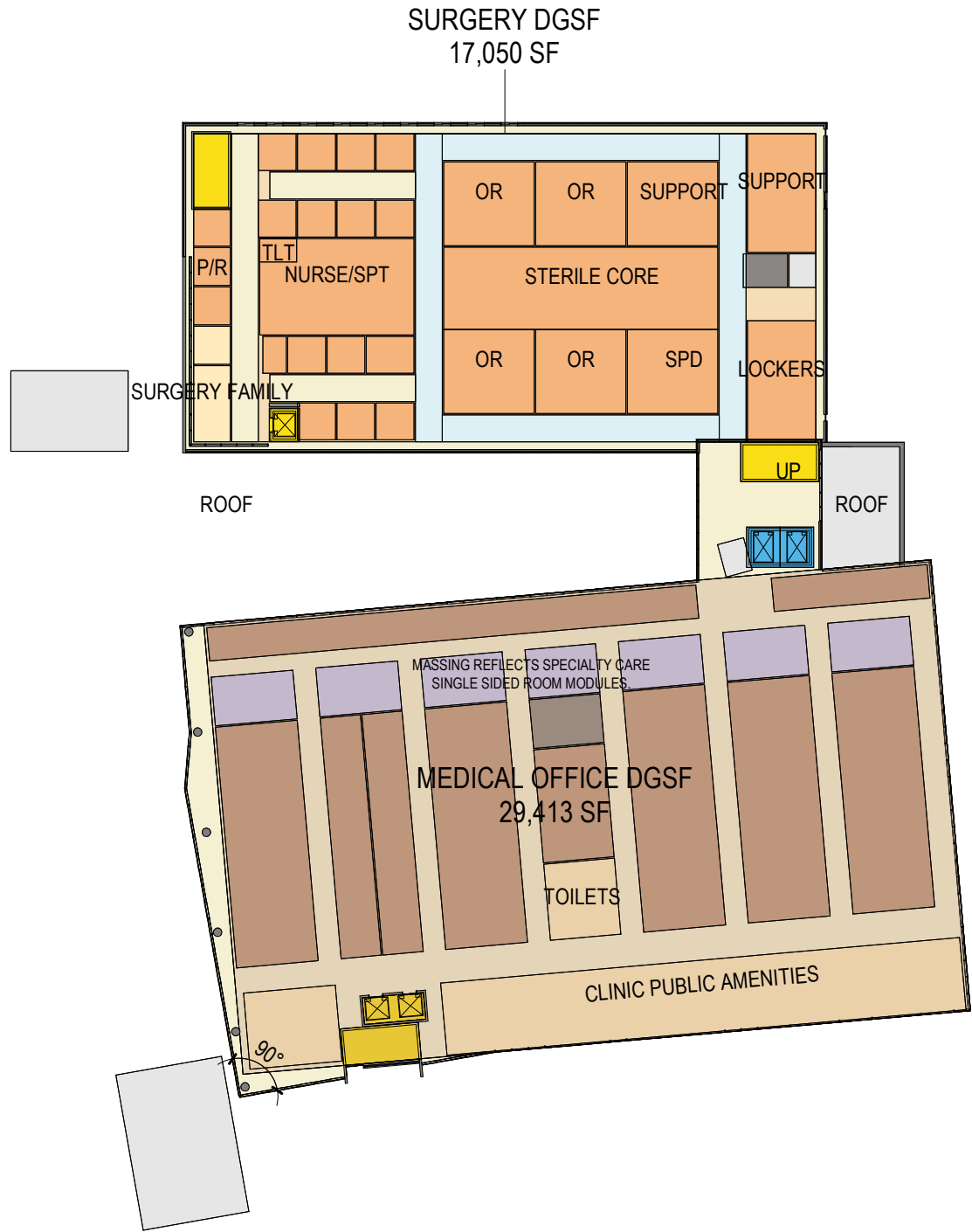
EXTERIOR CONCEPT | VIEW FROM NORTHWEST



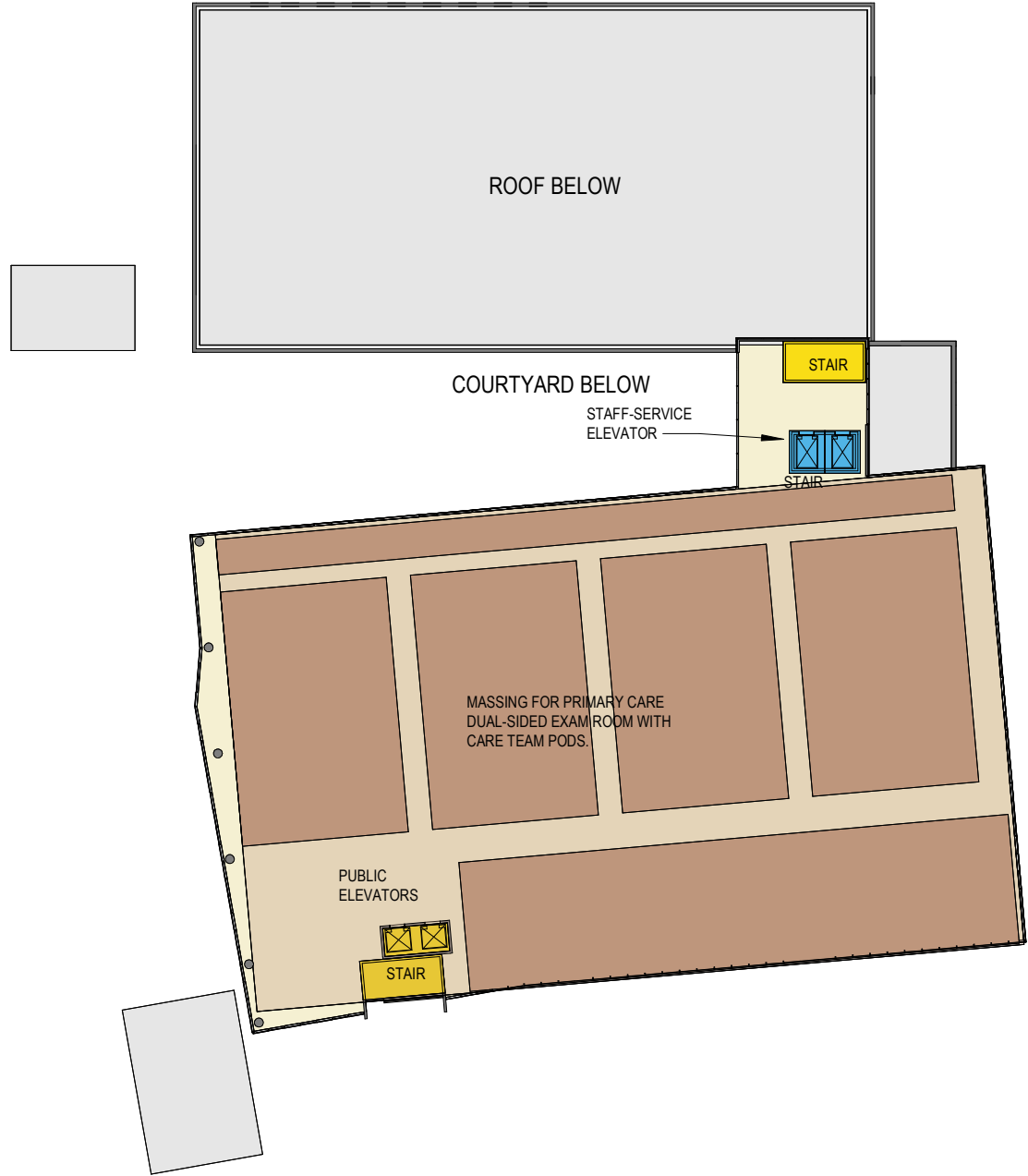
EXTERIOR CONCEPT | HOSPITAL ENTRY



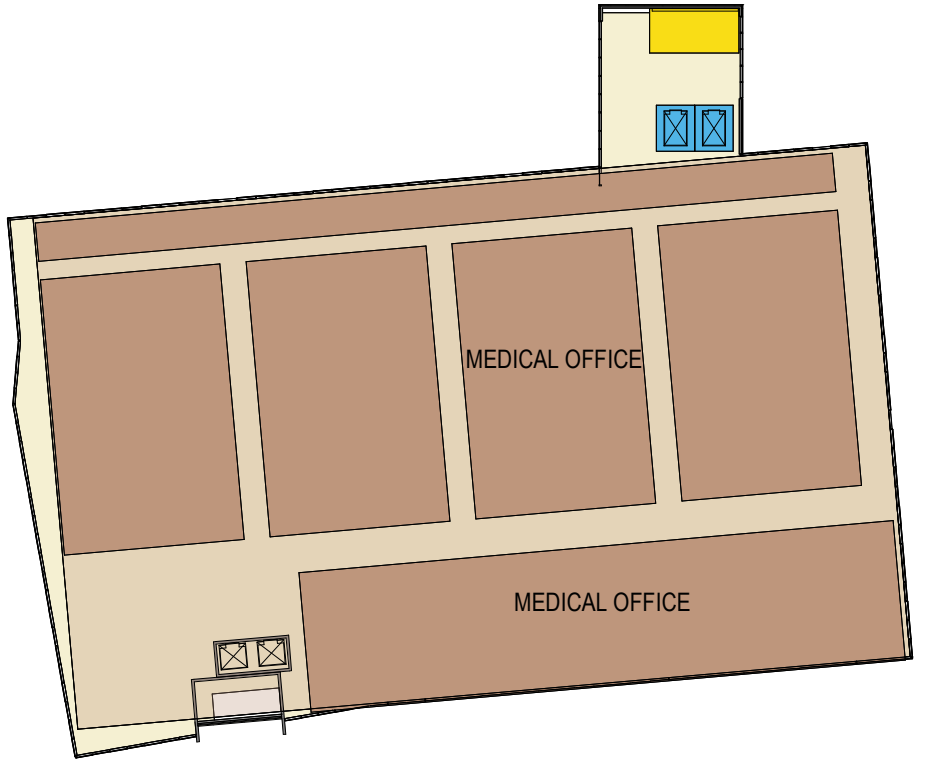
1ST FLR PLAN



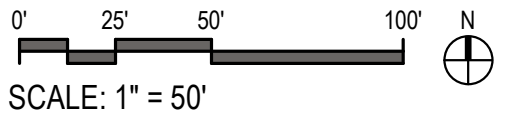
2ND FLR PLAN



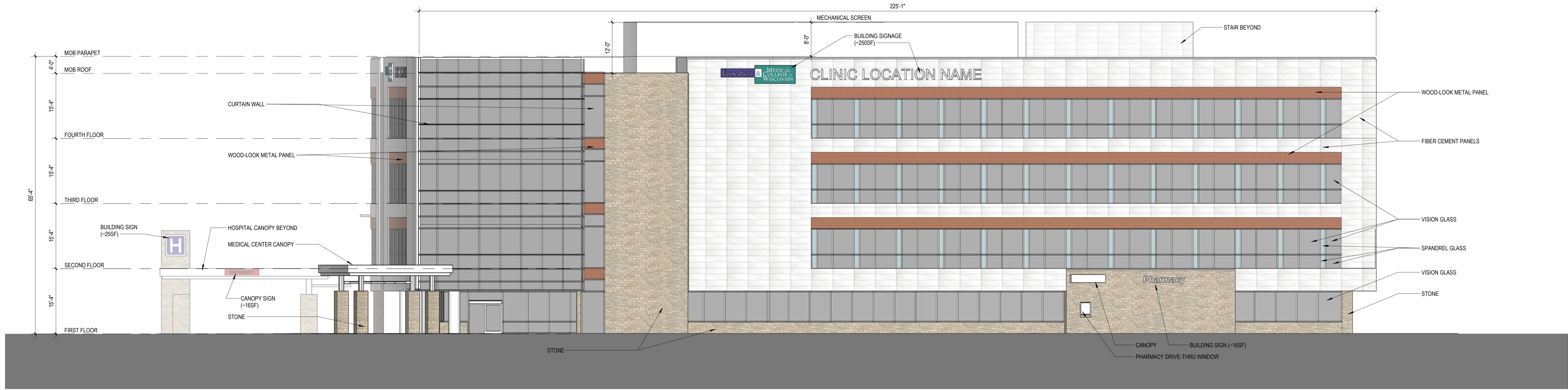
3RD FLR PLAN



4TH FLR PLAN



CONCEPT PLANNING

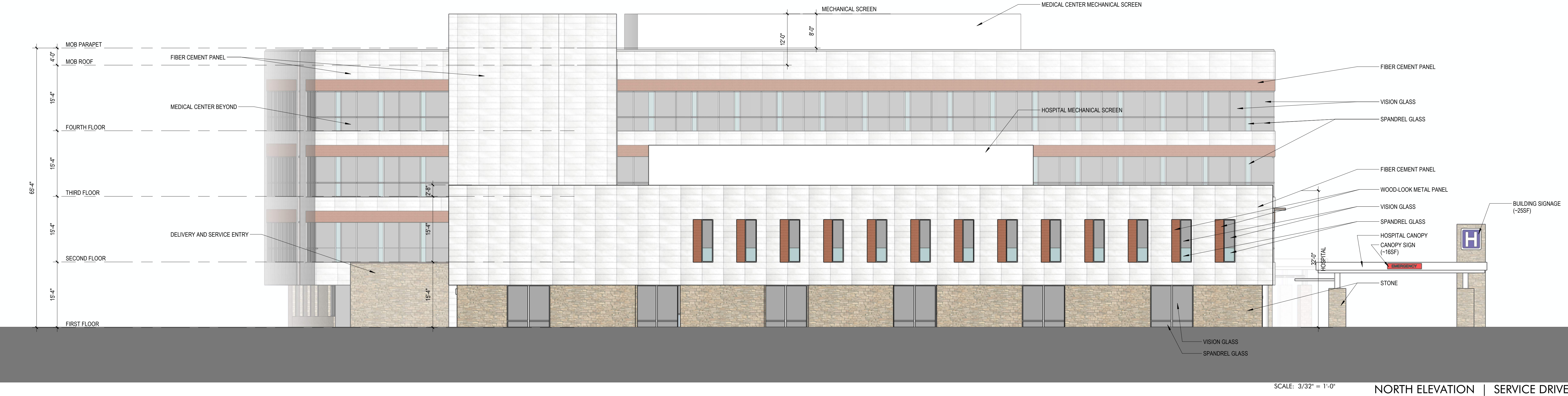


SCALE: 3/32" = 1'-0" SOUTH ELEVATION | SAEMANN AVENUE



SCALE: 3/32" = 1'-0" WEST ELEVATION | TAYLOR DRIVE

CUP ELEVATIONS



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Matter Development to construct a Senior Living Community at the southeast corner of Taylor Drive and Geele Avenue (Parcel #59281631481). UR-12 Zone.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: July 21, 2023

MEETING DATE: July 25, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Matter Development is proposing to construct and operate a Senior Living Community located at the southeast corner of Taylor Drive and Geele Avenue (Parcel #59281631481). The applicant states the following:

- The subject site is a portion of the 25-acre property currently owned by the Sheboygan School District in conjunction with the proposed project by Froedtert on the adjacent parcel located immediately south of the subject property. The subject property is identified as Lot 1 in the attached certified survey map by Chaput Land Surveys and is 6.351 acres of unimproved land.
- In March, 2023, the site was rezoned to Urban Residential (UR-12) which permits a senior living development with approval of a conditional use.
- The developer has extensive experience in the development and operation of senior housing communities with its most recent projects in Oconomowoc, Mequon, and Pewaukee, along with other senior living communities in operation and development throughout Wisconsin and Minnesota.
- The proposed Sheboygan community will be operated by Wauwatosa-based senior living operator Koru Health ("Koru"), an entity affiliated with Matter. Koru, as the preferred operator for Developer, is a rapidly growing company managing over 1,000 units of IL, AL, and MC for the partnership. The principals of Matter and Koru have been working together for more than 14 years, including for some of the largest senior living developer/owner/operators in the Midwest.

