



# CITY PLAN COMMISSION AGENDA

**April 11, 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.

## OPENING OF MEETING

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

## MINUTES

4. Approval the Plan Commission minutes from March 28, 2023

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use Permit with exceptions by General Capital Group to construct the Berkshire Sheboygan Riverfront apartments and townhomes at the northeast corner of the S. 10<sup>th</sup> Street and Indiana Avenue intersection.
6. Application for Conditional Use Permit with exceptions by Kara Ottum to construct two (2) new single-family dwellings at the northwest intersection of N. 8<sup>th</sup> Street and Huron Avenue.
7. Application for Conditional Use and Sign Permit with exceptions by RLO Sign, Inc. to install a new electronic readerboard monument sign at the new BP Service Station located at 1441 N. 26<sup>th</sup> Street.
8. R. O. No. 128-22-23 by City Clerk submitting an application from Jack VanDerWeele for a change in zoning classification for property on Pershing Avenue - Parcel No. 59281012240 from Suburban Residential (SR-3) to suburban Residential (SR-5) Classification.
9. Gen. Ord. No. 30-22-23 by Alderperson Filicky-Peneski amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property on Pershing Avenue – Parcel #59281012240 from Suburban Residential (SR-3) to Suburban Residential (SR-5) Classification.

## NEXT MEETING

10. April 25, 2023

## ADJOURN

11. 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, March 28, 2023**

**MEMBERS PRESENT:** Mayor Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Alderperson Trey Mitchell, Dave Hoffman and Jerry Jones

**STAFF/OFFICIALS PRESENT:** Manager of Planning & Zoning Steve Sokolowski

**OPENING OF MEETING**

1. Roll Call

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

No committee member had a conflict of interest.

**MINUTES**

4. Approval of the Plan Commission minutes from February 28, 2023.

Motion by Marilyn Montemayor, second by Dave Hoffman to approve. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

5. Application for Conditional Use with exceptions by Quasius Construction to construct a new covered drive thru canopy at Camp Evergreen located at 2776 N. 31<sup>st</sup> Place.

Motion by Marilyn Montemayor, second by Jerry Jones 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 including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility. If a dumpster enclosure is not constructed, the dumpsters and garbage can shall be located inside the detached garage structure.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. 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.).
6. All new lighting shall be installed per Section 15.707 of the Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
8. All areas used for parking/maneuvering of vehicles shall be paved.



9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
11. 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.
12. The applicant shall construct the exterior renovations per the plan submitted and approved by the Plan Commission (design, materials, colors, etc.). However, if staff has any concerns with the design, the matter may be brought back to the Plan Commission for their consideration.
13. If there are to be any changes from the plans for the remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
14. Any future/additional uses of the facility/property such as additional tenants, additions, site improvements, etc. may require conditional use permit, architectural review, occupancy permit, etc.
15. 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.

Motion carried.

6. Application for Conditional Use with exceptions by Abigail Lesperance to convert the single-family residence into a two-family residence at 2002 N. 20<sup>th</sup> Street.

Motion by Jerry Jones, second by Dave Hoffman to approve with the following conditions:

1. The applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Outdoor storage of materials, products or equipment shall be prohibited.
3. 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.
4. All areas used for parking/maneuvering of vehicles shall be paved (including boats, trailers, etc.). Applicant shall pave and landscape the all gravel areas on property by September 29, 2023.
5. Applicant will obtain all required permits/approvals prior to constructing the driveway/parking lot including but not limited to building permit, site plan, storm water, etc.
6. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments

Motion carried.

7. Application for Conditional Use and Sign Permits with exceptions by Graphic House to install new signage at Associated Bank located at 1217 N. Taylor Drive.

Motion by Ryan Sazama, second by Marilyn Montemayor to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. The maximum height of the monument signs is 9.3 feet tall (highest point of sign to grade). It is the applicant's/owner's responsibility to insure the sign meets this height requirement.
3. The monument signs shall meet the required 12 foot setback from all property lines (closest edge of sign to property line) and the 15 foot vision triangle at the intersection. It is the responsibility of the applicant to insure the sign meets the required sign setbacks.
4. The directional signs will be a maximum of 12.2sf. It is the applicant's/owner's responsibility to insure the sign meets this square footage requirement.
5. The free standing signs shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.



6. 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.
7. Applicant shall remove all existing sign as proposed per the approved plans.
8. All temporary signage/banners shall be removed prior to sign permit issuance.
9. 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.).
10. 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.

Exceptions granted:

- To install two (2), 9.3-foot-tall monument signs.
- To install three (3), 12sf directional signs.

Motion carried.

8. Application for Conditional Use Permit with exceptions by HR Construction Company to construct and operate a new car wash, quick lube and emission testing facility at the Sheboygan Auto Group property located at 2701 Washington Avenue (the Sheboygan Chrysler Center).

Motion by Marilyn Montemayor, second by Jerry Jones 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 including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, DNR, hazardous materials, 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 in a clean and dust free condition. If the applicant demolishes the building but does not move forward with the project, the applicant shall be required to landscape the property with grass in a timely fashion (property will not be left in a disturbed state).
3. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
4. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
5. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
6. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to occupancy.
7. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit.
8. Outdoor storage of materials, products or equipment shall be prohibited.
9. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, transformers, etc.).
10. If vacuums are proposed to be installed, the applicant shall work with staff with regards to and proposed vacuum(s) to be installed (number, location, etc.). If staff has any concerns with proposed vacuums, the matter may be brought back to the Plan Commission for their consideration.
11. Any unused mechanical boxes, equipment, vacuums, etc. shall be removed from the site.
12. 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.



13. Applicant shall work with staff with regards to appropriate signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
14. Applicant shall install individual letter signs – no cabinet or flat panel signs.
15. All areas used for parking/maneuvering of vehicles shall be paved.
16. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
17. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
18. The parking lot and drives shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. The site shall be curbed.
19. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.).
20. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, drop off lane, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
21. 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.).
22. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
23. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
24. 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).
25. Applicant is responsible for all required easements, agreements, etc. between the property owners including but not limited to shared parking, access, utilities, storm drainage, etc.
26. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building plans.
27. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

Exceptions granted:

- To have six (6) more wall signs than what is permitted
- To the landscape ratio of 25%
- From the locational landscaping bufferyard requirements. Landscape Plan still required and required point must be met.

Motion carried.

9. Gen. Ord. No. 29-22-23 by Alderperson Perrella granting Sheboygan Self Storage, LLC, its successors and assigns, the privilege of encroaching upon described portions of South 13<sup>th</sup> Street and Kentucky Avenue right of way in the City of Sheboygan for the purpose of addressing the existing building structure, emergency egress, and adding a sun shade feature.

Motion by Ryan Sazama, second by Jerry Jones to recommend approval. Motion carried.



10. R. O. No. 118-22-23 by City Clerk submitting an encroachment request from JB Site Design and Engineering, LLC pursuant to the request of the owner (Sheboygan Self Storage, LLC) of South 13<sup>th</sup> Street and Kentucky Avenue right of way for the purpose of addressing the existing building structure, emergency egress, and adding a sun shade.

Motion by Jerry Jones, second by Alderperson Mitchell to recommend approval. Motion carried.

11. Res. No. 154-22-23 by Alderpersons Felde and Filicky-Peneski vacating the east-west alley between South 10th Street and the former South Commerce Street, located in Block 243 of the Original Plat.

Motion by Kimberly Meller, second by Jerry Jones to amend the State Statute listed to 66.1003(3). Motion carried.

Motion by Dave Hoffman, second by Jerry Jones to recommend approval of the amended resolution. Motion carried.

#### **NEXT MEETING**

12. April 11, 2023

#### **ADJOURN**

13. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 4:34 p.m.



## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by General Capital Group to construct the Berkshire Sheboygan Riverfront apartments and townhomes at the northeast corner of the S. 10<sup>th</sup> Street and Indiana Avenue intersection. CC Zone

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

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**REPORT DATE:** April 6, 2023

**MEETING DATE:** April 11, 2023

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

General Capital is proposing to construct the Berkshire Sheboygan Riverfront apartments and townhomes at the northeast corner of the S. 10<sup>th</sup> Street and Indiana Avenue intersection. The Berkshire Sheboygan Riverfront project is a \$30.2 million redevelopment of City of Sheboygan Redevelopment Authority (RDA) owned property consisting of an 83-unit independent senior building with “podium-style” underground parking and 18 townhomes in a separate building facing Indiana Avenue. We intend to close on the project in late May/early June 2023. Construction will take approximately 12-14 months, including sitework and the city pocket park.

The property will contain 83 independent senior units and 18 workforce housing units, for a total of 101 units. They project that each senior unit will have an average of 1.2 residents (100 residents) and each townhome will have an average of 2.5 residents (45 residents). The commercial space will be a satellite office for Family Service Association of Sheboygan and will have +/- two (2) employees and daily client traffic attending meetings and classes. The property will not offer “assisted living” or other services associated with higher intensity senior properties.

The project will redevelop approximately 1.9 acres of the 2.5 acres of former brownfield and underutilized property on the Sheboygan River. The 2.5 acre parcel is currently vacant, with the exception of a small commercial building fronting 10th Street.

The parcel was formerly an industrial and commercial use on the northern portion of the property (former JJ Koepsell Company) and mixed-use residential along Indiana Avenue. The property is the subject of a WDNR Remedial Action Plan to clean up and cap any residual contamination of the property. The development of our proposed project is at the center of the



remedial plan, with some source removal of contaminated soil and a “cap and co implementation plan for both our site as well as the city’s park.

Item 5.

The site is a complex situation, with buried and overhead utilities dictating the layout of the site. The building is sited within the constraints of two (2) utility corridors: underground public utilities running along the former Commerce Street ROW and the high-tension ATC wires running within the vacated ROW.

Our team chose this site for our project because it is located in the middle of an existing, thriving neighborhood with dense residential housing and exciting local businesses. Our use is ideal for the constraints presented by this site. A large building can be tucked behind the “Main Street” style character of Indiana Avenue and our townhomes fit into the massing and scale of the street. Our residents will add vibrant activity to this area and provide customers for nearby businesses. In addition, our live/work units will provide a unique opportunity for small home-based occupations to “hang their shingle” in a high visibility corridor, acting as an incubator for businesses to potential grow into other commercial space. Finally, our commercial tenant, Family Service Association of Sheboygan, will provide the neighborhood with a valuable resource for financial literacy education and other classes promoting financial wellbeing.

The Berkshire Sheboygan Riverfront project was designed with the site-specific context as a guide to architectural massing, form and materials. The site, located at the NE corner of Indiana Avenue and S. 10th Street, is a key gateway into Sheboygan’s Downtown Business District and also a large, vacant development opportunity on the Sheboygan River. The intent of our layout and overall building design is to blend into the existing neighborhood, while enhancing the Sheboygan Riverfront as a focal point and destination for our residents and the larger community.

### 83 Unit Senior Housing Development (north side of site adjacent to Illinois Ave):

- The larger senior building is set back from Indiana Avenue, behind the townhome building, separated by a landscaped parking lot serving both the townhomes and senior building.
- The scale and massing of the building is a “U” shape courtyard-style building, with units having either city, lake or river views in every direction. The senior building consists of four stories of stick-frame construction over a pre-cast concrete “podium” covering the parking deck (5 story building). The site is constrained by poor soils, underground contamination and high water table, making underground parking impractical.
- The parking podium has the unexpected benefit of raising the housing units to offer better views of Downtown, the river and Lake Michigan to the east. The upper floors of the building will be clad in high quality materials including a combination of brick and cement-board siding.
- The ground floor will include our leasing office, mailroom and primary residential entry. In addition, a small commercial storefront will be included in the base of the building facing Indiana Avenue, that will house our “Community Serving Facility,” a local non-profit who will serve residents and the larger community with financial planning and literacy services. We have signed a Letter of Intent with Family Service Association of Sheboygan to use this space as a satellite facility to their larger operation in Sheboygan.



- The building itself will have a deep-colored brick masonry base, with two-tone mix of brick that will provide a strong sense of “base” to the building. The upper floors will be a combination of lighter, complimentary colored brick panels and cement-board siding as the field material. The colors will work together to create a warm “earth tone” pallet. Additional architectural interest and articulation is added with inset and hung balconies in key locations. Corner units are special conditions that include larger windows in corner living room to fully take advantage of building corners. Overall, the design is intended to be fresh and contemporary, but with traditional proportion and use of materials. We intend for our designs to fit the context of the mixed use neighborhood and withstand the test of time and trends.
- The project will provide high-quality, affordable independent senior housing units with a full array of amenities. Our approach to our Berkshire independent senior projects is different from much of our competition. Our properties are designed with a contemporary flair and promote community with stimulating community spaces, fitness center, Wi-Fi café and other spaces that encourage our residents to stay active and engaged in their surroundings. As a highlight for this community, we have placed our largest gathering space on the top floor, providing residents with river and Lake Michigan views and a space to share, rather than giving the best space to a private living unit. The property will also offer individual storage units for each apartment and heated parking in our underground garage.
- There are 83 units in this 5-story building and the proposed unit mix and sizes are:
  - 55, 1-bedroom units = approximately 640sf (35,200sf total)
  - 28, 2-bedroom units = approximately 970 - 1,245sf (29,365sf total)
- Number of units per floor in the apartment facility:
  - 1<sup>st</sup> floor – 55 parking spaces, vestibule, lobby, leasing office and mail area
  - 2<sup>nd</sup> floor 20 units – 13, 1-bedroom and 7, 2-bedrooms
  - 3<sup>rd</sup> floor 21 units – 13, 1-bedroom and 8, 2-bedrooms
  - 4<sup>th</sup> floor 21 units - 13, 1-bedroom and 8, 2-bedrooms
  - 5<sup>th</sup> floor 21 units – 16, 1 bedroom and 5, 2 bedrooms
- 5-story building that has a total of 121,358SF.

#### 18 Townhome Development (adjacent to Indiana Ave):

- The townhomes are contained in a single, two-sided building, with units facing Indiana Avenue and the interior parking court. This two-story building will have a strong street-facing orientation, with direct-entry units creating pedestrian activity and interest along Indiana. The massing of the building will express the individual townhomes units. The building will be clad in a combination of smooth textured cement-board siding and wood-look siding to create a harmonious composition.
- The building profile is modeled after many of the other structures across, and along the next couple of blocks, of the street. This area is a mix of single-family homes and small retail storefronts at the street level, often with a living unit above. Most of the existing retail/living buildings either have a flat roof, or a false front mimicking a two-story flat roof profile. This building design is intended to be a modern adaptation of this traditional use,



massing and appearance. While helping to define the street edge at the first floor, like existing adjacent structures, there will be nine second floor decks providing visual interest and overlooking the streetscape. These inset decks will break up the massing of the street elevation and create a human-scale proportion and rhythm to each individual townhome.

- As a final detail of the townhome structure, the far west end of the building will include a lighted, branded “Berkshire” sign set in a field of siding. This will accentuate the importance of this corner and provide a gateway feature for the project.
- The townhome-style units along Indiana Avenue are sited to take advantage of this key gateway and high visibility corridor. The nine (9) units facing Indiana Avenue are designed as live/work units that include a space on the first floor that can be used as either a space/showcase for a small business, or a first floor additional bedroom. This unique “live/work” component offers residents the ability to run their home-based occupation from their unit. These businesses could include artists, hair stylist, designers, accountants and other home-based type occupations that are compatible with the neighborhood.
- The townhomes will not be age restricted.
- There is a total of 18, 3-bedroom units approximately 1,445sf (26,010sf total)

The applicant states the following about the site improvements:

- **TRAFFIC AND EGRESS** - Vehicular egress to/from the parking, service and underground parking will come from both 9th Street on the east and 10th Street on the west. The 10th Street access will serve as the primary ingress/egress to the property. The garage to the underground parking is purposefully located on the west side of the site to promote traffic to come and go from the west, rather than from the more congested 9th Street access point.
- **PARKING** - Parking is provided in both surface parking lots and an underground parking deck below the senior building. The project contains 55 underground spaces and 63 above ground spaces for a total of 118 parking spaces. Indiana and 10th both have on-street parking for visitors and guests. The parking ratio of 1.17 is adequate based on our previous experience with this product type.
- Traffic and parking appear to be the largest concern of our immediate neighbors. It is our intent to work with the City to improve the alley, including paving the full length of the alley between 9th and 10th Streets, as well as adding additional public parking at the northern terminus of 9th Street (approximately 10 spaces). We have set up our building access to be most convenient from the west, from 10th Street. We believe that this combination of additional parking for the neighborhood and directing traffic away from 9th Street should alleviate most of the neighbors’ concerns.
- **SIDEWALKS AND THE PEDESTRIAN ENVIRONMENT** - The site is located in a downtown environment with sidewalks surrounding the development and offering easy pedestrian access to the property. Internally, our project includes sidewalks to connect the local pedestrian network to our project. Sidewalks are placed along all parking areas and connecting all building entries. We are also providing new sidewalk connections to both the “east-west pedestrian corridor” following the former ROW as well as connecting Illinois



Avenue to the Riverwalk, creating a looped pedestrian path through the property and to future public pocket park on the river.

- **RETAINING WALL AND SPECIAL FEATURES** - The site is relatively level, except along the Indiana Avenue frontage, which includes a slight grade change from west to east. To make the sidewalk meet ADA guidelines, a small retaining wall is required at the far east end of the sidewalk behind the townhomes.
- **STORM DRAINAGE** - In coordination with the City Engineer, our civil team has designed a compliant storm water management system that will use a combination of pervious pavement and “rain gardens” to accomplish the required suspended solid removal and timed release of storm water on the site. A Storm Water Management Plan has been prepared and submitted to the City Engineer as part of the approval process.
- **LANDSCAPING**- Landscaping has been proposed to be compliant with Section 15.6 of the code. In addition, we have directed our landscape architect to use only native Wisconsin plantings throughout the development. This will create a natural, robust landscaping scheme that highlights the special native species of the area.
- **LIGHTING** - Exterior lighting will include a combination of wall-mounted fixtures over pedestrian and vehicular entries, residential-scaled “coach” fixtures at the townhome entries and full cut-off pole mounted fixtures in the parking area. All fixtures will be high-efficiency LED, with a high-quality fixture consistent with the overall design scheme.
- **DUMPSTER ENCLOSURE** - The senior building will have trash chutes with an underground collection point. Trash will be collected internally and brought out on trash day. A fully-enclosed, masonry trash enclosure will serve the townhomes. The trash enclosure is placed in the least intrusive location on the site, between the townhome building and the neighboring property on the “alley” or north side of the buildings.
- **SCREENING OF MECHANICALS** - Mechanicals will be placed on the roofs of both the senior building and the townhomes. The commercial space will require one small air conditioning condenser, which will be placed on the northeast side of the space and screened with landscaping. The rooftop mechanicals will consist of roof-mounted air conditioning condensers only. No “RTU” style units will be part of the project. These units will be placed in a pre-identified zone down the middle of the roofs, bringing them out of sight of passersby.
- **Proposed Signage** - The project will include one primary wall sign as the main project identification sign. The sign will be placed on the west end of the townhome building, facing Indiana Avenue. It will be illuminated by three “shepherds hook” style overhead lights lighting the sign from above. A detailed sign design will be submitted at a later date once the branding consultant is engaged to design the sign.

In response to the City’s requirements for a Conditional Use, the following statements of justification demonstrate that our proposed use is consistent with the City’s vision for the neighborhood, consistent with surrounding land uses and will not result in any undue adverse impact to the neighborhood. More specifically: a) How is the proposed conditional use in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? The Indiana Avenue Corridor Redevelopment Plan and



Implementation Strategy makes numerous references to housing development opportunities. The City of Sheboygan Affordable Housing Market Study very specifically identifies the need for additional affordable rental units in the targeted geographic area of our proposed site:

- There is a growing senior population and lack of independent and assisted living options in Sheboygan. Developing housing options for seniors will have the added benefit of putting additional affordable, single-family homes on the market (Page 1).
- There is a demonstrated need for affordable and market rate housing in the City. The development of market rate housing frees up more affordable units in the City that are currently rented/owned by households at higher income levels (Page 1).
- The Plan identifies senior housing and 3+ bedroom rentals appropriately sized for families as two of four “priority unit types” (Page 2).
- The Plan states that a major strategy for improving housing options should be “housing for all,” more specifically, the Plan states that “in all of the programs, strategies, and communication the City has related to housing, a core message should be that the City believes access to safe, affordable housing options for all.” (Page 2).
- The Plan recommends using Tax Increment Financing for affordable housing initiatives as well as using the affordable housing one year extension option for existing TIF Districts that are about to be closed (Page 3).
- The Plan contains numerous statistics, demographics and financial data supporting the final analysis that the City of Sheboygan needs 401-1,023 rental units by 2030 and 1,289 additional independent living senior units by 2030 (Page 69).

The proposed project will provide numerous benefits to the surrounding neighborhood and general public. First, the housing units will provide high-quality affordable housing in an area that is close to employment, shopping and entertainment. The City’s recent affordable housing market study indicated a serious need for high quality housing within the city limits and near amenities, especially for seniors. The site is also ideally located for pedestrian and bike transit. The site has a Walk Score® of 80, which is considered “Highly Walkable” with most errands accessible by foot. It also scores a Bike Score of 71, which is considered “Highly Bikeable” where biking is considered convenient for most trips. Third, the site itself is highly challenging to develop, as evidenced by the length of time the site has remained vacant. Our financing strategy, in addition to our partnership with the City, makes the redevelopment of this site feasible for this use, at this time. The rules are changing and we secured an allocation of housing tax credits just in time before new rules went in place, which would have placed this site at a disadvantage. Fourth, we are coordinating with the City to improve the alley behind Indiana and add public parking space, which will benefit the neighbors. Finally, as a result of our development activity, we will remediate the site of environmental contamination. This is a tremendous benefit to the immediate neighborhood and the City overall. Our project will not result in any substantial or undue hardship on the neighborhood and will provide numerous benefits to the immediate area and city overall.

The proposed conditional use, e.g. multi-family development in the Central Commercial (CC) zoning district, will be consistent with the mixed-use nature of the surrounding area and Downtown Sheboygan. Per the City’s plan for the area (“Sheboygan’s Downtown Districts: A



tactical master plan for urban design and activation”), the City desires a mix of uses in the commercial area of town, including a variety of businesses and residential development to support and promote “24/7” activity. This property provides an opportunity to add over 100 housing units within walking distance of downtown and nearby businesses. We are also not proposing commercial development that could compete with existing downtown businesses, an important element of a “concentrate and contain” approach to economic development of Downtown Sheboygan. In addition, we would like to work with the city to install some of the “Art in Public Spaces” and placemaking initiatives envisioned in the Plan.

The applicant is requesting the following land use exceptions/variances:

- To have a minimum lot area of 997sf per unit for 1.9 acres (just the apartments) – Minimum lot area is 2,500sf per unit for 4.8 acres.

$$2,500\text{sf} \times 83 \text{ units} = 207,500\text{sf} \quad 207,500\text{sf} / 43,560 \text{ (an acre)} = 4.8 \text{ acres}$$

$$1.9 \text{ acres} \times 43,560 = 82,764\text{sf} \quad 82,764\text{sf} / 83 \text{ units} = 997\text{sf per unit.}$$

- To have a minimum lot area of 819sf per unit for 1.9 acres (apartments and townhomes) – Minimum lot area is 2,500sf per unit for 5.8 acres.

$$2,500\text{sf} \times 101 \text{ units} = 252,500\text{sf} \quad 252,500\text{sf} / 43,560 \text{ (an acre)} = 5.8 \text{ acres}$$

$$1.9 \text{ acres} \times 43,560 = 82,764\text{sf} \quad 82,764\text{sf} / 101 \text{ units} = 819\text{sf per unit.}$$

- To have a building height of 57 feet – Maximum building height in excess of 35 feet is permitted with a conditional use permit.

The requested variance is to allow the apartment building to be 57'. Due to site constraints, the building needs to be taller to achieve the same density as a more “sprawled” scheme. In addition, the increased building height will give more unit's better views, thus increasing the value of the property. The proposed building height is consistent with buildings to the west such as Badger Street Lofts.

- To have 118 parking spaces – Minimum 175 parking spaces required.

The requested variance is to allow for fewer off-street parking spaces. By ordinance, 175 spaces are required, and the proposed development includes 118 spaces. The lower amount of spaces is desired because we feel our on-site parking ratio is appropriate and is consistent with similar mixed use projects and because the apartments will be marketed to individuals that are 55 years of age and older, many of whom are not expected to have multiple cars in the household.

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

The applicant states they are requesting exceptions to support the redevelopment of a unique infill location in the heart of Downtown Sheboygan. We believe this site requires special dispensation due to its physical constraints and unique attributes. We believe that our team has designed a high-quality project that fits the site and character of the surrounding context



and granting these exceptions will not negatively impact the immediate neighbors community overall.

In summary, we are requesting the exceptions/variances to support the redevelopment of a unique infill location in the heart of Downtown Sheboygan. We believe this site requires special dispensation due to its physical constraints and unique attributes. Due to the mixed-use nature of our proposed buildings (commercial building code), we are using the nonresidential bulk requirements of the Central Commercial zoning district. This approach is consistent with other mixed-use projects within this district and is the most appropriate considering the surrounding context, e.g. zero setback, mixed-use "Main Street" style buildings.

## **STAFF COMMENTS:**

The properties and businesses along Indiana have used the RDA property for many years for parking and access to the rear/north side of their properties. It should be noted this private property and not a public right-of-way. The actual alley right-of-way runs east and west and is located directly south of the former Craft 30 Tavern building on S. 10<sup>th</sup> Street that remains. The Common Council will be vacating this unimproved alley in order for the applicant to be able to develop the property as proposed.

This property will now be owned by the Berkshire and parking will no longer be permitted for these businesses on the property. That being said, the applicant will be doing the following:

- A Certified Survey Map (CSM) will be created that details emergency access and permits existing building encroachments to remain for properties located at 908 and 912 Indiana Avenue.
- The CSM and site plan continue to show access availability for properties located at 902 and 904 Indiana Avenue from remaining section of Commerce Avenue.
- It is the intention of the applicant to leave these areas available and try to work with the neighbors with regards to how this area should be improved.
- The Berkshire outdoor parking lot that is located on their private property is intended for the Berkshire residents only. However, 10 parking spaces will be constructed in the northern portion of the Commerce Street right-of-way that remains along S. 9<sup>th</sup> Street. These parking spaces will be available to the Berkshire as well as to the public.

