



CITY PLAN COMMISSION AGENDA

April 09, 2024 at 4:00 PM

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

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

OPENING OF MEETING

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

MINUTES

4. Approval of the Plan Commission minutes from March 26, 2024

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Jos. Schmitt Construction Co., Inc. to renovate the Bitter Neumann warehouse and loading dock located at 827 N 14th St.
6. Public hearing regarding application for Conditional Use with exceptions by SACO AEI Polymers to install a new free-standing chemical storage container at 3220 Crocker Avenue.
7. Public hearing regarding the General Development Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833.
8. Public hearing regarding General Development Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762).

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Application for Conditional Use Permit with exceptions by Jos. Schmitt Construction Co., Inc. to renovate the Bitter Neumann warehouse and loading dock located at 827 N 14th St.
10. Application for Conditional Use with exceptions by SACO AEI Polymers to install a new free-standing chemical storage container at 3220 Crocker Avenue.
11. General Development Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833.

- [12.](#) Specific Implementation Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833.
- [13.](#) Direct Referral Gen. Ord. No. 43-23-24 by Alderperson Mitchell amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located around 929 Greenfield Avenue including Parcel Nos. 59281321761, 59281321762, and 59281321763 from Class Suburban Residential (SR-5) to Class Suburban Residential (SR-5) with PUD overlay Classification.
- [14.](#) Direct Referral R. O. No. 133-23-24 by City Clerk submitting an application from Jacob Norberte for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located around 929 Green field Avenue including Parcel Nos. 59281321761, 59281321762, and 59281321763 from Class Suburban Residential (SR-5) to Class Suburban Residential (SR-5) with PUD Overlay Classification.
- [15.](#) General Development Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762).
- [16.](#) Specific Implementation Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762).

NEXT MEETING

17. April 23, 2024

ADJOURN

18. 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 26, 2024

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

STAFF/OFFICIALS PRESENT: Associate Planner Ellise Rose and Building Inspection Specialist Linnae Wierus

OPENING OF MEETING

- 1. Roll Call

Mayor Ryan Sorenson called the meeting to order at 4pm.

- 2. Pledge of Allegiance

The Pledge of Allegiance was recited.

- 3. Identify potential conflict of interest

No committee member had a conflict.

MINUTES

- 4. Approval of the Plan Commission minutes from March 12, 2024.

MOTION TO APPROVE

Motion made by Marilyn Montemayor, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Jerry Jones, David Biebel, Marilyn Montemayor, Kimberly Meller, Braden Schmidt and Alderperson Trey Mitchell

PUBLIC HEARING

- 5. Public hearing regarding application for Conditional Use Permit with exceptions by Bret’s 24-Hour Towing & Auto Repair to construct a new indoor vehicle repair building located at parcels 59281416430, 59281416420, and 59281416410.

No public comment.

- 6. Public hearing regarding application for Conditional Use Permit with exceptions by Kathleen Racine to operate a taxi home occupation from 1604 S.10th Street.

No public comment.

MOTION TO CLOSE ALL PUBLIC HEARINGS.

Motion made by Jerry Jones, seconded by Marilyn Montemayor

Voting yea: Mayor Ryan Sorenson, Jerry Jones, David Biebel, Marilyn Montemayor, Kimberly Meller, Braden Schmidt and Alderperson Trey Mitchell

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for Conditional Use Permit with exceptions by Bret's 24-Hour Towing & Auto Repair to construct a new indoor vehicle repair building located at parcels 59281416430, 59281416420, and 59281416410.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Jerry Jones, seconded by Alderperson Trey Mitchell

Voting yea: Mayor Ryan Sorenson, Jerry Jones, David Biebel, Marilyn Montemayor, Kimberly Meller, Braden Schmidt and Alderperson Trey Mitchell

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, 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 ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
4. All new lighting shall be installed per Section 105-932 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.
5. 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.
6. 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.
7. The applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit.
8. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
9. Dumpster(s) shall be screened and enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpsters. Dumpster enclosure will be completed prior to issuance of an occupancy permit.
10. The applicant may not store any inoperable vehicles on the property.
11. Vehicle location shall not cause any type of pedestrian/vehicle conflict or safety issues.
12. In no instance shall the auto repair create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.
13. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
14. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcel as proposed.
15. 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.
16. 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 applications reflecting those amendments.

Exceptions:

- To have a 8 ft rear yard setback
- To have 24 parking spaces

8. Application for Conditional Use Permit with exceptions by Kathleen Racine to operate a taxi home occupation from 1604 S.10th Street.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Marilyn Montemayor, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Jerry Jones, David Biebel, Marilyn Montemayor, Kimberly Meller, Braden Schmidt and Alderperson Trey Mitchell

1. Applicant will meet all home occupation criteria listed in Section 105-722(S).
2. Applicant shall obtain all necessary licenses to operate the taxi business.
3. Applicant shall obtain all necessary permits for any type of construction including but not limited to building, plumbing, electrical, HVAC, etc.
4. The home occupation may only utilize 25 percent of the living area of the dwelling.
5. The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas and in no instance shall a home occupation create a nuisance for neighboring properties.
6. Not more than one sign, not to exceed two square feet, non-illuminated and flush wall mounted only, will be used to advertise the home occupation. Applicant is required to obtain a sign permit. No temporary signage is permitted for home occupations.
7. If any issues arise from the taxi business, the City may again review the conditional use permit.
8. Kathleen Racine and one other resident of the home are the only employees permitted for this taxi business.
9. No commercial type vehicles permitted to park at this residential dwelling.
10. If the applicant moves from the present location the conditional use permit will discontinue immediately.
11. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

NEXT MEETING

9. April 09, 2024

The next meeting is scheduled to be held on April 9, 2024

ADJOURN

10. Motion to Adjourn

MOTION TO ADJOURN AT 4:05 PM.

Motion made Alderperson Trey Mitchell, seconded by Jerry Jones.

Voting yea: Mayor Ryan Sorenson, Jerry Jones, David Biebel, Marilyn Montemayor, Kimberly Meller, Braden Schmidt and Alderperson Trey Mitchell

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Jos. Schmitt Construction Co., Inc. to renovate the Bitter Neumann warehouse and loading dock located at 827 N 14th St. UC Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: April 3, 2024

MEETING DATE: April 9, 2024

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Jos. Schmitt Construction Co., Inc. is proposing to renovate the Bitter Neumann warehouse and loading dock located at 827 N 14th St. The applicant states the following:

- The existing Bitter Neumann facility is comprised of 5 connected structures (3 buildings to the west side of the site, a lower connector building, and a 3-story warehouse to the east) which contain retail space, a service department, and warehousing.
- The current facility is served by 1 loading dock on the north, and 3 on the east. Based on the current configuration of loading docks, semis using 2 of the east docks are forced to park in Niagara Ave and N. Commerce St. while the trucks are unloaded.
- The current Bitter Neumann facility does not have a dedicated location for a compactor, which forces the dumpsters to be located on the east side of the building on N. Commerce St.
- A lower roofed area is currently used as connector between the 3 buildings to the west and the 3-story warehouse to the east. The roof in this area is lower than the buildings surrounding it, so it acts like a swimming pool. After years of water and snow build-up in this area the roof and underlying structure is failing.
- The retail space is located on the 1st and 2nd floors of the southern building, and on the 2nd floor of the western middle building. The remainder of the buildings are used for warehouse and service of furniture and appliances.

- Merchandise is delivered to the site through the loading docks on the east side of the building. It is then stored in the 3-story warehouse or put on display on the sales floor.
- Bitter Neumann delivery trucks are loaded at the north loading dock.
- An existing service elevator and a series of ramps connect the different levels of the warehouse to the other structures.