- Matter Development is proposing a 187-unit senior continuum of care community on 6.351-acre site located at the Southeast corner of Taylor Drive and Geele Avenue. The Project would include a mix of independent living (IL), assisted living (AL), and memory care (MC) units. Below is a breakdown of the total number of units:
 - Independent Live: 120 Units
 - Assisted Living: 45 Units
 - Memory Care: 22 Units
- The 6.351-acre site is ideally located with excellent regional connectivity and access to a vibrant and powerful commercial corridor, including:
 - Healthcare services. In addition to working alongside Froedtert as it dramatically grows its footprint and offerings in Sheboygan, the subject site is located in a corridor long associated with medical care, including St. Nicholas Hospital, Prevea Health, Ascension, and numerous independent physician practitioners. The new Aurora Medical Center is only 2.5 miles from the property.
 - Neighborhood/national retail including financial, groceries, restaurants, coffee shops, entertainment, boutique shopping, and wellness centers.
 - Numerous religious offerings
- As the phases are developed, the project will provide opportunities for residents to "Age-in-Place" as their needs change. The building is divided into wings to intentionally facilitate the safety of residents in smaller groups, but connected to accommodate higher quality of care and aging in place – especially for couples where each spouse requires a different level of care. The development includes apartment residences for those who need assistance with daily living activities, and a separate secure wing for residents with Alzheimer's disease, dementia, and related memory loss.
- The main common area offers all residents opportunities for dining, wellness, and activity programming while the secure MC wing features its own separate and intentionally programmed common area. Residents are free to use any common area throughout the building that they choose. Support spaces are located throughout the building and include:
 - Administrative offices and resident space
 - Commercial kitchen
 - Dining rooms
 - Activity and wellness/fitness/therapy areas
 - Sunroom and lounge spaces
 - Salon
 - Theatre
 - Spa bathing rooms
 - Facility support spaces (maintenance, housekeeping, laundry, storage)
- Resident units include studio, one-bedroom, one-bedroom plus den, and two-bedroom plans. Residences will range in size, including:
 - 300-550 sq. ft. MC studio suites
 - 500-980 sq. ft. AL suites (both one and two-bedroom plans)

- 824-1,532 sq. ft. IL residences (one-bedroom, one-bedroom plus den, and bedroom plans)
- Initially, services offered to IL residents in Phase 1 will be limited to housing, social activity programming, and ala-carte services (such as periodic housekeeping). As the AL and MC phase is developed, offerings will grow into a wide variety of services to residents of the community based on their individual needs, and will include (but not be limited to):
 - Dining services, which may include up to three meals per day plus snacks, depending on desire and the Level of Care necessary
 - Varying packages of personal and health services
 - Personal laundry and linens
 - Housekeeping
 - Activity and wellness programming
- Phase 1 of the project is not proposed to be licensed with the State of Wisconsin Department of Health (DHS) for assisted living initially, but may include a limited Residential Care Apartment Complex (RCAC) license at a future date in order to facilitate aging in place services.
- Phase 2 of the project is proposed to be licensed as an RCAC for assisted living, and a Class C (CNA) community-based residential facility (CBRF) for memory care that allows for the greatest level of long-term care flexibility.
- Phase 1 of the Project includes four-stories of independent living units along with a vaulted single-story wing that will house the common area amenities.
- Phase 2 of the Project will be a one-story memory care wing and a three-story assisted living addition.
- Appropriately placed uniform architectural elements will give appeal to the building from all angles and provide depth and shadow around the building. The shape of the building provides numerous opportunities for resident patios and courtyards. Decorative parapet walls of varying height changes around the structure to create variation and visual accents.
- The building's first phase is planned with a total of 198,850 square feet (including the underground parking). The area of the first-floor footprint is 43,491 square feet, and includes a two-story lobby and other open-ceiling elements. The building's second phase is planned to be approximately 25,497 square feet, split between assisted living and memory care uses.
- Access to the site is proposed via a single access point on Taylor Road via a shared access drive with the Froedtert project immediately south.
- The proposed site lighting plan includes parking lot lights, wall packs, up-lights, and bollards. A photometric site plan and lighting cut sheets have been provided which shows no light transmission onto neighboring property. Parking lot, drive aisles, and bollard lights have cut-off design to reduce light pollution for the enjoyment of area residents and wildlife.
- Perimeter doors to the building will always be locked. The front entry to the building may be unlocked during normal staffed business office hours for residents, visitors, and approved vendors. Staff at the building will regularly monitor visitor and vendor traffic.
- Once the main office is no longer staffed (approximately 5-7pm), the main entry will be equipped with an access control system with either keys, codes, or access fobs.

- Once Phase 2 is constructed, the building will be staffed 24 hours per day. The MC will have a separate entrance requiring a code or key fob for entry and exit (mainly for staff and families) and will be equipped with an internally alarmed delayed egress system. MC windows will be equipped with opening limiters to prevent resident elopement. Phase 2 will feature a secure fenced courtyard, so residents can safely enjoy being outside.
- The Project will operate continuously, 24-hours per day. Once assisted living and memory care services are provided in the building, staffing will operate on a system of three staggered shifts, which allows for better resident care continuity. The number of staff at the building will be lower upon opening, ramping up with resident occupancy and upon completion of the second phase. It is anticipated that the number of staff on site will be approximately 22 staff members around the clock once the project is fully built out.
- The on-site staffing plan includes: a full-time Executive Director, other administrative staff, resident care and nursing staff, food & beverage, housekeeping, maintenance, activities/resident relations, and sales.
- The proposed parking consists of both underground and a surface lot at the front of the building, with a total of 143-stalls (with four ADA-parks). The underground parking includes 91 stalls for residents, and the surface parking lot includes 52 stalls for residents, staff, visitors, and vendors.
- Deliveries to the building will be infrequently made and will approach the commercial kitchen and facilities access point at the southeast corner of the building. Most deliveries will be made by van or short box truck and are anticipated to include daily mail/UPS/Fed-Ex, trash pick-up (from the underground parking garage), and food/supplies delivery. Each of the foregoing deliveries are anticipated 1-2 times per week, depending on the needs of the building's operation. Food deliveries are typically made twice per week, and supplies are typically delivered once per month.
- The community will be for-profit owned and will therefore be subject to local property and other taxes. The total project value is estimated at approximately \$40 million, and the total duration of the construction will be approximately 20 months.

STAFF COMMENTS:

The Plan Commission should be aware that the applicant is proposing to construct the new Senior Living Community on Lot 1 of parcel #631481 and Froedtert will be constructing a new medical center on Lot 2 of parcel #631481 with a share drive. These lots will be splitting into separate parcels. The applicant will need to provide a CSM and a shared access/parking, utility, etc. easement or agreement prior to issuance of a building permit.

The applicant indicates there will be new signage but nothing has been submitted at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

The applicant is requesting the following exceptions:

- The applicant is proposing to utilize a 9' x 18' on-site parking stall size. Similarly, parking drive aisles will be 24'-0" wide, with allowance for a 26'-0" wide main ring road width – The minimum stall depth is 18.5' and minimum aisle width is 26'.

- The applicant is proposing 143 on-site parking stalls – The minimum on-site parking for project would be 302 stalls.
- The applicant is proposing a building height equal to 55 feet - Maximum building height is 35 feet (can exceed 35 feet with conditional use permit).
- The applicant is proposing two monuments signs, one by the shared entrance on Taylor Drive and one on the corner of Taylor Drive and Geele Avenue – The maximum permitted number of monuments signs per lot is one per each street frontage.

ACTION REQUESTED:

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


1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, 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 meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
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. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a proposed landscape plan prior to building permit issuance. Applicant will submit a landscape plan that addresses all four (4) landscaping requirements. Landscaping shall be installed prior to issuance of an occupancy permit.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
7. Outdoor storage of materials, products or equipment shall be prohibited (except as authorized/approved by the Plan Commission).
8. 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.).
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
10. 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.
11. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
12. All areas used for parking or maneuvering of vehicles shall be paved (no gravel permitted).
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
14. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. 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, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).

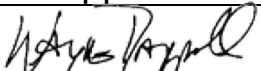
15. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specification.
16. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
18. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
19. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
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 shall adequately address all Sheboygan Water Utility concerns related to this development.
22. Applicant shall adequately address all Fire Department concerns related to this development.
23. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
24. 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, architectural review, etc. reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p>	<div style="border: 1px solid black; padding: 2px; float: right;">Item 6.</div>	
		Fee: \$250.00	
		Review Date: _____ Zoning: _____	

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Matter Development		Authorized Representative Aaron Matter	
Title Managing Member			
Mailing Address 6404 W North Ave	City Wauwatosa	State WI	ZIP Code 53213
Email Address aaron@mattersenior.com		Phone Number (incl. area code) 414-409-1295	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Sheboygan Area School District		Contact Person Mark Boehlke	
Title Assistant Superintendent			
Mailing Address 3330 Stahl Rd.	City Sheboygan	State WI	ZIP Code 53081
Email Address mboehlke@sasd.net		Phone Number (incl. area code) 920-459-3955	
SECTION 3: Project or Site Location			
Project Address/Description SEC Taylor Dr. & Geele Ave. (see attached)		Parcel No. 59281631481	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Matter Development / Sheboygan Senior Living		
Existing Zoning:	UR-12		
Present Use of Parcel:	Vacant land		
Proposed Use of Parcel:	Senior living community		
Present Use of Adjacent Properties:	Stormwater detention and vacant land		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Matter Development/Wayne Rappold		Title Member	Phone Number 414-333-7707
Signature of Applicant 		Date Signed 7/3/23	

Complete 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 three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

Item 6.

A. Name of project/development.

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
- All services, products, etc. to be provided
- Projected number of residents, employees, and/or daily customers
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
- An explanation of any interior and/or exterior renovations
- Is access appropriate and is there sufficient customers/resident off-street parking?
- Proposed signage
- Project timeline and estimated value of project
- Compatibility of the proposed use and design with adjacent and other properties in the area.
- How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.
- Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

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

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) 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.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

Item 6.

For a home occupation

1. A Site Plan including:
 - ❑ The overall property
 - ❑ The existing location of building(s) on the property
 - ❑ The parking spaces location on the property
2. A Floor Plan including:
 - ❑ The dwelling floor plan showing where the business will take place in the dwelling unit.
 - ❑ All information necessary to understand the proposal

For all other Conditional Use Permits

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - ❑ The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - ❑ All lands for which the conditional use is proposed.
 - ❑ All other lands within 100 feet of the boundaries of the subject property.
 - ❑ The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - ❑ Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
 - ❑ Submit digital plans and drawings of the project by email, flash drive, etc.
 - ❑ Title block that provides all contact information for the petitioner and/or owner, if different
 - ❑ Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
 - ❑ The date of the original plan and latest date of revision to the plan
 - ❑ A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
 - ❑ All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
 - ❑ Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - ❑ All required building setback lines
 - ❑ Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - ❑ Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - ❑ The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
 - ❑ The location and dimension of all loading and service areas on subject property
 - ❑ The location of all outdoor storage areas and the design of all screening devices
 - ❑ Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - ❑ The location, type, height, size and lighting of all signage.
 - ❑ Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
 - ❑ Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - ❑ Location of all existing and proposed landscape areas, storm water areas, etc.
4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

STEP 1: Initial Meeting with City Planning Office:

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

STEP 2: Official Submission:

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email:

Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

Mailing Address: Department of City Development
828 Center Ave. Suite 208
Sheboygan, WI 53081

NOTE: Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

PLAN COMMISSION MEETING

Meeting Date: The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

Public Notification: Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

Project Review: The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

Plan Commission: The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

**Plan Commission meeting agendas and minutes may be viewed on the City's website:
www.SheboyganWI.gov**

FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, City Plan Commission or
Representative Dept. of City Development

DATE: _____

NOTES

Permits are valid until such time as the business no longer operates from the side. No yearly renewal is required.

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.

CONDITIONAL USE APPLICATION SUBMITTAL

July, 2023

- A. 187-unit Senior Living Community at the Southeast Corner of Taylor Drive and Geele Avenue, Sheboygan
- B. Summary of the Conditional Use and general operation of proposed use:

The subject site is a portion of the 25-acre property currently owned by the Sheboygan School District in conjunction with the proposed project by Froedtert on the adjacent parcel located immediately south of the subject property. The subject property is identified as Lot 1 in the attached certified survey map by Chaput Land Surveys and is 6.351 acres of unimproved land.

In March 2023, the site was rezoned to Urban Residential (UR-12) which permits a senior living development with approval of a conditional use.

DEVELOPMENT TEAM BACKGROUND

Developer has extensive experience in the development and operation of senior housing communities with its most recent projects in Oconomowoc, Mequon, and Pewaukee, along with other senior living communities in operation and development throughout Wisconsin and Minnesota.

OPERATOR BACKGROUND

The proposed Sheboygan community will be operated by Wauwatosa-based senior living operator Koru Health (“Koru”), in an entity jointly owned with Matter. Koru, as the partner-operator with Developer, is a rapidly growing company, managing over 1,000 units of senior housing for the partnership. The principals of Matter and Koru have been working together for more than 14-years, including for some of the largest senior living developer-owner-operators in the Midwest.

PROJECT OUTLINE

Matter Development (“Developer”) proposes a 187-unit senior continuum of care community (the “Project”) on the 6.351-acre site located at the Southeast corner of Taylor Drive and Geele Avenue. The Project would include a mix of independent living (IL), assisted living (AL), and memory care (MC) units in two phases. Below is a breakdown of the total number of units:

Unit Type	Units
Independent Living (IL)	120
Assisted Living (AL)	45
Memory Care (MC)	22
Total	187

The Project will be built in two phases. Phase 1 will include a 120-unit independent living building of four stories with a vaulted single story wing that will house the common area amenities and underground parking. Phase 2 will be an addition that includes assisted living and memory care in a wing with a 3-story and 1-story portion. Additional common area amenities will be added as part of Phase 2.

The 6.351-acre site is ideally located with excellent regional connectivity and access to a vibrant and powerful commercial corridor, including:

- In addition to working alongside Froedtert as it dramatically grows its footprint and offerings in Sheboygan, the subject site is located in a corridor long associated with medical care, including St. Nicholas Hospital, Prevea Health, Ascension, and numerous independent physician practitioners. The new Aurora Medical Center is also only 2.5 miles from the property.
- Neighborhood/national retail including financial, groceries, restaurants, coffee shops, entertainment, boutique shopping, and wellness centers
- Numerous religious offerings

As the phases are developed, the Project will provide opportunities for residents to “Age-in-Place” as their needs change. The building is divided into wings to intentionally facilitate the safety of residents in smaller groups, but connected to accommodate higher quality of care and aging in place – especially for couples where each spouse requires a different level of care. The development includes apartment residences for those who need assistance with daily living activities, and a separate secure wing for residents with Alzheimer’s disease, dementia, and related memory loss.

The main common area offers all residents opportunities for dining, wellness, and activity programming while the secure MC wing features its own separate and intentionally programmed common area. Residents are free to use any common area throughout the building that they choose. Support spaces are located throughout the building and include:

- Administrative offices and resident support space
- Commercial kitchen
- Dining rooms
- Activity and wellness/fitness/therapy areas
- Sunroom and lounge spaces
- Salon
- Theatre
- Spa bathing rooms
- Facility support spaces (maintenance, housekeeping, laundry, storage)

Resident units include studio, one-bedroom, one-bedroom plus den, and two-bedroom plans. Residences will range in size, including:

- 824-1,532 sq. ft. IL residences (in one-bedroom, one-bedroom plus den, and two-bedroom plans)
- 500-980 sq. ft. AL suites (both one and two-bedroom plans)
- 300-550 sq. ft. MC studio suites

Initially, services offered to IL residents in Phase 1 will be limited to housing, social activity programming, and ala-carte services (such as periodic housekeeping). As the AL and MC phase is developed, offerings will grow into a wide variety of services to residents of the community based on their individual needs, and will include (but not be limited to):

- Dining services, which may include up to three meals per day plus snacks, depending on desire and the Level of Care necessary
- Varying packages of personal and health services
- Personal laundry and linens
- Housekeeping
- Activity and wellness programming

Phase 1 of the project is not proposed to be licensed with the State of Wisconsin Department of Health (DHS) for assisted living initially, but may include a limited Residential Care Apartment Complex (RCAC) license at a future date in order to facilitate aging in place services. Phase 2 of the project is proposed to be licensed as an RCAC for assisted living, and a Class C (CNA) community-based residential facility (CBRF) for memory care that allows for the greatest level of long-term care flexibility.