There presently are several driveway cuts on this property that will be removed and curb, gutter and sidewalk to City specifications shall be reinstalled. In addition, the applicant has indicated that new sidewalk will be installed along S. 10<sup>th</sup> Street and Illinois Avenue.

The applicant shows conceptual signage (monument, wall directional, etc.) 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.

The existing property is made up of several parcels owned by the City of Sheboygan Redevelopment Authority (RDA). The applicant will be creating a Certified Survey Map (CSM) to create two (2) new lots. The RDA will sell the proposed 1.9 acre Lot 1 to General



Capital Group for the Berkshire development and the .7 acre Lot 2 parcel will remain the City's. The area will likely remain greenspace that may be improved over time.

The Plan Commission may want to have the applicant address:

- There is contamination and transmission lines that cross the property. How does the contamination and these lines impact the location of building and site improvements on the property?
- What is the applicant's intent with removing the numerous driveway cuts and installation of new sidewalk along S. 10<sup>th</sup> Street and Indiana Avenue?

The City has been seeking to improve this riverfront section of the Indiana corridor for some time and the Berkshire Sheboygan Riverfront apartments and townhomes present a great opportunity to achieve this vision. The proposed project will:

- Provide revitalization to an area of the city that has been underutilized in a manner that compliments and positively will impact the mixed use neighborhood.
- Provide needed housing opportunities for individuals and families with varying income requirements and supportive service needs.
- Increase the City's tax base on this challenging vacant and undeveloped Sheboygan Riverfront property.
- Has the opportunity to provide additional public space along the Sheboygan River.

#### **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, State of Wisconsin, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant is responsible to ensure that the proposed buildings are meeting all Federal, State and Local codes pertaining to hazardous materials and contamination.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
5. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along the property's street frontages (number, type, location, etc.). The street trees will be provided on the landscape plan and are in addition to the required development landscape plan points (not counted as landscape plan points). If any street trees are removed for the project, the applicant will be required to reinstall those street trees.



6. Dumpster(s) shall be screened/enclosed and constructed of like materials and color the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. Fencing and retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant is required to submit specific fence and retaining wall details to staff. If staff has any concerns with the fence and/or retaining wall design, the matter may be brought back to the Plan Commission for their consideration (fencing and retaining wall need a decorative design).
9. 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.).
10. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
11. 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.
12. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
13. Applicant shall be permitted a freestanding monument sign for the site. The sign shall meet the monument sign requirements.
14. All areas used for parking/maneuvering of vehicles shall be paved.
15. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
16. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed 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, relocation of street lights, 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. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
23. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
24. 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.
25. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy (future tenants, if any)




26. The Certified Survey Map (CSM) will be reviewed if and only if the Plan Commission approves the conditional use permit. The proposed CSM will exactly match the approved site plan/property layout.
27. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
28. 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 that General Capital Group is the owner of the parcel.
29. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
30. If the applicant does not proceed with either phase, the applicant shall grade and landscape/grass all private and public lands/property, temporary roads, temporary access drives, etc. 60 days after the City is notified that the applicant is not proceeding. Within this same 60 day period, the applicant shall also be required to remove any permanent/temporary off-premise signage, structures, etc. from this parcel.
31. If there are any amendments to the approved 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 and/or architectural review application reflecting those amendments.
32. Applicant will have an executed developer's agreement prior to building permit issuance.

#### **ATTACHMENTS:**

Conditional Use and required attachments



|   |                          |                             |
|---|--------------------------|-----------------------------|
|  | <b>CITY OF SHEBOYGAN</b> | Fee: \$250.00 <i>pd</i>     |
|   | <b>APPLICATION FOR</b>   | Review Date: <i>4/11/23</i> |
|   | <b>CONDITIONAL USE</b>   | Zoning: <i>CC</i>           |

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

|   |  |   |                              |
|---|--|---|------------------------------|
| <b>SECTION 1: Applicant/ Permittee Information</b>  |  |   |                              |
| Applicant Name (Ind., Org. or Entity)<br>General Capital Group  |  | Authorized Representative<br>Sig Strautmanis        |                              |
| Title<br>Partner  |  |   |                              |
| Mailing Address<br>6938 N. Santa Monica Blvd.   |  | City<br>Fox Point                                   | State<br>WI                  |
| ZIP Code<br>53217   |  |   |                              |
| Email Address<br>sig@generalcapitalgroup.com  |  | Phone Number (incl. area code)<br>414-228-3502      |                              |
| <b>SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)</b>   |  |   |                              |
| Applicant Name (Ind., Org. or Entity)<br>City of Sheboygan RDA  |  | Contact Person<br>Chad Pelishek                     |                              |
| Title<br>Director of Planning & Development   |  |   |                              |
| Mailing Address<br>828 Center Street  |  | City<br>Sheboygan                                   | State<br>WI                  |
| ZIP Code<br>53081   |  |   |                              |
| Email Address<br>sig@generalcapitalgroup.com  |  | Phone Number (incl. area code)<br>920-459-3383      |                              |
| <b>SECTION 3: Project or Site Location</b>  |  |   |                              |
| Project Address/Description<br>Corner of Indiana and 9 <sup>th</sup> Street   |  | Parcel No. 59281505670,<br>59281505760, 59281505930 |                              |
| <b>SECTION 4: Proposed Conditional Use</b>  |  |   |                              |
| Name of Proposed/Existing Business:   |  | Berkshire Sheboygan Riverfront                      |                              |
| Existing Zoning:  |  | Central Commercial                                  |                              |
| Present Use of Parcel:  |  | Vacant Land   |                              |
| Proposed Use of Parcel:   |  | Mixed use: residential and commercial               |                              |
| Present Use of Adjacent Properties:   |  | Mixed residential and commercial                    |                              |
| <b>SECTION 5: Certification and Permission</b>  |  |   |                              |
| <p><b>Certification:</b> 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><b>Permission:</b> 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)<br>Chad Pelishek   |  | Title<br>Dir of Planning & Dev                      | Phone Number<br>920-459-3383 |
| Signature of Applicant  |  | Date Signed   |                              |

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.



# GENERAL CAPITAL

COLLABORATE · INNOVATE · EXECUTE

6938 N SANTA MONICA BLVD  
MILWAUKEE, WI 53217P: 414.228.3500  
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GENERALCAPITALGROUP.COM

March 15, 2023

Mr. Steve Sokolowski  
City of Sheboygan  
828 Center Avenue  
Sheboygan, WI 53081

Re: **Conditional Use Permit Application**  
**Berkshire Sheboygan Riverfront**  
**10<sup>th</sup> Street & Indiana Avenue**

Dear Members of the Plan Commission:

General Capital, and its partner Emem Group, are submitting the attached documentation for Conditional Use Permit approval for our proposed Berkshire Sheboygan Riverfront project. The attached documents include the following:

- Narrative Description of the Proposed Project and Response to City's CUP Requirements
- Existing Survey of the Subject Property
- Proposed Site Plan
- Floor Plans
- Proposed Architectural Elevations
- Illustrative Renderings
- Building Material List

Our Berkshire Sheboygan Riverfront project is a \$30.2 million redevelopment of RDA-owned property consisting of an 83-unit independent senior building with "podium-style" underground parking and 18 townhomes in a separate building facing Indiana Avenue. The townhomes will not be age restricted. Nine of the townhomes (specifically, the units facing Indiana) will be designed and marketed as "live/work" units with the ability for residents to take advantage of a ground floor extra bedroom as a creative home-occupation work space. In addition to these living units, the project will incorporate an extension of the future pedestrian path following the east-west vacated alley and an open green space to be deeded to the City as public open space on the river. Together, the project will redevelop approximately 2.5 acres of former brownfield and underutilized property on the Sheboygan River.

We look forward to presenting our project in person. In the meantime, please feel free to reach out with any questions or comments.

Sincerely,  
**General Capital Group**



Sig Strautmanis



## CONDITIONAL USE PERMIT NARRATIVE

### A. Name of Project and Address

**Berkshire – Sheboygan Riverfront**  
 932 Indiana Avenue (address to be determined)  
 Sheboygan, WI. 53081

### Parcel Information

The property currently consists of Tax Key Numbers 59281505670, 59281505760 and 59281505930. The property is currently owned by the RDA and will be split into two new lots in a CSM (attached): Lot 1 (1.88 acres), the development parcel and Lot 2 (0.68 acres) a small pocket park on the river to be owned/maintained by the City.

### B. Summary of Conditional Use and General Operation of Proposed Use

**Description of existing use:** The 2.5 acre parcel is currently vacant, with the exception of a small commercial building fronting 10<sup>th</sup> Street. The parcel was formerly an industrial and commercial use on the northern portion of the property (former JJ Koepsell Company) and mixed-use residential along Indiana Avenue. The site is currently a mixture of grass and gravel. The property is the subject of a WDNR Remedial Action Plan to clean up and cap any residual contamination of the property. The development of our proposed project is at the center of the remedial plan, with some source removal of contaminated soil and a “cap and cover” implementation plan for both our site as well as the city’s park.

**Description of proposed use/why was this site selected:** The site was selected for its ideal location on the river in Downtown Sheboygan. General Capital seeks out urban infill locations for its projects due to the opportunity afforded our residents to be close to shopping, employment and entertainment. The Berkshire – Sheboygan Riverfront is comprised of two buildings: an 83-unit independent senior building with underground parking and 18 “live/work” townhome units. The larger senior building will also include a small commercial space facing the “pedestrian promenade” on 9<sup>th</sup> Street that will house the Family Service Association of Sheboygan.

**Description of services and products to be provided:** The project will provide high-quality, affordable independent senior housing units with a full array of amenities. Our approach to our Berkshire independent senior projects is different from much of our competition. Our properties are designed with a contemporary flair and promote community with stimulating community spaces, fitness center, Wi-Fi café and other spaces that encourage our residents to stay active and engaged in their surroundings. As a highlight for this community, we have placed our largest gathering space on the top floor, providing residents with river and Lake Michigan views and a space to share, rather than giving the best space to a private living unit. The property will also offer individual storage units for each apartment and heated parking in our underground garage. The townhomes will include a unique “live/work” component, with a ground floor studio space (or 3<sup>rd</sup> bedroom) offering residents the ability to run their home-based



occupation from their unit. These businesses could include artists, hair stylist, designers, accountants and other home-based type occupations that are compatible with the neighborhood.

**Projected number of residents, employees and/or daily customers.** The property will contain 83 independent senior units and 18 workforce housing units, for a total of 101 units. We project that each senior unit will have an average of 1.2 residents (100 residents) and each townhome will have an average of 2.5 residents (45 residents). The commercial space will be a satellite office for Family Service Association of Sheboygan and will have +/- two employees and daily client traffic attending meetings and classes. The property will not offer “assisted living” or other services associated with higher intensity senior properties. Thus, parking for employees is not required.

**Proposed number of dwelling units, floor area, landscape area and parking area.**

|                      |                      |
|----------------------|----------------------|
| Total Dwelling Units | 101                  |
| Floor Area           | 89,364 SF            |
| Landscape Area       | 12,599 SF (0.289 ac) |
| Parking Area         | 21,456 SF (0.49 ac)  |
| Site Area            | 81,922 SF (1.88 ac)  |

**Detailed project description: proposed building and site improvements.** The site is a complex situation, with buried and overhead utilities dictating the layout of the site. The building is sited within the constraints of two utility corridors: underground public utilities running along the former Commerce Street ROW and the high-tension ATC wires running within the vacated ROW. The larger senior building is set back from the street, behind the townhome building, separated by a landscaped parking lot serving both the townhomes and senior building. The scale and massing of the building is a “U” shape courtyard-style building, with units having either city, lake or river views in every direction.

The senior building consists of four stories of stick-frame construction over a pre-cast concrete “podium” covering the parking deck. The site is constrained by poor soils, underground contamination and high water table, making underground parking impractical. The parking podium has the unexpected benefit of raising the housing units to offer better views of Downtown, the river and Lake Michigan to the east. The upper floors of the building will be clad in high quality materials including a combination of brick and cement-board siding.

The townhomes are contained in a single, two-sided building, with units facing Indiana Avenue and the interior parking court. This two-story building will have a strong street-facing orientation, with direct-entry units creating pedestrian activity and interest along Indiana. The massing of the building will express the individual townhomes units. The building will be clad in a combination of smooth textured cement-board siding and wood-look siding to create a



harmonious composition. The exterior design has been approved by the Architectural Review Board.

### **Project Details as Required in CUP Application**

#### **AREA OF NEW STRUCTURES**

|                          |                                      |
|--------------------------|--------------------------------------|
| Indoor Parking Area      | 19,668 SF                            |
| Lobby on Ground Floor    | 1,603 SF                             |
| Commercial Space         | 1,650 SF                             |
| Senior Apartments        | 90,015 SF                            |
| <u>Townhome Building</u> | <u>29,740 SF</u>                     |
| <b>TOTAL PROJECT</b>     | <b>121,358 SF (includes parking)</b> |

#### **TRAFFIC AND EGRESS**

Vehicular egress to/from the parking, service and underground parking will come from both 9<sup>th</sup> Street on the east and 10<sup>th</sup> Street on the west. The 10<sup>th</sup> Street access will serve as the primary ingress/egress to the property. The garage to the underground parking is purposefully located on the west side of the site to promote traffic to come and go from the west, rather than from the more congested 9<sup>th</sup> Street access point.

#### **PARKING**

Parking is provided in both surface parking lots and an underground parking deck below the senior building. The project contains 55 underground spaces and 63 above ground spaces for a total of 118 parking spaces. Indiana and 10<sup>th</sup> both have on-street parking for visitors and guests. The parking ratio of 1.17 is adequate based on our previous experience with this product type.

#### **SIDEWALKS AND THE PEDESTRIAN ENVIRONMENT**

The site is located in a downtown environment with sidewalks surrounding the development and offering easy pedestrian access to the property. Internally, our project includes sidewalks to connect the local pedestrian network to our project. Sidewalks are placed along all parking areas and connecting all building entries. We are also providing new sidewalk connections to both the “east-west pedestrian corridor” following the former ROW as well as connecting Illinois Avenue to the riverwalk, creating a looped pedestrian path through the property and to the future public pocket park on the river.

#### **RETAINING WALL AND SPECIAL FEATURES**

The site is relatively level, except along the Indiana Avenue frontage, which includes a slight grade change from west to east. To make the sidewalk meet ADA guidelines, a small retaining wall is required at the far east end of the sidewalk behind the townhomes.



### **STORM DRAINAGE**

In coordination with the City Engineer, our civil team has designed a compliant storm water management system that will use a combination of pervious pavement and “rain gardens” to accomplish the required suspended solid removal and timed release of storm water on the site. A Storm Water Management Plan has been prepared and submitted to the City Engineer as part of the approval process.

### **LANDSCAPING**

Landscaping has been proposed to be compliant with Section 15.6 of the code. In addition, we have directed our landscape architect to use only native Wisconsin plantings throughout the development. This will create a natural, robust landscaping scheme that highlights the special native species of the area.

### **LIGHTING**

Exterior lighting will include a combination of wall-mounted fixtures over pedestrian and vehicular entries, residential-scaled “coach” fixtures at the townhome entries and full cut-off pole mounted fixtures in the parking area. All fixtures will be high-efficiency LED, with a high-quality fixture consistent with the overall design scheme.

### **DUMPSTER ENCLOSURE**

The senior building will have trash chutes with an underground collection point. Trash will be collected internally and brought out on trash day. A fully-enclosed, masonry trash enclosure will serve the townhomes. The trash enclosure is placed in the least intrusive location on the site, between the townhome building and the neighboring property on the “alley” or north side of the buildings.

### **SCREENING OF MECHANICALS**

Mechanicals will be placed on the roofs of both the senior building and the townhomes. The commercial space will require one small air conditioning condenser, which will be placed on the northeast side of the space and screened with landscaping. The rooftop mechanicals will consist of roof-mounted air conditioning condensers only. No “RTU” style units will be part of the project. These units will be placed in a pre-identified zone down the middle of the roofs, bringing them out of site of passersby.

***Description of general orientation and design of the project, including compatibility with surrounding neighborhood.*** The Berkshire Sheboygan Riverfront project was designed with the site-specific context as a guide to architectural massing, form and materials. The site, located at the NE corner of Indiana Avenue and S. 10<sup>th</sup> Street, is a key gateway into Sheboygan’s Downtown Business District and also a large, vacant development opportunity on the Sheboygan River. The intent of our layout and overall building design is to blend into the



existing neighborhood, while enhancing the Sheboygan Riverfront as a focal point and destination for our residents and the larger community.

### ***Live/Work Townhomes***

The townhome-style units along Indiana Avenue are sited to take advantage of this key gateway and high visibility corridor. The units facing Indiana Avenue are designed as live/work units that include a space on the first floor that can be used as either a space/showcase for a small business, or a first floor additional bedroom. The building profile is modeled after many of the other structures across, and along the next couple of blocks, of the street. This area is a mix of single-family homes and small retail storefronts at the street level, often with a living unit above. Most of the existing retail/living buildings either have a flat roof, or a false front mimicking a two-story flat roof profile. This building design is intended to be a modern adaptation of this traditional use, massing and appearance. While helping to define the street edge at the first floor, like the existing adjacent structures, there will be nine second floor decks providing visual interest and overlooking the streetscape. These inset decks will break up the massing of the street elevation and create a human-scale proportion and rhythm to each individual townhome.

Materials for the townhome building will be a mix of traditional lapped clapboard-style siding and more modern flat-panel siding in a “board-and-baton” style. Both will be low-maintenance and highly durable fiber cement composition. Much of the siding will have a smooth finish, while the lapped accent areas will have a wood-grain finish and be stained to look like cedar siding.

As a final detail of the townhome structure, the far west end of the building will include a lighted, branded “Berkshire” sign set in a field of siding. This will accentuate the importance of this corner and provide a gateway feature for the project.

### ***Independent Senior Building***

The 83-unit senior building will include a base level of parking under a pre-cast podium. The residential portion will be four stories of stick-frame construction above. The ground floor will include our leasing office, mailroom and primary residential entry. In addition, a small commercial storefront will be included in the base of the building facing Indiana Avenue, that will house our “Community Serving Facility,” a local non-profit who will serve residents and the larger community with financial planning and literacy services. We have signed a Letter of Intent with Family Service Association of Sheboygan to use this space as a satellite facility to their larger operation in Sheboygan.

The building itself will have a deep-colored brick masonry base, with two-tone mix of brick that will provide a strong sense of “base” to the building. The upper floors will be a combination of lighter, complimentary colored brick panels and cement-board siding as the field material. The colors will work together to create a warm “earth tone” pallet. The elevations are organized



with a strong vertical orientation, with bays being created by the brick panels. The brick elements will span three floors, bringing down and breaking up the scale of each elevation. This also reinforces the “base-middle-top” composition of the building. Additional architectural interest and articulation is added with inset and hung balconies in key locations.

Windows will have a vertical orientation as well, with a differentiation of bedrooms and living rooms based on window size and style. Corner units are special conditions that include larger windows in corner living room to fully take advantage of building corners.

Overall, the design is intended to be fresh and contemporary, but with traditional proportion and use of materials. We intend for our designs to withstand the test of time and trends. The proposed design meets our goal of a high-quality, well-designed building that fits into the context and will look good over time.

***Explanation of any interior/exterior renovations.*** The project is all new construction and does not include any interior or exterior renovations.

***Proposed Signage.*** The project will include one primary wall sign as the main project identification sign. The sign will be placed on the west end of the townhome building, facing Indiana Avenue. It will be illuminated by three “shepherds hook” style overhead lights lighting the sign from above. A detailed sign design will be submitted at a later date once the branding consultant is engaged to design the sign.

***Project timeline and estimated value of the project.*** We intend to close on the project in late May/early June 2023. Construction will take approximately 12-14 months, including sitework and the city pocket park. The estimated construction cost of the project is \$30.2 million. General Capital has entered into an agreement with the City regarding guaranteed minimum assessed values and tax payments.

***Compatibility of the proposed project with the surrounding neighborhood.*** Our team chose this site for our project because it is located in the middle of an existing, thriving neighborhood with dense residential housing and exciting local businesses. Our use is ideal for the constraints presented by this site. A large building can be tucked behind the “Main Street” style character of Indiana Avenue and our townhomes fit into the massing and scale of the street. Our residents will add vibrant activity to this area and provide customers for nearby businesses. In addition, our live/work units will provide a unique opportunity for small home-based occupations to “hang their shingle” in a high visibility corridor, acting as an incubator for businesses to potential grow into other commercial space. Finally, our commercial tenant, Family Service Association of Sheboygan, will provide the neighborhood with a valuable resource for financial literacy education and other classes promoting financial wellbeing.



***How will we ensure that the business will not be a nuisance to adjacent properties.*** We have located our projects in the middle of residential neighborhoods and downtown areas throughout the Midwest. We have always been good neighbors. Our operation is largely a residential housing business, thus no noise, smells, etc will affect our neighbors. Traffic and parking appears to be the largest concern of our immediate neighbors. It is our intent to work with the City to improve the alley, including paving the full length of the alley between 9<sup>th</sup> and 10<sup>th</sup> Streets, as well as adding additional public parking at the northern terminus of 9<sup>th</sup> Street. We have set up our building access to be most convenient from the west, from 10<sup>th</sup> Street. We believe that this combination of additional parking for the neighborhood and directing traffic away from 9<sup>th</sup> Street should alleviate most of the neighbors' concerns.

### ***C. Variances Requested for Proposed Project***

Three (3) total variances are requested to support the proposed project:

- Maximum 35' height of dwelling unit
- Minimum number of off-street parking spaces
- (12) units per acre density

#### **MAXIMUM 35' HEIGHT OF DWELLING UNIT**

The requested variance is to allow the apartment building to be 57'. Due to site constraints, the building needs to be taller to achieve the same density as a more "sprawled" scheme. In addition, the increased building height will give more units better views, thus increasing the value of the property. The proposed building height is consistent with buildings to the west such as Badger Street Lofts.

#### **MINIMUM NUMBER OF OFF-STREET PARKING SPACES**

The requested variance is to allow for fewer off-street parking spaces. By ordinance, 175 spaces are required, and the proposed development includes 118 spaces. The lower amount of spaces is desired because we feel our on-site parking ratio is appropriate and is consistent with similar mixed use projects and because the apartments will be marketed to individuals that are 55 years of age and older, many of whom are not expected to have multiple cars in the household.

#### **(12) UNITS PER ACRE DENSITY**

The requested variance is to allow for an increase of the unit density from (12) units per acre for the Townhomes and (40) units per acre for the apartments to (55) units per acre for the overall site. Due to the shortage of housing inventory within the City of Sheboygan, the increase in density will allow for the development to maximize the overall unit quantities within the existing site. To give this additional perspective, the overall density is 40.4 units/acre for the entire RDA parcel including the proposed pocket park.



In summary, we are requesting variances to support the redevelopment of a unique infill location in the heart of Downtown Sheboygan. We believe this site requires special dispensation due to its physical constraints and unique attributes. Due to the mixed-use nature of our proposed buildings (commercial building code), we are using the nonresidential bulk requirements of the Central Commercial zoning district. This approach is consistent with other mixed-use projects within this district and is the most appropriate considering the surrounding context, e.g. zero setback, mixed-use “Main Street” style buildings.

We believe that our team has designed a high-quality project that fits the site and character of the surrounding context and granting these variances will not negatively impact the immediate neighbors or community overall.

#### ***D. Conditional Use Statement of Justification***

In response to the City’s requirements for a Conditional Use, the following statements of justification demonstrate that our proposed use is consistent with the City’s vision for the neighborhood, consistent with surrounding land uses and will not result in any undue adverse impact to the neighborhood. More specifically:

- a) ***How is the proposed conditional use in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?*** The Indiana Avenue Corridor Redevelopment Plan and Implementation Strategy makes numerous references to housing development opportunities, the City of Sheboygan Affordable Housing Market Study very specifically identifies the need for additional affordable rental units in the targeted geographic area of our proposed site:
  - There is a growing senior population and lack of independent and assisted living options in Sheboygan. Developing housing options for seniors will have the added benefit of putting additional affordable, single-family homes on the market (**Page 1**).
  - There is a demonstrated need for affordable and market rate housing in the City. The development of market rate housing frees up more affordable units in the City that are currently rented/owned by households at higher income levels (**Page 1**).
  - The Plan identifies senior housing and 3+ bedroom rentals appropriately sized for families as two of four “priority unit types” (**Page 2**).
  - The Plan states that a major strategy for improving housing options should be “housing for all,” more specifically, the Plan states that “in all of the programs, strategies, and communication the City has related to housing, a core message should be that the City believes access to safe, affordable housing options for all.” (**Page 2**).



- The Plan recommends using Tax Increment Financing for affordable housing initiatives as well as using the affordable housing one year extension option for existing TIF Districts that are about to be closed (**Page 3**).
  - The Plan contains numerous statistics, demographics and financial data supporting the final analysis that the City of Sheboygan needs 401-1,023 rental units by 2030 and 1,289 additional independent living senior units by 2030 (**Page 69**).
- b) ***Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property or character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?*** The proposed project will provide numerous benefits to the surrounding neighborhood and general public. First, the housing units will provide high-quality affordable housing in an that is close to employment, shopping and entertainment. The City's recent affordable housing market study indicated a serious need for high quality housing within the city limits and near amenities, especially for seniors. The site is also ideally located for pedestrian and bike transit. The site has a Walk Score® of 80, which is considered "Highly Walkable" with most errands accessible by foot. It also scores a Bike Score of 71, which is considered "Highly Bikeable" where biking is considered convenient for most trips. Third, the site itself is highly challenging to develop, as evidenced by the length of time the site has remained vacant. Our financing strategy, in addition to our partnership with the City, makes the redevelopment of this site feasible for this use, at this time. The rules are changing and we secured an allocation of housing tax credits just in time before new rules went in place, which would have placed this site at a disadvantage. Fourth, we are coordinating with the City to improve the alley behind Indiana and add public parking space, which will benefit the neighbors. Finally, as a result of our development activity, we will remediate the site of environmental contamination. This is a tremendous benefit to the immediate neighborhood and the City overall. Our project will not result in any substantial or undue hardship on the neighborhood and will provide numerous benefits to the immediate area and city overall.
- c) ***How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting in which the property is located?*** The proposed conditional use, e.g. multi-family development in the Central Commercial (CC) zoning district, will be consistent with the mixed-use nature of the surrounding area and Downtown Sheboygan. Per the City's plan for the area ("Sheboygan's Downtown Districts: A tactical master plan for urban design and activation"), the City desires a mix of uses in the core commercial area of town, including a variety of businesses and residential development to support and promote "24/7" activity. This property provides an opportunity to add over 100 housing units within walking distance of downtown and nearby businesses. We are also not proposing commercial development that could compete with existing downtown businesses, an important element of a "concentrate and contain" approach to economic development of Downtown Sheboygan. In addition, we would like to work with the city to install some of the "Art in Public Spaces" and placemaking initiatives envisioned in the Plan.
- d) ***Is the proposed conditional use located in an area that will be adequately served by utilities or services provided by public agencies?*** The proposed development will be adequately served by existing sanitary



sewer, water, gas and electric. Storm water will be managed on site and discharged to the river per riparian requirements. The site is served by all public utilities and services and requires no special consideration to be served.