Site improvements include:

- Bitter Neumann is proposing the demolition of approximately 11,000 SF of the warehouse and loading dock space located at the northeast corner of the property.
- A new 2,800 SF structure will be erected to resolve the roof issues of the interior connector building and create 3 new loading docks to accommodate semi-trailer parking and a compactor on-site.
- To access the new loading docks, a recessed loading dock pit will be constructed starting at the new dock face and sloping up to the existing grade at the intersection of Niagara Ave and N. Commerce St.
- New metal siding will be installed on the remaining portions of the 3-story warehouse. The siding color will match the color scheme that was selected during the 14th St. façade renovation project.
- The new addition will contain 3 loading docks. One dock will be used for merchandise deliveries, one will be used for a semi-trailer to house large appliances and furniture for recycling, and the final will be used for a new compactor.
- The addition will match the existing floor level of the service and retail spaces allowing a more direct flow through the first floor.
- The new addition will contain a new egress stair which will serve the second-floor retail space and all levels of the existing warehouse. Approximately 1,150 SF of retail space will be included on the second floor of the addition, which will help improve the existing second floor circulation path.

STAFF COMMENTS:

The applicant is requesting the following exceptions:

- Requesting an exception from the Minimum Landscape Surface Ratio of .10. The existing facility is not conforming to this standard and the area of renovation of this project and the need for paved surface to access the loading docks does not provide an opportunity to add additional landscape surface to the site.
- Requesting an exception from the Minimum Paved Surface Setback of 5 Feet. Pavement will be required up to and through the property line to connect the new loading docks to Niagara Ave and N. Commerce St.

- Requesting a variance from the locational landscaping requirements

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a proposed landscape plan prior to building permit issuance. Landscaping shall be installed prior to issuance of an occupancy permit.
5. Outdoor storage of materials, products or equipment shall be prohibited (except as authorized/approved by the Plan Commission).
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
7. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
8. All areas used for parking or maneuvering of vehicles shall be paved (no gravel permitted).
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
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 all unused driveways shall be closed and improved to standard City specifications.
11. 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.
12. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
13. 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.).
14. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
15. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.

- 16. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
- 17. 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.
- 18. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
- 19. Applicant shall adequately address all Fire Department concerns related to this development.
- 20. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
- 21. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use, architectural review, etc. reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments



- 2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 53082
- TEL 920.457.4426 FAX 920.457.9474

March 19, 2024

Bitter Neumann Appliance/Furniture/Mattress
827 N 14th Street
Sheboygan, WI 53081

Re: Warehouse and Loading Dock Renovation

● **Description of Existing Site and Improvements**

The existing Bitter Neumann facility is comprised of 5 connected structures (3 buildings to the west side of the site, a lower connector building, and a 3-story warehouse to the east) which contain retail space, a service department, and warehousing. The current facility is served by 1 loading dock on the north, and 3 on the east. Based on the current configuration of loading docks, semis using 2 of the east docks are forced to park in Niagara Ave and N. Commerce St. while the trucks are unloaded. The current Bitter Neumann facility does not have a dedicated location for a compactor, which forces the dumpsters to be located on the east side of the building on N. Commerce St.

A lower roofed area is currently used as connector between the 3 buildings to the west and the 3-story warehouse to the east. The roof in this area is lower than the buildings surrounding it, so it acts like a swimming pool. After years of water and snow build-up in this area the roof and underlying structure is failing.

● **Description of Existing Use**

The Bitter Neumann facility contains retail space, a service department, and warehousing. The retail space is located on the 1st and 2nd floors of the southern building, and on the 2nd floor of the western middle building. The remainder of the buildings are used for warehouse and service of furniture and appliances. Merchandise is delivered to the site through the loading docks on the east side of the building. It is then stored in the 3-story warehouse or put on display on the sales floor. Bitter Neumann delivery trucks are loaded at the north loading dock. An existing service elevator and a series of ramps connect the different levels of the warehouse to the other structures.

● **Description of Proposed Site and Improvements**

Bitter Neumann is proposing the demolition of approximately 11,000 SF of the warehouse and loading dock space located at the northeast corner of the property. A new 2,800 SF structure will be erected to resolve the roof issues of the interior connector building and create 3 new loading docks to accommodate semi-trailer parking and a compactor on-site. To access the new loading docks, a recessed loading dock pit will be constructed starting at the new dock face and sloping up to the existing grade at the intersection of Niagara Ave and N. Commerce St. New metal siding will be installed on the remaining portions of the 3-story warehouse. The siding color will match the color scheme that was selected during the 14th St. façade renovation project.





● 2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 53082
● TEL 920.457.4426 FAX 920.457.9474

Item 9.

● **Description of Proposed Use**

The new addition will contain 3 loading docks. One dock will be used for merchandise deliveries, one will be used for a semi-trailer to house large appliances and furniture for recycling, and the final will be used for a new compactor. The addition will match the existing floor level of the service and retail spaces allowing a more direct flow through the first floor. The new addition will contain a new egress stair which will serve the second-floor retail space and all levels of the existing warehouse. Approximately 1,150 SF of retail space will be included on the second floor of the addition, which will help improve the existing second floor circulation path.

● **Variances**

Bitter Neumann is requesting the following variances:

1. **Minimum Landscape Surface Ratio of .10.** The existing facility is not conforming to this standard and the area of renovation of this project and the need for paved surface to access the loading docks does not provide an opportunity to add additional landscape surface to the site.
2. **Minimum Paved Surface Setback of 5 Feet.** Pavement will be required up to and through the property line to connect the new loading docks to Niagara Ave and N. Commerce St.
3. **Landscape Locations.** Based on the need for paved surface around the addition, the new required landscaping points location will need to be agreed up and coordinated with City Planning staff.

● **Conditional Use Written Justification**

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

Bitter Neumann has been a long-time retailer in this urban commercial district and has decided to invest money into the facility (14th St Façade Renovation and Loading Dock Renovation Projects) to continue the business on into the next generation. The building addition will provide better vehicular flow to Niagara Ave and N. Commerce St. by locating semi-trailers and recycling equipment on the Bitter Neumann Site.

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

No.

BUILDING BETTER TOGETHER





- 2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 53082
- TEL 920.457.4426 FAX 920.457.9474

Item 9.

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


Consistent with the existing land use and context. Most neighboring sites are used or zoned for urban commercial uses.

- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

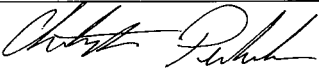
Yes.

BUILDING BETTER TOGETHER



	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: \$250.00 _____ Review Date: _____ Zoning: _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Jos. Schmitt Const. Co., Inc.	Authorized Representative Chris Penkala	Title Architect	
Mailing Address 2104 Union Ave, PO Box 1084	City Sheboygan	State WI	ZIP Code 53082-1084
Email Address cpenkala@jschmitt.cc	Phone Number (incl. area code) 920-946-0997		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Bitter Neumann Appliance/Furniture/Mattress	Contact Person Dan Radue	Title Owner	
Mailing Address 827 N 14th Street	City Sheboygan	State WI	ZIP Code 53081
Email Address bndan@bitter-neumann.net	Phone Number (incl. area code) 920-459-2480		
SECTION 3: Project or Site Location			
Project Address/Description 827 N 14th Street, Sheboygan, WI 53081		Parcel No. 59281500630 / 59281500640	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Bitter Neumann Appliance/Furniture/Mattress		
Existing Zoning:	Urban Commercial		
Present Use of Parcel:	Indoor Sales / Warehousing		
Proposed Use of Parcel:	Indoor Sales / Warehousing		
Present Use of Adjacent Properties:	Indoor Sales, Storage, Education (Technical College)		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Chris Penkala	Title Architect	Phone Number 920-946-0997	
Signature of Applicant 		Date Signed 3/19/2024	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

Item 9.

A. Name of project/development.

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

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

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

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

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

Item 9.