The following are the highlights of the proposed development:

ARCHITECTURE – Galbraith Carnahan Architects

Phase 1 of the Project includes four-stories of independent living units along with a vaulted single-story wing that will house the common area amenities. Phase 2 of the Project will be a one-story memory care wing and a three-story assisted living addition. The elevation designs for the project are currently being developed, a concept for which is part of this submittal, as a response to an architectural survey of the surrounding area in the interest of creating harmony by responding to nearby architectural precedent. Appropriately placed uniform architectural elements will give appeal to the building from all angles and provide depth and shadow around the building. The shape of the building provides numerous opportunities for resident patios and courtyards. Decorative parapet walls of varying height changes around the structure to create variation and visual accents.

Phase 1 is planned with a total of 198,850 square feet (including the underground parking). The area of the first-floor footprint is 43,491 square feet, and includes a two-story lobby and other open-ceiling elements. The building's second phase footprint is planned to be approximately 25,497 square feet, split between assisted living and memory care uses.

CIVIL & SITE PLAN – Kapur Engineering

The proposed site plan accounts for the topography and site conditions and the building fits nicely on the property.

Access to the site is proposed via a single access point on Taylor Road via a shared access drive with the Froedtert project immediately south.

Stormwater will be managed for quality and quantity in conjunction with the Froedtert project.

The landscaped area is 2.85 acres (124,254 sq. ft.) and the parking area is 1.20 acres (52,215 sq. ft.).

LIGHTING – RTM Consulting Engineers

The proposed site lighting plan includes parking lot lights, wall packs, up-lights, and bollards. A photometric site plan and lighting cut sheets have been provided which shows no light transmission onto

neighboring property. Parking lot, drive aisles, and bollard lights have cut-off design to reduce light pollution for the enjoyment of area residents and wildlife.

LANDSCAPING

Significant landscaping throughout the site shall include foundation plantings at the base of building, street trees along Taylor Drive and Geele Avenue, and baseline planting requirements that meet the guidelines as outlined in Sheboygan's Comprehensive Planning Process and Landscape Regulations (Ch. 15-6).

Additional featured areas of landscaping include strategic plantings throughout the site visible from resident's windows, thoughtful screening, and ample opportunities to view the surrounding natural environment while further enhancing year-round visual interest.

SECURITY

Perimeter doors to the building will always be locked. The front entry to the building may be unlocked during normal staffed business office hours for residents, visitors, and approved vendors. Staff at the building will regularly monitor visitor and vendor traffic. Once the main office is no longer staffed (approximately 5-7pm), the main entry will be equipped with an access control system with either keys, codes, or access fobs.

Once Phase 2 is constructed, the building will be staffed 24 hours per day. The MC wing will have a separate entrance requiring a code or key fob for entry and exit (mainly for staff and families) and will be equipped with an internally alarmed delayed egress system. MC windows will be equipped with opening limiters to prevent resident elopement. Phase 2 will feature a secure fenced courtyard, so residents can safely enjoy being outside.

OPERATING HOURS AND STAFFING

The Project will operate continuously, 24-hours per day. Once assisted living and memory care services are provided in the building, staffing will operate on a system of three staggered shifts, which allows for better resident care continuity. The number of staff at the building will be lower upon opening, ramping up with resident occupancy and upon completion of Phase 2. It is anticipated that the number of staff on site will be approximately 22 staff members around the clock once the project is fully built out.

The on-site staffing plan includes: a full-time Executive Director, other administrative staff, resident care and nursing staff, food & beverage, housekeeping, maintenance, activities/resident relations, and sales. The maximum number of staff members at the building at any time will vary based on time of day and residents' service demands. Care staff must follow DHS certification and training requirements – both initially and on an ongoing basis. Staff will also participate in ongoing emergency preparedness and evacuation training.

TRAFFIC AND PARKING

The Project's location along Taylor Drive provides access to a major arterial road which can handle the minimal increased traffic generated by the proposed use.

Developer and Operator have significant experience operating senior living communities, and based on that experience, parking demand is a function of resident need, staffing ratios (and staggered shift turnover), and visitor/vendor requirements.

The proposed parking consists of both underground and a surface lot at the front of the building, with a total of 143-stalls (with four ADA-parks). The underground parking includes 91 stalls for residents, and the surface parking lot includes 52 stalls for residents, staff, visitors, and vendors.

- **Residents:** The underground parking stalls are expected to fully accommodate the parking needs for the IL units as similar projects have shown an average of 70 percent of IL residents continue to have vehicles, which would indicate a need for 84 spaces. Should demand exceed that amount, additional underground parking as well as surface parking are more than adequate. Very few AL residents drive cars with average similar projects having a parking need for at most one stall for every ten RCAC residents (4.5 total stalls). CBRF and MC residents are no longer able to drive, so we have assumed no resident parking stalls are required for those 22 units.
- **Staff:** The Operating Program for the independent living (Phase I of the project) includes 5 staff members, and after completion of Phase II (the AL and MC units), the fully-built-out project includes up to 22 staff members at any given time.
- **Other:** After accounting for 90 (rounded up) resident parking stalls and 22 staff parking stalls, that leaves a balance of 32 parking stalls for visitors, which will be sufficient for daily off-street parking. Options to expand the surface parking by an additional 38 spaces is shown in the attached plans by Kapur Engineering and will be exercised if necessary.

DELIVERIES

Deliveries to the building will be infrequently made and will approach the commercial kitchen and facilities access point at the southeast corner of the building. Most deliveries will be made by van or short box truck and are anticipated to include daily mail/UPS/Fed-Ex, trash pick-up (from the underground parking garage), and food/supplies delivery. Each of the foregoing deliveries are anticipated 1-2 times per week, depending on the needs of the building's operation. Food deliveries are typically made twice per week, and supplies are typically delivered once per month.

PROJECT VALUE AND PROPERTY TAX REVENUE

The community will be for-profit owned and will therefore be subject to local property and other taxes. The total project value is estimated at approximately \$40 million, and the total duration of the construction will be approximately 20 months. The phasing plan is dependent upon a final market study to determine when demand for the AL and MC units is high enough to justify initiating that phase of the project.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

In order to accomplish the long-term viability of the project, meeting the design and programming objectives, and in conjunction with the other elements of this application, the following variances are requested:

- Parking stall and drive aisle size – As per the corresponding request by Froedtert, and as is commonly accepted by many civil engineers and municipalities, we propose to utilize a 9' x 18' on-site parking stall size. Similarly, parking drive aisles will be 24'-0" wide, with allowance for a 26'-0" wide main entrance road width to be better capable for emergency and fire department vehicles.
- Parking quantity – The parking as detailed earlier in this application is in keeping with the actual demands for similar projects, incorporating the needs of residents, employees and visitors. The average age of residents is over 80 years old, and the number of those who drive is dramatically lower than those found in a conventional apartment community. We pride ourselves on providing the very best in resident care with an elevated experience and amenities. At the very basic level is ensuring we have adequate parking, but it doesn't benefit the project or the wider community to have an overabundance of parking. In keeping with our interest in enhancing the outdoor experience for our residents, we wish to promote the health of the environment and wildlife, and that includes reducing the impact by excessive hard surfaces.
- Building height – A portion of the first phase of the project is designed to be four stories. A variance on the building height to 55 feet is requested in order to provide for a 13 foot high first floor, 11 foot heights for floors two through four, and capped with a gable-style roof. This will allow for varying roof heights along with dormer and other architectural elements that will break up the roof-line and create shadow and other designs to provide a more intimate scale for residents and the greater community. The architecture will be designed to blend the large institutional design of St. Nicholas Hospital campus, transitioning to Froedtert's new buildings, and ultimately to this project, which will further transition to the single-family homes on the next block.
- Signage – **No on-building signage will be requested**, and instead, monument signage is requested in two locations on the property as follows:
 1. Two-sided ground-mounted signage at the southwest corner of the property, at Taylor Drive and the shared entrance with Froedtert, as outlined in the enclosed site plan by Kapur Engineering. This will be back-lit panel tastefully mounted on a brick base of no more than eight feet high by six feet wide. The signage will be designed after the name of the project is determined and will be part of the sign application, but enclosed is an example of similar signage utilized at our new community in Mequon.

2. Single-sided ground-mounted sign at the corner Taylor Drive and Geele Avenue, as shown on the enclosed site plan by Kapur Engineering. This will be either lighted via uplighting or a back-lit panel tastefully mounted on a brick base of no more than six feet high by ten feet wide. The signage will be designed after the name of the project is determined and will be part of the sign application, but enclosed is an example of similar signage designed for our new community in Mequon.

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

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

This proposed project supports the following Key Initiatives indicated in the Sheboygan Comprehensive plan:

- **Promoting infill development and redevelopment** – established land uses surrounding this site on all sides create a vacant, infill site that is ready to be placed into service as a productive land use for the community
- **Spur economic development and job creation** – the proposed project represents a \$40m+ capital investment into the community and is estimated to create 60 permanent jobs (in addition to construction jobs during development)
- **Strengthening older neighborhoods** – existing neighborhoods will benefit from new housing options close to home
- **Diversifying the City's housing stock** – The City's housing study determined Sheboygan has a shortage of senior housing, which this project delivers. Furthermore, as aging residents in the community move into the new senior housing, they will vacate single family homes that young families can move into.

In alignment with the City of Sheboygan Department of Planning & Development's mission statement. The project will feature a wide array of green design elements designed to minimize the building's impact on the environment and nature, as well as promote energy efficiency and renewable resources.

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

The proposed use as a senior living community is similar to other community living arrangements that exist in the City. As outlined earlier, the amount of traffic is not unduly high, the architecture and feel of the project will blend the institutional and medical

properties with the single-family housing nearby. Licensed senior living communities (RCAC and CBRF) are highly regulated by the Wisconsin Department of Health for health and safety.

Surrounding uses include high density commercial, institutional (hospital) and single-family homes. The proposed use as a senior living community will have less impact on surrounding properties than the existing surrounding commercial uses and is a good buffering use between the single-family and commercial district.

c) 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 proposal is intended to convey the overall design intent for potential institutional, office, commercial and housing uses for this site to further support Sheboygan as the Spirit on the Lake.

The entryway along North Taylor Drive address major access arterials, while the building itself creates a buffer between the large hospital and medical office buildings, and serves as a transition to the nearby residential properties. Back of house, utilitarian functions and deliveries are located away from public view and public streets.

The proposed project complements and is compatible with Sheboygan's growing healthcare corridor along North Taylor Drive and serves as a nice transition to the single-family homes.

d) 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.

Per Pre-Development meeting with City of Sheboygan DPW, this project is adequately served by utilities and services by public agencies.

OFFICE OF THE CITY CLERK
Sheboygan, Wisconsin
City Hall

I hereby certify that this is a true copy
of a document from the Common Council
proceedings of the City of Sheboygan.

Item 6.


City Clerk

Gen. Ord. No. 24 - 22 - 23. By Alderperson Felde. February 20, 2023.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

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

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Suburban Residential (SR-5) to Urban Residential (UR-12) Classification:

Property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 1):

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin, more fully described as follows:
COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 450.72 feet to a point; thence North 89°48'21" West 618.34 feet to a point; thence North 00°11'39" East along the East line of N. Taylor Drive 442.85 feet to the point of beginning.

Section 2. Said zoning amendment shall be effective upon passage, publication and satisfaction of the transfer of parcel #59281631481 from the Sheboygan Area School District to Froedtert Health, Inc., or related entity, for development of medical facilities and senior housing (high density assisted living facility and memory care on proposed northwest corner lot and lower density independent living facilities on proposed southeast corner lot) on or before December 31, 2024.

City Plan

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

Barb Felde

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the 20th day of March, 2023.

Dated March 21, 2023. Muedtink, City Clerk

Approved March 21, 2023. Pym Sorenson, Mayor

Published March 27, 2023.

Certified March 21, 2023 to - Atty.; Ord. Book; Planning; DPW; Eng.

PROPOSED REZONE MAP AMENDMENT FROM SUBURBAN RESIDENTIAL (SR-5) TO URBAN RESIDENTIAL (UR-12)

CLIENT

Ryan Companies US, Inc.

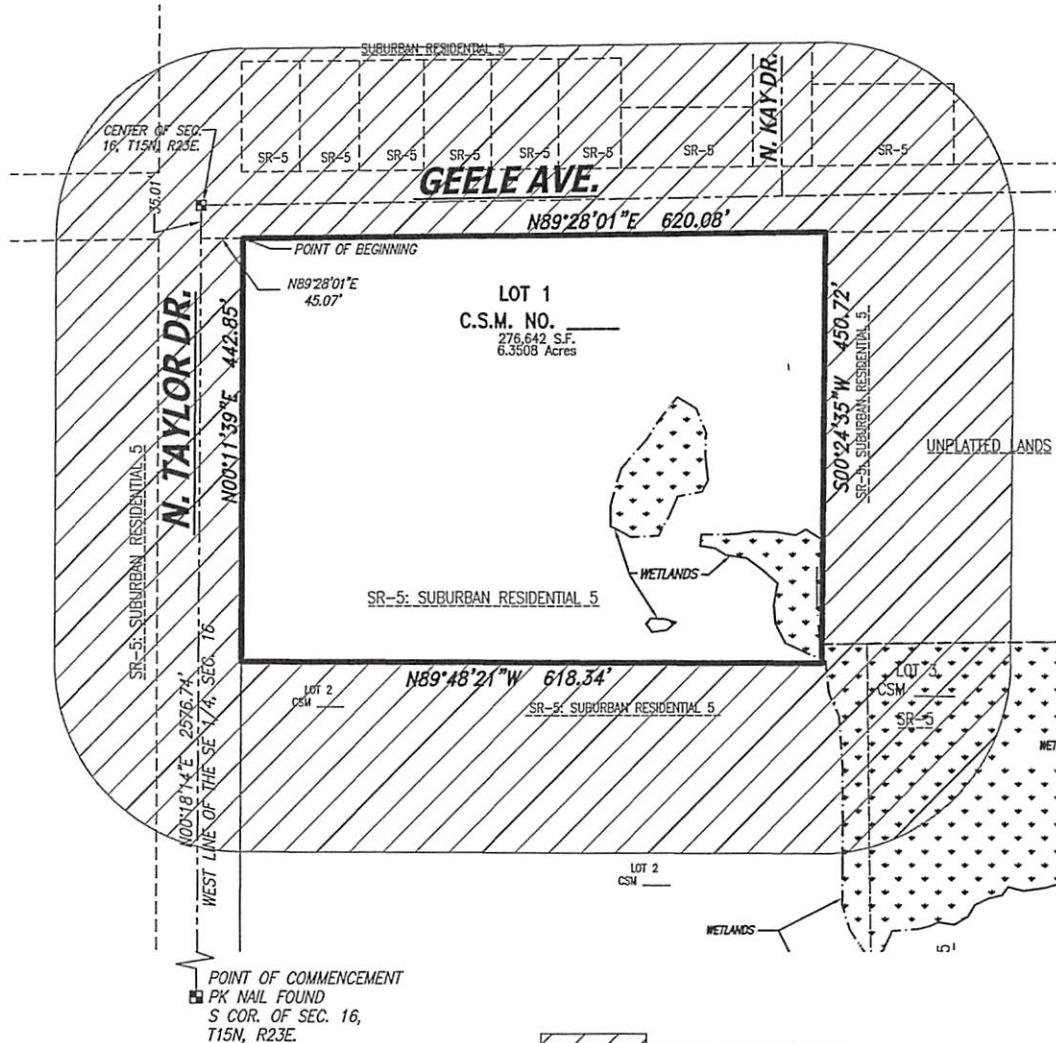
SITE ADDRESS

Sheboygan County Tax Parcel 59281631481 City of Sheboygan, Sheboygan County, Wisconsin.

LEGAL DESCRIPTION - LOT 1

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin, more fully described as follows:

COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 450.72 feet to a point; thence North 89°48'21" West 618.34 feet to a point; thence North 00°11'39" East along the East line of N. Taylor Drive 442.85 feet to the point of beginning.