BERKSHIRE - SHEBOYGAN  
RIVERFRONTS. 10TH ST. & INDIANA AVE.  
SHEBOYGAN, WI 53081OWNER: SIG STRAUTMANIS | (414) 228-3502  
GENERAL CAPITAL GROUP  
6938 N. SANTA MONICA BLVD.  
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

## ISSUED FOR:

100% CD BID SET 2023-03-28

## REVISION FOR:

NO. DESCRIPTION DATE

DRAWN BY Author

CHECKED BY Checker

ARCHITECTURAL SITE  
PLAN (FOR REFERENCE)NOTE:  
ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR FURTHER  
INFORMATION AND DETAILS.

## KEY

|   |  |
|---|--|
| A | SENIOR APARTMENTS  |
| B | LIVE-WORK STYLE TOWNHOMES                                    |
| C | COMMERCIAL / RETAIL SPACE (WITHIN SENIOR APARTMENT BUILDING) |
| D | PLAZA - LANDSCAPING AND TEXTURED CONC.                       |
| E | TRANSFORMER  |
| F | NEW CURB, SIDEWALK, AND GRASS AS NEEDED                      |
| G | DROP-OFF   |
| H | RESIDENT SURFACE PARKING                                     |
| I | OVERHEAD POWER LINES   |
| J | EXTERIOR TRASH ENCLOSURE (TOWNHOME)                          |
| K | MONUMENT SIGN (TBD)  |
| L | CORNER WALL SIGNAGE (TBD)                                    |
| M | BIKE RACKS   |
| N | GAS METERS   |
| O | ELECTRIC METERS  |

## UNIT MATRIX

| UNIT TYPES   | UNIT DATA |      |                 | UNIT PER BUILDING         |         |         |           |         | TOTAL UNITS | AREA TOTALS (SQ. FT.) |   |
|--|-----------|------|-----------------|---------------------------|---------|---------|-----------|---------|-------------|-----------------------|---|
|  | BEDS      | BATH | AREA* (SQ. FT.) | SENIOR HOUSING APARTMENTS |         |         | TOWNHOMES |         |             |                       |   |
|  |           |      |                 | LEVEL 2                   | LEVEL 3 | LEVEL 4 |           | LEVEL 5 |             |                       |   |
| UNIT 1A  | 1         | 1    | 640             | 12                        | 9       | 9       | 8         | -       | 38          | 24,320                | (55) 1 BED<br>35,200 SF TOTAL<br>640 SF AVG   |
| UNIT 1A.1 (TYPE A & WHEDA)   | 1         | 1    | 640             | -                         | -       | -       | 1         | -       | 1           | 640                   |   |
| UNIT 1A.2 (WHEDA)  | 1         | 1    | 640             | -                         | 3       | 3       | 6         | -       | 12          | 7,680                 |   |
| UNIT 1A.3  | 1         | 1    | 640             | 1                         | 1       | 1       | 1         | -       | 4           | 2,560                 |   |
| UNIT 2A (WHEDA)  | 2         | 2    | 970             | 1                         | 2       | 2       | -         | -       | 5           | 4,850                 | (28) 2 BED<br>29,365 SF TOTAL<br>1,049 SF AVG |
| UNIT 2B  | 2         | 1    | 1,030           | 2                         | 2       | 2       | 2         | -       | 8           | 8,240                 |   |
| UNIT 2C  | 2         | 2    | 1,025           | 2                         | 2       | 2       | 2         | -       | 8           | 8,200                 |   |
| UNIT 2D  | 2         | 1    | 1,085           | -                         | -       | -       | 1         | -       | 1           | 1,085                 |   |
| UNIT 2D.1 (WHEDA)  | 2         | 1    | 1,085           | 1                         | -       | -       | -         | -       | 1           | 1,085                 | (18) 3 BED<br>26,010 SF TOTAL<br>1,445 SF AVG |
| UNIT 2D.2 (TYPE A & WHEDA)   | 2         | 1    | 1,085           | -                         | 1       | 1       | -         | -       | 2           | 2,170                 |   |
| UNIT 2E  | 2         | 2    | 1,245           | 1                         | 1       | 1       | -         | -       | 3           | 3,735                 |   |
| UNIT 3A  | 3         | 2    | 1,445           | -                         | -       | -       | -         | 14      | 14          | 20,230                |   |
| UNIT 3A.1 (T.H. VISITABLE)   | 3         | 2    | 1,445           | -                         | -       | -       | -         | 4       | 4           | 5,780                 |   |
| "UNIT AREAS ARE CALCULATED "PAINT-TO-PAINT"<br>(INCLUDES INTERIOR WALLS OF UNIT) |           |      |                 | 20                        | 21      | 21      | 21        | 18      | 101         | 90,575 SF             | 897 SF AVG<br>UNIT SIZE                       |
|  |           |      |                 | 83                        |         |         |           |         |             |                       |   |

\*UNIT AREAS ARE CALCULATED "PAINT-TO-PAINT"  
(INCLUDES INTERIOR WALLS OF UNIT)

|  |            |
|--|------------|
| INDOOR PARKING AREA @ SENIOR HOUSING APT. - LEVEL 1  | 19,668 GSF |
| HABITABLE AREAS: VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - LEVEL 1      | 1,603 GSF  |
| INDOOR PARKING: VESTIBULE, LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - TOTAL LEVEL 1 | 21,271 GSF |

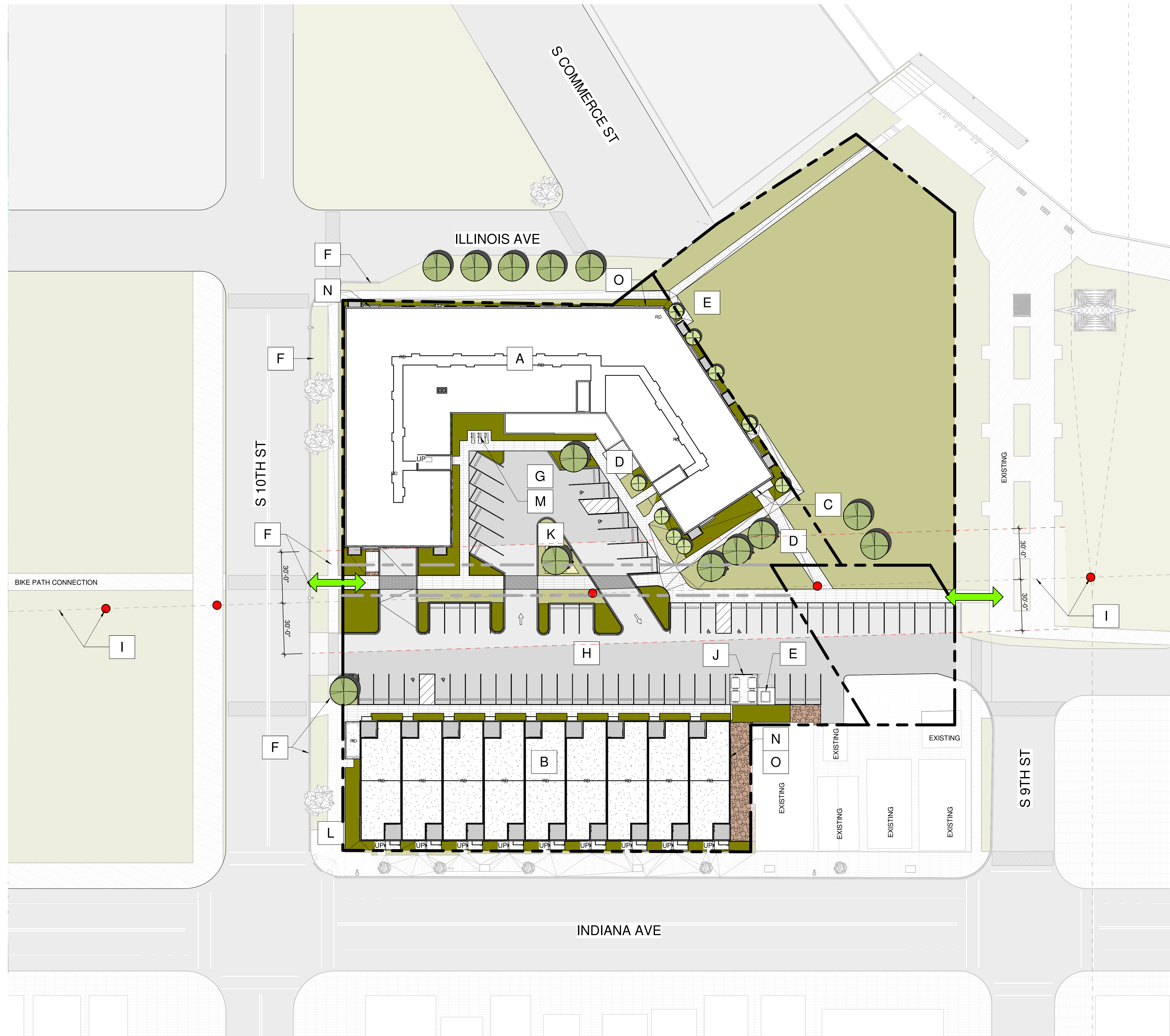
|  |           |
|--|-----------|
| COMMERCIAL/RETAIL AREA @ SENIOR HOUSING APT. - LEVEL 1 | 1,650 GSF |
|--|-----------|

|   |            |
|---|------------|
| HABITABLE R2 AREAS @ SENIOR HOUSING APT. - FLOORS 2-5 | 88,412 GSF |
|---|------------|

|   |            |
|---|------------|
| HABITABLE R2 AREAS @ TOWNHOMES - ALL FLOORS | 29,740 GSF |
|---|------------|

|                                 |             |
|---------------------------------|-------------|
| HABITABLE AREAS - TOTAL PROJECT | 119,755 GSF |
|---------------------------------|-------------|

|                         |   |
|-------------------------|---|
| INDOOR PARKING          | 55 SPACES   |
| SURFACE PARKING         | 63 SPACES   |
| TOTAL PARKING           | 118 SPACES  |
| PARKING SPACES REQUIRED | 2 SPACES ARE REQUIRED FOR EACH UNIT WITH 2 OR MORE BEDROOMS, 1 1/2 SPACES FOR EACH UNIT WITH ONE BEDROOM OR LESS. |
|                         | 1.5 x 55 = 83 SPACES<br>± 2 x 46 = 92 SPACES<br>175 SPACES  |







Engberg  
Anderson  
ARCHITECTS





















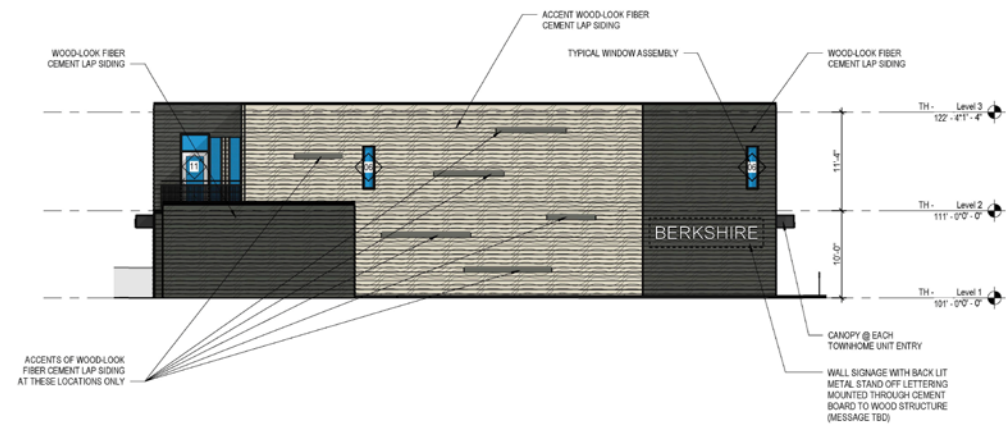




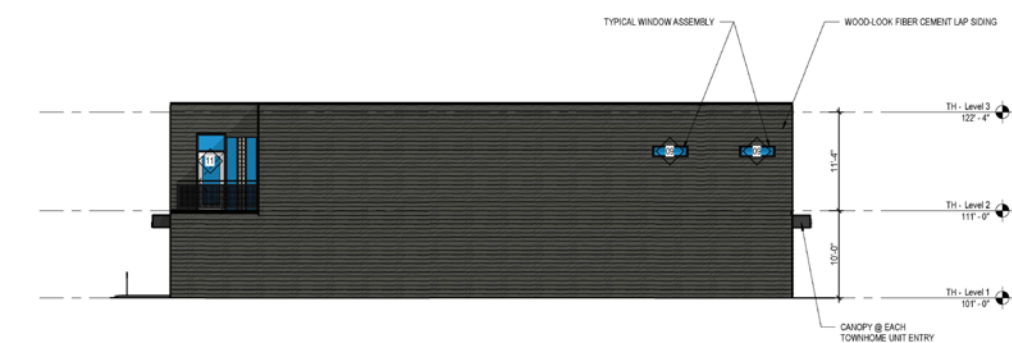
1 ELEVATION NORTH - TOWNHOMES  
SCALE: 1/8" = 1'-0"



2 ELEVATION SOUTH - TOWNHOMES  
SCALE: 1/8" = 1'-0"



3 ELEVATION WEST - TOWNHOMES  
SCALE: 1/8" = 1'-0"



4 ELEVATION EAST - TOWNHOMES  
SCALE: 1/8" = 1'-0"



**BERKSHIRE - SHEBOYGAN  
RIVERFRONT**

S. 10TH ST. & INDIANA AVE.  
SHEBOYGAN, WI 53081

OWNER  
GENERAL CAPITAL GROUP  
6938 N. SANTA MONICA BLVD.  
FOX POINT, WI 53127

PROJECT NUMBER 213331.00

ISSUED FOR:

CD PERMIT SET 2023-02-15

REVISION FOR:

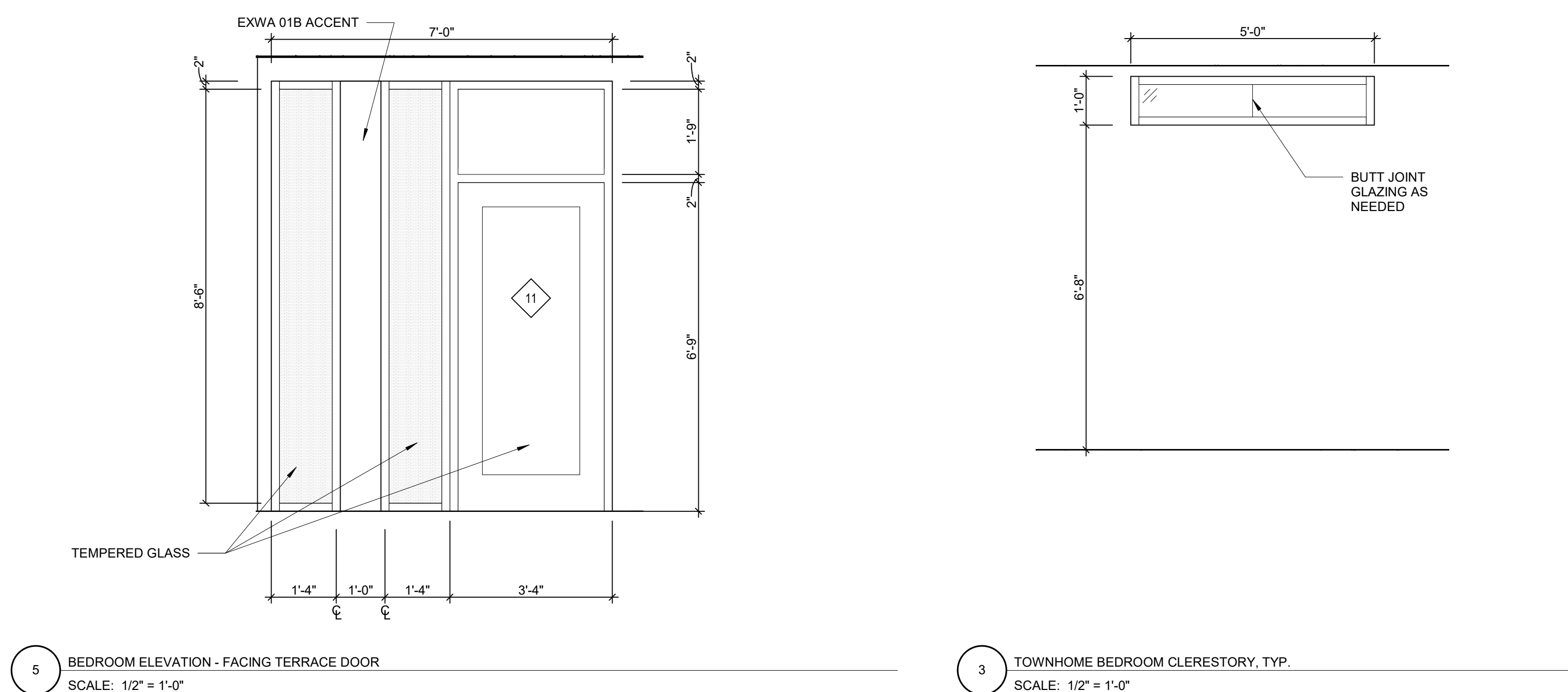
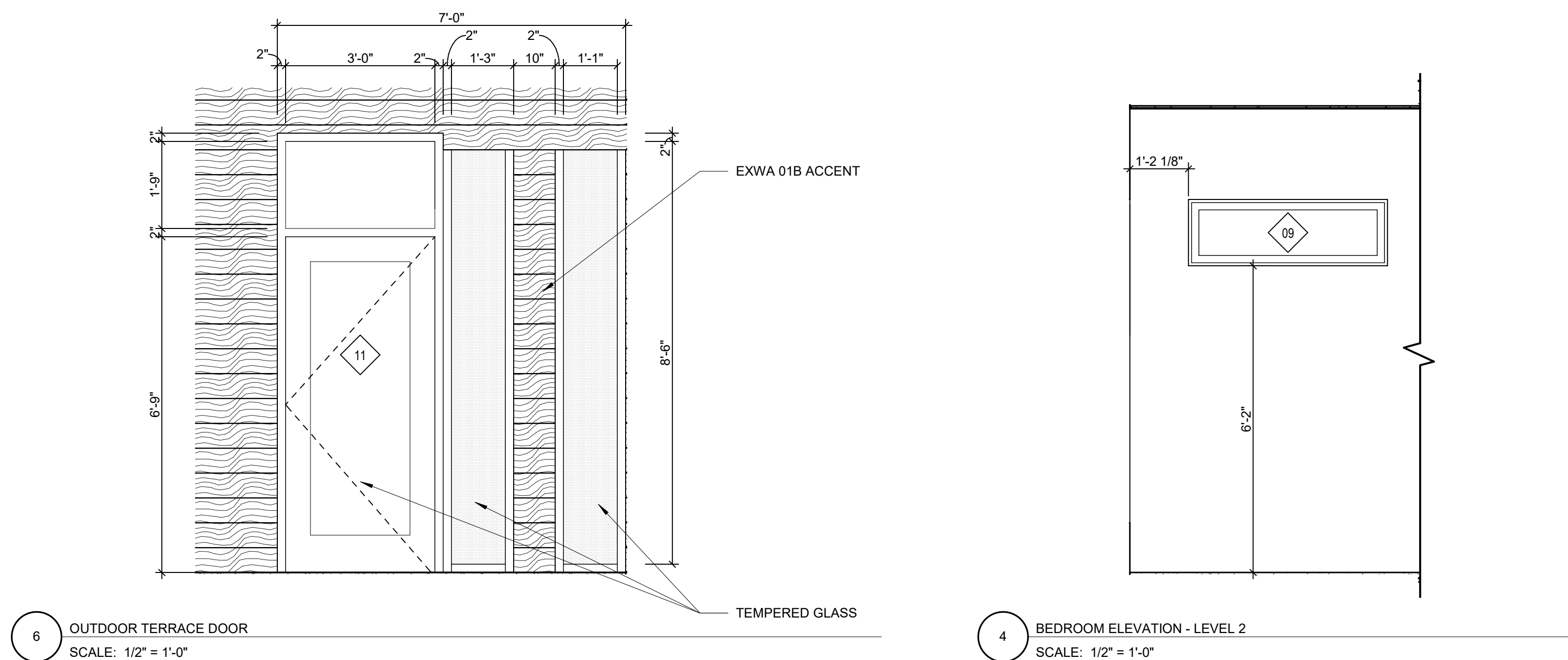
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**ENLARGED UNIT PLANS -  
TOWNHOMES**

# A300-2


**GENERAL FINISH NOTES**

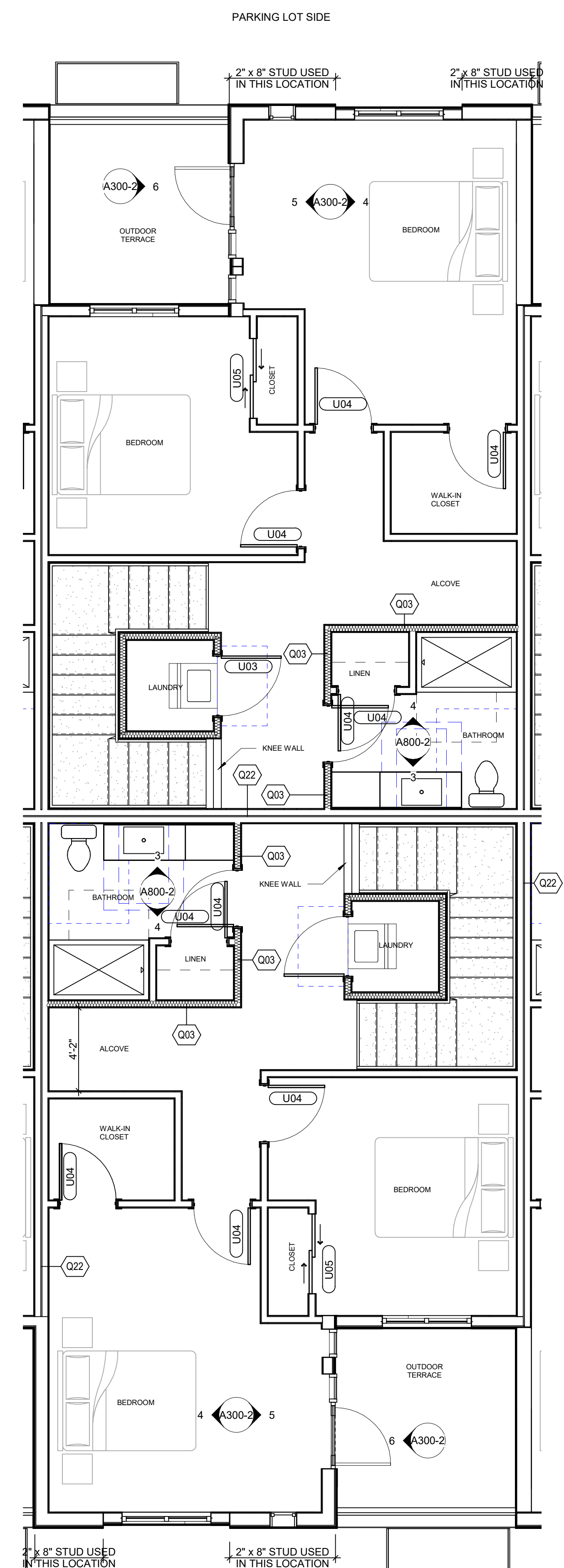
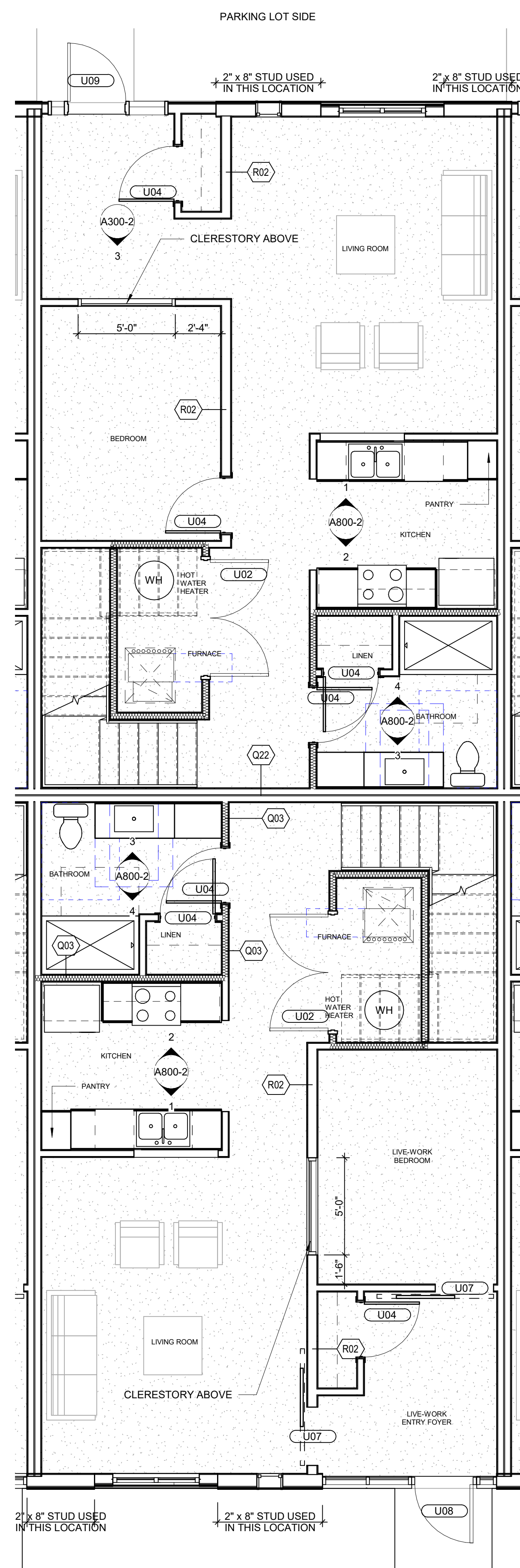
1. PLAM-1 AT KITCHEN COUNTERS.
2. KITCHEN CABINETS AND BATHROOM VANITIES SHALL BE CAB-1.
3. SS-1 AT BATHROOM COUNTERS.
4. WT-1 AT ALL EXTERIOR WINDOWS.