For a home occupation

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

For all other Conditional Use Permits

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

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

STEP 1: Initial Meeting with City Planning Office:

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

STEP 2: Official Submission:

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

Steve.Sokolowski@SheboyganWI.gov

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

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

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

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

PLAN COMMISSION MEETING

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

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

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

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

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

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

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

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

DATE: _____

NOTES

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

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

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

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

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



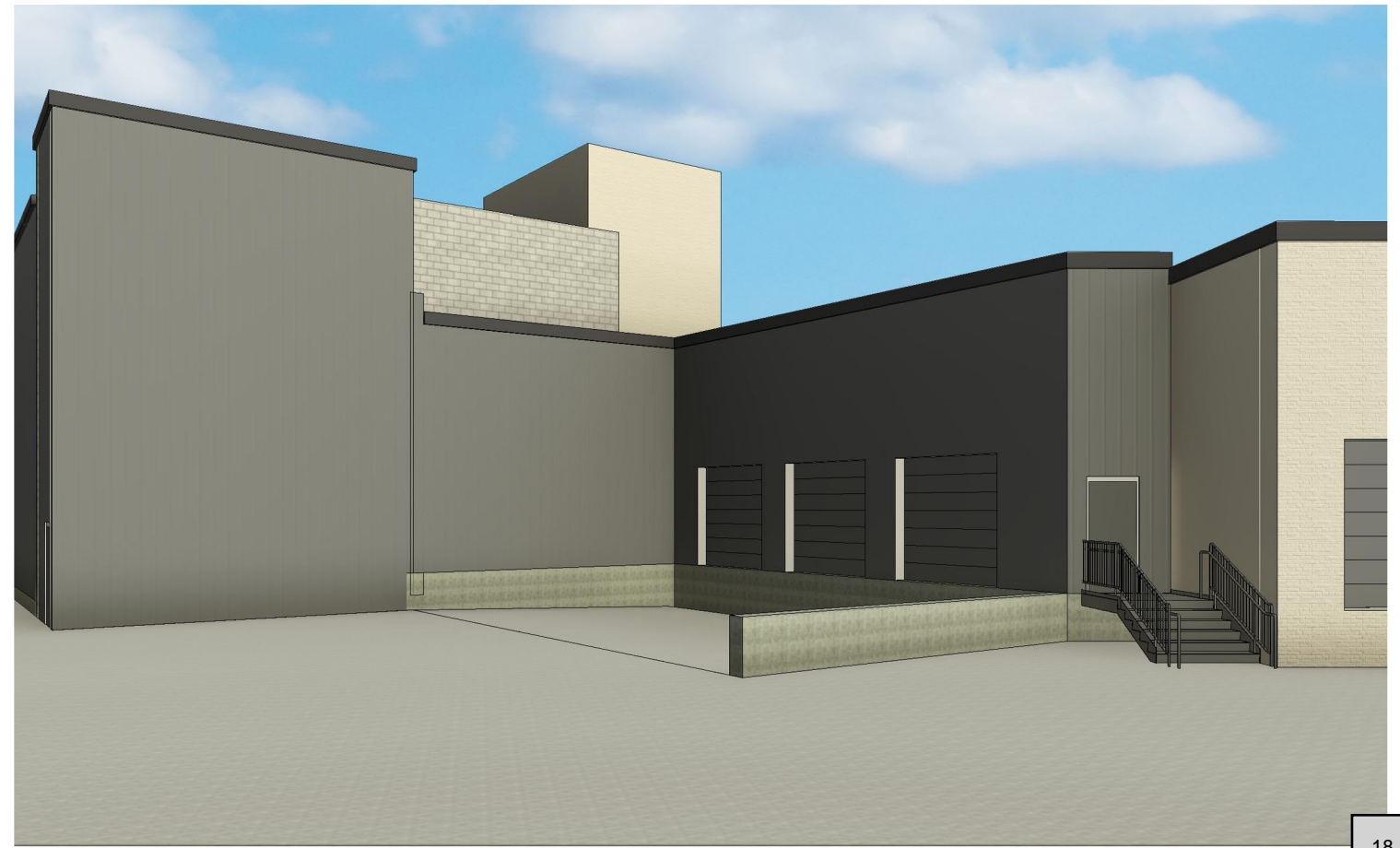
EXISTING



EXISTING



PROPOSED CONCEPT



PROPOSED CONCEPT



EXISTING



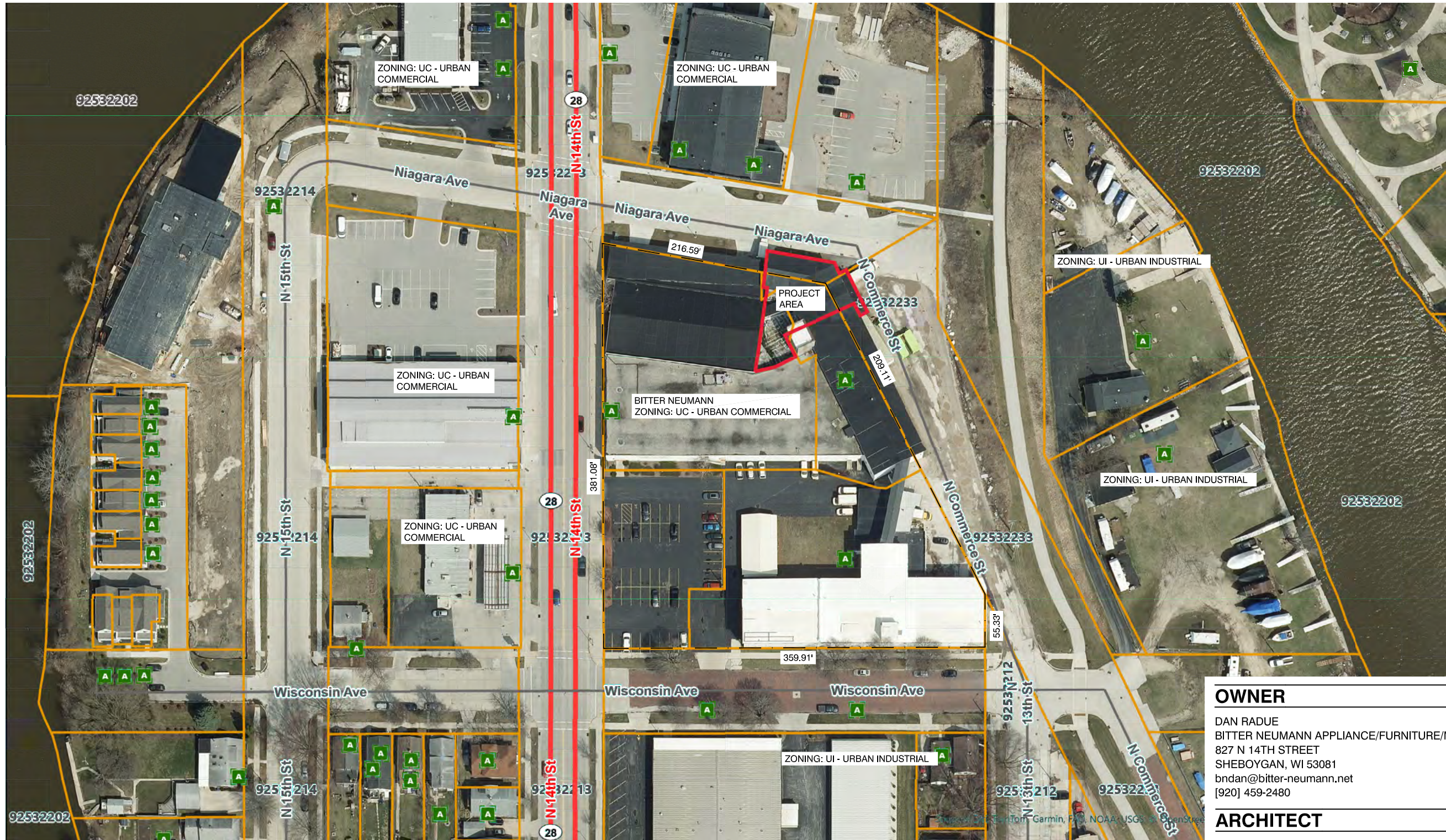
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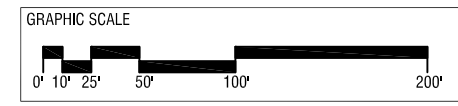
PROPOSED CONCEPT



PROPOSED CONCEPT



1
A1.0 AREA MAP
 SCALE: 1" = 100'-0" [11x17]
 SCALE: 1" = 50'-0" [22x34]



OWNER
 DAN RADUE
 BITTER NEUMANN APPLIANCE/FURNITURE/MATRRESS
 827 N 14TH STREET
 SHEBOYGAN, WI 53081
 bndan@bitter-neumann.net
 [920] 459-2480

ARCHITECT
 CHRISTOPHER PENKALA, AIA
 JOS. SCHMITT CONST. CO., INC.
 2104 UNION AVENUE, P.O. BOX 1084
 SHEBOYGAN, WI 53082-1084
 cpenkala@jschmitt.cc
 [920] 946-0997

SHEET INDEX
ARCHITECTURAL DRAWINGS
 JOS. SCHMITT CONST. CO., INC.