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com



Date: February 9, 2023
Sheet 1 OF 3 SHEETS

Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.
Drawing No. 1729-SWC

CERTIFIED SURVEY MAP NO. _____

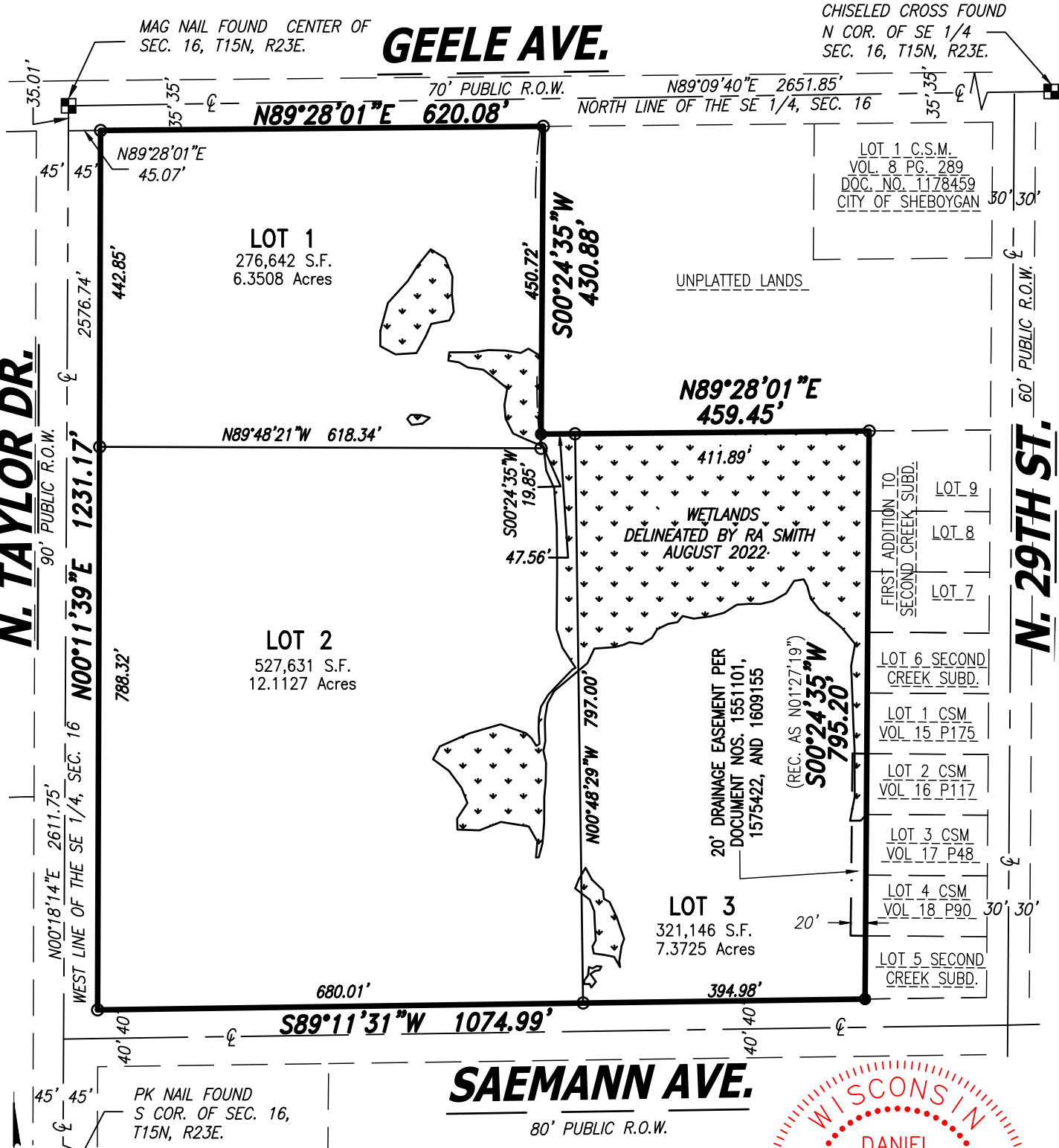
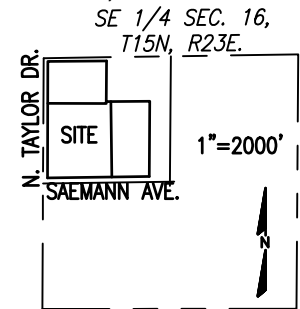
That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin

Bearings are referenced to the Sheboygan County Coordinate System, in which the North line of the Southwest 1/4 of Section 16, Town 15 North, Range 23 East, bears N89°09'40"E.

LEGEND

- Indicates Set 1" Iron Pipe, 18" in length weighing 1.13 lbs. per lineal foot.
- Indicates Found 1" Iron Pipe.

Subdivider:
FROEDERT HEALTH, INC.
900 N 92ND ST.
MILWAUKEE, WI 53226



NOTE:

Cross access easements and storm water easements to be provided by separate document

GRAPHIC SCALE



1 inch = 200 ft.



Date: January 18, 2023
Sheet 1 OF 3 SHEETS
Drawing No. 1729-sv

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar
Registered Land Surveyor S-2812

CERTIFIED SURVEY MAP NO. _____

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
MILWAUKEE COUNTY }

I, DANIEL BEDNAR, Registered Land Surveyor, do hereby certify:
 THAT I have surveyed, divided and mapped a part of the Northwest 1/4 of the Southeast 1/4 of Section 16,
 Town 15 North, Range 23 East, located within the City of Sheboygan, Sheboygan County, Wisconsin, bounded
 and described as follows:

COMMENCING at the Southwest corner of said Southeast 1/4 Section;
thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 430.88 feet to a point; thence North 89°28'01" East 459.45 feet to a point; thence South 00°24'35" West 795.20 feet to a point on the North line of Saemann Avenue; thence South 89°11'31" West along said North line 1074.99 feet to a point on the East line of North Taylor Drive; thence North 00°11'39" East along said East line 1231.17 feet to the point of beginning.

Said lands contain 1,125,419 square feet, or 25.8359 acres.

THAT I have made the survey, land division and map by the direction of Froedert Health, Inc., Owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Division and the Subdivision Ordinance of the City of Sheboygan in surveying, dividing and mapping the same.

January 25, 2023

DATE _____

Paul E. Baker

DANIEL BEDNAR
REGISTERED LAND SURVEYOR S-2812



CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 28, Town 15 North, Range 23 East, located within the Village of Kohler, Sheboygan County, Wisconsin

CORPORATE OWNER'S CERTIFICATE

Froedert Health, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin , as owner, certifies that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Kohler Code of Ordinances.

This agreement shall be binding on the undersigned and assigns.

In Witness Where of, Froedert Health, Inc. has caused these presents to be signed by _____, its _____, at _____, Wisconsin, ____ day of _____, 2023.

In the presence of: Froedert Health, Inc.

(print name)

STATE OF WISCONSIN)
): SS
SHEBOYGAN COUNTY)

Personally came before me this ____ day of _____, 2023, _____ of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the company, by its authority.

(Notary Seal)

Notary Public State of Wisconsin
My commission expires,
My commission is permanent.

CITY PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Sheboygan on this ____ day of _____, 2023.

Ryan Sorenson, Chairperson

Meredith DeBruin, City Clerk

COMMON COUNCIL CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATION

APPROVED by the Common Council of the City of Sheboygan on this ____ day of _____, 2023.

Ryan Sorenson, Mayor

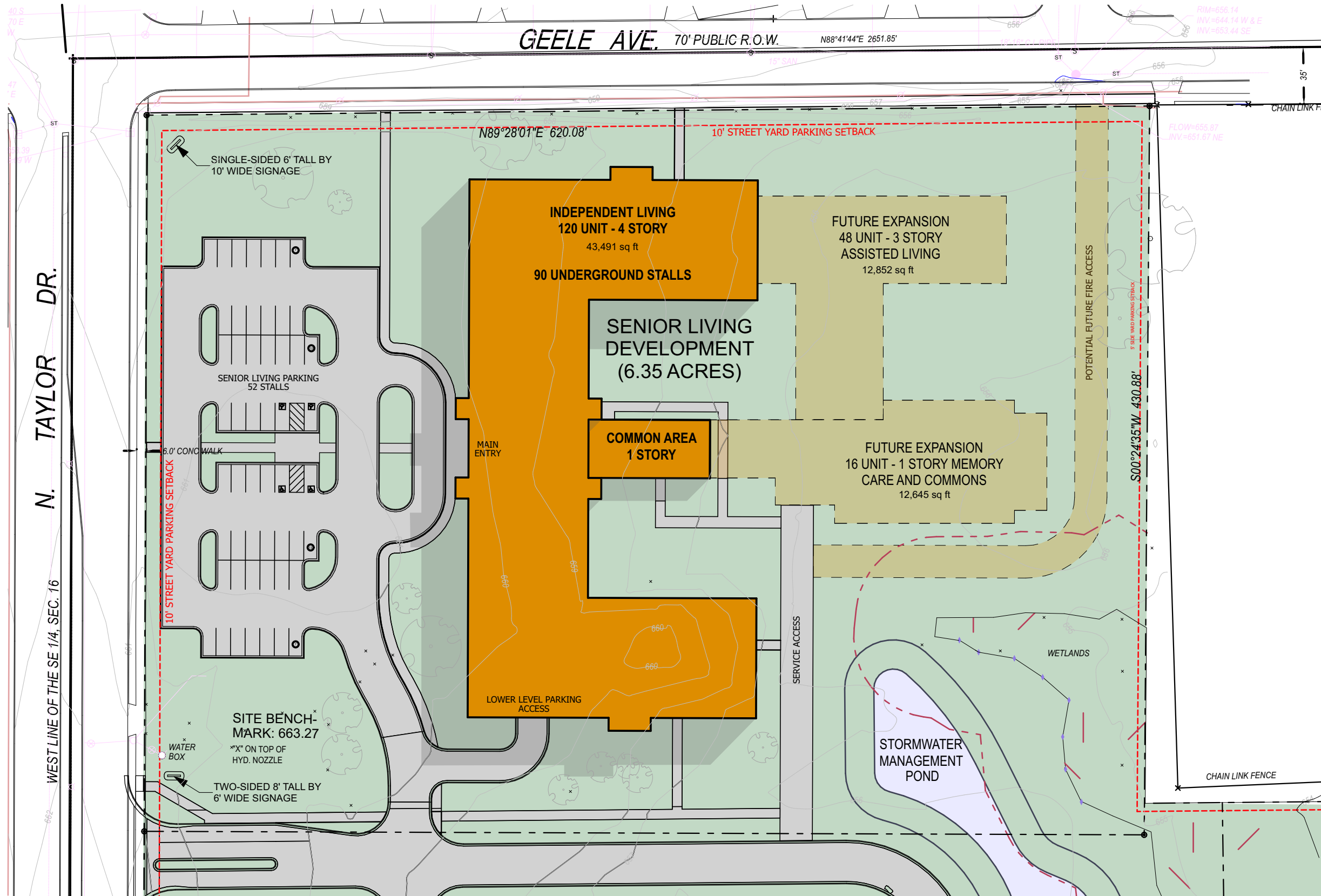
Meredith DeBruin, City Clerk

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar
Registered Land Surveyor S-2812

Date: January 25, 2023
Sheet 3 OF 3 SHEETS
Drawing No. 1729-S

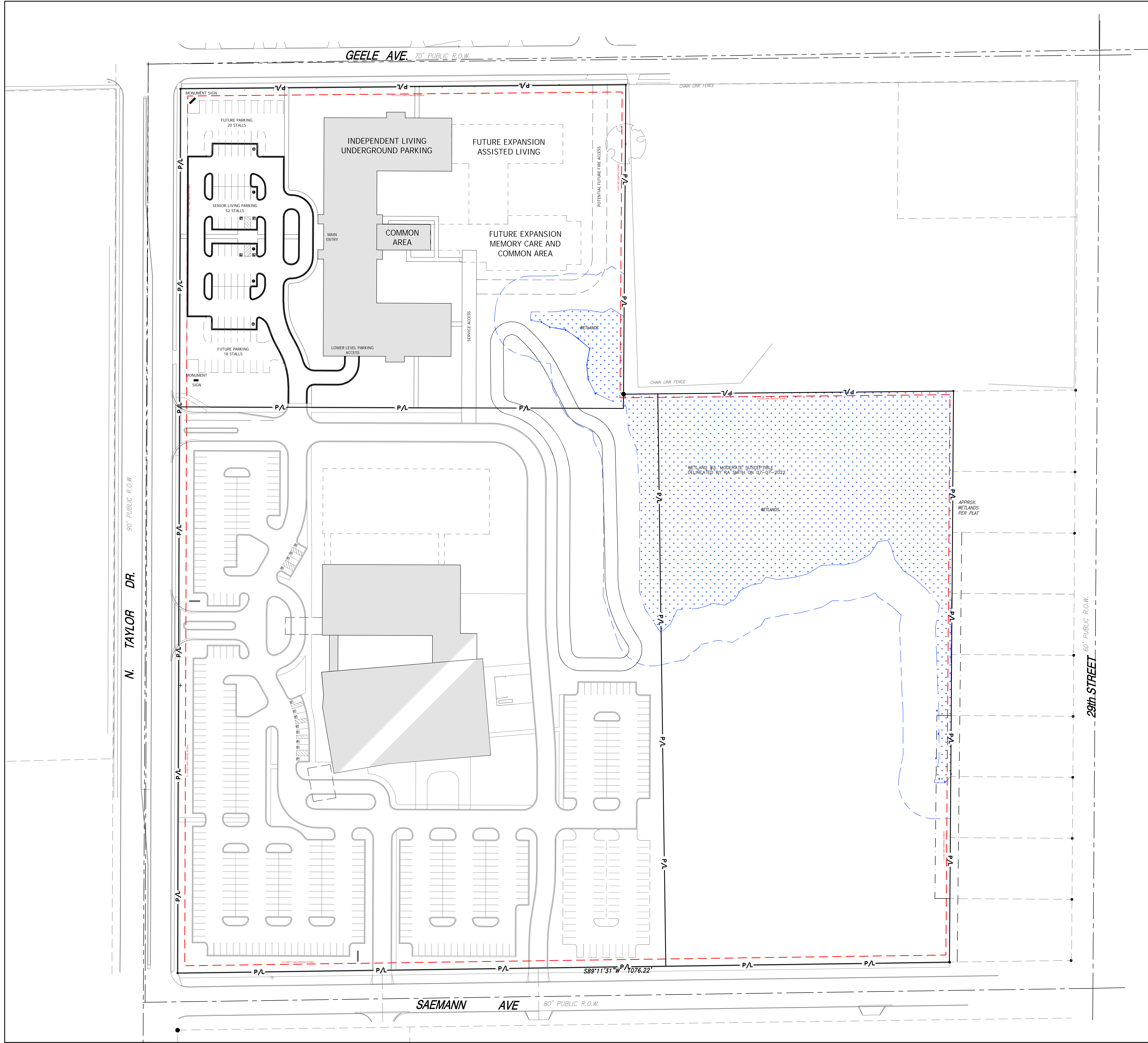



01
SD000

ARCHITECTURAL SITE PLAN

SCALE: 1/64" = 1'-0"







788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
MATTER SENIOR LIVING SHEBOYGAN

LOCATION:
N TAYLOR DRIVE SHEBOYGAN, WI 53081

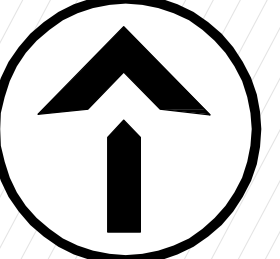
CLIENT:
MATTER DEVELOPMENT

RELEASE:
CONDITIONAL USE PERMIT

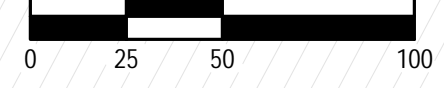
REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 50'




SEAL:

all in

SHEET:
OVERALL SITE LAYOUT PLAN


PROJECT MANAGER: RB
PROJECT NUMBER: 230024.01
DATE: 07/20/2023

SHEET NUMBER:
C102



Dial 811 or (800)242-8511
www.DiggersHotline.com

Scale: 1" = 50'