**ROOM FINISH SCHEDULE**

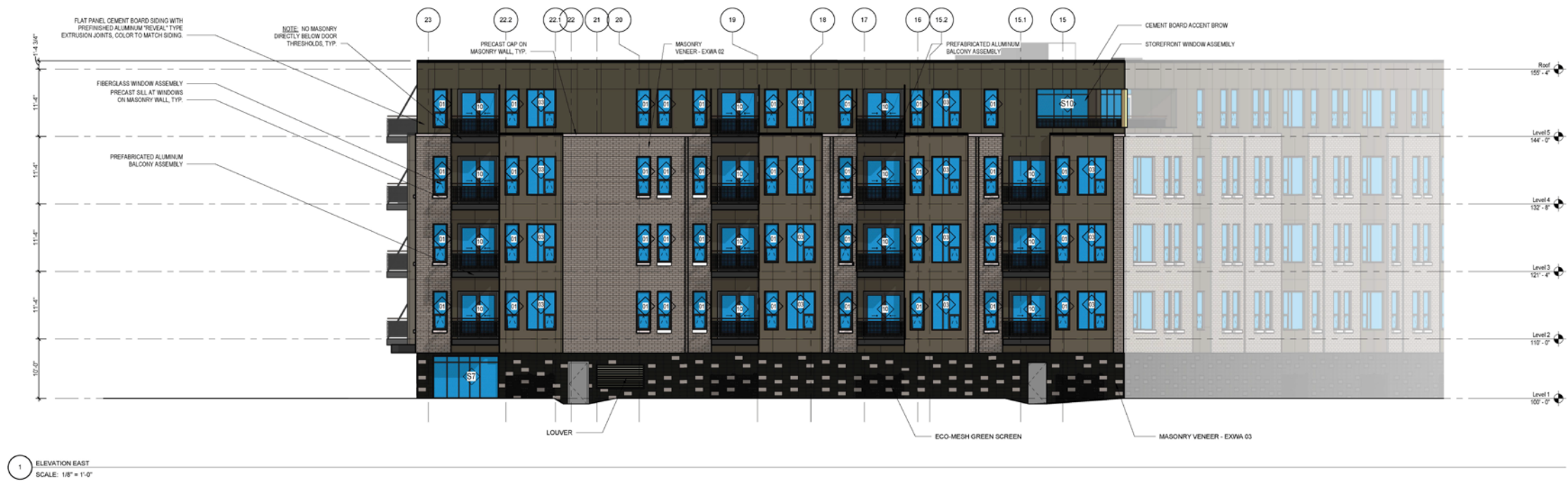
| ROOM NAME       | FLOOR | BASE | WALL | CEILING | NOTES                     |
|-----------------|-------|------|------|---------|---------------------------|
| ENTRY           | LVT-1 | VB-1 | PT-1 | PT-1    | -                         |
| KITCHEN         | LVT-1 | VB-1 | PT-1 | PT-1    | PLAM-1 AT COUNTERS        |
| LIVING ROOM     | LVT-1 | VB-1 | PT-1 | PT-1    | -                         |
| BEDROOM         | CPT-2 | VB-1 | PT-1 | PT-1    | -                         |
| BEDROOM CLOSET  | CPT-2 | VB-1 | PT-1 | PT-1    | -                         |
| DEN             | LVT-1 | VB-1 | PT-1 | PT-1    | -                         |
| BATHROOM        | LVT-1 | VB-1 | PT-1 | PT-1    | MOLDED MARBLE AT COUNTERS |
| LAUNDRY/FURNACE | LVT-1 | VB-1 | PT-1 | PT-1    | -                         |

**GENERAL NOTES - UNIT PLANS**

1. ALL WALLS ARE Q02 UNLESS OTHERWISE NOTED.
2. PROVIDE BATT INSULATION FOR SOUND CONTROL AT BATHROOM AND UTILITY ROOM WALLS. WALLS SHOWING BATT INSULATION IN ENLARGED UNIT PLANS ARE Q03 OR R02.
3. SEE OVERALL PLANS FOR UNIT-TO-CORRIDOR DEMISING WALL TAGS.
4. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
5. COORDINATE CABINET/APPLIANCE CLEARANCE REQUIREMENTS W/ MANUFACTURERS.
6. PROVIDE FINISHED SURFACE AT ALL EXPOSED CABINET ENDS.
7. ALL DIMENSIONS ON PLANS SHOWN ARE TO THE NOMINAL FACE OF GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.
8. WOOD CASING AROUND INTERIOR SWING DOORS (BOTH SIDES) AND IN FRONT OF SLIDING & BIFOLD DOOR TRACKS (BOTH SIDES WHEN IT IS A WALK-IN CLOSET OR LAUNDRY ROOM).
9. GYPSUM WALL BOARD SHALL CONTINUE BEHIND CABINETRY.
10. PROVIDE GYPSUM BOARD RATED FOR WET LOCATIONS BEHIND SHOWERS STALLS AND OTHER WET LOCATIONS.
11. PROVIDE GYPSUM BOARD RETURNS AT ALL SLIDING DOOR OPENINGS.
12. PROVIDE CURTAIN ROD AT ALL TUBS AND SHOWERS.
13. PROVIDE 18" AND 24" TOWEL BARS ALONG WITH ASSOCIATED BLOCKING FOR ALL DWELLING UNIT BATHROOMS.
14. PROVIDE 2" ROBE HOOKS FOR ALL DWELLING UNIT BATHROOMS.
15. MAINTAIN A 40" MINIMUM CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS PER ICC A117.1-2017, CHAPTER 10.
16. PROVIDE 9" MIN. OF CLEAR FLOOR SPACE BEYOND CONTROL WALL OF ALL TUBS AND SHOWERS PER WHEDA APPENDIX M, SEE **G104-2**.









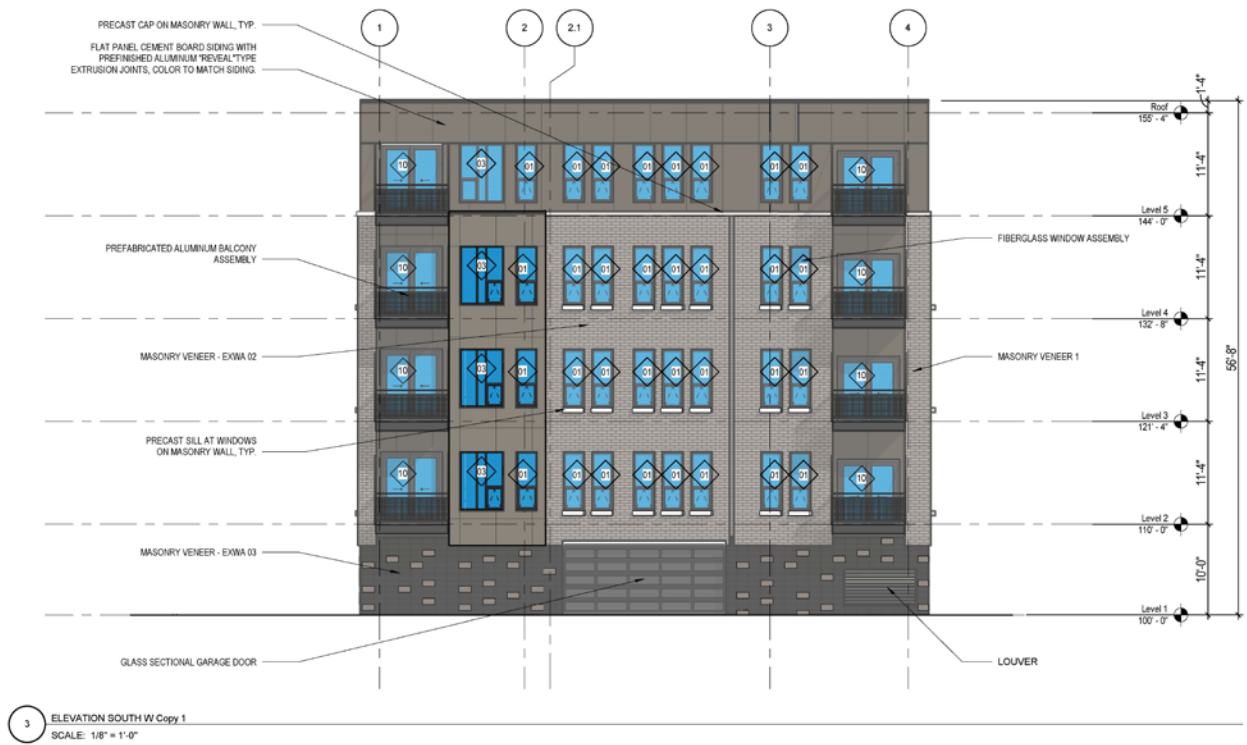


1 ELEVATION NORTH  
SCALE: 1/8" = 1'-0"



2 ELEVATION WEST  
SCALE: 1/8" = 1'-0"







BERKSHIRE - SHEBOYGAN  
RIVERFRONT

OWNER  
GENERAL CAPITAL GROUP  
6938 N. SANTA MONICA BLVD  
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

REVISION FOR:

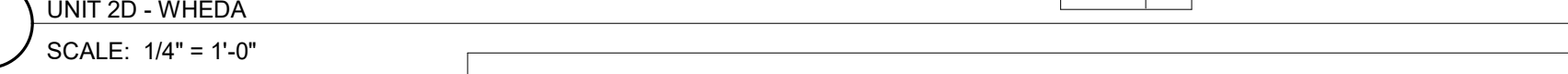
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

ENLARGED UNIT PLANS -  
SENIOR HOUSING APTS.

1. PLAM-1 AT KITCHEN COUNTERS.
2. KITCHEN CABINETS AND BATHROOM VANITIES SHALL BE CAB-1.
3. SS-1 AT BATHROOM COUNTERS.
4. WT-1 AT ALL EXTERIOR WINDOWS.

| ROOM NAME       | FLOOR | BASE | WALL | CEILING | NOTES                     |
|-----------------|-------|------|------|---------|---------------------------|
| ENTRY           | LVT-1 | VB-1 | PT-1 | PT-1    | -                         |
| KITCHEN         | LVT-1 | VB-1 | PT-1 | PT-1    | PLAM-1 AT COUNTERS        |
| LIVING ROOM     | LVT-1 | VB-1 | PT-1 | PT-1    | -                         |
| BEDROOM         | OPT-2 | VB-1 | PT-1 | PT-1    | -                         |
| BEDROOM CLOSET  | OPT-2 | VB-1 | PT-1 | PT-1    | -                         |
| DEN             | LVT-1 | VB-1 | PT-1 | PT-1    | -                         |
| BATHROOM        | LVT-1 | VB-1 | PT-1 | PT-1    | MOLDED MARBLE AT COUNTERS |
| LAUNDRY/FURNACE | LVT-1 | VB-1 | PT-1 | PT-1    | -                         |

1. ALL WALLS ARE Q02 UNLESS OTHERWISE NOTED.
2. PROVIDE BATT INSULATION FOR SOUND CONTROL AT BATHROOM AND UTILITY ROOM WALLS. WALLS SHOWING BATT INSULATION IN ENLARGED UNIT PLANS ARE Q03 OR R03.
3. SEE OVERALL PLANS FOR UNIT-TO-CORRIDOR DEMISING WALL TAGS.
4. 4" DIMENSION INSULATION FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
5. COORDINATE CABINET/APPLIANCE CLEARANCE REQUIREMENTS IN MANUFACTURERS.
6. PROVIDE FINISHED SURFACE AT ALL EXPOSED CABINET ENDS.
7. ALL DIMENSIONS ON PLANS SHOWN ARE TO THE NOMINAL FACE OF GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.
8. WOOD CASING AROUND INTERIOR SWING DOORS (BOTH SIDES) AND IN FRONT OF SLIDING & BIFOLD DOOR TRACKS (BOTH SIDES WHEN IT IS A WALK-IN CLOSE OR LAUNDRY ROOM).
9. GYPSUM WALL BOARD SHALL CONTINUE BEHIND CABINERY.
10. PROVIDE GYPSUM BOARD RATED FOR WET LOCATIONS BEHIND SHOWERS STALLS AND OTHER WET LOCATIONS.
11. PROVIDE GYPSUM BOARD RETURNS AT ALL Siding DOOR OPENINGS.
12. PROVIDE CURTAIN ROD AT ALL TUBS AND SHOWERS.
13. PROVIDE 18" AND 24" TOWEL BARS (ALONG WITH ASSOCIATED BLOCKING) FOR ALL DWELLING UNIT BATHROOMS.
14. PROVIDE 2" ROBE HOOKS FOR ALL DWELLING UNIT BATHROOMS.
15. MAINTAIN A 40" MINIMUM CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS PER 1310.017, CHAPTER 10.
16. PROVIDE 9" MIN. OF CLEAR FLOOR SPACE BEYOND COUNTER WALL OF ALL TUBS AND SHOWERS PER WHEIDA APPENDIX M, SEE G104-1.





BERKSHIRE - SHEBOYGAN  
RIVERFRONT

S. 10TH ST. & INDIANA AVE.  
SHEBOYGAN, WI 53081

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GENERAL CAPITAL GROUP  
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CD PERMIT SET 2023-02-15

REVISION FOR:

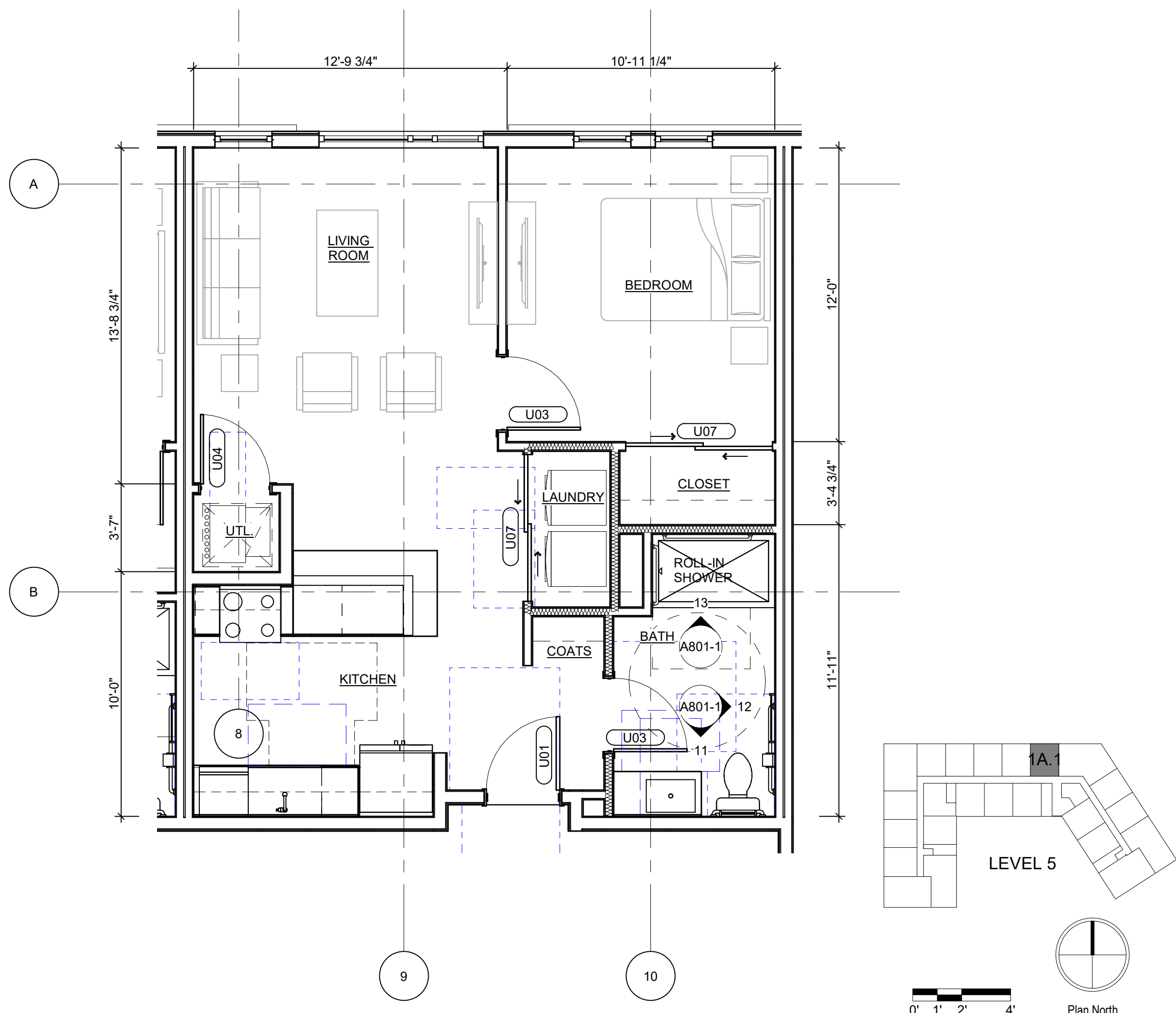
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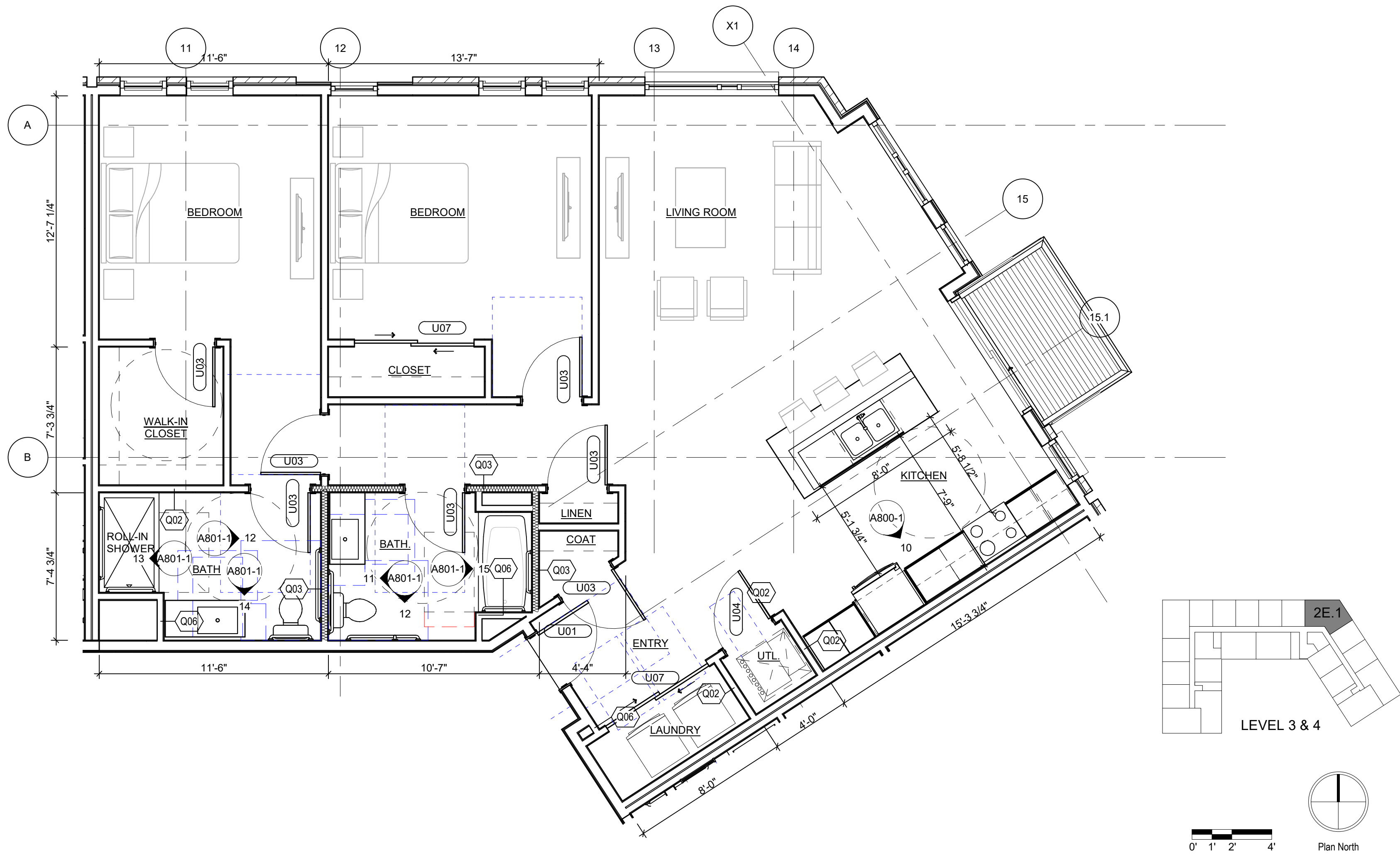
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ENLARGED UNIT PLANS -  
SENIOR HOUSING APTS.

A301-1



2 UNIT 1A.1 - TYPE A / WHEDA  
SCALE: 1/4" = 1'-0"



1 UNIT 2E.1 - TYPE A / WHEDA  
SCALE: 1/4" = 1'-0"



BERKSHIRE - SHEBOYGAN  
RIVERFRONT

S. 10TH ST. & INDIANA AVE.  
SHEBOYGAN, WI 53081

OWNER  
GENERAL CAPITAL GROUP  
6938 N. SANTA MONICA BLVD.  
FOX POINT, WI 53217

|                |           |
|----------------|-----------|
| PROJECT NUMBER | 213331.00 |
|----------------|-----------|

ISSUED FOR:

CD PERMIT SET 2023-02-15

REVISION FOR:

| NO. | DESCRIPTION | DATE |
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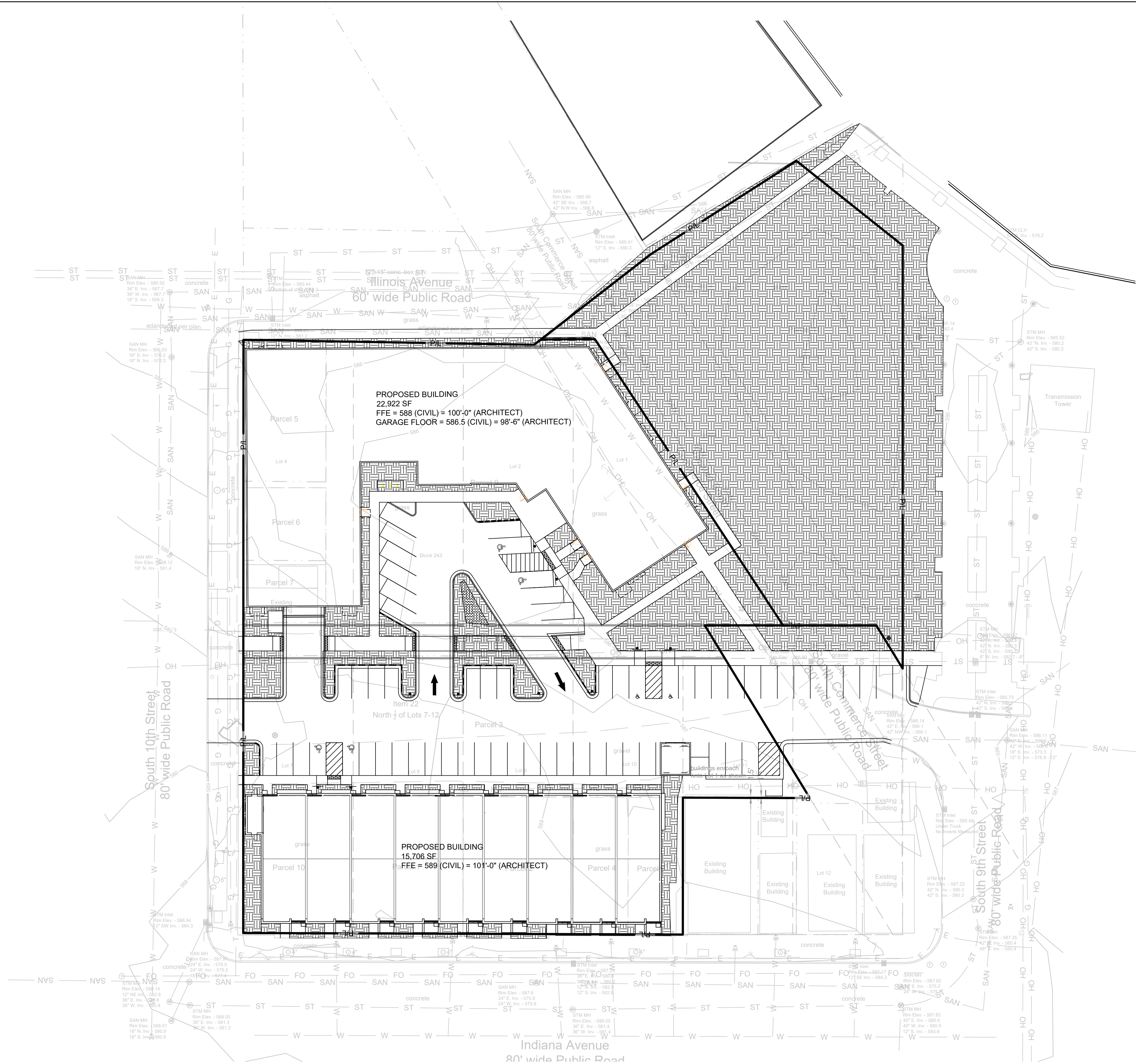
## ENLARGED COMMON AREA PLANS

# A302-1

45



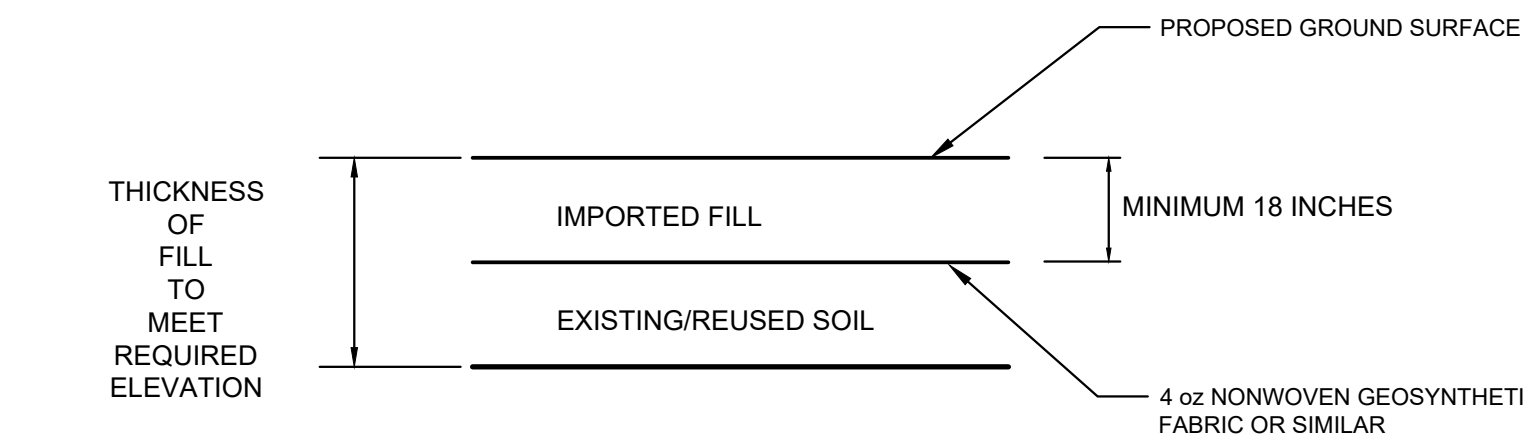




LEGEND:


 CLEAN CAP AREA (SEE DETAIL)

- GENERAL NOTES:
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
  - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
  - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
  - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
  - DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
  - WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
  - EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ANY EXCESS SURPLUS SOIL MUST BE DISPOSED OF AT A LICENSED DISPOSAL FACILITY. ENVIRONMENTAL CONSULTANT WILL COORDINATE PROFILING ANY EXCESS MATERIAL.
  - GROUNDWATER GENERATED DURING EXCAVATION DEWATERING WILL REQUIRE DISCHARGE TO SANITARY SEWER SYSTEM. COORDINATE MANAGEMENT PLAN WITH ENVIRONMENTAL CONSULTANT.