A1.0	AREA MAP
A1.1	EXISTING FACILITY SITE PLAN
A1.2	FACILITY RENOVATION SITE PLAN
A3.1	RENOVATION ELEVATIONS

**PRELIMINARY
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 CONSTRUCTION**

**BUILDING RENOVATION FOR
 BITTER NEUMANN
 APPLIANCE FURNITURE MATRRESS
 827 NORTH 14TH STREET
 SHEBOYGAN, WISCONSIN, 53081**

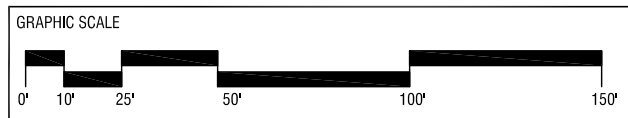
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REV. #	DATE REVISED
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DRAWN BY	CHECKED BY
CHRIS	
PROJECT NUMBER	
SHEET DESCRIPTION	EXISTING FACILITY PLAN
SHEET NUMBER	A1.0



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BUILDING USE KEY AND APPROXIMATE AREAS

- EXISTING FIRST FLOOR RETAIL SPACE; 19,100 SF
- EXISTING FIRST FLOOR SERVICE AND WAREHOUSE; 18,800 SF
- EXISTING 3-STORY WAREHOUSE AND OFFICES; 10,700 SF/FLOOR
- EXISTING RENTAL BUILDING; 17,300 SF/FLOOR
- EXISTING FREE STANDING GARAGE; 1,750 SF



**EXISTING FACILITY
SITE PLAN**



SCALE: 1" = 50'-0" [11x17]
 SCALE: 1" = 25'-0" [22x34]

1
A1.1



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**BUILDING RENOVATION FOR
BITTER NEUMANN
APPLIANCE FURNITURE MATTRESS**
 827 NORTH 14TH STREET
 SHEBOYGAN, WISCONSIN, 53081

DOCUMENT DATE		19 MARCH 2024	
REV. #	DATE REVISION		
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PROJECT NUMBER			
SHEET DESCRIPTION			
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SHEET NUMBER			
A1.1			
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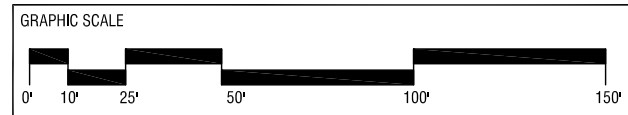
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BUILDING RENOVATION KEY - EXTERIOR

- - - PAINTED EXISTING FACADE TO COORDINATE WITH UPDATED EXTERIOR COLOR PALLET.
- - - INSTALLED NEW METAL WALL PANEL OVER EXISTING FACADE; COLOR TO COORDINATE WITH UPDATED EXTERIOR COLOR PALLET.
 - INSTALLED (3) ALUMINUM WINDOWS ON THE WEST FACADE INTO THE SECOND FLOOR SALES AREA.
- - - NEW LOADING DOCK ADDITION. NEW METAL WALL PANEL OVER EXISTING FACADE; COLOR TO COORDINATE WITH UPDATED EXTERIOR COLOR PALLET.

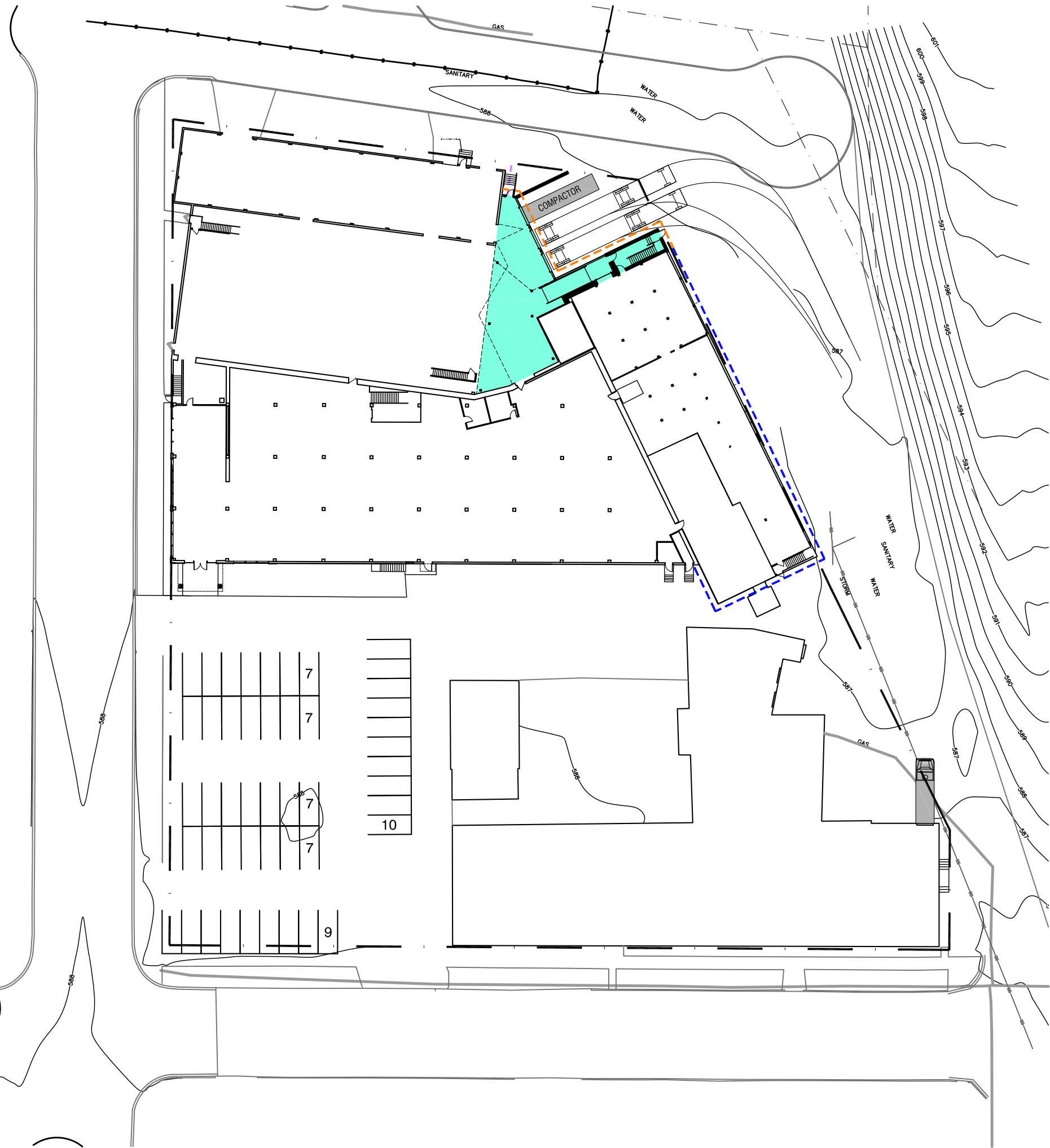
BUILDING RENOVATION KEY - INTERIOR

- LOADING DOCK ADDITION; 2,800 SF
 - DEMO 11,000 SF OF EXISTING WAREHOUSE AND LOADING DOCKS.
 - INSTALL (3) NEW LOADING DOCKS THAT WILL ACCOMMODATE SEMIS ON PROPERTY.
 - INSTALL NEW EGRESS STAIR CONNECTING (3) LEVELS OF WAREHOUSE AND SECOND FLOOR OF SALES.