69

PRIMARY ELEVATION



1
SD200

EAST ELEVATION
SCALE: 1:320



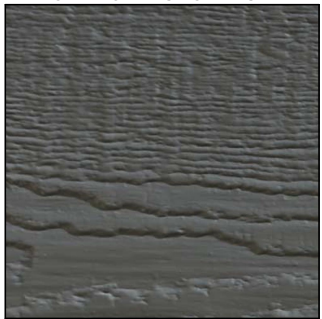
2
SD200

NORTH ELEVATION
SCALE: 1:320

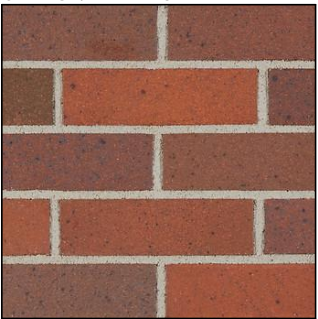
DIAMOND KOTE - CLAY

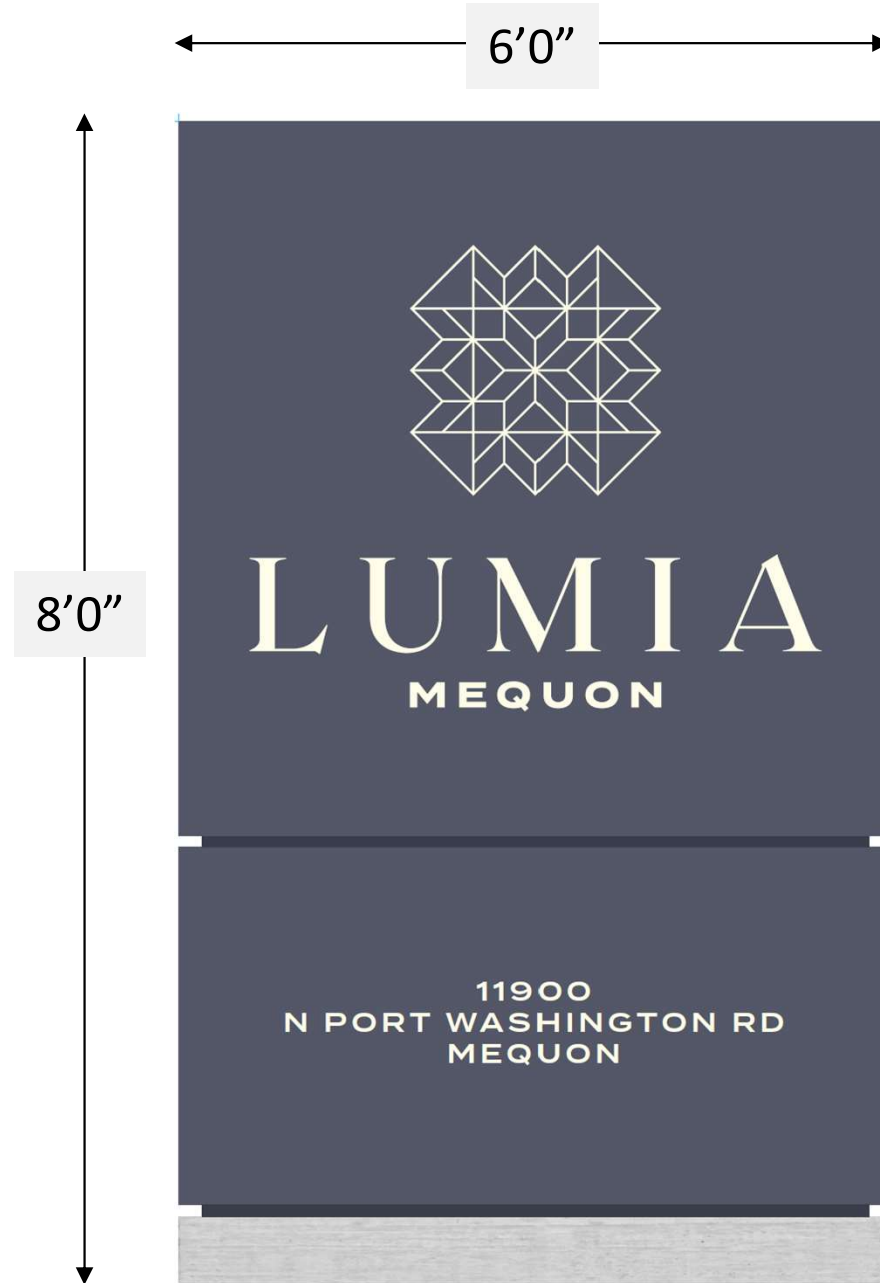


DIAMOND KOTE - SMOKY ASH



ORANGE/RED BRICK







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Sheboygan Pop Ops, LLC to construct and operate a Popeyes Drive Thru Restaurant at 3207 S. Business Drive (former Ryder Truck). UC Zone

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: July 21, 2023

MEETING DATE: July 25, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Sheboygan Pop Ops, LLC is proposing to construct a new Popeyes Restaurant at 3207 S. Business Drive (former Ryder Truck facility). The applicant states the following about the project:

- Sheboygan Pop Ops, LLC is proposing construction of a 2,604sf Popeyes Restaurant on a newly created parcel at the former Ryder Truck facility.
- Popeyes will be open daily from 10:30 AM – 10 PM.
- The anticipated number of employees is 12-15 per shift with 2 shifts daily.
- The anticipated number of customers is 300 per day or 2,000 per week. This site was selected due to its prominent location on S. Business Drive.
- Weekly deliveries will include two (2) from Sysco (main deliveries) and two (2) from WPS (just poultry). A delivery loading zone is proposed in the rear (east side) of the facility, and an adjoining access easement is proposed for routing delivery trucks through the south drive entrance and into the loading zone. Deliveries typically occur prior to opening between 8AM and 11AM.

Specific site improvements include:

- The proposed restaurant will be 2,604sf in size.

- Provided parking spaces is 29. Required spaces is 28.
- The existing north driveway will be utilized for site access with the existing curb cut and approach remaining in its current state.
- A cross-access easement is recorded between the parcels as well as an access easement from the south property into the loading zone of the north property.
- Sidewalk within the right-of-way along S. Business Drive is remaining unchanged. Private sidewalk around the building is proposed to allow access for customers to the main entrance doors.
- A waste enclosure is proposed to the northeast of the building. Applicant indicates there will be no outdoor storage.
- Stormwater from the site will be directed to onsite storm sewer which will drain to the existing storm sewer located on the south property.
- Landscaping will be provided in accordance with the City ordinance, in an approach which ensures species resiliency and complimentary aesthetics.
- Site lighting will meet the City ordinance in a fashion that provides appropriate light intensity for safety with cut-off fixtures for minimal light trespass.

The applicant states the following about the restaurant architecture:

- Most of the existing buildings near the proposed development are constructed with brick, EIFS and fiber cement. The proposed development follows suit with this exterior façade.
- The front elevation facing S. Business drive is roughly half EIFS and half fiber cement in a wood look vertical panel.
- The side elevations have brick veneer towers along with the rest being constructed out of EIFS. Awnings and the brick veneer towers provide relief from having a continuous material elevation.
- The buildings primary colors are white and brown with the Popeyes Brand Orange and Red providing accents.
- Three (3) roof top mechanical units to be screened by building parapets.

The applicant states the following about signage:

- A ground mounted monument sign is proposed to the west of the proposed building.
- Building signage will be included on the front elevation as you enter the property from S Business Drive.
- Building signage will also be located above the main entrance as you enter the restaurant.

Other general information about the project:

- Construction is planned to commence as soon as possible with an opening in mid-January.

STAFF COMMENTS:

Applicant will be demolishing existing Ryder Truck facilities located on the north side of the property to construct the new drive thru restaurant. The property will need to be in a dustless condition if construction of the restaurant does not immediately take place.

Access to the site is proposed to come from the existing S. Business Drive driveway and will also have a shared access agreement with the new Lot 2 parcel to the south.

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

Appears there are some contaminated soils on the east end of the property that are intended to remain covered/capped with concrete. Maybe the applicant can address what is taking place on the east end of the property and the timeframe for those contaminants to be mitigated. Once mitigated staff would like to see this property landscaped and/or grassed instead of remaining paved surface.

The Plan Commission may want the applicant to explain the following:

- A little explanation about the Popeyes Menu?
- How did Popeyes select Sheboygan?
- Explanation of drive thru business compared to sit down business.

The proposed Popeyes Restaurant is a nice redevelopment on this former Ryder Truck property and appears to be a nice fit with many of the other commercial restaurants and retail/service establishments located along S. Business Drive. Creating the 2nd parcel will also allow for future commercial development of this property.

Applicant is requesting the following exceptions:

- Requesting a paving variance to be zero (0) feet to the south property line – minimum paving setback is five (5) feet.
- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational and bufferyard landscaping requirements.

ACTION REQUESTED:

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


1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, 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. 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.
4. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.

5. Dumpster(s) shall be screened/enclosed and constructed of like materials and color the facility and shall be completed prior to issuance of an occupancy permit.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
8. Any unused mechanical boxes, equipment, etc. shall be removed from the site.
9. 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.
10. 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.
11. Applicant shall install individual letter signs – no cabinet or flat panel signs.
12. 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 eight (8) feet.
13. All areas used for parking/maneuvering of vehicles shall be paved.
14. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
15. 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.
16. 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.
17. 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.
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 and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
19. 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.).
20. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
21. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
22. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
23. 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).
24. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to water and sewer.
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. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed.
27. City Development staff will sign the proposed CSM only if the proposal exactly matches the approved development plan/property layout. If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any and all changes.
28. Prior to building permit issuance, the applicant is responsible for providing all shared agreements/easements between the subject property and adjoining properties including but not limited to ingress/egress, shared access, parking, stormwater facilities, utilities, etc. This easement document shall be officially recorded by Sheboygan County.
29. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded and the applicant can demonstrate that they are the owner of newly created lot.
30. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
31. 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

	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: \$250.00
		Review Date: _____
		Zoning: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Sheboygan Pop Ops LLC		Authorized Representative Yaman Parmaksiz	
Title Owner			
Mailing Address 1826 Clover Drive	City Inverness	State IL	ZIP Code 60067
Email Address yamanpar@yahoo.com		Phone Number (incl. area code) 847.312.3997	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)		Contact Person	
Title			
Mailing Address	City	State	ZIP Code
Email Address		Phone Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 3207 S Business Drive, Sheboygan, WI - quick service restaurant with double drive thru		Parcel No.	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Popeyes Sheboygan		
Existing Zoning:	see attached narrative		
Present Use of Parcel:	see attached narrative		
Proposed Use of Parcel:	see attached narrative		
Present Use of Adjacent Properties:	see attached narrative		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Yaman Parmaksiz		Title Owner	Phone Number 847.312.3997
Signature of Applicant 		Date Signed 6/27/23	

Complete 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 three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

June 30, 2023

CUP Project Description

PROJECT NAME AND ADDRESS:

Popeyes Louisiana Kitchen
3207 S Business Dr
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA

- The parcel is defined as tax parcel 59281431171
- UC-Urban Commercial District
- Total Lot area is 78,828 SF

EXISTING SITE CONDITIONS/LAND USE:

- The property is currently owned 50% each by Sheboygan Pop Ops LLC and SmitCo Eateries. The property previously functioned as a truck rental/repair facility and has been divided into two separate parcels via Certified Survey Map. The facility is currently vacant and the north building will be demolished, with the south building remaining until that site is redeveloped. The existing site is 83.1% impervious.

PROPOSED LOT CREATION (ACCESS EASEMENTS, UTILITY EASEMENTS, STORMWATER EASEMENTS):

- The existing parcel (1.81 acres) was split into two (2) lots via Certified Survey Map. The updated Certified Survey Map is included in the CUP submittal package.
- The proposed North Lot 1 development is a Popeyes Louisiana Kitchen quick-serve restaurant with double drive-thru.
- The contaminated soil area is contained solely on the north property with the south future development property having no contamination.
- Development plans for the South Lot 2 is undetermined at this time, however, the potential plan is for a restaurant or multi-tenant retail development. The existing building is planned to be demolished when this project commences.
- A cross-access easement is recorded between the parcels as well as an access easement from the south property into the loading zone of the north property.
- Utility easements are also recorded due to necessary direction for routing of the sanitary service.
- A drainage easement was recorded to direct drainage to the existing storm sewer in the south property.

SITE SELECTION:

- Current location was selected due to S Business Drive being a heavily traveled commercial corridor through the City with excellent visibility and access.

EXPLANATION BUSINESS ACTIVITIES:

- Popeyes will be open daily from 10:30 AM – 10 PM.
- No on-site outside storage will occur.
- The anticipated number of employees is 12-15 per shift with 2 shifts daily.
- The anticipated number of customers is 300 per day or 2,000 per week.

- Weekly deliveries will include 2 from Sysco (main deliveries) and 2 from WPS (just poultry).
- A delivery loading zone is proposed in the rear (east side) of the facility, and an adjoining access easement is proposed for routing delivery trucks through the south drive entrance and into the loading zone.
- Deliveries typically occur prior to opening between 8 AM and 11 AM.

DESCRIPTION OF PROPOSED BUILDING AND ALL NEW SITE IMPROVEMENTS:

- The site area for the proposed Popeyes is 78,828 sf.
- The disturbed area for the proposed Popeyes is 0.89 acres.
- The building will be 2,604 sf.
- The project is a redevelopment site with no increase in exposed parking or roads and is therefore exempt from stormwater requirements. Stormwater from the site will be directed to onsite storm sewer which will drain to the existing storm sewer located on the south property.
- Landscaping will be provided in accordance with the City ordinance, in an approach which ensures species resiliency and complimentary aesthetics.
- No site fencing is proposed with this project.
- Site lighting will meet the City ordinance in a fashion that provides appropriate light intensity for safety with cut-off fixtures for minimal light trespass.
- The existing north driveway will be utilized for site access with the existing curb cut and approach remaining in its current state.
- Provided parking spaces is 29. Required spaces is 28.
- The building is set back from all property lines a minimum of 59'. All required setback requirements are met.
- Sidewalk within the ROW along S Business Drive is remaining unchanged. Private sidewalk around the building is proposed to allow access for customers to the main entrance doors.
- A waste enclosure is proposed to the northeast of the building.
- Three roof top mechanical units to be screened by building parapets.
- The existing sanitary service to the site is a 4" line which comes from the south, out of the Washington Ave ROW and goes underneath the existing commercial building south of the Ryder Truck facility. Investigation is taking place into the most suitable sanitary route and any subsequent easement work required.

HOW WILL SITE BE SERVICED WITH STREETS AND UTILITIES:

- The existing 2" water service which extends into the south parcel is being utilized to service the proposed Popeyes. The future south tenant will be able to use either the existing 1.5" service or put in a new service connection into S Business Drive.
- The existing sanitary service to the site is a 4" line which comes from the south, out of the Washington Ave ROW and goes underneath the existing commercial building south of the Ryder Truck facility. Investigation is taking place into the most suitable sanitary route and any subsequent easement work required. Any new/modified service will be sized such that the future south tenant will be able to utilize this service.
- Driveway access is provided off of S Business Drive, consistent with the existing use.

PROPOSED TRAFFIC IMPACTS TO ADJOINING STREETS IN THE NEIGHBORHOOD BASED ON THIS DEVELOPMENT:

- As a commercial corridor, S Business Drive is designed for a high volume of traffic. There are no adjoining streets to the development and no negative traffic impacts to the neighborhood are anticipated.

DESCRIPTION OF THE PROPOSED ARCHITECTURAL STYLE AND MATERIALS AND HOW IT IS COMPATIBLE WITH THE DEVELOPMENT AND REDEVELOPMENT IN AND AROUND THE AREA:

- Most of the existing buildings near the proposed development are constructed with Brick, EIFS, & fiber cement. The proposed development follows suit with this exterior façade. The front elevation facing S. Business drive is roughly half EIFS and half fiber cement in a wood look vertical panel. The side elevations have brick veneer towers along with the rest being constructed out of EIFS. Awnings and the brick veneer towers provide relief from having a continuous material elevation. The buildings primary colors are white and brown with the Popeyes Brand Orange and Red providing accents. The waste enclosure will be constructed out of split faced block painted to match the building along with black composite wood gates.