A SOIL CAP REQUIREMENTS FOR GREEN SPACE AREAS  
SCALE: NTS

Item 5.



Single Source. Sound Solutions.  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210



GRAPHIC SCALE  
0 30 60

SHEBOYGAN - RIVERFRONT DEVELOPMENT

S. 10TH ST. & INDIANA AVE.

SHEBOYGAN, WI 53081

SOIL MANAGEMENT

OWNER:  
GENERAL CAPITAL GROUP  
6938 N. SANTA MONICA BLVD.  
FOX POINT, WI 53217

| ISSUANCE                  | DATE       |
|---------------------------|------------|
| 95% DD SUBMITTAL          | 12-16-2022 |
| CITY SUBMITTAL            | 2-02-2023  |
| DSPS SUBMITTAL            | 2-10-2023  |
| CITY SUBMITTAL            | 2-23-2023  |
| PLAN COMMISSION SUBMITTAL | 3-08-2023  |

| NO. REVISION | DATE |
|--------------|------|
| ----         | ---- |
| ----         | ---- |
| ----         | ---- |
| ----         | ---- |
| ----         | ---- |

|              |            |
|--------------|------------|
| PROJECT NO:  | 20764      |
| DESIGN DATE: | 12-16-2022 |
| PLOT DATE:   | 2023.03.08 |
| DRAWN BY:    | TPM        |
| CHECKED BY:  | CTC        |
| APPROVED BY: | ----       |

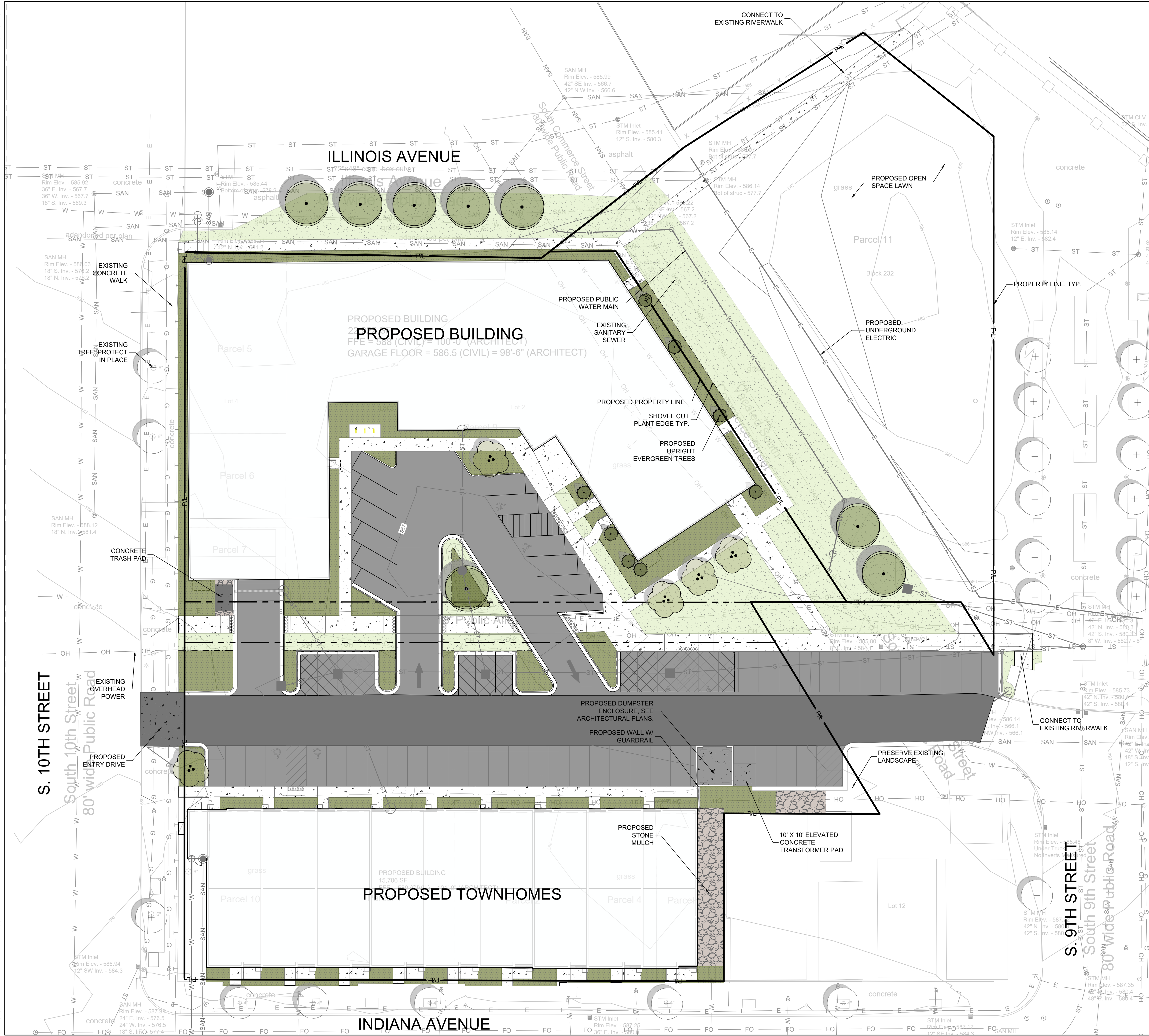
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C003

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46





| CITY OF SHEBOYGAN - LANDSCAPE REQUIREMENTS              |           |          |
|---|-----------|----------|
| ZONING DISTRICT: (CC) CENTRAL COMMERCIAL                | REQUIRED  | PROPOSED |
| DEVELOPED LOT - POINTS                                  | 0         | -        |
| FOUNDATION - POINTS                                     | 0         | -        |
| STREET FRONTAGE - POINTS                                | 0         | -        |
| PAVED AREAS - POINTS<br>(20 PTS/10,000 SF OR 20 STALLS) | 63 POINTS | -        |
| BUFFERYARD VALUES                                       | 0         | -        |

LANDSCAPE LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANTING BED
- DECORATIVE STONE MULCH
- SHOVEL CUT PLANT EDGING
- PROPERTY LINE
- EXISTING TREE - PROTECT IN PLACE
- PROPOSED MEDIUM EVERGREEN TREE (20 POINTS)
  - 4' HT. MINIMUM
- PROPOSED TALL DECIDUOUS TREE (30 POINTS)
  - 1.5" CAL. MINIMUM
- PROPOSED LOW DECIDUOUS TREE (10 POINTS)
  - 1.5" CAL. MINIMUM

LANDSCAPE GENERAL NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

Item 5.

THE SIGMA GROUP

Single Source. Sound Solutions.

www.thesigmagroup.com

1300 West Canal Street

Milwaukee, WI 53233

Phone: 414-643-4200

Fax: 414-643-4210

N

GRAPHIC SCALE

0 20 40

SHEBOYGAN - RIVERFRONT DEVELOPMENT

S. 10TH ST. & INDIANA AVE.

SHEBOYGAN, WI 53081

OVERALL LANDSCAPE PLAN

OWNER:

GENERAL CAPITAL GROUP

6938 N. SANTA MONICA BLVD.

FOX POINT, WI 53217

| ISSUANCE                  | DATE       |
|---------------------------|------------|
| 95% DD SUBMITTAL          | 12-16-2022 |
| CITY SUBMITTAL            | 2-02-2023  |
| DSPS SUBMITTAL            | 2-10-2023  |
| CITY SUBMITTAL            | 2-23-2023  |
| PLAN COMMISSION SUBMITTAL | 3-08-2023  |

| NO. REVISION | DATE |
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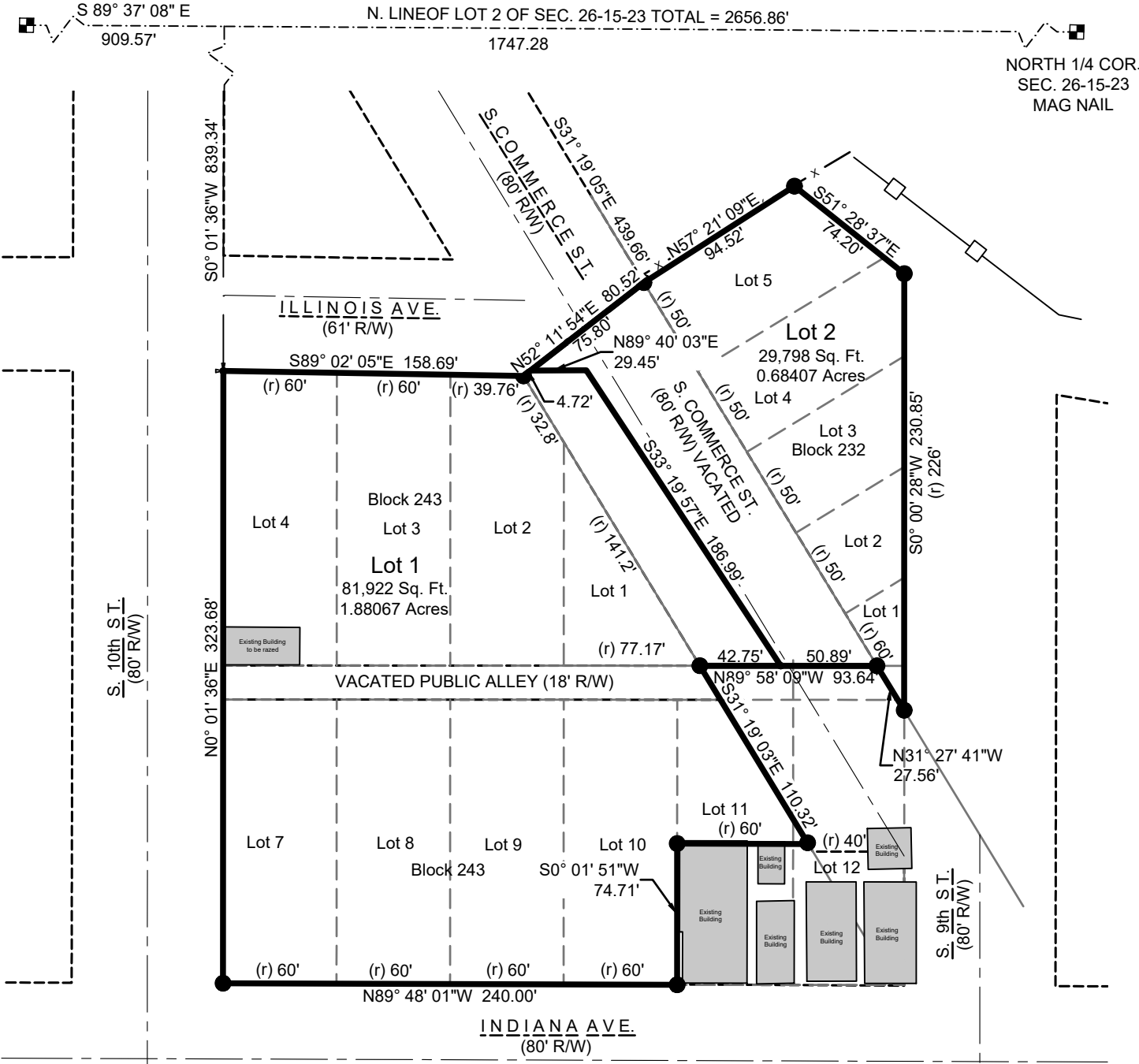
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| SCALE:       |            |
| PROJECT NO:  | 20764      |
| DESIGN DATE: | 12-16-2022 |
| PLOT DATE:   | 2023.03.08 |
| DRAWN BY:    | ----       |
| CHECKED BY:  | CTC        |
| APPROVED BY: | ----       |
| SHEET NO:    | L100       |



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

Being Lots 1-4, 7-10, and parts of 11 & 12 in Block 243, Lots 1-5 in Block 232, Vacated South Commerce Street and Vacated Public Alley all in the Original Plat of the City of Sheboygan, all in Lot 2 of Section 26, Township 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin

ADDRESSES: 1010 S. 9th St., and 1015 S. 10th St.  
PARCEL NUMBERS: 5928150-5800,-5810,-5820,-5760,-5670,-5930,-5830,-5840,-5860,-5870,-5880  
NW 1/4 COR.  
SEC. 26-15-23  
PK NAIL



LEGEND & NOTES:

● INDICATES SET 3/4" DIAM. REBAR, 18" LONG  
WEIGHING 1.50 LBS/LIN. FT.

(r) = recorded/platted distance

COORDINATES & BEARINGS ARE REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM, NAD83 (1991) WITH THE NORTH LINE OF THE NE 1/4 OF SEC. 26-15-23, ASSUMED TO BEAR N 89°37'18" W.



www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

PROJECT NUMBER 20764

DRAFTED BY KMA

DATE 4/4/2023

Sheet 1 of 4

VICINITY MAP:



NW 1/4 SEC. 26-15-23  
SCALE: 1" = 2000'



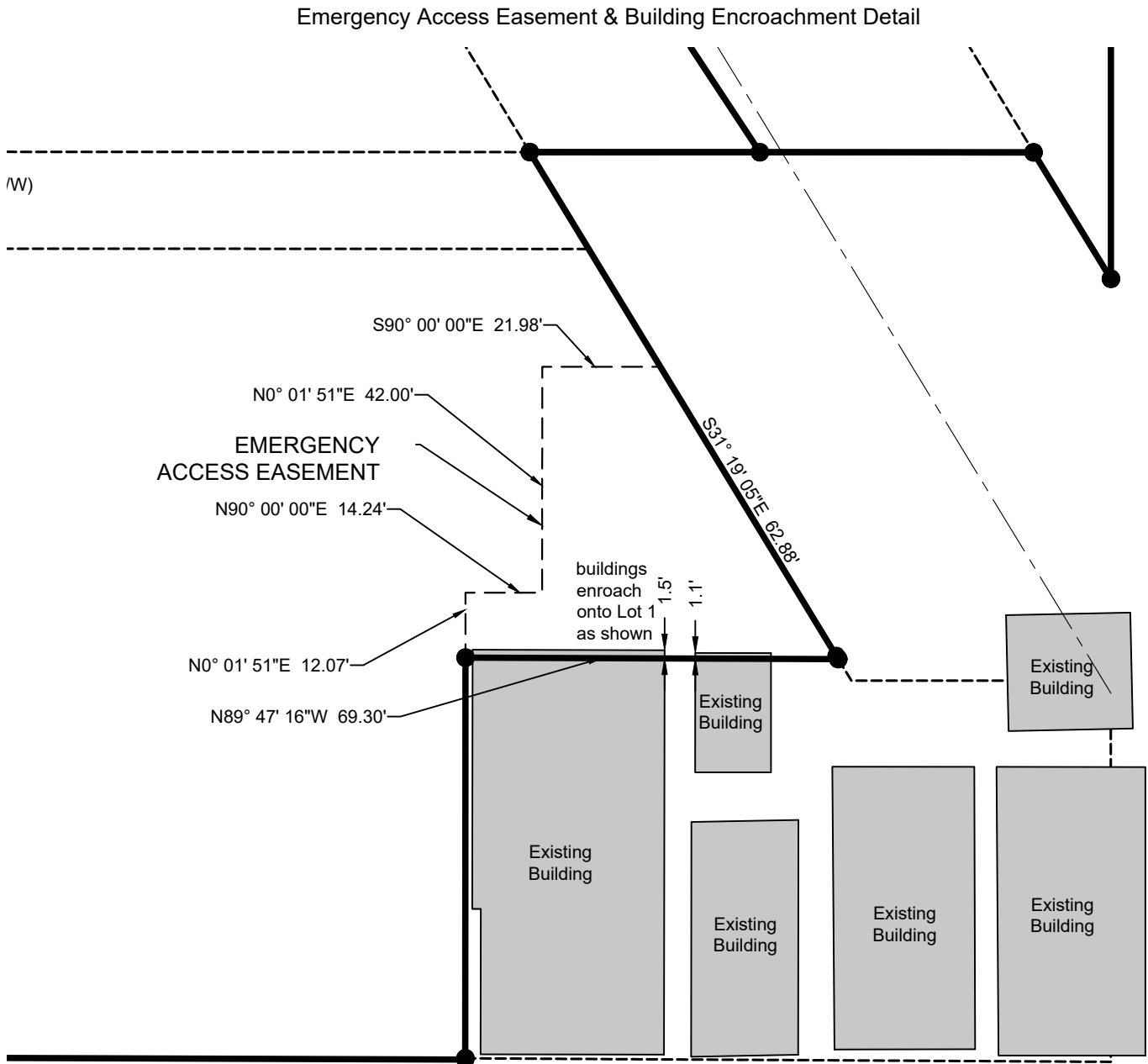
GRAPHIC SCALE



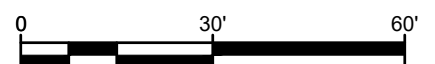


CERTIFIED SURVEY MAP NO. \_\_\_\_\_

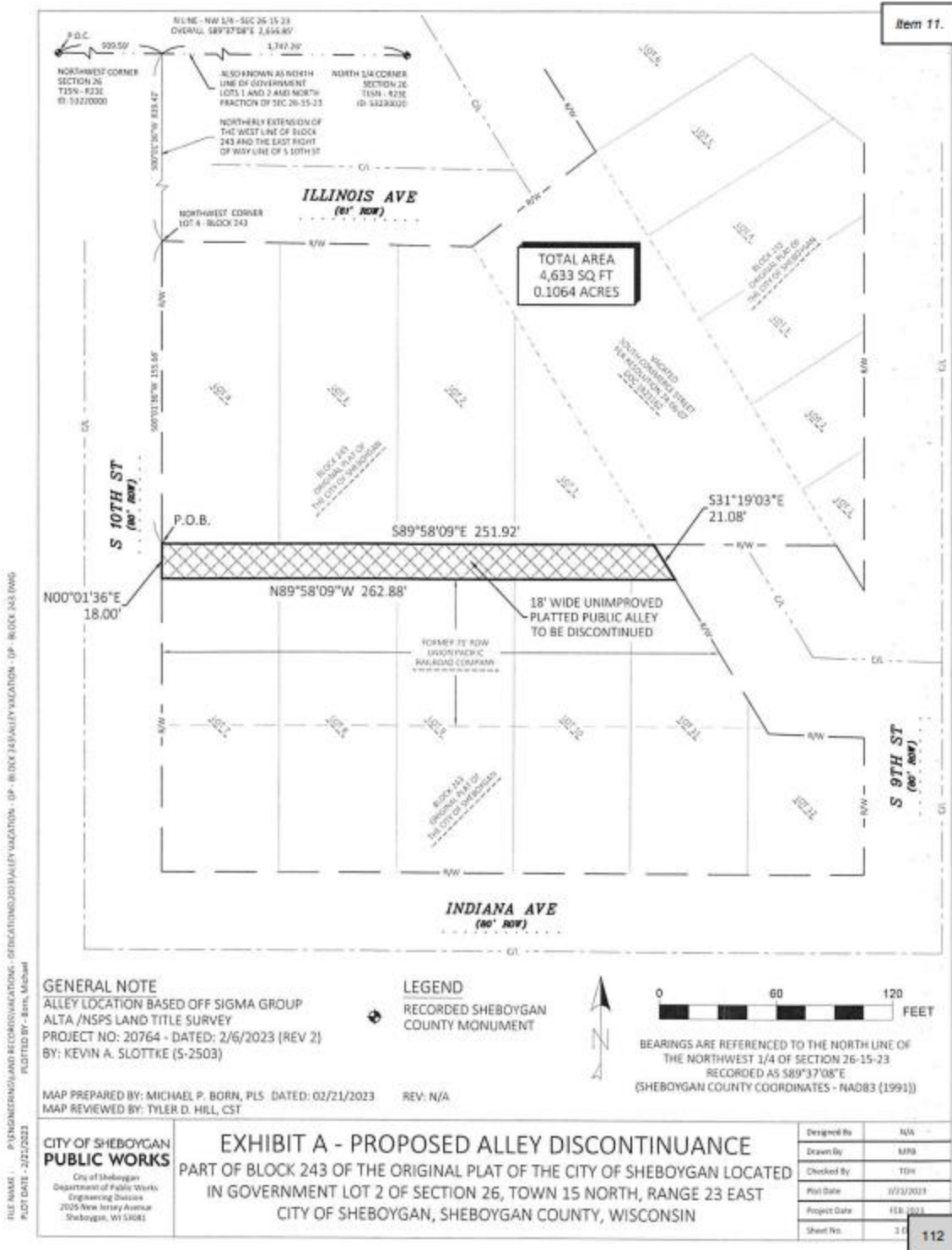
Being Lots 1-4, 7-10, and parts of 11 & 12 in Block 243, Lots 1-5 in Block 232, Vacated South Commerce Street and Vacated Public Alley all in the Original Plat of the City of Sheboygan, all in Lot 2 of Section 26, Township 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin

A V E.

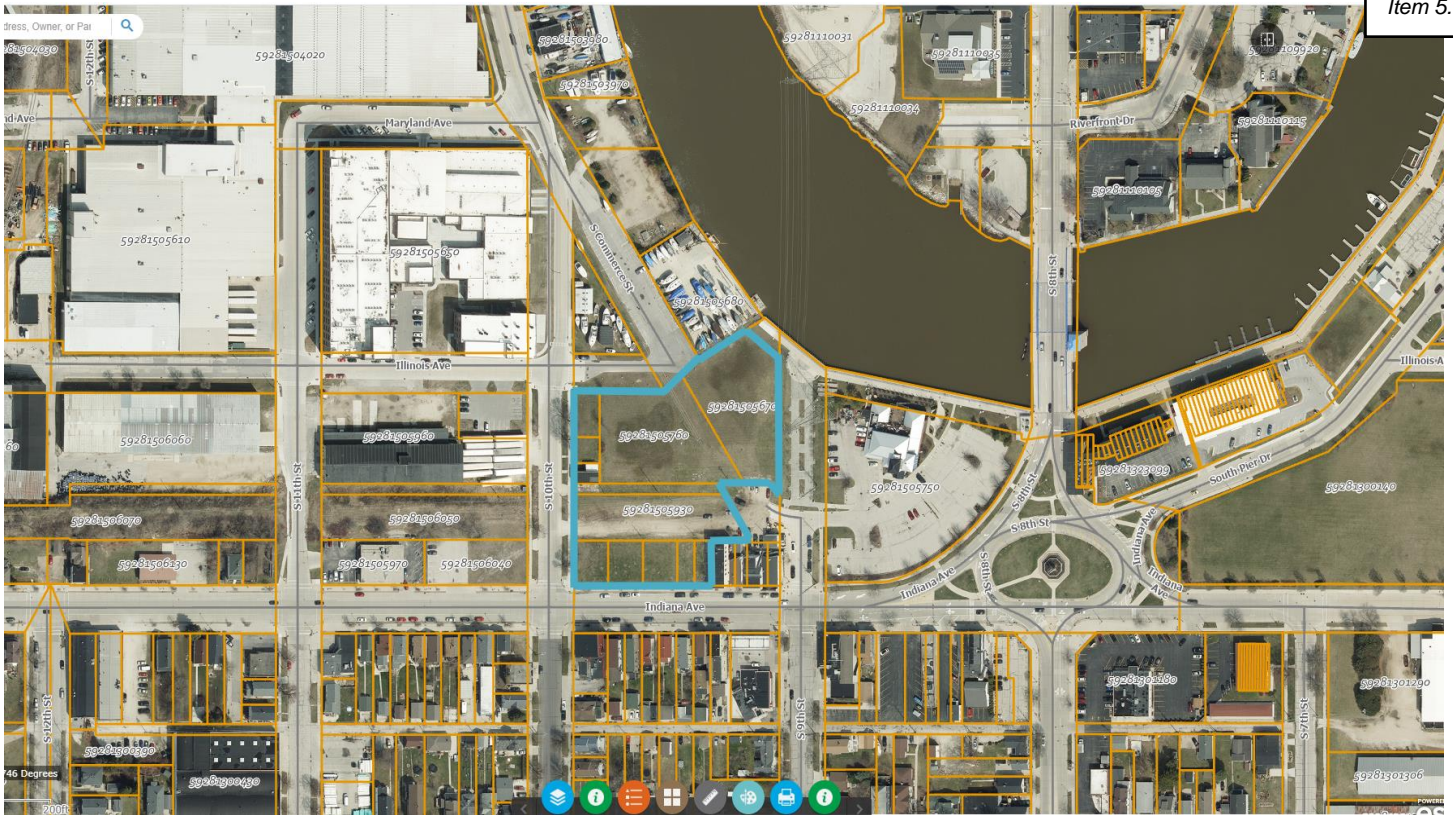
GRAPHIC SCALE







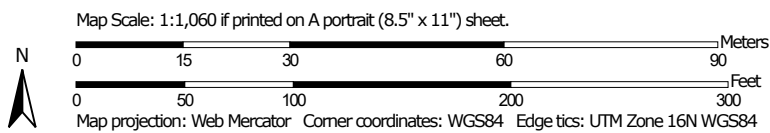






Soil Map—Sheboygan County, Wisconsin

Item 5.