**FACILITY RENOVATION
SITE PLAN**

SCALE: 1" = 50'-0" [11x17]
 SCALE: 1" = 25'-0" [22x34]



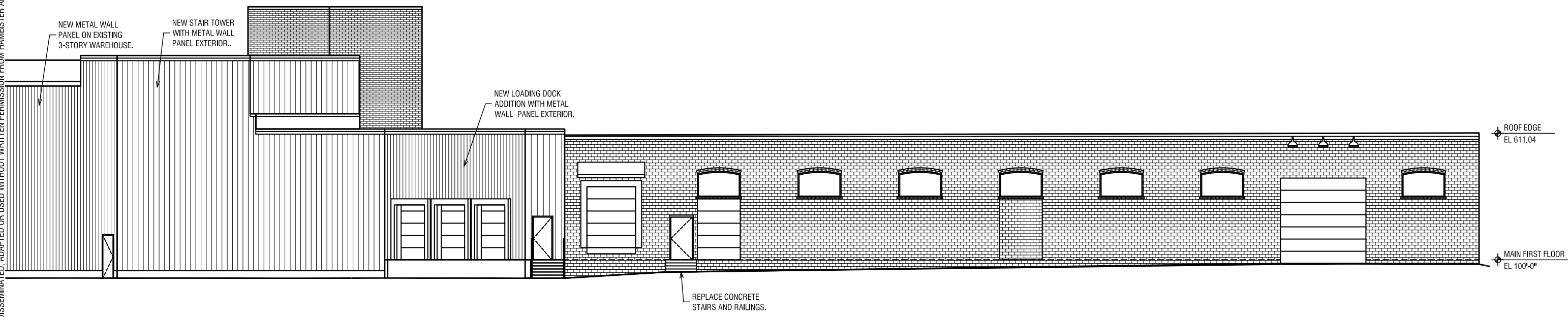
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**BUILDING RENOVATION FOR
BITTER NEUMANN
APPLIANCE FURNITURE MATTRESS**
 827 NORTH 14TH STREET
 SHEBOYGAN, WISCONSIN, 53081

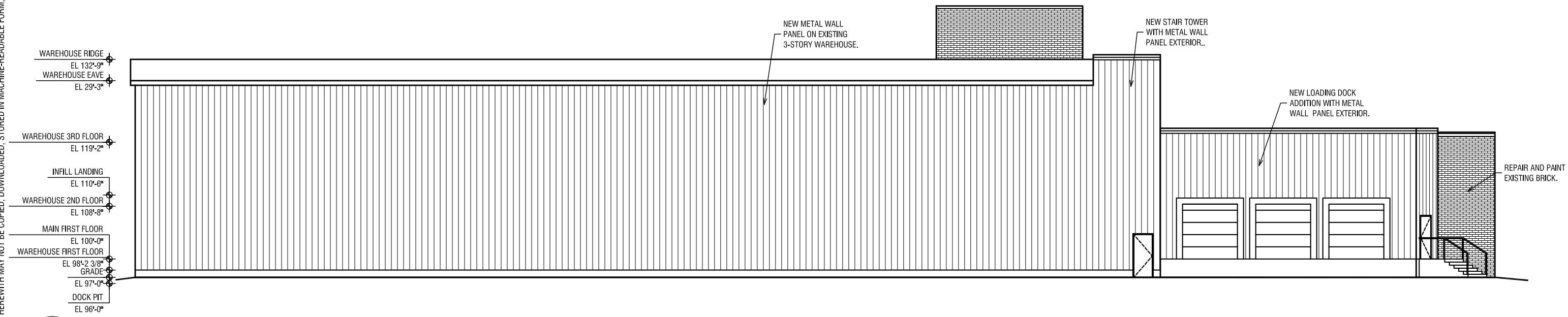
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CHRIS	
PROJECT NUMBER	
SHEET DESCRIPTION	FACILITY RENOVATION PLAN
SHEET NUMBER	A1.2
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1
A1.2

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1 NORTH ELEVATION
A3.1 SCALE: 1/16" = 1'-0" [11x17]
 SCALE: 1/8" = 1'-0" [22x34]



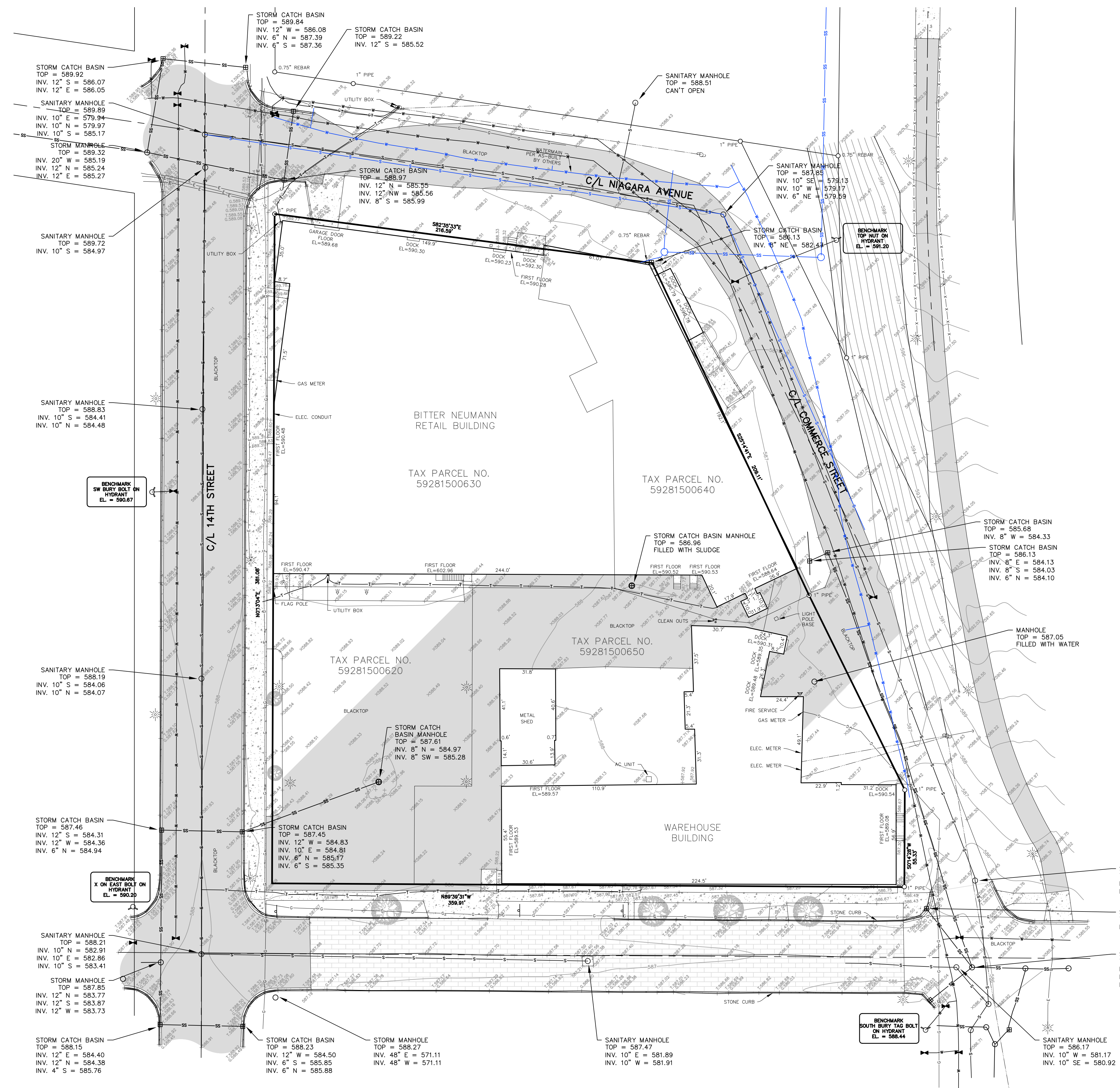
1 EAST ELEVATION
A3.1 SCALE: 1/16" = 1'-0" [11x17]
 SCALE: 1/8" = 1'-0" [22x34]

**BUILDING RENOVATION FOR
 BITTER NEUMANN**
 APPLIANCE FURNITURE MATTRESS
 827 NORTH 14TH STREET
 SHEBOYGAN, WISCONSIN, 53081