HOW DOES THIS IMPROVEMENT ENHANCE THE PROPERTY AND THIS VERY VISIBLE S. BUSINESS DRIVE COMMERCIAL CORRIDOR LOCATION:

- The current Ryder Truck use is industrial looking in nature. The proposed Popeyes will include high quality architecture and landscaping features improving the overall appearance of the property.

PROPOSED SIGNAGE:

- A ground mounted monument sign is proposed to the west of the proposed building. Additionally, building signage will be included on the front elevation as you enter the property from S Business Drive. Building signage will also be located above the main entrance as you enter the restaurant.

ESTIMATED VALUE OF PROJECT:

- Approximately \$1.2M not including the land.

CONSTRUCTION TIMELINE:

- Construction is planned to commence as soon as possible with an opening in mid-January.

POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

- As a commercial corridor, S Business Drive is designed for a high volume of traffic. The proposed development will have no negative impacts to the neighborhood.
- No outside storage is proposed.
- All waste will be stored in waste enclosure located northeast of the building.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass.
- The architectural style of the building will fit in and compliment surrounding commercial developments.

CERTIFIED SURVEY MAP

FOR

HEAVEN SENT PROPERTIES, LLC

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4,
SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST
1/4, SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

2122307

SHEBOYGAN COUNTY, WI

RECORDED ON

09/09/2021 03:25 PM

ELLEN R. SCHLEICHER

REGISTER OF DEEDS

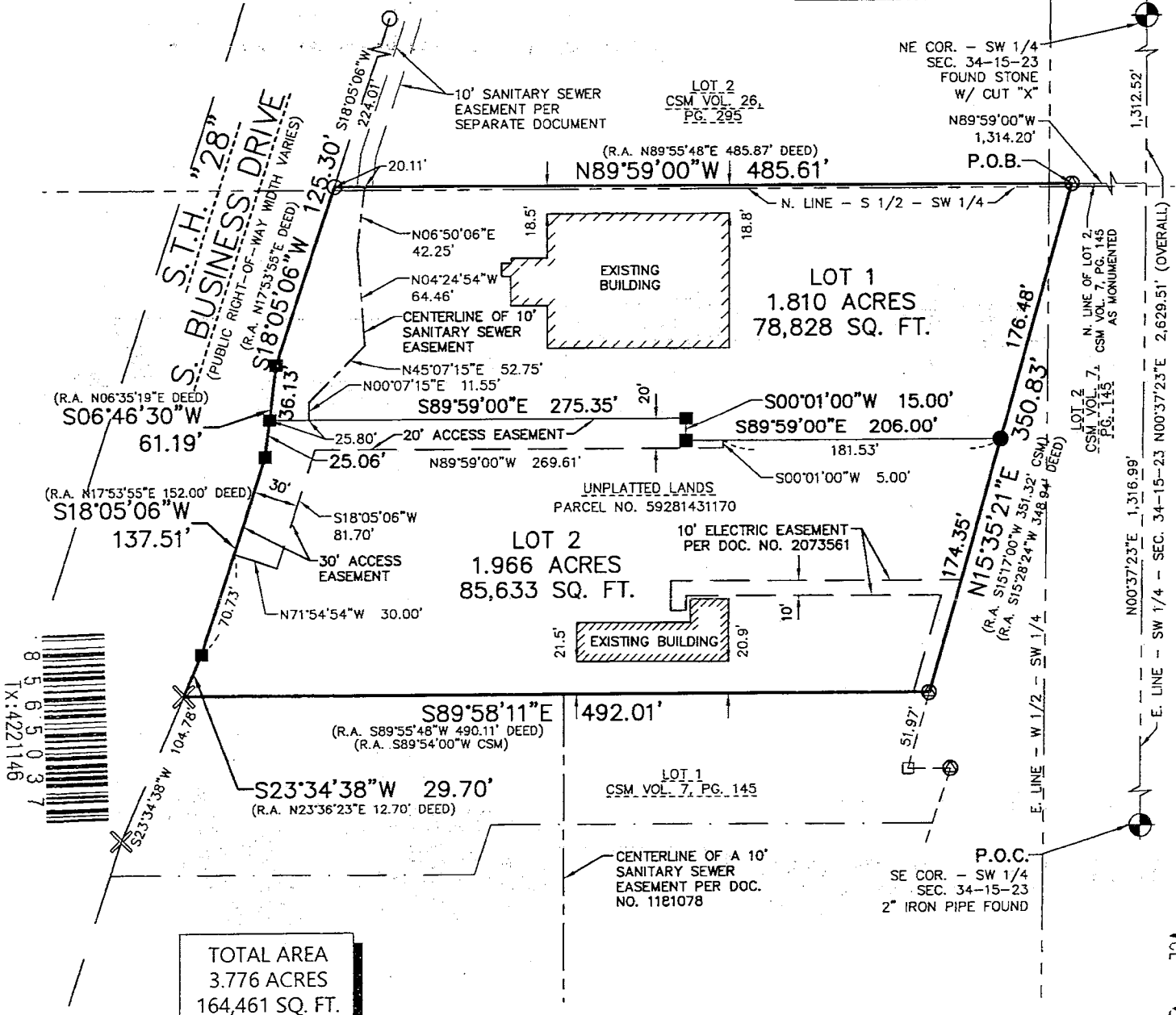
RECORDING FEE: 30.00

TRANSFER FEE:

EXEMPTION #

Cashier ID: 3

PAGES: 3

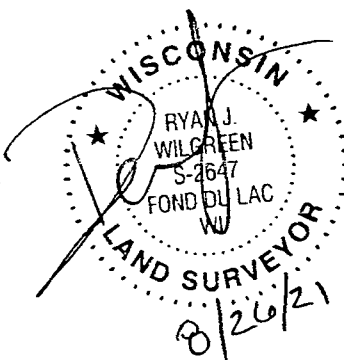
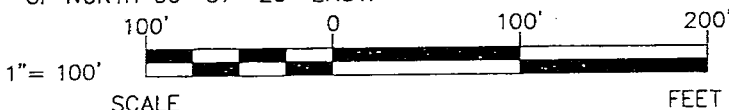


TOTAL AREA
3.776 ACRES
164,461 SQ. FT.

LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- - MAG NAIL SET
- - 3/4" REBAR FOUND
- ⊙ - 3/4" IRON PIPE FOUND
- - MAG NAIL FOUND
- ✕ - CUT "X" FOUND
- ⊕ - SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY
COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE EAST LINE
OF THE SOUTHWEST 1/4 OF SECTION 34 HAS A BEARING
OF NORTH 00°-37'-23" EAST.



OWNER:

HEAVEN SENT PROPERTIES, LLC
2800 E. ENTERPRISE AVENUE, STE 333
APPLETON, WI 54913

SHEET 1 OF 3 SHEETS

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan

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

JOB NO. 2029700

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CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4, SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

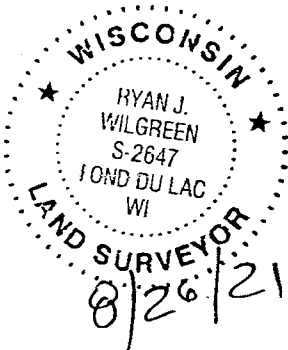
That I have made such Certified Survey under the direction of Heaven Sent Properties, LLC
bounded and described as follows:

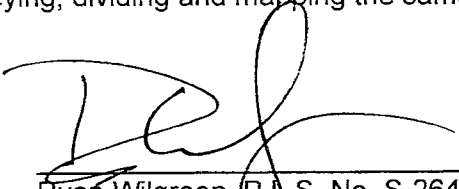
Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of
Section 34, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin being
more particularly described as follows:

Commencing at Southeast corner of the Southwest 1/4 of said Section 34; thence North 00°-37'-23"
East along the East line of said Southwest 1/4, a distance of 1,316.99 feet; thence North 89°-59'-00" West,
a distance of 1,314.20 feet to the Northwest corner of Lot 2 of Certified Survey Map recorded in the
Sheboygan County Register of Deeds Office in Volume 7 of Certified Survey Maps on Page 145 as
Document No. 1116245, said point being the point of beginning; thence continuing North 89°-59'-00" West
along the South line of Lot 2 of Certified Survey Map recorded in the Sheboygan County Register of Deeds
Office in Volume 26 of Certified Survey Maps on Page 295 as Document No. 2000886, a distance of 485.61
feet to the Southwest corner of said Lot 2 of CSM Volume 26, Page 295; thence South 18°-05'-06" West
along the Easterly right-of-way line of S. Business Drive, a distance of 125.30 feet; thence South 06°-46'-
30" West along said Easterly line, a distance of 61.19 feet; thence South 18°-05'-06" West along said
Easterly line, a distance of 137.51 feet; thence South 23°-34'-38" West along said Easterly line, a distance
of 29.70 feet to the North line of Lot 1 of CSM Volume 7, Page 145; thence South 89°-58'-11" East along
said North line, a distance of 492.01 feet to the Northeast corner of said Lot 1; thence North 15°-35'-21"
East along a Westerly line of Lot 2 of CSM Volume 26, Page 295, a distance of 350.83 feet to the point of
beginning and containing 3.776 acres (164,461 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the
subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the
Subdivision Ordinance of the City of Sheboygan in surveying, dividing and mapping the same.





Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2029700

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CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4, SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

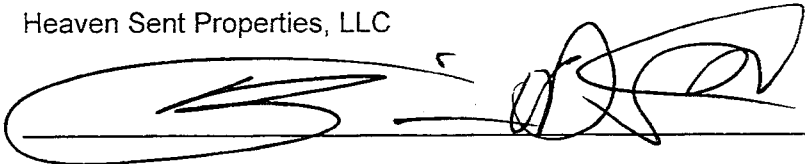
Heaven Sent Properties, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Arkansas, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Heaven Sent Properties, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. City of Sheboygan

WITNESS the hand and seal of said owner this 31 day of August, 2021.

Heaven Sent Properties, LLC



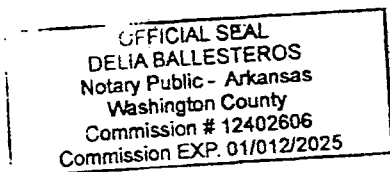
Brian D Smith Member
(Print) (Title)

STATE OF Arkansas)

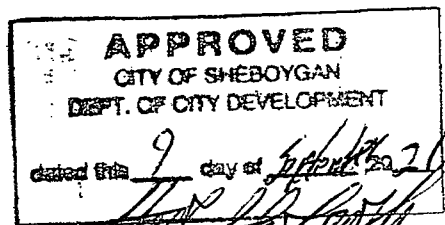
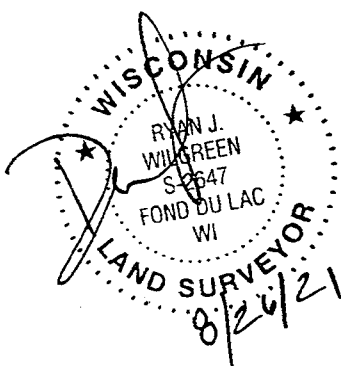
Washington COUNTY)SS

Personally came before me this 31 day of August, 2021, the above named

Brian Smith to me known to be the person who executed the foregoing instrument and acknowledged the same.



Delia Ballesteros
Notary Public, Arkansas County, Washington
My Commission Expires: 1.12.2025



COLLABORATION

PROJECT INFORMATION

PROPOSED BUILDING FOR:
POPEYES LOUISIANA KITCHEN
3207 S. BUSINESS DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 10, 2021
FEB. 23, 2021
MAR. 2, 2021

NOT FOR CONSTRUCTION

JOB NUMBER

2029700

SHEET NUMBER

C1.1

SITE INFORMATION:

PROPOSED PROPERTY AREA: AREA = 78,828 S.F. (1.81 ACRES).
(POPEYES SITE)

EXISTING ZONING: URBAN COMMERCIAL DISTRICT (UC)

PROPOSED ZONING: URBAN COMMERCIAL DISTRICT (UC)

PROPOSED USE: QUICK-SERVE RESTAURANT W/ DOUBLE DRIVE-THRU

AREA OF SITE DISTURBANCE: 0.89 ACRES

SETBACKS: BUILDING: FRONT = 0'
SIDE = 5'
REAR = 10'
PAVEMENT: FRONT = 5'
SIDE = 5'
REAR = 5'

PROPOSED BUILDING HEIGHT: 22'-4" (MAX. HEIGHT ALLOWED: 50')

PARKING REQUIRED: 1 SPACE PER 50 S.F. (1,000 SF SERVICE)
PLUS 12 EMPLOYEES = 32 STALLS TOTAL

PARKING PROVIDED: 32 SPACES (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2

HOURS OF OPERATION: 10:30AM-10:00PM, 7 DAYS

BUILDING OCCUPANCY CLASSIFICATION = ASSEMBLY A2 (RESTAURANT)

CLASS OF BUILDING CONSTRUCTION = VB

EXISTING SITE DATA (WITHIN PROJECT AREA)

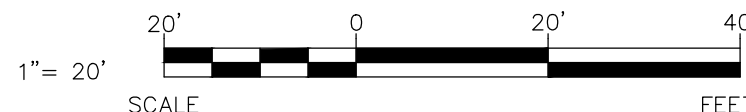
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.89	38,850	
BUILDING FLOOR AREA	0.22	9,485	24.4%
PAVEMENT (ASP. & CONC.)	0.58	25,051	64.5%
TOTAL IMPERVIOUS	0.79	34,536	88.9%
LANDSCAPE/ OPEN SPACE	0.10	4,314	11.1%

PROPOSED SITE DATA (WITHIN PROJECT AREA)

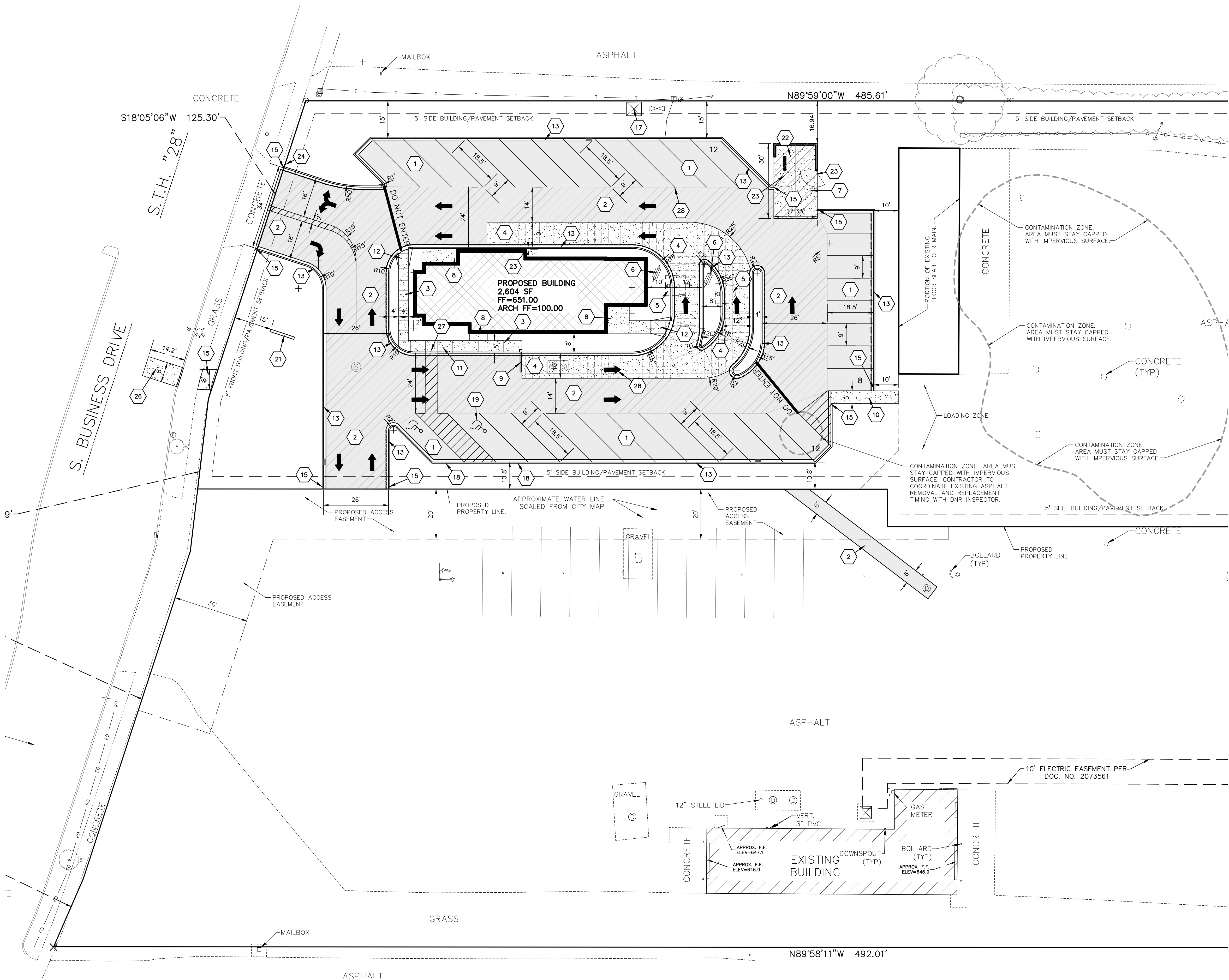
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.89	38,850	
BUILDING FLOOR AREA	0.06	2,604	6.7%
PAVEMENT (ASP. & CONC.)	0.55	23,803	61.3%
TOTAL IMPERVIOUS	0.61	26,407	68.0%
LANDSCAPE/ OPEN SPACE	0.29	12,443	32.0%