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

1/31/2023  
Page 1 of 3

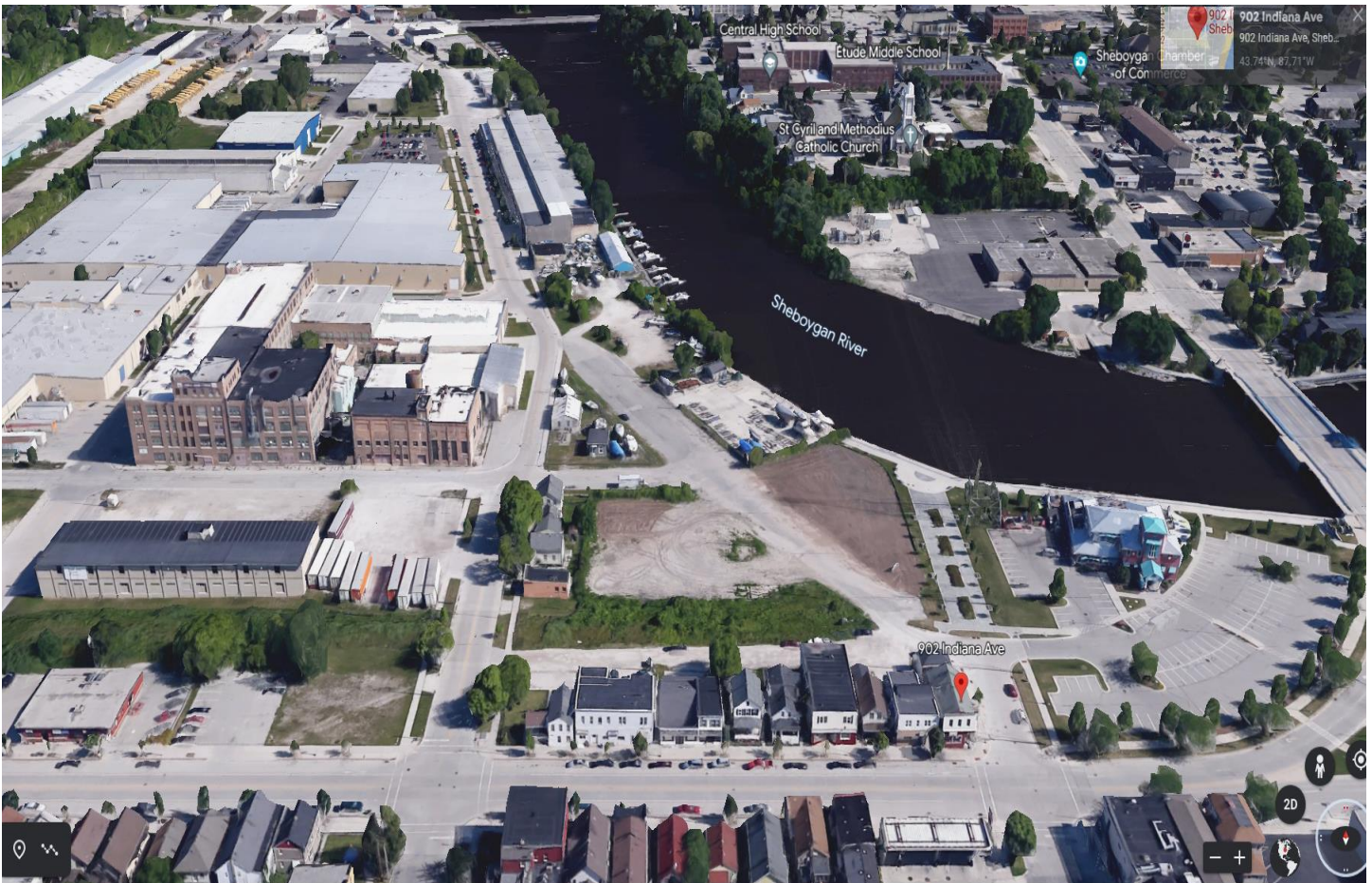














## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Kara Ottum to construct two (2) new single-family dwellings at the southwest intersection of N. 8<sup>th</sup> Street and Huron Avenue. NO Zone

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

**REPORT DATE:** April 6, 2023

**MEETING DATE:** April 11, 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:**

Kara Ottum is proposing to construct two (2) new single-family dwellings at the northwest intersection of N. 8<sup>th</sup> Street and Huron Avenue. The applicant states:

- As someone relatively new to the community, who has struggled to find an apartment or purchase a property in the years I have been here, I am requesting permission from you to build on the lots located at the southwest corner of 8<sup>th</sup> & Huron. I have fallen in love with the area, but long to create a home of my own and possibly for others while improving a vacant lot, in the heart of the city. The idea of being able to walk to all my favorite restaurants, the farmers market and shops is the life I hope to build at this corner in Sheboygan.
- This infill project will be an attractive enhancement to the neighborhood, provide housing not only for myself, but others as well. Additionally, it will improve a brownfield by permanently capping the area of contamination with a driveway and properly venting the proposed structures as recommended via the DNR Closure Report.
- Parking for each building is not limited to the garages. Additional parking for the south parcel is located in the most southwest section of the lot, measuring 48' x 10', with access at the alley. The north parcel has additional parking east of the garage, in the capped contamination zone. Meaning that the additional people and their vehicles at the residences will not be an increased burden to the limited street parking.
- Each building will be less than 50% of the available square footage, but neither lot will meet the required 6000sf lot size. 9,520sf total – north lot is 4,480sf and the south lot is 5,040sf.



## STAFF COMMENTS:

### Kara's Home (southern lot):

- Is proposed to be a single-story 1,818sf single-family dwelling with attached single-car garage accessing N. 8<sup>th</sup> Street on 5,040sf lot (approximately 46 x 80 with additional land to the west and south totaling another 1,360sf). Applicant can explain proposed interior floor plans, exterior architecture and site improvements.
- Appears there will be an accessory shed building to be located in the rear/west yard. What will it be used for? Will it match the design, materials and colors of the new home? Maximum shed size permitted is 200sf.
- There appears to be several patio areas to be constructed on north and west sides of the rear of the home. What is the design, materials and colors for these patios?
- Appears to be fencing that is to be installed as well. What is the design, materials and colors for the fence?
- Appears to be landscaping to be installed in the front yard along 8<sup>th</sup> Street and the front side yard to the residential neighbor to the south.

### Coach House (northern lot):

- Is proposed to be a two-story 1,053sf single-family dwelling with 2<sup>nd</sup> floor residence and 1<sup>st</sup> floor garage accessing N. 8<sup>th</sup> Street on a 4,480sf (56 x 80) with additional land to the west and south totaling another 1,360sf). Applicant can explain proposed interior floor plans, exterior architecture and site improvements.
- Appears there will a large driveway and parking area on the east side of the home facing both Huron Avenue and 8<sup>th</sup> Street at the northeast corner of the lot. This is the main contamination location on this former service station lot. It appears that the DNR is acceptable with the development as proposed and specifically with this large pavement area that caps the area of contamination. Plan Commission should have the applicant further discuss this matter. Will this area just be concrete or will there be design to it?
- There appears to be several patio areas to be constructed on north and west sides of the rear of the home. What is the design, materials and colors for these patios?
- Appears to be fencing that is to be installed as well. What is the design, materials and colors for the fence?
- Appears to be landscaping to be installed along the Huron Avenue frontage and along the residential neighbor to the west.

The proposed lot lines in site plan before you today do not exactly match the existing lots lines currently in the field today. The applicant is proposing to relocate the existing east/west common property line 12 feet to the north in order to develop the properties as proposed before you today. The two lots are parcels 59281102150 and 59281102140.



Therefore, a Certified Survey Map (CSM) will be required to be submitted to staff for review to reconfigure the lots as proposed. The lots in the CSM will have to exactly match what is being reviewed by the Plan Commission today for staff to sign the CSM. If the lots do not match with the site plan being considering today, then staff will not sign the CSM and the applicant would need to resubmit the lot configuration back to the Plan Commission for consideration. Applicant has submitted the current site plan before you today in order to see if the Plan Commission will approve the proposal before spending the money necessary to have the CSM completed. If approved, the applicant will proceed with the CSM as presented.

In addition, when building permits are applied for, the survey of the house plan and lot shall match all dimensions as submitted by the applicant and approved by the Plan Commission in order for permits to be issued. If the house plans and dimensions do not match with the site plan being considering today, then permits will not be issued and the applicant will need to resubmit plans back to the Plan Commission for consideration (new conditional use and exceptions as necessary).

The driveway along Huron Avenue that would no longer be used will be constructed back to City standard specifications with curb, gutter, sidewalk, etc.

In order to construct the homes on the reconfigured lots as proposed, the applicant is requesting the following exceptions:

Coach House (northern lot):

- Requesting to have a 4,480sf foot lot – Minimum lots size for a single-family home in the Neighborhood Office Zone is 6,000sf.
- Requesting to have a 56 foot lot width - Minimum corner lot width size for a single-family home in the Neighborhood Office Zone is 70 feet.
- Requesting to have a front street yard setback of 10 feet from Huron Avenue - Minimum front/street yard setback for a single-family home in the Neighborhood Office Zone is 25 feet.
- Requesting to have a rear yard setback of seven (7) feet - Minimum rear yard setback for a single-family home in the Neighborhood Office Zone is 20 feet.
- Requesting to have an interior sidewalk that has a zero (0) foot setback to the property line – Minimum paved surface setback for a single-family home in the Neighborhood Office Zone is three (3) feet.
- Requesting to have a minimum single-family house footprint as presented on site plan which is less than 24 x 40 (approximately 27 x 39) - Minimum house foot print for a single-family home in the Neighborhood Office Zone is 24 x 40.

Kara's House (southern lot):

- Requesting to have a 5,040sf foot lot – Minimum lots size for a single-family home in the Neighborhood Office Zone is 6,000sf.



- Requesting to have a 46 foot lot width - Minimum interior lot width size for a single-family home in the Neighborhood Office Zone is 60 feet.
- Requesting to have a front yard setback of 10 feet from N. 8<sup>th</sup> Street - Minimum front yard setback for a single-family home in the Neighborhood Office Zone is 25 feet.
- Requesting to have a rear yard setback of eight (8) feet (west yard) - Minimum rear yard setback for a single-family home in the Neighborhood Office Zone is 20 feet.
- Requesting to have an interior sidewalk that has a zero (0) foot setback to the property line – Minimum paved surface setback for a single-family home in the Neighborhood Office Zone is three (3) feet.
- Requesting to have a minimum single-family house footprint as presented on site plan which is less than 24 x 40 (approximately 21 x 60 without including garage) - Minimum house foot print for a single-family home in the Neighborhood Office Zone is 24 x 40.

The applicant believes that the proposed lot configuration, site plan and exceptions are justified because:

- The proposed homes fit well with the existing neighborhood in terms of design, improvements setbacks, etc.
- This will allow the applicant to develop the land into desirable housing based on the challenges regarding contamination that will continue to be located on the site.

This is a very visible site along N. 8<sup>th</sup> Street that has been vacant and somewhat unsightly for decades. The site does have some contamination that makes the developable foot print a challenge but the proposed homes as designed will be a welcome addition to this neighborhood along Huron Avenue and N. 8<sup>th</sup> Street.

The Plan Commission may want to have the applicant address the following:

- Are the homes to be constructed at the same time or will this be phased? If phased, which home will be constructed first? What is the timeline for the 2<sup>nd</sup> home?
- What is the intended use of the coach house?
- There is a lot of hardscape and minimal landscaping that is proposed for the coach house lot. What is the intention of this space - will it be all concrete or will there be some landscaping design to this large paved area in the front of the coach house?
- The applicant discusses fencing – what type of fencing is the applicant proposing to install?
- What is the intention of utilizing the thin strip of land at the west end of the southern home that runs from the backyard to the alley to the south?



## **ACTION REQUESTED:**

Item 6.

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

1. Applicant shall obtain all licenses and building permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, environmental, State of Wisconsin, DNR, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant is required to meet all requirements regarding the contamination on the property and will address any concerns and/or issues accordingly with the DNR.
3. Prior to building permit issuance for either house, the applicant shall show the contamination location on the survey in order for the building department to verify the house is located outside of the contaminated area.
4. Building permits shall be issued if and only if the applicant submits plans very similar to those plans submitted to and approved by the Plan Commission (design, materials, colors, location, square footage, exceptions, etc.). However, if the applicant changes the general design concepts, the site plan, lot configurations, location, etc. and/or if staff has any concerns with the proposal, the matter may be brought back to the Plan Commission for their consideration.
5. Maximum size accessory building/shed shall be 200sf and shall be compatible design to match that of the house.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. 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.
8. All areas used for parking/maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping/hardscaping.
10. 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 improved to standard City specifications (Huron Avenue and 8<sup>th</sup> Street).
11. Applicant will obtain all required permits/approvals prior to constructing the driveway, parking area, hardscape area, etc. including but not limited to building permit, site plan, storm water, etc.
12. Vehicles parked on the driveway of the southern lot must be completely located on the lot and not within the City of Sheboygan N. 8<sup>th</sup> Street sidewalk/public right-of-way.
13. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
14. 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. unless an encroachment is obtained permitting use of public right-of-way.
15. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
16. The Certified Survey Map (CSM) will be reviewed if and only if the Plan Commission approves the conditional use permit. The proposed CSM will exactly match the approved site plan/property layout.
17. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.




18. 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.
19. If operating as a short term rental, the applicant will be required to file the proper room tax paper work with the City of Sheboygan.
20. If there are any amendments including but not limited to the approved use, building design, floor plans, site plans, lot configuration, exceptions, etc., the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use and required attachments



|   |   |                                    |  |
|---|---|------------------------------------|--|
|  | <p align="center"><b>CITY OF SHEBOYGAN</b></p> <p align="center"><b>APPLICATION FOR<br/>CONDITIONAL USE</b></p> | Fee: <u>\$250.00</u>               |  |
|   |   | Review Date: <u>4.11.23</u>        |  |
|   |   | Zoning: <u>Neighborhood 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)<br><i>Kara Ottum</i> | Authorized Representative<br><i>Mike Howe Builders, Inc.</i> | Title              |                          |
| Mailing Address<br><i>1612 Union Ave.</i>                  | City<br><i>Sheboygan</i>                                     | State<br><i>WI</i> | ZIP Code<br><i>53081</i> |
| Email Address<br><i>karaottum@gmail.com</i>                | Phone Number (incl. area code)<br><i>(414)331.6171</i>       |                    |                          |

### 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<br><i>1332 N 8<sup>th</sup> St., Sheboygan, WI</i> | Parcel No.<br><i>#59281102150 &amp; #59281102140</i> |
|--|--|

### SECTION 4: Proposed Conditional Use

|                                     |                               |
|-------------------------------------|-------------------------------|
| Name of Proposed/Existing Business: | <i>Ottum Residence</i>        |
| Existing Zoning:                    | <i>Neighborhood Office</i>    |
| Present Use of Parcel:              | <i>Vacant Lot</i>             |
| Proposed Use of Parcel:             | <i>Home &amp; Coach House</i> |
| Present Use of Adjacent Properties: | <i>Homes</i>                  |

### SECTION 5: Certification and Permission

**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.

**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.

|   |       |                                     |
|---|-------|-------------------------------------|
| Name of Owner/Authorized Representative (please print)<br><i>Kara Ottum</i> | Title | Phone Number<br><i>414.331.6171</i> |
| Signature of Applicant<br><i>K. Ottum</i>                                   |       | Date Signed<br><i>3.17.23</i>       |

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.



Dear Planning Commission,

As someone relatively new to the community, who has struggled to find an apartment or purchase a property in the years I have been here, I am requesting permission from you to build on the lots located at the SW corner of 8<sup>th</sup> & Huron. I have fallen in love with the area, but long to create a home of my own and possibly for others while improving a vacant lot, in the heart of the city. The idea of being able to walk to all my favorite restaurants, the farmers market and shops is the life I hope to build at this corner in Sheboygan.

This infill project will be an attractive enhancement to the neighborhood, provide housing not only for myself, but others as well. Additionally, it will improve a brownfield by permanently capping the area of contamination with a driveway and properly venting the proposed structures as recommended via the DNR Closure Report.

Parking for each building is not limited to the garages. Additional parking for the south parcel is located in the most SW section of the lot, measuring 48' x 10', with access at the alley. The north parcel has additional parking east of the garage, in the capped contamination zone. Meaning that the additional people and their vehicles at the residences will not be an increased burden to the limited street parking.

Each building will be less than 50% of the available square footage, but neither lot will meet the required 6000sf lot size.

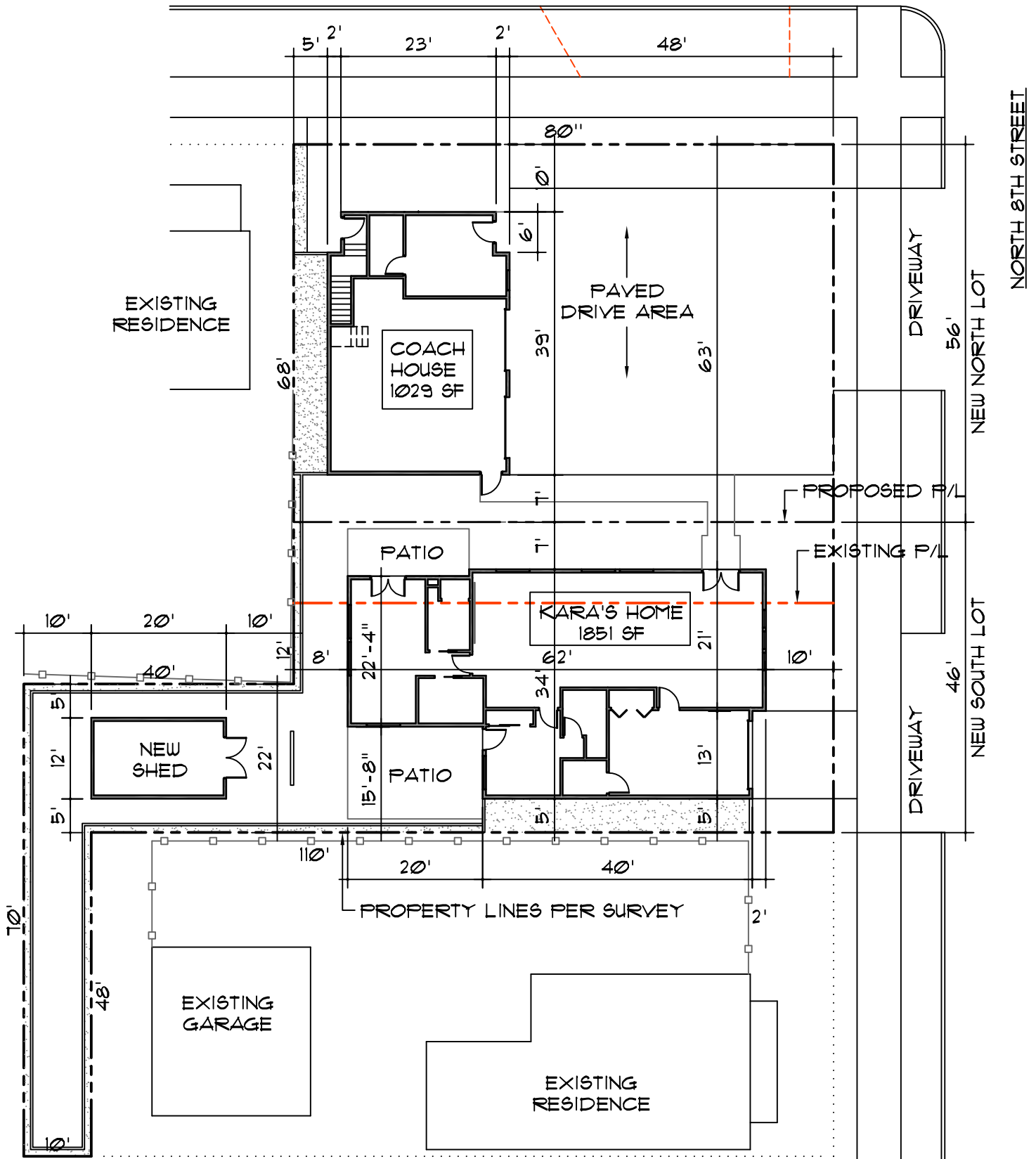
My variance requests are outlined below:

- To allow my buildings to fall in line with the adjacent homes on Huron to the West and South on 8<sup>th</sup> Street, which do not adhere to the modern setbacks due to the historical nature of the neighborhood. This will allow us to make best use of the space while avoiding the area of concern regarding contamination.
- Approve the South Parcel as 4080sf
  - Request a setback of the South Parcel at 10' on 8<sup>th</sup> Street
  - Propose a 46' wide lot rather than 60'
  - Propose a rear setback of 7' rather than 25'
    - As this is not the corner parcel, is a 25' setback the required length?
- Approve the North Parcel as 5440sf
  - Request a setback of the North Parcel at 10' from Huron Street
  - Propose a 56' wide corner lot rather than 70'
  - Propose a rear setback of 7' rather than 25'
- Move the property line of the South Parcel to the North by 12'. This is noted in red on attachment: Ottum Lot Plan

Thank you for your time and consideration,

Sincerely,  
Kara Ottum





TOTAL AREA OF PROPERTY IS 9520 SF  
 NEW NORTH LOT AREA IS 4480 SF  
 NEW SOUTH LOT AREA IS 5040 SF

MIKE HOWE BUILDERS INC.  
 FOR KARA OTTUM RESIDENCE  
 REVISED 4-3-23

1332 N. 8TH ST. - SHEBOYGAN, WI





METAL ROOFING  
(BLACK)

← PREFINISHED  
SIDING (WHITE)

METAL ROOFING (BLACK)

PREFINISHED  
SIDING (WHITE)

← EXISTING DRIVEWAY  
AT N. 8TH ST.

FRONT VIEW - RESIDENCE "A"

FENCE

PATIO

BACK VIEW - RESIDENCE "A"

KARA OTTUM RESIDENCE

N 8TH & HURON AVE - SHEBOYGAN, WI



Inspiration for Residence A



Inspiration for Residence B







Globe Blue Spruce Shrub

[Visit](#)

Globe Blue Spruce Shrub





Espalier Tree





Golden Full Moon Maple





Japanese Maple































## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

**ITEM DESCRIPTION:** Application for Conditional Use and Sign Permit with exceptions by RLO Sign, Inc. to install a new electronic readerboard monument sign at the new BP Service Station located at 1441 N. 26<sup>th</sup> Street. SC Zone

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

**REPORT DATE:** April 6, 2023

**MEETING DATE:** April 11, 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:**

RLO Sign, Inc. is proposing to install a new electronic readerboard monument sign at the new BP Service Station located at 1441 N. 26<sup>th</sup> Street. The applicant states:

- On behalf of our client, BPB Convenience Store, RLO Sign is requesting a conditional use permit to construct a new monument sign with an electronic message center (EMC) at 1441 N. 26<sup>th</sup> Street. The proposed sign will be located at northwest corner of the property (southeast corner of N. 26<sup>th</sup> Street and Superior Avenue intersection).
- The client would like to incorporate an electronic message center as it attracts attention and adds a stylish appeal. This will also help the store display special discounts on products and services. The electronic message center would be strategically located so as to not impact any of the residential homes in the area.
- The base of the sign will utilize the same brickwork to harmonize with the surrounding architecture of the new building. A decorative cap will also be installed.
- The setback is in compliance with regulations for zoning district which are 26 feet from the face of the curb on Superior Avenue and 12 feet from the property line on N. 26<sup>th</sup> Street. The sign will also be located outside of the 15-foot vision triangle. The location needed to be moved from the original site plan to accommodate for the storm sewer outlet and buried telephone lines.
- The proposed monument sign will be approximately 62sf (7 x 9) and seven (7) feet tall.



- The interior lit cabinet portion of the sign is 36sf - logo approximately 9sf and gas price approximately 25sf.
- The electronic readerboard portion of the sign is approximately 5sf (1.8 x 3).

### **STAFF COMMENTS:**

The proposed sign stone base and decorative cap do match some of the design elements of the main convenience store building which does make the sign more attractive.

### **ACTION REQUESTED:**


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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. 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.
3. 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.
4. The sign shall meet the minimum 12 foot setback to the N. 26<sup>th</sup> Street property line, 24 feet from the face of curb on Superior Avenue and be located outside the 15 foot vision triangle. It is the applicant's responsibility to insure the sign meets the required setbacks.
5. The maximum height of the sign shall be eight (8) feet tall (top of sign to grade).
6. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.
7. Any future wall signage shall be individual letter signs (no flat panel or interior lit cabinet signs).
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.