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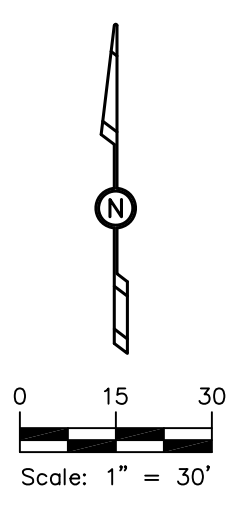


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LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
- ⊙ = CONTROL POINT
- ⊕ = UTILITY POLE & GUY WIRE
- ⊙ = LIGHT POLE
- ⊙ = SIGN
- ⊙ = HYDRANT
- ⊙ = VALVE
- ⊙ = CATCH BASIN
- ⊙ = MANHOLE
- ⊙ = CATCH BASIN MANHOLE
- = SANITARY SEWER
- = STORM SEWER
- = WATER MAIN
- = ELECTRICAL LINE
- = GAS LINE
- = TELECOM LINE
- = FENCE LINE
- = OVERHEAD WIRES
- T. = TOP OF CURB ELEVATION
- G. = GUTTER ELEVATION



NOTES:
 1. UTILITY LOCATIONS ARE SHOWN PER DIGGERS HOTLINE FLAGS AND PAINT.
 2. COORDINATES ARE BASED ON SHEBOYGAN COUNTY COORDINATE SYSTEM.
 3. ELEVATIONS ARE NAVD88.

TOPOGRAPHIC SURVEY
 FOR: JB SITE DESIGN AND ENGINEERING, LLC
 1129 KENTUCKY AVENUE
 SHEBOYGAN, WI 53081
 PART OF BLOCK 122, THE ORIGINAL PLAT OF SHEBOYGAN,
 LOCATED IN THE NE 1/4, SECTION 22, T15N, R23E,
 CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

Revisions:

941 Center Avenue, Suite 1
 Dodgeburg, WI 53070
 920-547-0599

CEDAR CREEK SURVEYING, LLC
 www.cedarcreeksurveying.com

FILE No.: 2019066 DATE: 07/23/2019 PAGE: 1 24

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by SACO AEI Polymers to install a new free-standing chemical storage container at 3220 Crocker Avenue. SI Zone

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: March 26, 2024

MEETING DATE: April 9, 2024

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

SACO AEI Polymers is proposing to install a new free-standing chemical storage container at 3220 Crocker Avenue. The applicant states the following the project:

- The SACO AEI Polymers campus is composed of 3 parcels connected on-site by driveway and parking areas. This Conditional Use Permit Application relates to the western of the 3 parcels (Parcel # 59281423853).
- The current site contains the 127,543sf Plant 1 manufacturing and laboratory facility. To support the Plant 1 facility, there is an existing 1,780sf Chemical Storage building located to the West.
- The SACO AEI Polymers Plant 1 manufactures plastic compounds for use in other manufacturing industries.
- As part of the manufacturing process, SACO AEI Polymers utilizes chemicals that are categorized as flammable liquids. Based on the hazard classification of these flammable liquids, only small quantities are allowed to be stored inside the production facility.
- Currently, SACO AEI Polymers stores bulk quantities of these chemicals in the separated Chemical Storage building located to the West of Plant 1. Due to increased manufacturing demands and supply chain shortages, SACO AEI Polymers requires additional storage capacity for the flammable liquids.

- SACO AEI Polymers is proposing purchasing a free-standing chemical storage container.
- This free-standing container is constructed with a 4-hour rated enclosure, a fire suppression system, an HVAC ventilation system, and the required containment if a tote / drum of a chemical stored inside ruptures.
- The chemical storage container will be located in the green space to the North of Plant 1. This location has been chosen due to its proximity to an overhead door into the production facility, and its ability to not disrupt traffic flow around the campus. A new 20'-8" x 40'-0" concrete pad will be poured for the container to sit on.
- The new chemical storage container will allow SACO AEI Polymers to safely store additional quantities of flammable liquids on-site which will help mitigate the current supply chain demands and allow for continued manufacturing growth.
- SACO AEI Polymers is a global manufacturer with locations in North America, Latin America, Europe, Middle East, Southeast Asia, China, and India. Over the last 30 years SACO AEI Polymers has continued its commitment to the City of Sheboygan by choosing to construct multiple Plant additions to increase their manufacturing capacity in Sheboygan. In 2015, SACO AEI Polymers chose to construct their global corporate headquarters on their Sheboygan Campus. To help navigate the current supply chain constraints and to allow for further manufacturing growth, SACO AEI Polymers requires the ability to safely store larger quantities of their flammable liquids.

STAFF COMMENTS:

The applicant is requesting the following exceptions:

- Applicant is proposing a 10' building separation – minimum required building separation is 20'.

Based on required building separation prescribed by the International Building Code, a 4-hour rated hazardous material storage building requires a 10'-0" separation from a non-rated exterior wall of a type F-1 factory occupancy. Applicant is requesting a variance to abide by the 10'-0" separation required by the building code. The 10'-0" separation allows most forklift traffic and maneuvering to stay out of the truck driving lane just north of this area.

ACTION REQUESTED:

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


1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC,

fire, water, sewer, storm drainage, health, State of Wisconsin DNR, Army Corp of Engineers, floodplain, etc.


2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire/police departments, etc.).
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
7. All areas used for parking/maneuvering of vehicles shall be paved.
8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
9. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
10. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
11. 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.).
12. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
13. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
14. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

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

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) SACO AEI Polymers		Authorized Representative Mike Pautz	
		Title Environmental, Health & Safety Manager	
Mailing Address 3220 Crocker Avenue		City Sheboygan	State WI
		ZIP Code 53081	
Email Address Mike.Pautz@sacoaei.com		Phone Number (incl. area code) 920-694-3676	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Retirement Realty LLC		Contact Person Jack Hirt	
		Title	
Mailing Address 3220 Crocker Ave		City Sheboygan	State WI
		ZIP Code 53081-6434	
Email Address		Phone Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 3220 Crocker Avenue, Sheboygan, WI 53081			Parcel No. 59281423853
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		SACO AEI Polymers	
Existing Zoning:		Suburban Industrial	
Present Use of Parcel:		Industrial - Manufacturing and formulation of plastic compounds for use in other industries.	
Proposed Use of Parcel:		No change.	
Present Use of Adjacent Properties:		Industrial / manufacturing	
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Mike Pautz		Title Environmental, Health & Safety Manager	Phone Number 920-694-3676
Signature of Applicant 		Date Signed 3/18/2024	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

Item 10.

A. Name of project/development.

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

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

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

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

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

Item 10.

For a home occupation

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

For all other Conditional Use Permits

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

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

APPLICATION SUBMITTAL

STEP 1: Initial Meeting with City Planning Office:

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

STEP 2: Official Submission:

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

Steve.Sokolowski@SheboyganWI.gov

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

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

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

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

PLAN COMMISSION MEETING

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

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

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

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

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

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

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

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

DATE: _____

NOTES

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

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

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

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

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



• 2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 53081
• TEL 920.457.4426 FAX 920.457.9474

Item 10.

March 15, 2024

SACO AEI Polymers
3220 Crocker Avenue
Sheboygan, WI 53081

Re: Chemical Storage Container Conditional Use Permit Description

• **Description of Existing Site and Improvements**

The SACO AEI Polymers campus is composed of 3 parcels connected on-site by driveway and parking areas. This Conditional Use Permit Application relates to the western of the 3 parcels (Parcel # 59281423853). The current site contains the 127,543sf Plant 1 manufacturing and laboratory facility. To support the Plant 1 facility, there is an existing 1,780sf Chemical Storage building located to the West.

• **Description of Existing Use**

The SACO AEI Polymers Plant 1 manufactures plastic compounds for use in other manufacturing industries. As part of the manufacturing process, SACO AEI Polymers utilizes chemicals that are categorized as flammable liquids. Based on the hazard classification of these flammable liquids, only small quantities are allowed to be stored inside the production facility. Currently, SACO AEI Polymers stores bulk quantities of these chemicals in the separated Chemical Storage building located to the West of Plant 1. Due to increased manufacturing demands and supply chain shortages, SACO AEI Polymers requires additional storage capacity for the flammable liquids.