SITE PLAN KEYNOTES

- STANDARD ASPHALT SECTION (TYP.)
- HEAVY DUTY ASPHALT SECTION (TYP.)
- CONCRETE SIDEWALK (TYP.)
- DRIVE THRU CONCRETE (TYP.)
- MENUBOARD CANOPY, SPEAKER POST AND OCB (TYP)
- MENUBOARD (TYP) SEE ELECTRICAL PLANS FOR CONDUITS TO MENUBOARD.
- DUMPSTER PAD/APRON CONCRETE (TYP)
- CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
- CLEARANCE POLE (TYP) SIGN FOOTING TO BE INTEGRAL TO SIDEWALK
- FLUSH WALK (TYP.)
- ADA RAMP (TYP.)
- CURB RAMP (TYP.)
- 18" CURB & GUTTER (TYP.)
- CURB TAPER (TYP.)
- EXISTING TRANSFORMER PAD
(CONTRACTOR TO VERIFY IF EXISTING CAN BE USED OR IF NEW TRANSFORMER AND PAD IS NECESSARY)
- HANDICAP SIGN (TYP.)
- HANDICAP STALL & STRIPING PER STATE CODES.
- PROPOSED MONUMENT SIGN
(DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- 6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
- STOP SIGN (TYP.)
- REPLACE EXISTING SIDEWALK PER CITY STANDARDS.
- REPLACE EXISTING CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER PER CITY STANDARDS.
- DETECTABLE WARNING PLATE
- TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.



CIVIL SITE PLAN



NOTE:
NOTIFY OWNER AND VERIFY STRIPING
WITH OWNER PRIOR TO PLACING ALL
ARROWS TO VALIDATE PLACEMENT.

NOTE:
CONTRACTOR TO POWER WASH
ENTIRE SITE SURFACES AFTER ALL
WORK IS COMPLETE.

NOTE:
CONCRETE STOOPS AND EXTERIOR
SIDEWALK CONCRETE ADJACENT TO
ENTRANCES TO BE BLACK
COLORED CONCRETE. VERIFY FINAL
COLOR/SHADE WITH OWNER.

NOTE:
ALL CURB HEADS LOCATED ONSITE
TO BE PAINTED BLACK. SEE CURB
DETAIL.

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

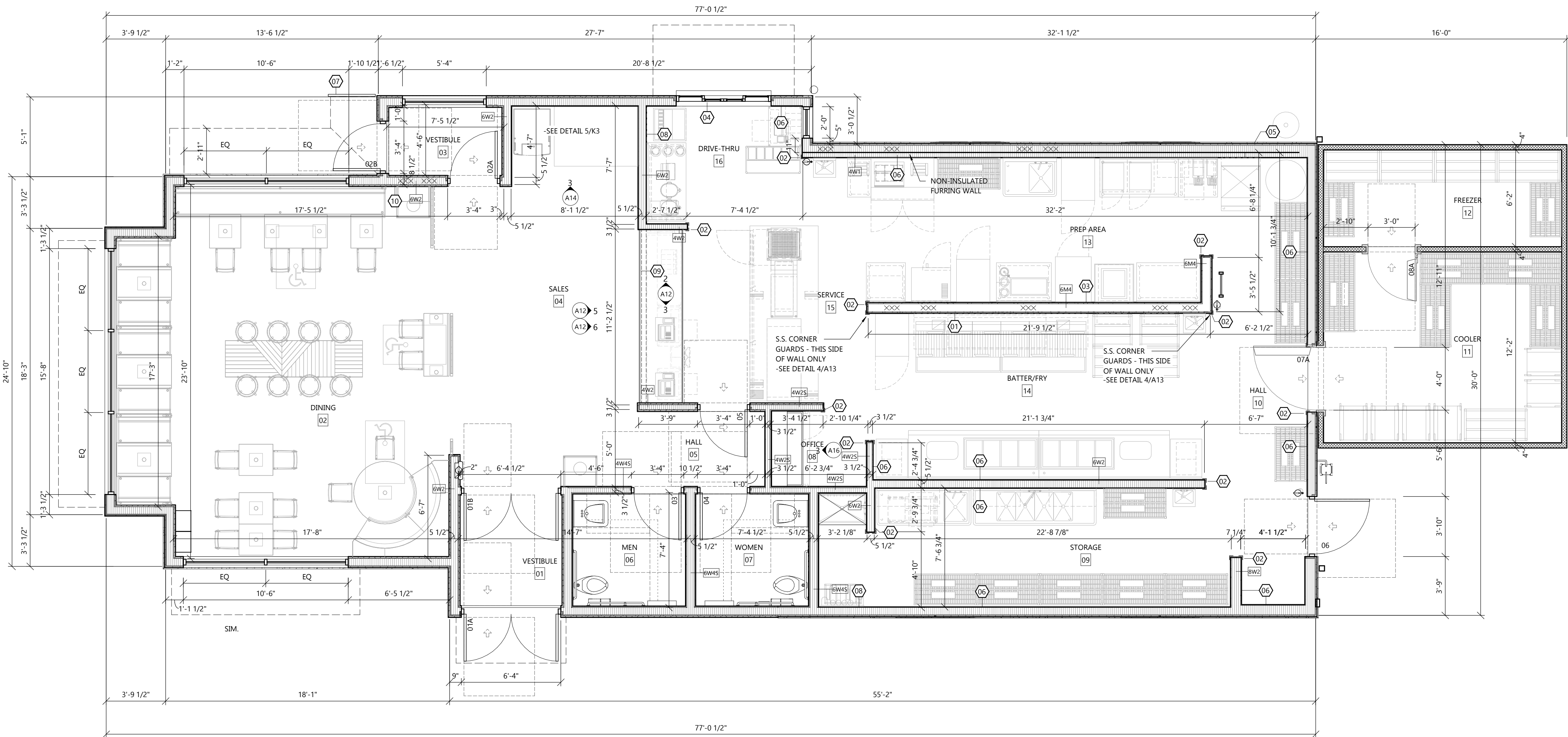
PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- HEAVY DUTY ASPHALT
- SIDEWALK CONCRETE
- DRIVE THRU CONCRETE
- DUMPSTER PAD CONCRETE

CURB & GUTTER MARKING KEY:

- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

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



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND

- 12B1 SEE SHEET A18 FOR WALL TYPES
- EXIT SIGNAGE
- FIRE EXTINGUISHER - SEE A18 SHEETS
- FIRE EXTINGUISHER w/ CABINET - SEE A18 SHEETS
- GP-X GUARD POST DESIGNATION
-SEE CIVIL FOR DETAILS

GENERAL NOTES

GYPSUM BOARD / EXTERIOR SHEATHING NOTES:

- EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD NAILED IN ACCORDANCE WITH THE STRUCTURAL NAILING SCHEDULE. REFER TO SHEETS 5-4.
- GYPSUM BOARD SHALL BE TYPE "MOISTURE RESISTANT" IN ALL AREAS TO RECEIVE WALL TILE OR FRP PANELS.

INSULATION NOTES:

- ALL EXTERIOR WALLS TO RECEIVE FIBERGLASS BATT INSULATION TO MATCH DEPTH OF WALL CAVITY.

BLOCKING NOTES:

- "xxxxxxx" INDICATES BLOCKING REQUIRED IN WALL FOR PLUMBING LINES AND RESTROOM ACCESSORIES. BLOCKING SHALL BE FIRE RETARDANT WHERE REQUIRED BY CODE.

- CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR OBTAINING MANUFACTURERS' CUT SHEETS AND LOCATING BLOCKING AS REQUIRED. THIS INCLUDES KITCHEN EQUIPMENT AND ITEMS FURNISHED AND INSTALLED BY OTHERS.

FRAMING NOTES:

- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD
- CONTRACTOR MAY SUBSTITUTE METAL STUDS FOR INTERIOR WALL AND SOFFIT FRAMING IF REQUIRED. WHERE USED, METAL FRAMING TO BE 25 GA. UNLESS OTHERWISE SPECIFIED (U.N.O.).
- REFER TO FRAMING NOTES FOR WALL SECTIONS.
- ALL INTERIOR WOOD FRAMING TO BE #2 SPRUCE, FIR OR WHITE PINE. WHERE REQUIRED BY CODE, FRAMING SHALL BE #2 FIRE RETARDANT YELLOW PINE. CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING.
- ALL WOOD IN CONTACT WITH THE SLAB MUST BE PRESSURE TREATED.
- ALL INTERIOR WALLS TO BE FRAMED TO UNDERSIDE OF TRUSS U.N.O.
- ALL INTERIOR WALLS THAT ARE NOT SHEAR WALLS TO BE ANCHORED W/ 5/8" DIA. EXPANSION ANCHORS AT 6'-0" O.C. SEE STRUCTURAL DWGS. FOR SHEAR WALL ANCHORS.

FINISH NOTES:

- ALL GYPSUM WALL BOARD BELOW FINISHED CEILING HEIGHT IS TO BE PREPARED FOR PAINTING OR WALLCOVERING AS INDICATED ON INTERIOR DECOR DRAWINGS AND FINISH SCHEDULE. SEE GEN. CONSTR. NOTES FOR DINING AREA
- SEE INTERIOR DECOR DRAWINGS FOR WALL FINISHES
- ALL WOOD TRIM PROVIDED BY VENDOR MUST BE FINE SANDED AND SEALED WITH CLEAR POLYURETHANE FINISH BY THE GC TO MATCH THE ADJACENT CAR SIDING.

DOOR NOTES:

- THE ARCHITECT AND ENGINEERS OF RECORD SHALL VERIFY ALL ACCESSIBLE APPROACHES AND ENTRANCES TO VERIFY THAT THEY COMPLY WITH ALL APPLICABLE CODES. G.C. TO ENSURE THAT ALL DIRECTIONS AND DIMENSIONS GIVEN ARE STRICTLY ADHERED TO. IF CHANGES ARE MADE THAT CONTRADICT WITH THE DRAWING, OR IF EXISTING FIELD CONDITIONS MAKE THE DRAWINGS NOT APPLICABLE, THE ARCHITECT MUST BE CONTACTED IMMEDIATELY.
- ALL DOORS SHALL BE ABLE TO BE OPENED FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT, AND COMPLY WITH ALL CODES. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.

GLAZING NOTES:

- ALL GLAZING WITHIN A 24" ARC OF DOORS WHOSE BOTTOM IS LESS THAN 60" ABOVE THE FLOOR AND ALL GLAZING IN DOORS SHALL BE SAFETY TEMPERED.

CONSTRUCTION KEY NOTES

- INSTALL FULL HEIGHT 18 GA STAINLESS STEEL PANEL BEHIND OVENS AND FRYERS. S/S SHALL EXTEND 18" BESIDE EQUIPMENT. REFER TO INTERIOR KITCHEN ELEVATIONS AND EQUIPMENT PLAN FOR LOCATIONS.
- GENERAL CONTRACTOR (G.C.) TO PROVIDE 2"x2" FULL HEIGHT CORNER GUARDS ON ALL OUTSIDE CORNERS @ KITCHEN WALLS.
- HOOD WALL TO BE CONSTRUCTED WITH 6" METAL STUD STUDS AT 16" O.C. INSTALL 2 LAYERS 5/8" MOISTURE RESISTANT TYPE X GYPSUM WALL BOARD ON BOTH WALL SIDES FROM FINISHED FLOOR TO BEYOND CEILING.
- ELECTRIC DRIVE-THRU WINDOW TO BE INSTALLED AT THE LOCATION SHOWN. VERIFY REQUIRED ROUGH-IN AND ELECTRICAL REQUIREMENTS WITH MANUFACTURER BEFORE PROCEEDING.
- GC SHALL COORDINATE WITH KOLPAK TO PROVIDE THE INSTALLATION KIT TO MOUNT THE WIB ON THE OUTSIDE OF THE BUILDING.
- PROVIDE 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD ON ALL INTERIOR KITCHEN WALL SURFACES FROM FINISHED FLOOR TO 24" ABOVE FINISHED FLOOR. UNO. PROVIDE 1/2" PLYWOOD FROM 24" AFF TO BEYOND CEILING ON ALL KITCHEN WALLS.
- INSTALL GUARDRAIL ACCORDING TO THE MANUFACTURER'S SPECIFICATION
- SEE P1 SHEET FOR SODA LINE CHASES. VERIFY LOCATIONS WITH BEVERAGE PROVIDER.
- INSTALL THE HALF WALL AND FRONT COUNTER AFTER THE KITCHEN EQUIPMENT HAS BEEN BROUGHT IN. PROVIDE 1/2" GYPSUM WALL BOARD ON THE SIDE FACING THE DINING. PROVIDE 1/2" PLYWOOD WITH FRP ON THE SIDE FACING THE KITCHEN.
- WALL MOUNTED TV LOCATION, PROVIDE 5/8" PLYWOOD SHEATHING ENTIRE WALL FOR MOUNTING OF TV.

FIRST FLOOR PLAN

Item 7.