### **ATTACHMENTS:**

Conditional Use Permit Application and required attachments.



|   |   |   |  |
|---|---|---|--|
|  | <p align="center"><b>CITY OF SHEBOYGAN</b></p> <p align="center"><b>APPLICATION FOR<br/>CONDITIONAL USE</b></p> | <div style="border: 1px solid black; padding: 2px; float: right;">Item 7.</div> |  |
|   |   | <b>Fee:</b> \$250.00  |  |
|   |   | <b>Review Date:</b> _____<br><b>Zoning:</b> _____                               |  |

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

|   |  |   |                                |
|---|--|---|--------------------------------|
| <b>SECTION 1: Applicant/ Permittee Information</b>  |  |   |                                |
| Applicant Name (Ind., Org. or Entity)<br>RLO Sign, Inc.   |  | Authorized Representative<br>Patrick Mlinaz |                                |
| Title<br>Project Manager  |  |   |                                |
| Mailing Address<br>1030 Ontario Ave.  | City<br>Sheboygan                                | State<br>WI                                 | ZIP Code<br>53081              |
| Email Address<br>patrick@rloesign.com   | Phone Number (incl. area code)<br>(920) 457-6602 |   |                                |
| <b>SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)</b>   |  |   |                                |
| Applicant Name (Ind., Org. or Entity)<br>BPB Convenience Stores LLC   |  | Contact Person<br>Basudev Adhikari          |                                |
| Title<br>Owner  |  |   |                                |
| Mailing Address<br>916 Mulberry Lane  | City<br>Kohler                                   | State<br>WI                                 | ZIP Code<br>53044              |
| Email Address   | Phone Number (incl. area code)<br>(920) 266-1786 |   |                                |
| <b>SECTION 3: Project or Site Location</b>  |  |   |                                |
| Project Address/Description<br>1441 N 26th St.  |  | Parcel No.<br>59281213261                   |                                |
| <b>SECTION 4: Proposed Conditional Use</b>  |  |   |                                |
| Name of Proposed/Existing Business:   | BPB Convenience Stores LLC                       |   |                                |
| Existing Zoning:  | SC   |   |                                |
| Present Use of Parcel:  | N/A  |   |                                |
| Proposed Use of Parcel:   | Convenience Store/Gas Station                    |   |                                |
| Present Use of Adjacent Properties:   | Bar to the West; Dermatologist to the East       |   |                                |
| <b>SECTION 5: Certification and Permission</b>  |  |   |                                |
| <p><b>Certification:</b> 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><b>Permission:</b> 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)<br>Patrick Mlinaz; RLO Sign, Inc.  |  | Title<br>Project Manager                    | Phone Number<br>(920) 457-6602 |
| Signature of Applicant<br>   |  | Date Signed<br>03/21/2023                   |                                |

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.





1030 Ontario Ave. Sheboygan, WI 53081  
 920-457-6602 · 800-479-6602 · Fax: 920-457-2399  
 www.rloesign.com



03/21/2023

***Narrative for Conditional Use at BP 1441 N 26<sup>th</sup> St.***

Plan Commission  
 City of Sheboygan  
 828 Center Ave.  
 Sheboygan WI 53081

Plan Commission and City Staff:

On behalf of our client, BPB Convenience Store, we are requesting a conditional use permit to construct a new 7-foot-tall monument sign with an electronic message center (EMC). The business is located at 1441 N. 26<sup>th</sup> Street, Sheboygan, WI 53081.

The proposed sign will be located on the corner of 26<sup>th</sup> St. and Superior Ave., which is a highly traveled area. The base of the sign will utilize the same brickwork to harmonize with the surrounding architecture of the new building. The total height of the sign is 7 feet tall. The client would like to incorporate an electronic message center as it attracts attention and adds a stylish appeal. This will also help the store display special discounts on products and services.

The setback is in compliance with regulations for zoning district. The sign will also be located outside of the 15-foot vision triangle. The location needed to be moved from the original site plan to accommodate for the storm sewer outlet and buried telephone lines. The electronic message center would be strategically located so as to not impact any of the residential homes in the area. Additionally, it will meet the requirements for number of freestanding signs per lot and square footage allowed per sign.

Thank you,

RLO Sign, Inc. - Patrick Mlinaz  
 Phone: 920-457-6602  
 patrick@rloesign.com  
 www.RLOSign.com



**CITY OF SHEBOYGAN****SIGN PERMIT  
APPLICATION**

Item 7.

Fee: \_\_\_\_\_

Review Date: \_\_\_\_\_

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

**SECTION 1: Applicant/ Permittee Information**

|  |   |                                 |                          |
|--|---|---------------------------------|--------------------------|
| Name (Ind., Org. or Entity)<br><b>RLO Sign, Inc.</b> | Authorized Representative<br><b>Patrick Mlinaz</b>      | Title<br><b>Project Manager</b> |                          |
| Mailing Address<br><b>1030 Ontario Ave.</b>          | City<br><b>Sheboygan</b>                                | State<br><b>WI</b>              | ZIP Code<br><b>53081</b> |
| Email Address<br><b>patrick@rlosign.com</b>          | Phone Number (incl. area code)<br><b>(920) 457-6602</b> |                                 |                          |

**SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)**

|  |   |                       |                          |
|--|---|-----------------------|--------------------------|
| Name (Ind., Org. or Entity)<br><b>BPB Convenience Stores LLC</b> | Contact Person<br><b>Basudev Adhikari</b>               | Title<br><b>Owner</b> |                          |
| Mailing Address<br><b>916 Mulberry Ln.</b>                       | City<br><b>Kohler</b>                                   | State<br><b>WI</b>    | ZIP Code<br><b>53044</b> |
| Email Address  | Phone Number (incl. area code)<br><b>(920) 226-1786</b> |                       |                          |

**SECTION 3: Description of the Proposed Sign and Use of the Subject Site**

|   |   |
|---|---|
| Name of Proposed/existing business: <b>BPB Convenience Stores LLC</b>                           |   |
| Address of property affected: <b>1441 N 26th St.</b>  |   |
| Use of property: <b>Gas Station</b>   | Type of Sign: <b>Freestanding Monument Sign</b> |
| Description of sign:<br><b>New monument sign with brick base and electronic message center.</b> |   |


**SECTION 4: Configuration of Proposed Sign**

|  |                                       |  |
|--|---------------------------------------|--|
| Height: <b>84"</b>   | Width: <b>106.5"</b>                  | Total Square Footage: <b>62.13 sq. ft.</b> |
| Amount of public street frontage: <b>172' on Superior Ave.; 240' on 26th St.</b>   |                                       |  |
| Amount of exposed exterior wall length: <b>N/A</b>                                 | Setback: <b>26' from face of curb</b> |  |
| Method of Attachment: <b>Concrete Footing</b>                                      |                                       |  |
| Method of Illumination: <b>LED internally lit</b>                                  |                                       |  |
| Sign Materials: <b>Aluminum, Polycarbonate, Vinyl and Paint</b>                    |                                       |  |
| Total square footage of signs on subject property – Before proposed sign: <b>0</b> |                                       | After proposed sign: <b>62.13</b>          |

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Sign Permit Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all 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.

**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.

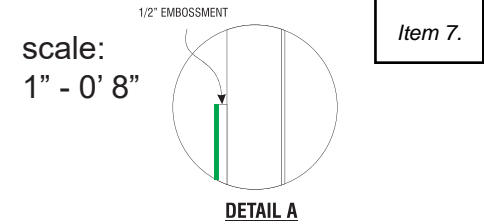
|   |                                 |                                      |
|---|---------------------------------|--------------------------------------|
| Name of Owner/Authorized Representative (please print)<br><b>Patrick Mlinaz; RLO Sign, Inc.</b>               | Title<br><b>Project Manager</b> | Phone Number<br><b>(920)457-6602</b> |
| Signature of Applicant<br> |                                 | Date Signed<br><b>03/21/2023</b>     |

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. If required to be placed on the agenda of the City Plan Commission or Architectural Review Board, 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 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

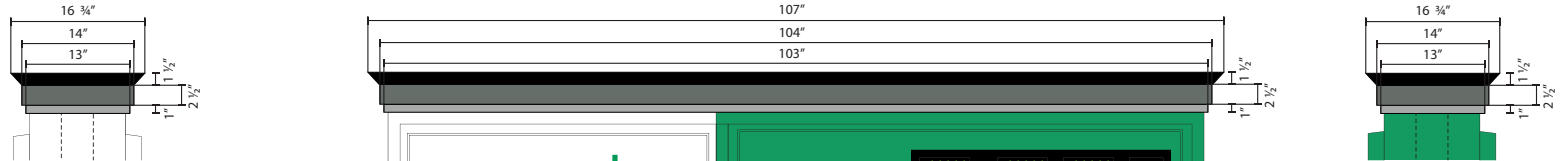


# Sign Type: Monument Sign

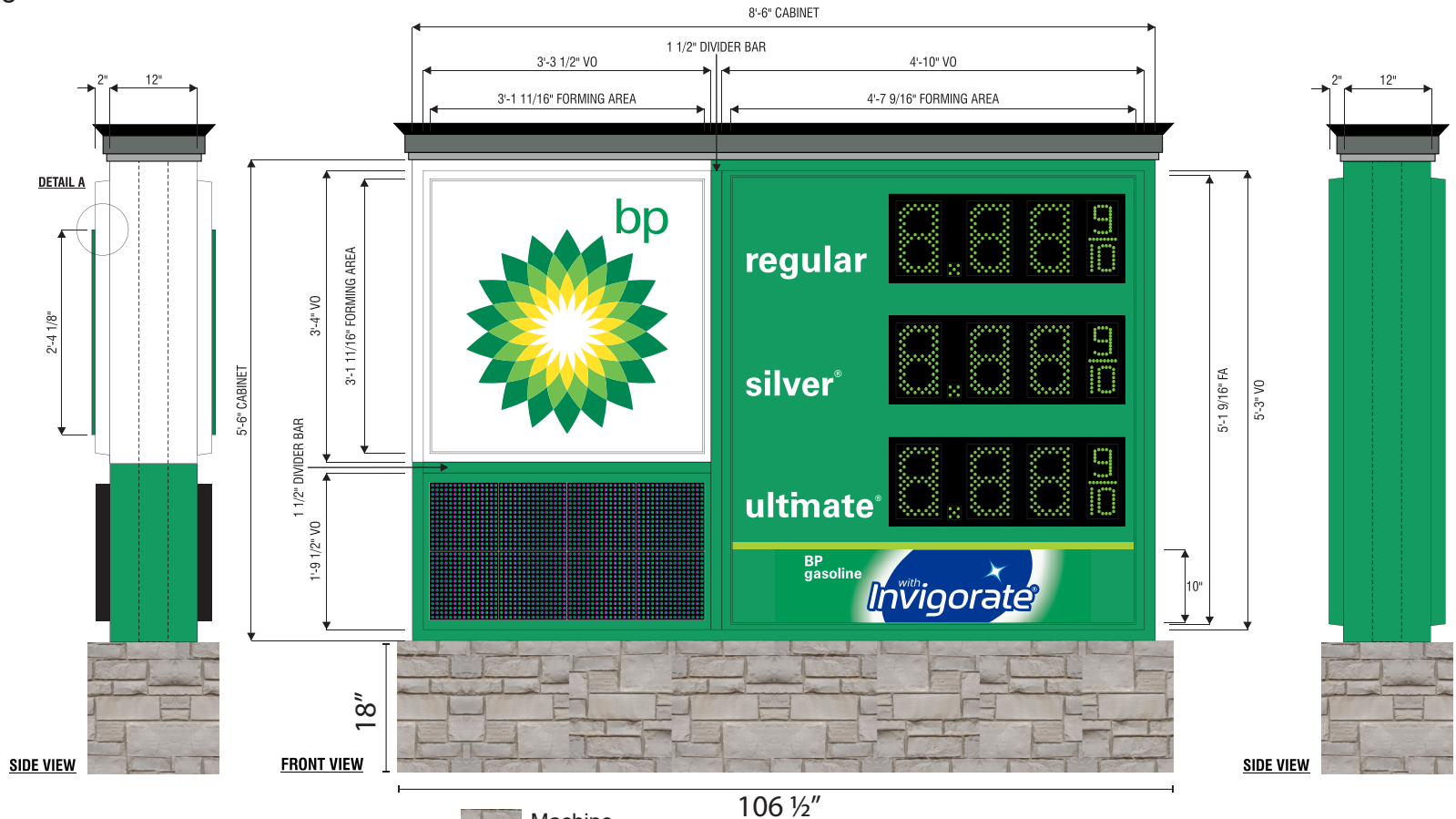
(1) Double-Sided  
Monument sign with  
EMCs



## Topper Measurements



## Sign Measurements



Site#: TNS040423

Customer: Truenorth/BP  
Street: 1441 N 26th St.  
City: Sheboygan State: WI  
Site Contact: X  
Tel#: X  
Email: X  
Design: HB

Revisions:

Customer Approval Date

This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.

**RLO**  
SIGN  
INC.

www.RLOSIGN.com  
1030 Ontario Ave.  
Sheboygan, WI 53081  
Phone: 920-457-6602  
Fax: 920-457-2399

scale: 1" = 2' 0"

Machine  
Cut Veneer

sf: x

scale: x

Truenorth Sheboygan BP



(1) Double-Sided  
Monument sign with  
EMCs

3 1/2" regular

3 1/2" silver®

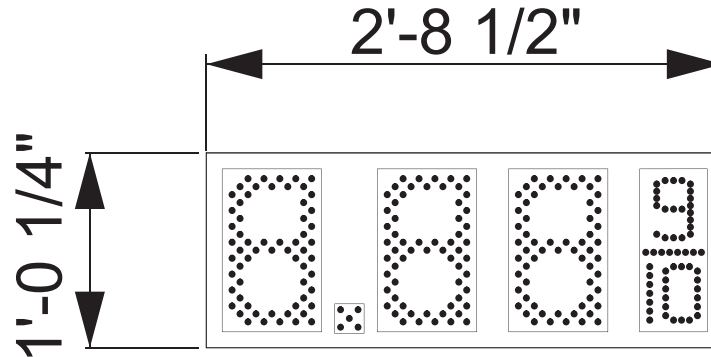
3 1/2" ultimate®

scale: 1" - 1' 0"

STATIC COPY

STATIC COPY

STATIC COPY

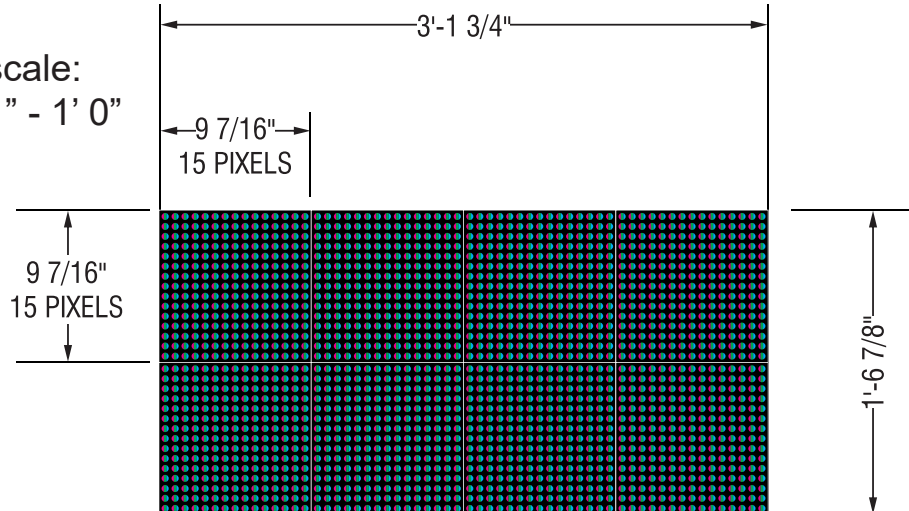


Site#: TNS040423

Customer: Truenorth/BP  
Street: 1441 N 26th St.  
City: Sheboygan State: WI  
Site Contact: X  
Tel#: X  
Email: X  
Design: HB

Revisions:

scale:  
1" - 1' 0"



**VANTAGE EMC - 16MM FULL COLOR**

30 X 60 = 1800 (TOTAL) PIXELS

**CUSTOM SIZED EMC PER REQUEST**

| BP COLOR SPECIFICATIONS |                                       |                               |
|-------------------------|---------------------------------------|-------------------------------|
|                         | VINYL MATCH                           | PAINT MATCH                   |
|                         | PMS 348 C<br>BP RETAIL GREEN (PRICER) | PMS 348 GREEN<br>SATIN FINISH |
|                         | PMS 355 C<br>BP RETAIL GREEN (HELIOS) | NA                            |
|                         | PMS 368 C<br>BP LIGHT GREEN (HELIOS)  | NA                            |
|                         | PMS 109 C<br>BP YELLOW (HELIOS)       | NA                            |
|                         | BP WHITE                              | WHITE SATIN FINISH            |

| BP COLOR SPECIFICATIONS |   |             |
|-------------------------|---|-------------|
|                         | VINYL MATCH                               | PAINT MATCH |
|                         | PMS 661 C<br>INVIGORATE BLUE              | NA          |
|                         | PMS PROCESS BLUE<br>INVIGORATE LIGHT BLUE | NA          |
|                         | DIGITALLY PRINTED<br>CUSTOM GRAPHICS      | NA          |
|                         | SILK SCREENED<br>GRAPHIC                  | NA          |

**Customer Approval**    **Date**  
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1030 Ontario Ave.  
Sheboygan, WI 53081  
Phone: 920-457-6602  
Fax: 920-457-2399



# Sign Type: Monument Sign

(1) Double-Sided Monument sign with EMCs

Site#: TNSS040423

Customer: Truenorth/BP  
Street: 1441 N 26th St.  
City: Sheboygan State: WI  
Site Contact: X  
Tel#: X  
Email: X  
Design: HB

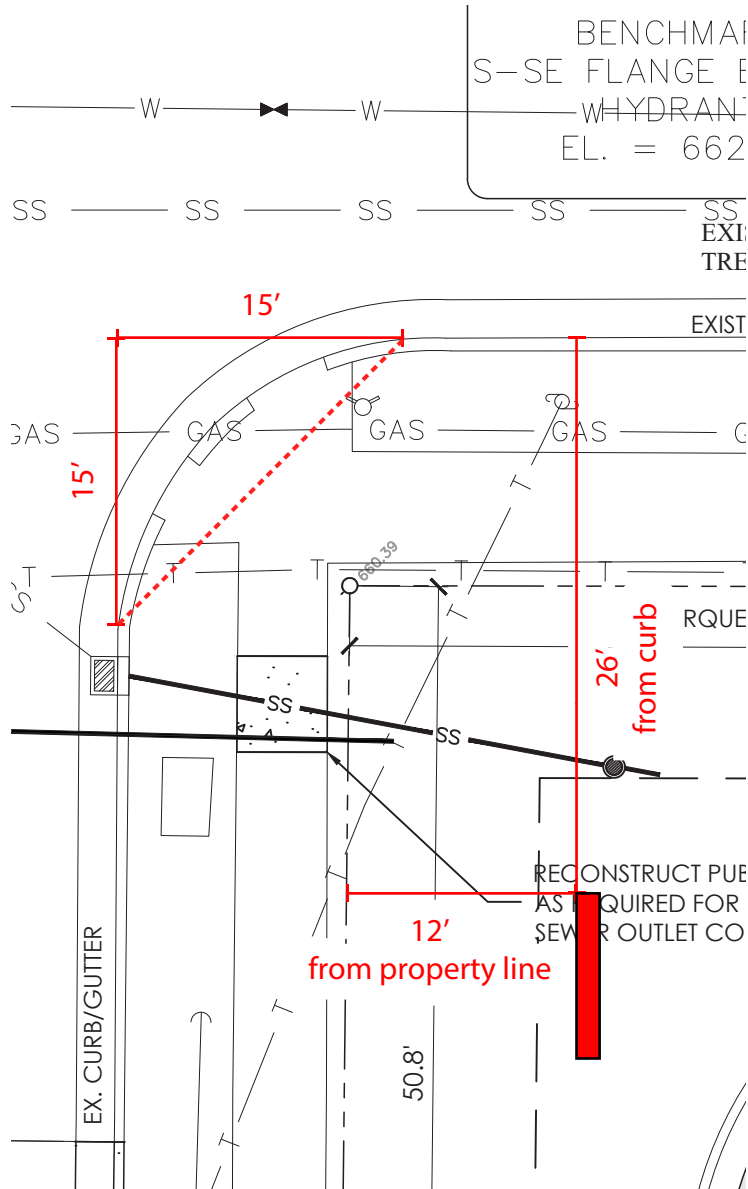
Revisions:

Customer Approval Date

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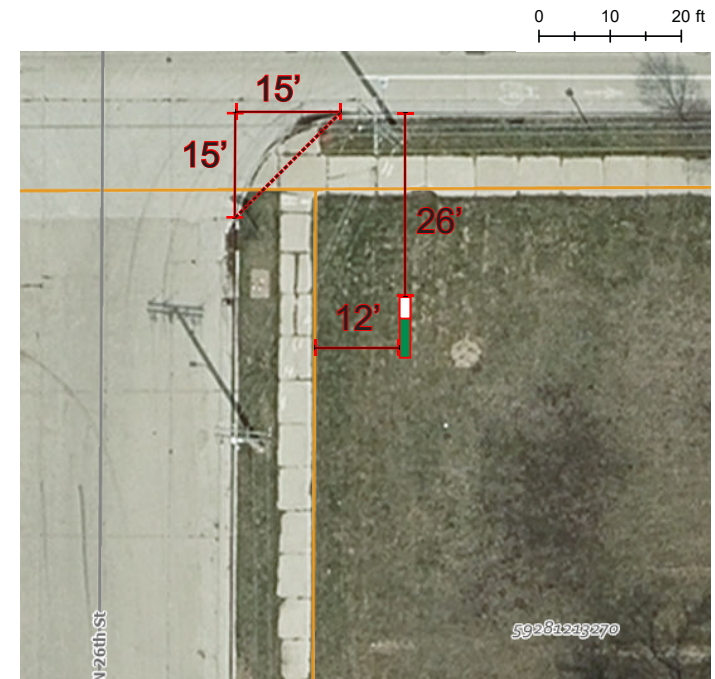
**RLO**  
SIGN  
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Phone: 920-457-6602  
Fax: 920-457-2399



scale: 1" - 1' 0"

\*Reference the diagram on the next page



sf: x

scale: x

Truenorth Sheboygan BP



# Sign Type: Monument Sign

## (1) Double-Sided Monument sign with EMCs

Site#: TNS040423

Customer: Truenorth/BP  
Street: 1441 N 26th St.  
City: Sheboygan State: WI  
Site Contact: X  
Tel#: X  
Email: X  
Design: HB

Revisions:

Customer Approval Date

This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.

**RLO**  
SIGN  
INC.

www.RLOSIGN.com  
1030 Ontario Ave.  
Sheboygan, WI 53081  
Phone: 920-457-6602  
Fax: 920-457-2399

NOTE: THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE CORRECT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO OBTAIN THE EXACT LOCATION OF ALL UTILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNERS.

### SITE DATA

TOTAL SITE AREA = 20,544.15 SQ. FT. (0.47 AC.)  
ZONING CLASSIFICATION: SC - SUBURBAN COMMERCIAL  
SITE ADDRESS: TBD

### EXISTING SITE CONDITIONS

MOWED GRASS = 20,544 SQ. FT. (100.0%)  
PROPOSED BUILDING FOOTPRINT (ROOF AREA) = 3,268 SQ. FT. (16%)  
PROPOSED PAVEMENT = 8,090 SQ. FT. (41%)  
PROPOSED CONCRETE WALK = 970 SQ. FT. (5%)  
PROPOSED CONCRETE FUEL AREA = 1,920 SQ. FT. (9%)  
PROPOSED CONCRETE DUMPSTER ENCLOSURE = 172 SQ. FT. (0.1%)

PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPMENT) = 14,636 SQ. FT. (72%) lot coverage

### PARKING COUNT DATA

PROPOSED PARKING COUNT  
3,268 SQ. FT. BUILDING  
(1 SP. PER 300 SQ. FT. = 10.89 SPACES REQUIRED) = (8) STANDARD SPACES +  
(1) HANDICAP ACCESSIBLE SPACES +  
(4) FUEL PUMP SPACES  
(15) SPACES PROVIDED



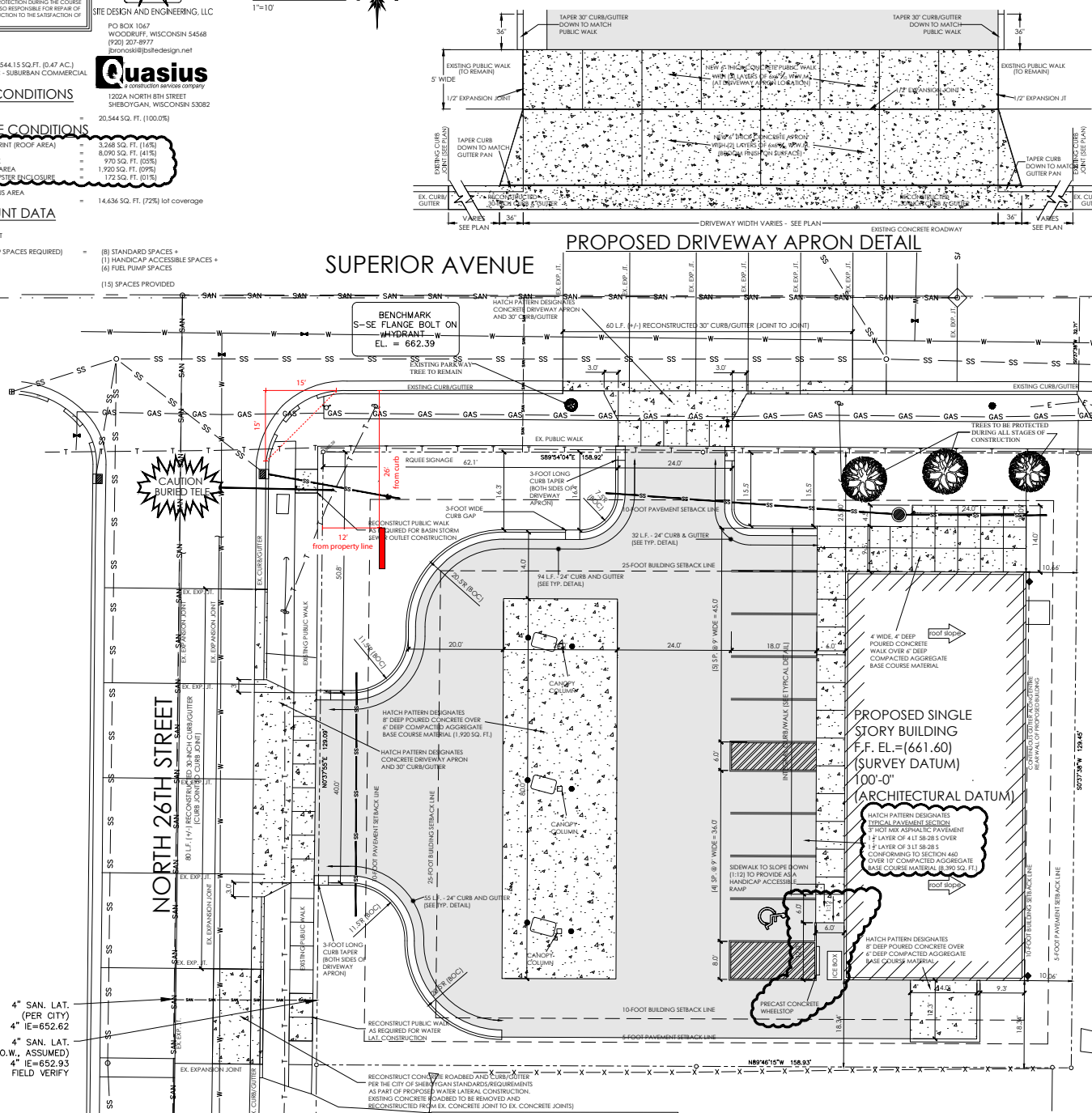
PO BOX 1067  
WOODRUFF, WISCONSIN 5458  
(920) 207-6977  
jbonosk@jbsdesign.net

**Quasius**  
SHEBOYGAN WISCONSIN

1202A NORTH 8TH STREET  
SHEBOYGAN, WISCONSIN 53082

### SITE PLAN

1"=10'



SUPERIOR AVENUE

PROPOSED DRIVEWAY APRON DETAIL

NORTH 26TH STREET

PROPOSED SINGLE STORY BUILDING  
F.F. EL. = (661.60) (SURVEY DATUM)  
100'-0" (ARCHITECTURAL DATUM)

sf: x

scale: x

Truenorth Sheboygan BP

Item 7.

| NO. | REVISIONS  | DATE               |
|-----|--|--------------------|
| 1   | REVISED DUMPSTER ENCLOSURE LOCATION TO ALLOW FOR ALLIANT TRANSFORMER PAD PLACEMENT AT S.E. CORNER OF LOT | SEPTEMBER 13, 2022 |
| 2   | REVISED DRIVEWAY APRON DETAIL TO SHOW ACCESSIBLE RAMP LOCATION   | NOVEMBER 16, 2022  |

Issue Dates  
Revision Date

PROPOSED C-STORE

NORTH 26TH STREET AND SUPERIOR AVENUE  
Sheboygan, Wisconsin 53082

| SHEET TITLE | SITE PLAN       |
|-------------|-----------------|
| SITE DATA   | TYPICAL DETAILS |
| DRAWN BY    | J.A.B.          |
| CHECKED BY  |                 |
| DATE        | JUNE 11, 2022   |
| PROJECT NO. | 2022-16         |
| SHEET NO.   | C101            |



(1) Double-Sided  
Monument sign with  
EMCs

Site#: TNSS040423

Customer: Truenorth/BP  
Street: 1441 N 26th St.  
City: Sheboygan State: WI  
Site Contact: X  
Tel#: X  
Email: X  
Design: HB

Revisions:

Customer Approval Date

This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.