• **Description of Proposed Site and Improvements**

SACO AEI Polymers is proposing purchasing a free-standing chemical storage container. This free-standing container is constructed with a 4-hour rated enclosure, a fire suppression system, an HVAC ventilation system, and the required containment if a tote / drum of a chemical stored inside ruptures. The chemical storage container will be located in the green space to the North of Plant 1. This location has been chosen due to its proximity to an overhead door into the production facility, and its ability to not disrupt traffic flow around the campus. A new 20'-8" x 40'-0" concrete pad will be poured for the container to sit on.



BUILDING TOGETHER





- 2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 53081
- TEL 920.457.4426 FAX 920.457.9474

- **Description of Proposed Use**

The new chemical storage container will allow SACO AEI Polymers to safely store additional quantities of flammable liquids on-site which will help mitigate the current supply chain demands and allow for continued manufacturing growth.

- **Variances**

SACO AEI Polymers is requesting a variance to the Industrial Park 20'-0" building separation requirement. Based on required building separation prescribed by the International Building Code, a 4-hour rated hazardous material storage building requires a 10'-0" separation from a non-rated exterior wall of a type F-1 factory occupancy. We are requesting a variance to abide by the 10'-0" separation required by the building code. The 10'-0" separation allows most forklift traffic and maneuvering to stay out of the truck driving lane just north of this area.

- **Conditional Use Written Justification**

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

SACO AEI Polymers is a global manufacturer with locations in North America, Latin America, Europe, Middle East, Southeast Asia, China, and India. Over the last 30 years SACO AEI Polymers has continued its commitment to the City of Sheboygan by choosing to construct multiple Plant additions to increase their manufacturing capacity in Sheboygan. In 2015, SACO AEI Polymers chose to construct their global corporate headquarters on their Sheboygan Campus. To help navigate the current supply chain constraints and to allow for further manufacturing growth, SACO AEI Polymers requires the ability to safely store larger quantities of their flammable liquids.

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

No.

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

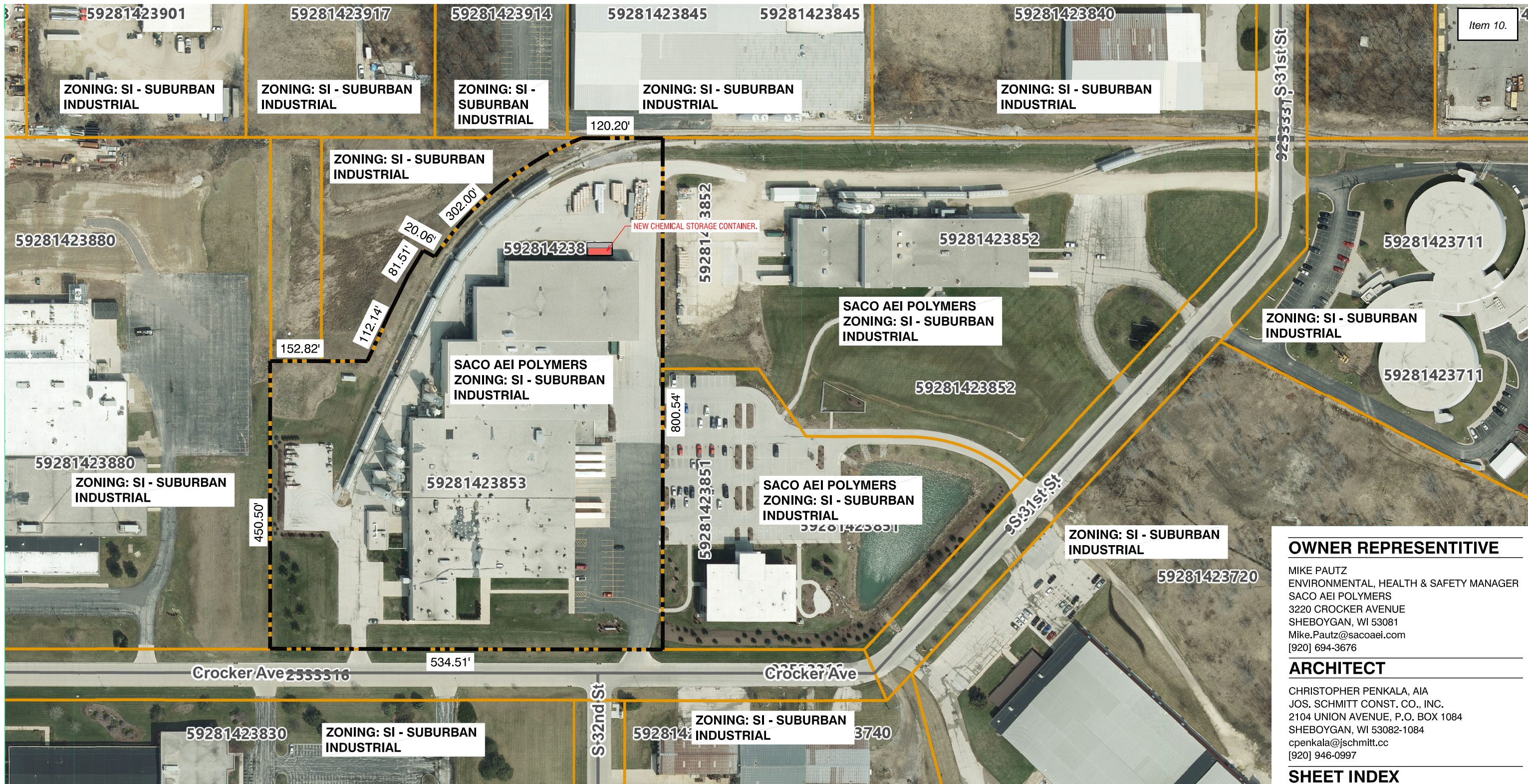
Consistent with the existing land use and context. Most neighboring sites are similar matured developments approaching maximum site usage.

- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

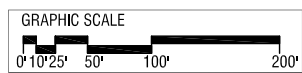
Yes.



3/18/2024 8:18:33 AM BY CHRIS PENKALA G:\ESTIMATES\CDP\23003-294 SACO AEI POLYMERS CHEMICAL STORAGE CONDITIONAL USE DRAWINGS\SACO AEI POLYMERS CHEMICAL STORAGE.DWG © COPYRIGHT 2024 - JOS. SCHMITT CONST. CO., INC. - ALL RIGHTS RESERVED
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1
A1.0
AREA MAP
SCALE: 1" = 150'-0" [11x17]
SCALE: 1" = 75'-0" [22x34]



SACO AEI POLYMERS
CHEMICAL STORAGE
CONTAINER
3220 CROCKER AVE
SHEBOYGAN, WISCONSIN, 53081



OWNER REPRESENTATIVE

MIKE PAUTZ
ENVIRONMENTAL, HEALTH & SAFETY MANAGER
SACO AEI POLYMERS
3220 CROCKER AVENUE
SHEBOYGAN, WI 53081
Mike.Pautz@sacoei.com
[920] 694-3676

ARCHITECT

CHRISTOPHER PENKALA, AIA
JOS. SCHMITT CONST. CO., INC.
2104 UNION AVENUE, P.O. BOX 1084
SHEBOYGAN, WI 53082-1084
cpenkala@jschmitt.cc
[920] 946-0997