COLLABORATION



PROJECT INFORMATION

PROPOSED BUILDING FOR:
POPEYES LOUISIANA KITCHEN
3207 S. BUSINESS DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 2, 2021

NOT FOR CONSTRUCTION

JOB NUMBER

2029700

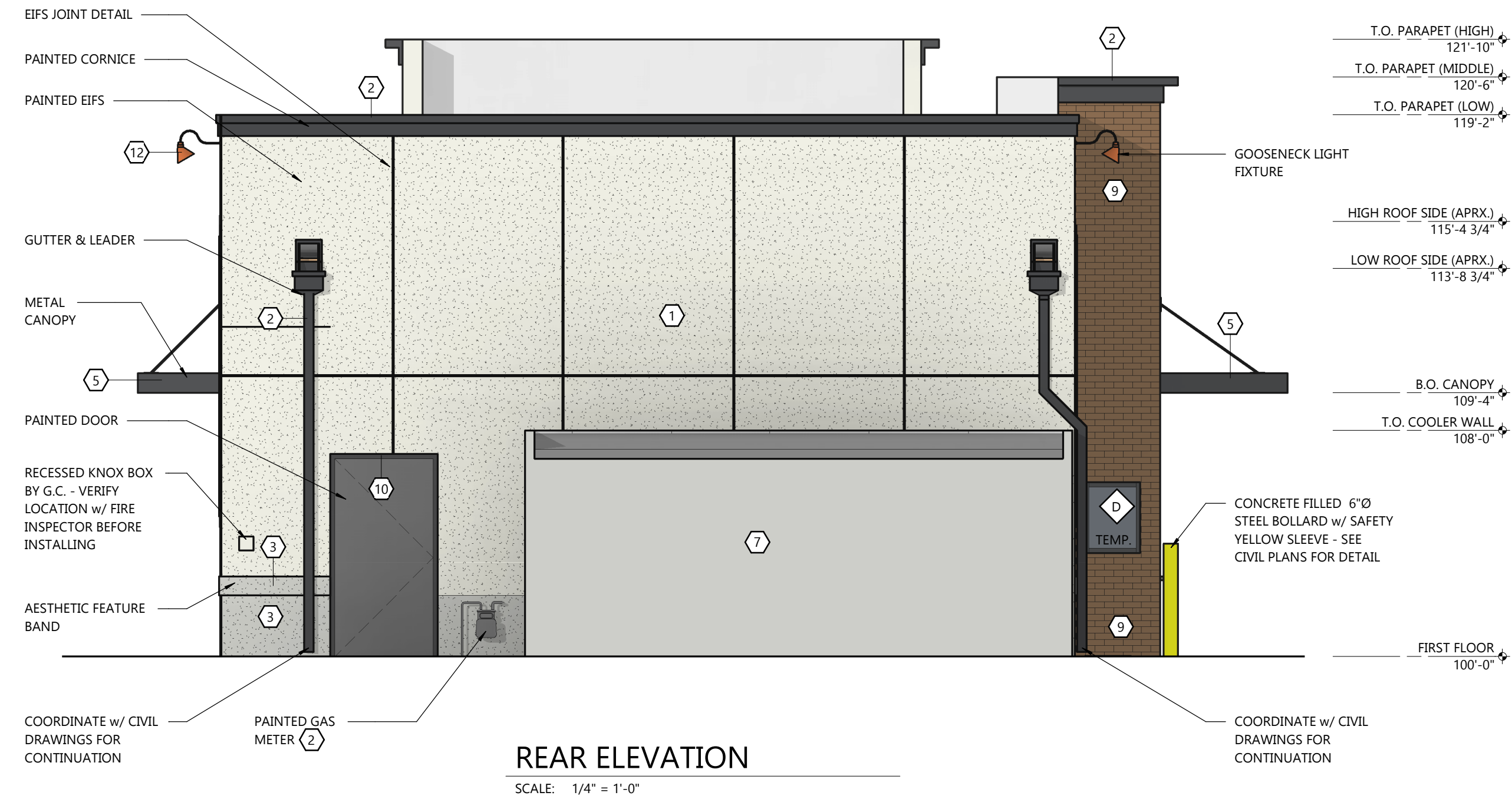
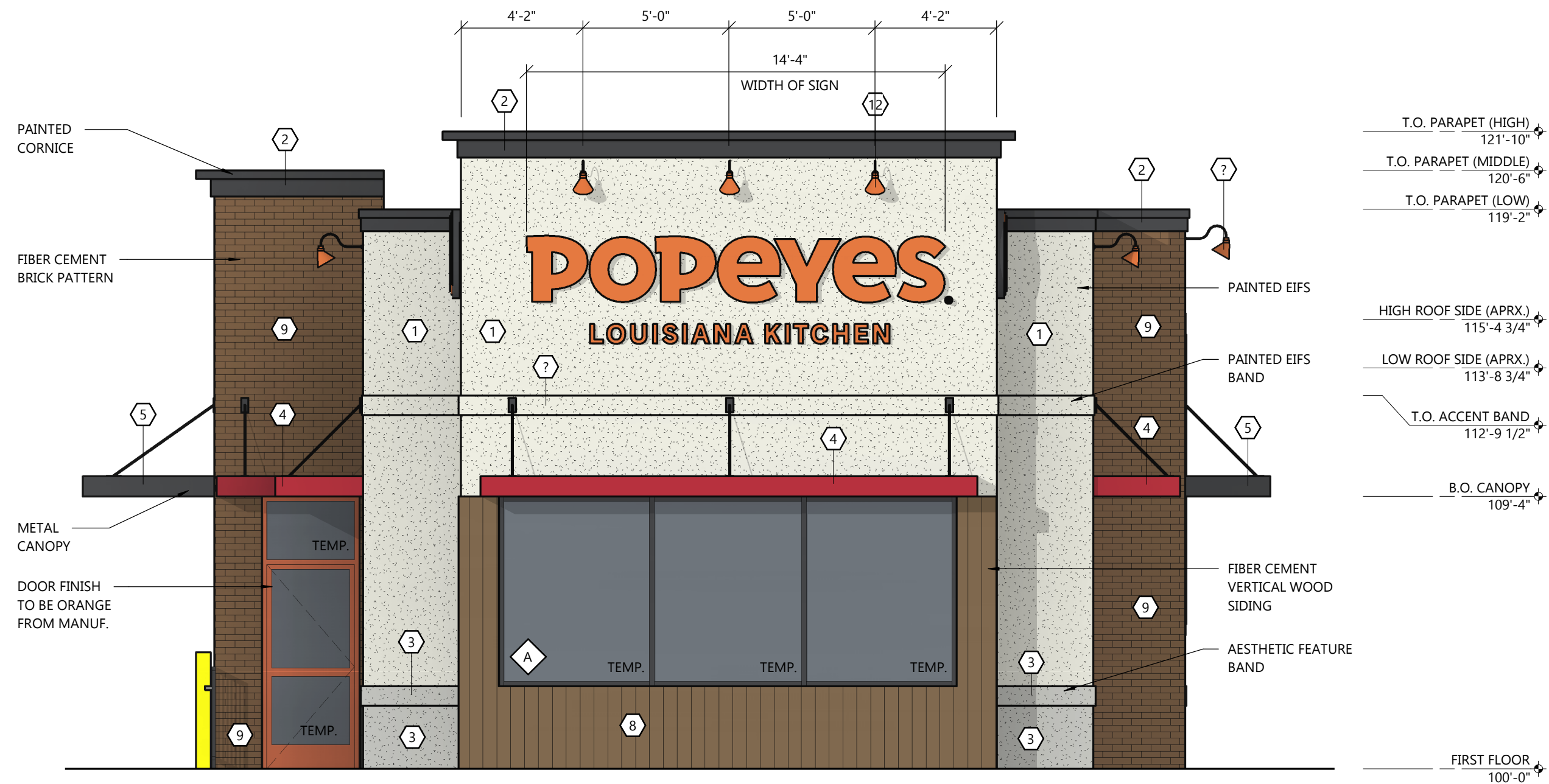
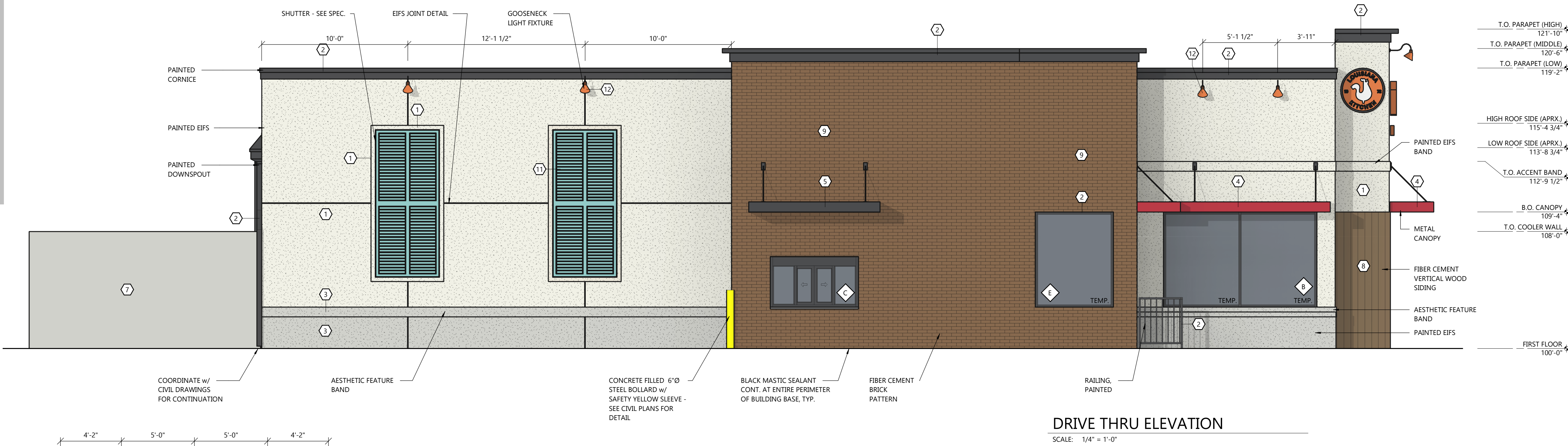
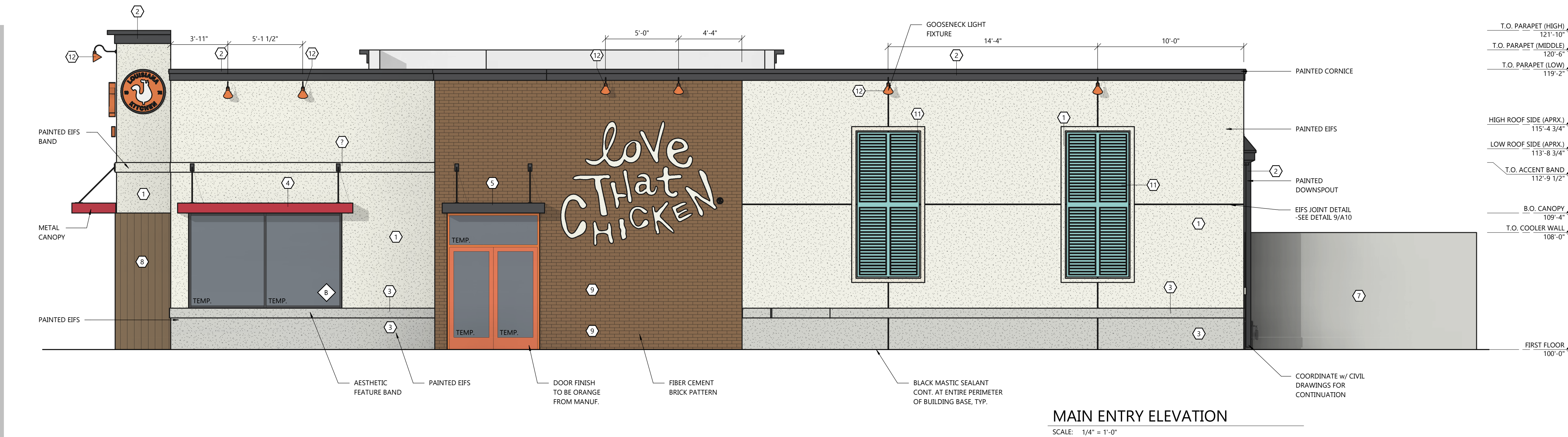
SHEET NUMBER

A1.1

BENJAMIN MOORE CONTACT:
CONTACT: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE
PHONE: (800) 344-0400 EXT. 5240
EMAIL: rodger.lippman@benjaminmoore.com

1	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM BENJAMIN MOORE "WHITE" OC-125 MOONLIGHT WHITE
2	PARAPET TRIM BENJAMIN MOORE "BLACK" Z120-20 BLACK IRON
3	WAINSCOT ACCENT TRIM & BELOW BENJAMIN MOORE "GRAY" HC-170 STONINGTON GRAY
4	ALUMINUM ACCENT BAND & CANOPY BENJAMIN MOORE "RED" 2086-10 EXOTIC RED
5	DRIVE THRU WINDOW CANOPY PRIMER: PRO INDUSTRIAL PRO-CRYL PRIMER B66-310 PAINT: PRO INDUSTRIAL HIGH PERFORMANCE ACRYLIC B66-660 EGGSHELL FACTORY FINISH BLACK
6	DUMPSTER GATES PRIMER: PRO INDUSTRIAL PRO-CRYL PRIMER B66-310 PAINT: PRO INDUSTRIAL HIGH PERFORMANCE ACRYLIC B66-600 GLOSS FACTORY FINISH BLACK
7	FREEZER/COOLER WALLS BENJAMIN MOORE "GRAY" HC-170 STONINGTON GRAY (VERIFY w/ OWNER)
8	FRONT ELEVATION TOWER NICHIHA VINTAGE WOOD CEDAR
9	SIDE ELEVATION TOWERS NICHIHA VINTAGE BRICK ALEXANDRIA BUFF
10	EXTERIOR DOOR BENJAMIN MOORE "DARK GRAY" 2133-20 BLACK JACK
11	BENJAMIN MOORE "TEAL" OC-669 OCEANIC TEAL
12	SHERWIN WILLIAMS "ORANGE" SW 6886 INVIGORATE
	ALL EXTERIOR WALLS BENJAMIN MOORE - 2 COATS ON FULL FACADE SURFACE ALIPHATIC ACRYLIC URETHANE - CLEAR GLOSS ANTI-GRAFFITI PAINT M74-00 / M75

EXTERIOR MATERIALS SCHEDULE



Item 7.

ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION

PROJECT INFORMATION

PROPOSED BUILDING FOR:
POPEYES LOUISIANA KITCHEN
3207 S. BUSINESS DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 4, 2021
MAR. 2, 2021

JOB NUMBER
2029700

SHEET NUMBER
A2.0

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PROPOSED BUILDING FOR:
POPEYES LOUISIANA KITCHEN
3207 S. BUSINESS DRIVE • SHEBOYGAN, WI 53081

PRELIMINARY DATES
MAR. 2, 2021

MAR. 2, 2021

NOT FOR CONSTRUCTION

JOB NUMBER
2029700

SHEET NUMBER

C2.3

CIVIL DETAILS













CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 11-23-24 by Alderperson Ramey amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1923 Erie Avenue (Parcel #59281215510) from Class Urban Industrial (UI) to Class Suburban Office (SO) Classification.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: July 21, 2023

MEETING DATE: July 25, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

MVP Storage LLC is proposing to rezone Parcel #59281215510 from Urban Industrial (UI) to Suburban Office (SO). The applicant states the following:

- The current use of the property is the service of motorcycles and sales of used motorcycles.
- The current tenant would like to expand their sales department.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The property to the north is zoned Suburban Industrial (SI).
- The properties to the east, west and south are zoned Urban Industrial (UI).

It is important for the Plan Commission to understand that if the property zoning designation is changed from UI to SO, and applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the SO zone.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to expanding sales at this property.

The property is designated as an Employment Use in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Suburban Office zoning designation being requested.

ACTION REQUESTED:

Motion to recommend the Common Council approve G.O. No. 11-23-24 the proposed rezone to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Suburban Office (SO) for Parcel #59281215510.

ATTACHMENTS:

Rezone Application and required attachments

**CITY OF SHEBOYGAN
ORDINANCE 11-23-24**

BY ALDERPERSON RAMEY.

JULY 3, 2023.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1923 Erie Avenue (Parcel #59281215510) from Class Urban Industrial (UI) to Class Suburban Office (SO) Classification.

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

SECTION 1: AMENDMENT Pursuant to Section 105-35 of the Sheboygan Municipal Code, the official zoning map of the City is hereby *amended* so as to provide that the Use District Classification of the following described lands from Class Urban Industrial (UI) to Class Suburban Office (SO) Classification:

Property located at 1923 Erie Avenue described as:

SEC 22 T15N R23E COM AT A PNT IN SLY LINE OF ERIE AVE, N 67 DEG 47' E 719' FROM W LINE E ½ OF NW ¼, S 22 T 15 R 23, TH S 150', TH E 105', N 190.83' TO S LINE OF ERIE AVE, TH S 67 DEG 47' W 113.02' ALONG SLY LINE OF ERIE AVE TO BEG.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

PROPOSED REZONE FROM URBAN INDUSTRIAL (UI) TO SUBURBAN OFFICE (SO)

SECTION 22, TOWNSHIP 15 NORTH, RANGE 23 EAST

COM AT A PNT IN SLY LINE OF ERIE AVE, N 67 DEG 47' E 719' FROM W LINE E 1/2 OF NW 1/4, S 22, T.15 R 23, TH S 150', TH E 105', N 190.83' TO S LINE OF ERIE AVE, TH S 67 DEG 47' W 113.02' ALONG SLY LINE OF ERIE AVE TO BEG.



0 150 300 600 US Feet