**RLO**  
SIGN  
INC.

www.RLOSIGN.com  
1030 Ontario Ave.  
Sheboygan, WI 53081  
Phone: 920-457-6602  
Fax: 920-457-2399



Renderings



















II

R. O. No. 128 - 22 - 23. By CITY CLERK. April 5, 2023.

Submitting an application from Jack VanDerWeele for a change in zoning classification for property on Pershing Avenue - Parcel No. 59281012240 from Suburban Residential (SR-3) to Suburban Residential (SR-5) Classification.

CityPlac

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CITY CLERK



|                            |         |
|----------------------------|---------|
| OFFICE USE ONLY            | Item 8. |
| APPLICATION NO.: _____     |         |
| RECEIPT NO.: <u>230064</u> |         |
| FILING FEE: \$150.00       |         |

# **CITY OF SHEBOYGAN APPLICATION FOR AMENDMENT OF OFFICIAL ZONING MAP**

(Requirements Per Section 15.903)  
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of **\$200** (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

## **1. APPLICANT INFORMATION**

APPLICANT: Jack VanDerWeele PHONE NO.: (920) 946-7844  
 ADDRESS: N7012 Riverwoods Drive E-MAIL: inspjvdw@gmail.com  
 OWNER OF SITE: same PHONE NO.: ( )

## **2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: N/A  
 LEGAL DESCRIPTION: Enclosed

PARCEL NO. 59281012240 MAP NO. 11 327 009  
 EXISTING ZONING DISTRICT CLASSIFICATION: \_\_\_\_\_  
 PROPOSED ZONING DISTRICT CLASSIFICATION: \_\_\_\_\_  
 BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: \_\_\_\_\_

EMPTY LOT

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: \_\_\_\_\_

NEW HOME

## **3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT**

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? Same purpose - single family lot



Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- ☐ The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- ☐ A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- ☐ Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- ☐ Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.

☒ Explain: Lot was originally an SR-5 (historically R-1, NR). Purchased by previous owner, and new zoning maps were changed to have his home/lots all be zoned the same (SR-3)

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? All other homes/lots on Pershing Ave. are

zoned SR-5, across the street and west to 11<sup>th</sup> street. The lot complies with SR-5 zoning of 60' wide and 6000 sq. ft. It does not comply with the SR-3 of 70' wide and 10,000 sq. ft.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

Description and Purpose are identical for both the SR-3 and SR-5



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#### 4. CERTIFICATE

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

*Jack Van Der Weele*

*3-1-23*

**APPLICANT'S SIGNATURE**

**DATE**

*JACK VAN DERWEELE*

**PRINT ABOVE NAME**

#### APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- ☐ The property proposed to be rezoned. (1)
  - ☐ All lot dimensions of the subject property. (3)
  - ☐ All other lands within 200 feet of the subject property. (2)
  - ☐ Map size not more than 11" X 17" and map scale not less than 1" = 600'.
  - ☐ Graphic scale and north arrow.
-

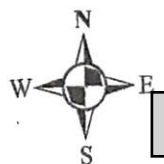


# **PROPOSED REZONE FROM SUBURAN RESIDENTIAL (SR-3) TO SUBURAN RESIDENTIAL (SR-5)**

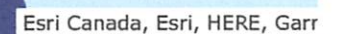
NORTH SHORE SUBD NO 1 LOT 11 & THE W 5' OF LOT 12 & THAT PRT OF LOT 8  
DESC AS: COM AT THE NE COR OF LOT 12, TH NWLY 35.15' ALG THE W LN OF  
LOT 8 TO THE SW COR OF LOT 7, TH NELY 66.83' ALG THE N LN OF LOT 8, TH  
SLY 56.6' TO THE NE COR OF LOT 11, TH WLY 55.41' ALG THE N LN OF LOT 11  
TO THE POB



0 100 200 400 US Feet







A horizontal number line with a starting point marked with a vertical tick and a bracket extending to the right. The bracket is labeled "200m" above the line and "600ft" below the line.



REGISTERED LAND SURVEYORS  
& CONSULTING ENGINEERS

**Hinze Bruggink** LLC.

OUR FOCUS IS YOU

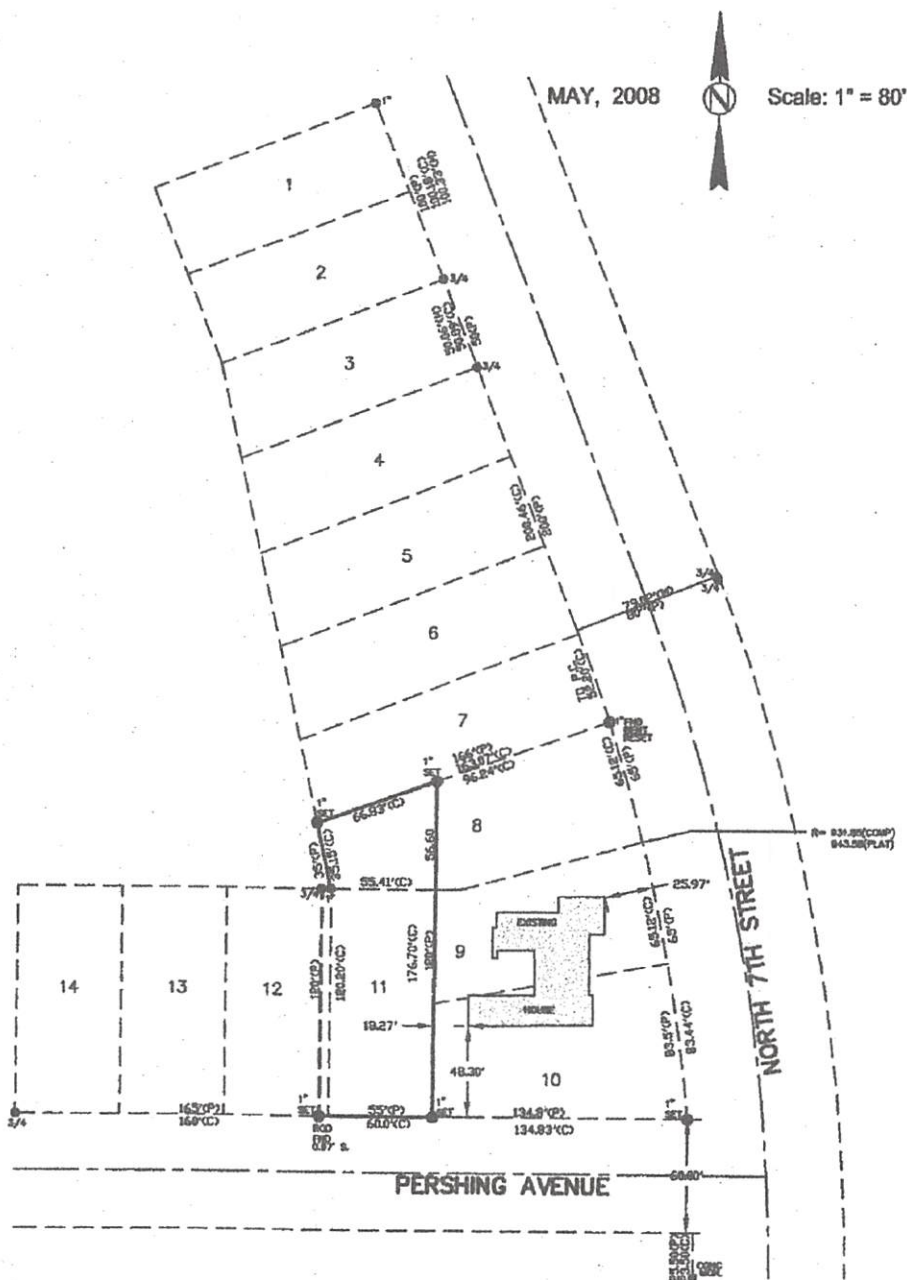
2602 North Fifteenth St.  
Sheboygan, Wisconsin 53083

www.hinzebrugginkllc.com  
920.458.5921

Survey Prepared for: NORMAN MINSTER  
Survey Address: PERSHING AVENUE  
CITY OF SHEBOYGAN

North Shore Subd.

Description: LOT 11 AND THE WEST 5' OF LOT 12 AND THAT PART OF LOT 8, DESCRIBED AS: COMMENCING AT THE N/E CORNER OF LOT 12 THENCE NORTHWESTERLY 35.15' ALONG THE WEST LINE OF LOT 8 TO THE SW CORNER OF LOT 7 THENCE NORTHEASTERLY 66.83' ALONG THE NORTH LINE OF LOT 8 THENCE SOUTHERLY 56.60' TO THE NORTH EAST CORNER OF LOT 11 THENCE WESTERLY 55.41' ALONG THE NORTH LINE OF LOT 11 TO THE POINT OF BEGINNING. CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



SURVEY CERTIFICATE

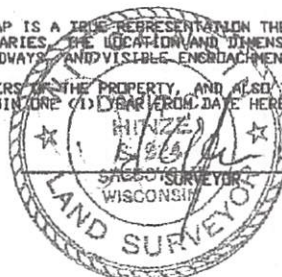
I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

FILED

MAY 11 2008

SHEBOYGAN COUNTY  
REAL PROPERTY LISTING DEPT.



Job No. 0782

BOOK NO. PG. NO.



NORTH SHORE SUBD NO 1  
LOT 11 & THE W 5' OF LOT  
12 & THAT PRT OF LOT 8  
DESC AS: COM AT THE NE  
COR OF LOT 12, TH NWLY  
35.15' ALG THE W LN OF  
LOT 8 TO THE SW COR OF  
LOT 7, TH NELY 66.83'  
ALG THE N LN OF LOT 8,  
TH SLY 56.6' TO THE NE  
COR OF LOT 11, TH WL Y  
55.41' ALG THE N LN OF

F3=Exit F12=Previous



### Abbreviated Legal Description

(See recorded documents for a complete legal description)

NORTH SHORE SUBD NO 1 LOT 11 & THE W 5' OF LOT 12 & THAT PRT OF LOT 8 DESC AS: COM AT THE NE COR OF LOT 12, TH NWLY 35.15' ALG THE W LN OF LOT 8 TO THE SW COR OF LOT 7, TH NELY 66.83' ALG THE N LN OF LOT 8, TH SLY 56.6' TO THE NE COR OF LOT 11, TH WLY 55.41' ALG THE N LN OF LOT 11 TO THE POB

<https://treasurer.sheboygancounty.com/GCSWebPortal/Search.aspx>



subject property ①

imageuuu.png

2/28/23, 9:50 AM





CLK322B

City Of Sheboygan  
City Clerk's Office

\* General Receipt \*

Receipt No: 230264

License No: 0000

Date: 03/16/2023

Received By: MMD

Received From: JACK VANDERWEELE

Memo:

Method of Payment: \$200.00 Check No. 8879

Total Received: \$200.00

| <u>Fee Description</u> | <u>Fee</u> |
|------------------------|------------|
| Zoning Change          | 200.00     |

This document signifies receipt of fees in the amount indicated above.



## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

**ITEM DESCRIPTION:** R.O. 128-22-23 and G.O. 30-22-23 by Alderperson Filicky-Peneski amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property on Pershing Avenue – Parcel #59281012240 from Suburban Residential (SR-3) to Suburban Residential (SR-5) Classification.

**REPORT PREPARED BY:** Steve Sokolowski

**REPORT DATE:** April 6, 2023

**MEETING DATE:** April 11, 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:**

Jack Van Der Weele is proposing to rezone Parcel # 59281012240 from Suburban Residential (SR-3) to Suburban Residential (SR-5). The purpose for the rezone is to allow the development of a new single-family dwelling. It is staff understanding that there is a buyer who is looking to purchase the lot in order to construct a single-story ranch home with attached garage.

The City of Sheboygan Comprehensive Plan identifies several key initiatives including the following:

- Promoting infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.
- Encourage redevelopment and infill development over greenfield development wherever feasible, while planning for long-term growth of office, industrial, commercial, and residential uses in the City.

The proposed rezone will allow development of a vacant lot into a new single-family home which will provide infill redevelopment and will be complimentary to the adjoining single-family neighborhood.



## STAFF COMMENTS:

Presently, the property is vacant and is zoned SR-3. The issues with the current SR-3 zone that limit development include:

- The minimum lot size is 10,000sf – the lot is presently 9,943sf
- The minimum lot width is 70 feet – the lot is 60 feet wide
- The minimum front yard setback is 35 feet
- The minimum side setback is 10 feet one side and a total of 25 feet on both sides.

Thus, the lot is currently considered nonconforming because the lot does not meet several of the SR-3 residential bulk requirements - lot size and lot width.

In addition, the setbacks limit the width of the home that can be constructed on the lot – based on the required setbacks the maximum width home that can be built on this lot is 35 feet.

The rezone to SR-5 changes several of the residential bulk requirements to:

- The minimum lot size is 6,000sf – the lot is presently 9,943sf
- The minimum lot width is 60 feet – the lot is 60 feet wide
- The minimum front yard setback is 25 feet
- The minimum side setback is 5 feet one side and a total of 5 feet on both sides.

Thus, the lot would now be considered conforming with the SR-5 residential bulk requirements of lot size and lot width.

In addition, the setback reduction permits a width that allows more flexibility in terms of design based on having additional footprint area to work with. The SR-5 permits 45 feet of compared to the 35 feet in the SR-3 Zone. The additional width permits the homeowner an opportunity to construct a single-story home that blends in and is compatible with the rest of the neighborhood.

It should also be noted that the single-family dwellings in the neighborhoods immediately to the northwest, west and southwest are all smaller lots zoned SR-5 while the properties to the east are all larger lots zoned SR-3.

It should be noted that a home can be constructed on the lot as currently zoned SR-3 but the SR-5 zone permits a little more flexibility in terms of the amount of land that can be used for development. The larger SR-3 setbacks would likely require a two-story home which certainly could be constructed. This additional footprint area of the SR-5 zone permits the ability to construct a single-family ranch style home with attached garage which seems to fit the neighborhood better.



The surrounding neighborhood zoning is:

- The properties to the north are zoned Suburban Residential (SR-3) and Suburban Residential (SR-5).
- The properties to the south are zoned Suburban Residential (SR-5).
- The properties to the west are zoned Suburban Residential (SR-5).
- The properties to the east are zoned Suburban Residential (SR-3).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-3 to SR-5, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the SR-5 zone.

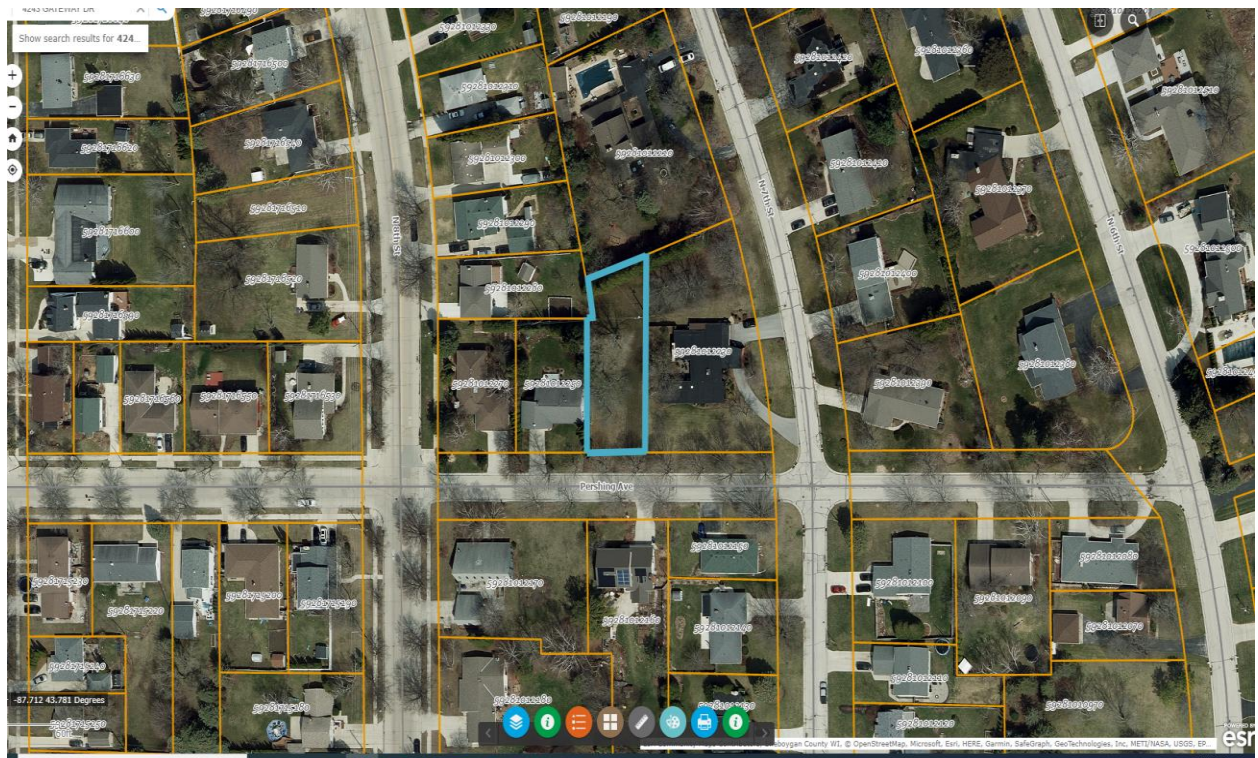
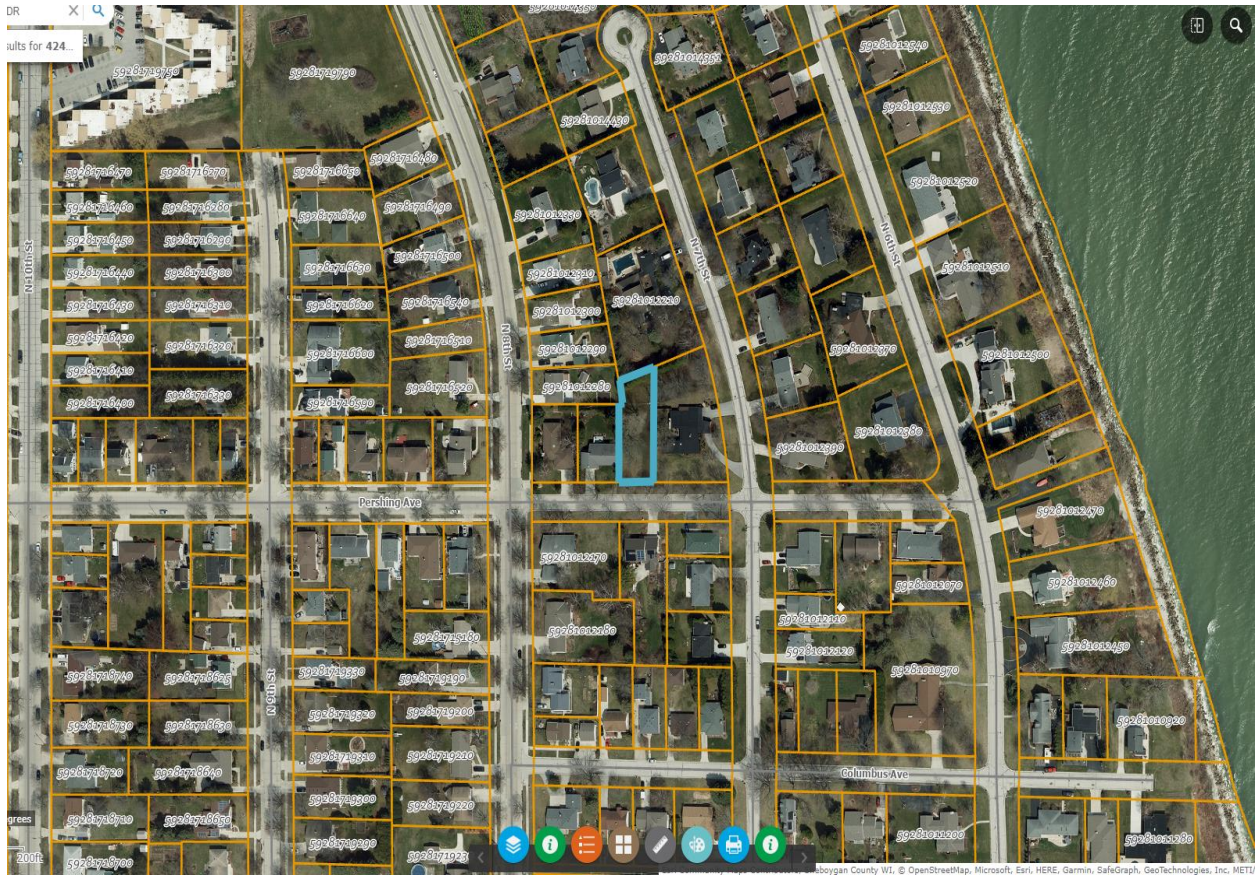
**ACTION REQUESTED:**

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Suburban Residential (SR-3) to Suburban Residential (SR-5) for Parcel # 59281012240.

**ATTACHMENTS:**

Rezone Application and required attachments











Gen. Ord. No. 30 - 22 - 23. By Alderperson Filicky-Peneski. April 5, 2023.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property on Pershing Avenue - Parcel #59281012240 from Suburban Residential (SR-3) to Suburban Residential (SR-5) 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-3) to Suburban Residential (SR-5) Classification:

Property located on Pershing Avenue - Parcel #59281012240:

NORTH SHORE SUBD NO 1 LOT 11 & THE W 5' OF LOT 12 & THAT PRT OF LOT 8 DESC AS: COM AT THE NE COR OF LOT 12, TH NWLY 35.15' ALG THE W LN OF LOT 8 TO THE SW COR OF LOT 7, TH NELY 66.83' ALG THE N LN OF LOT 8, TH SLY 56.6' TO THE NE COR OF LOT 11, TH WLY 55.41' ALG THE N LN OF LOT 11 TO THE POB

Section 2. 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.

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

Dated \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, City Clerk

Approved \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, Mayor

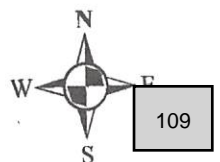


# **PROPOSED REZONE FROM SUBURAN RESIDENTIAL (SR-3) TO SUBURAN RESIDENTIAL (SR-5)**

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TO THE POB



0 100 200 400 US Feet









## CITY OF SHEBOYGAN

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| Statutes:       |     |
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Jack Van Der Weele is proposing to rezone Parcel # 59281012240 from Suburban Residential (SR-3) to Suburban Residential (SR-5). The purpose for the rezone is to allow the development of a new single-family dwelling. It is staff understanding that there is a buyer who is looking to purchase the lot in order to construct a single-story ranch home with attached garage.

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Presently, the property is vacant and is zoned SR-3. The issues with the current SR-3 zone that limit development include:

- The minimum lot size is 10,000sf – the lot is presently 9,943sf
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- The properties to the east are zoned Suburban Residential (SR-3).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-3 to SR-5, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the SR-5 zone.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Suburban Residential (SR-3) to Suburban Residential (SR-5) for Parcel # 59281012240.

**ATTACHMENTS:**

Rezone Application and required attachments