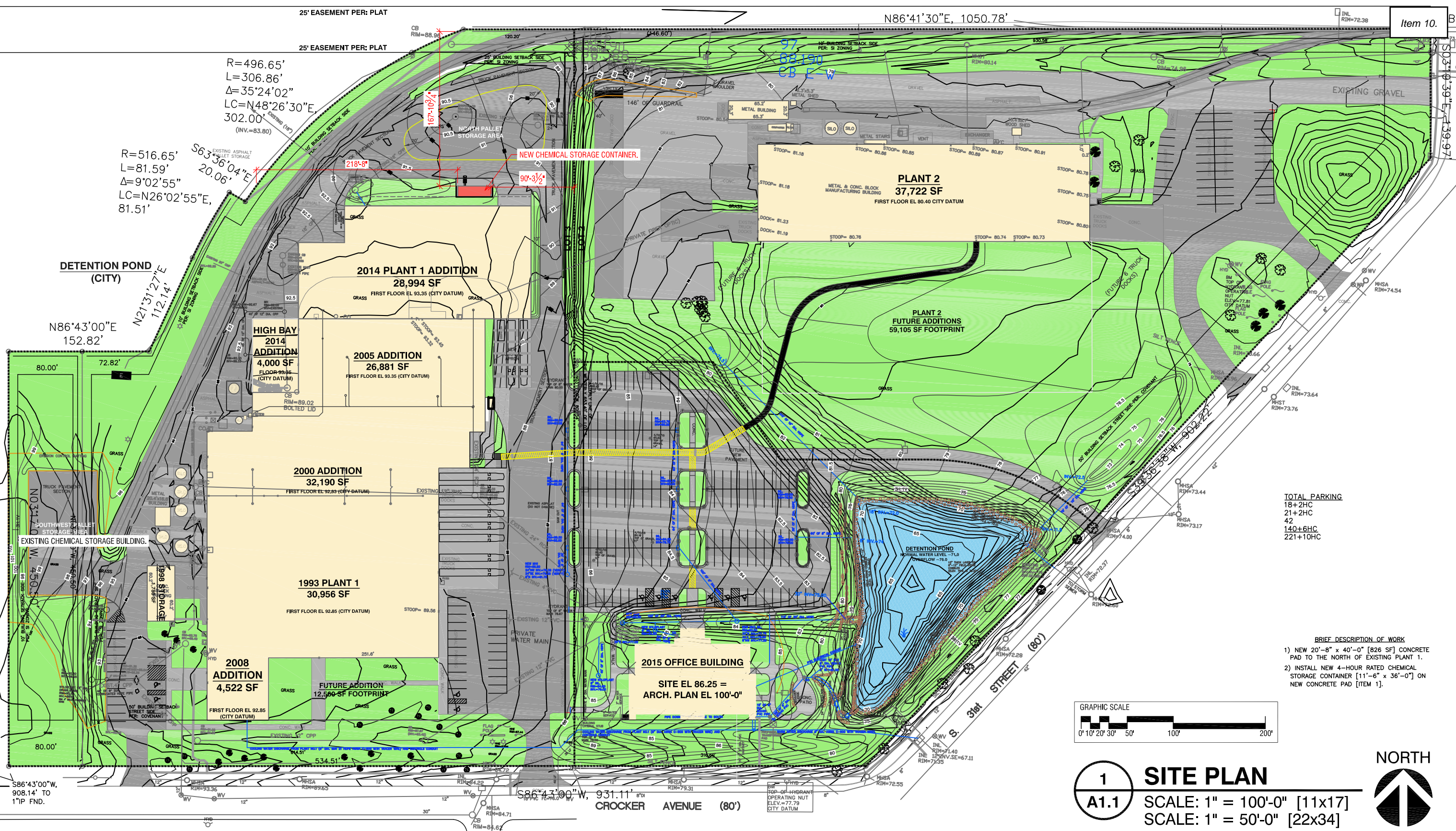
SHEET INDEX

ARCHITECTURAL DRAWINGS
JOS. SCHMITT CONST. CO., INC.
A1.0 AREA MAP
A1.1 SITE PLAN
A1.2 ENLARGED SITE PLAN

DOCUMENT DATE	15 MARCH 2024	PROJECT NUMBER	23003-294
REV. #	DATE REVISED	SHEET DESCRIPTION	AREA MAP
△		SHEET NUMBER	A1.0
DRAWN BY	CHRIS	CHECKED BY	

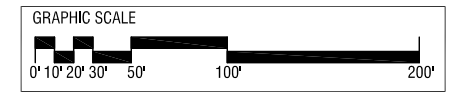
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TOTAL PARKING
18+2HC
21+2HC
42
140+6HC
221+10HC

- BRIEF DESCRIPTION OF WORK
- 1) NEW 20'-8" x 40'-0" [826 SF] CONCRETE PAD TO THE NORTH OF EXISTING PLANT 1.
 - 2) INSTALL NEW 4-HOUR RATED CHEMICAL STORAGE CONTAINER [11'-6" x 36'-0"] ON NEW CONCRETE PAD [ITEM 1].



1 **SITE PLAN**
A1.1 SCALE: 1" = 100'-0" [11x17]
 SCALE: 1" = 50'-0" [22x34]

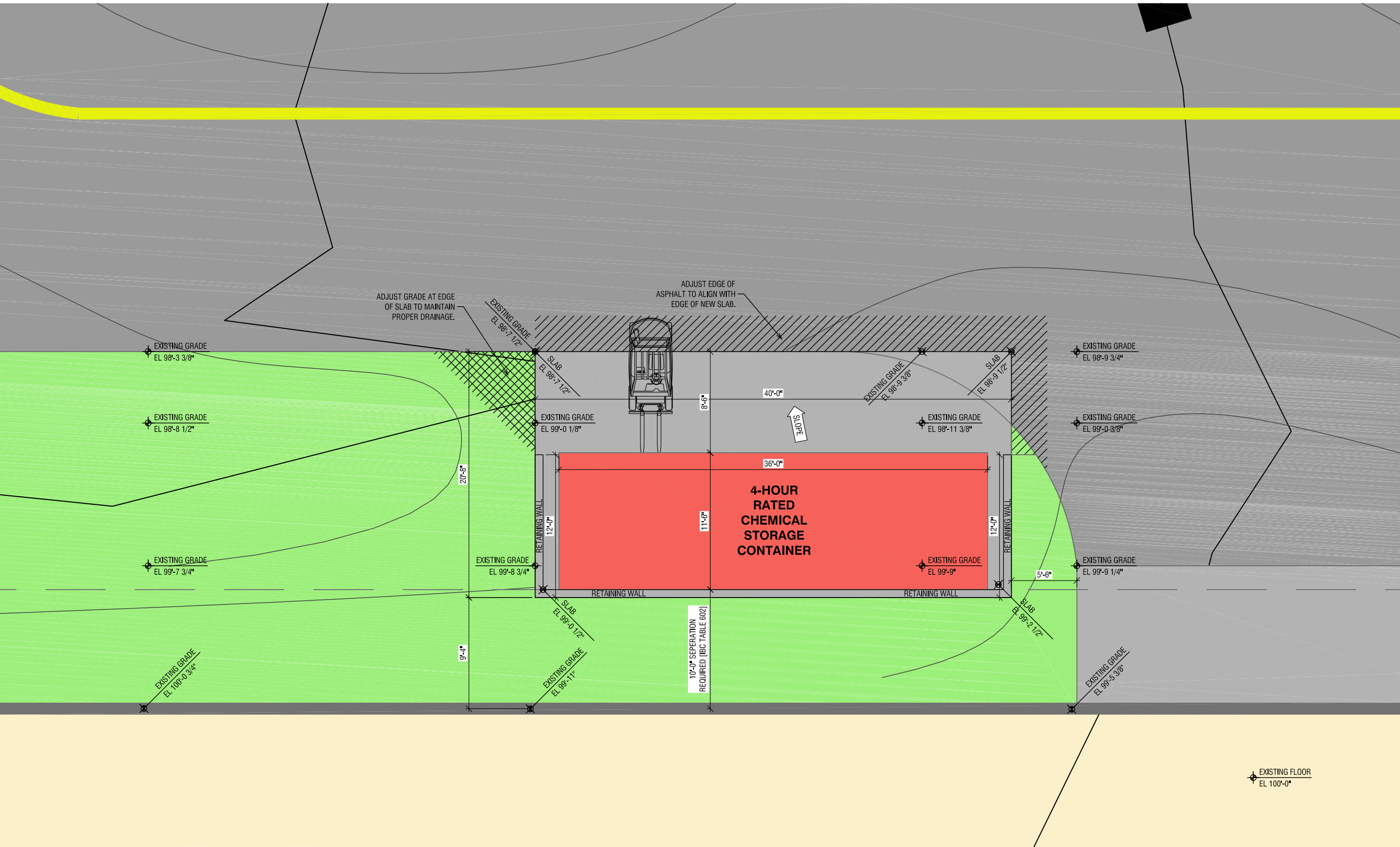
NORTH

**SACO AEI POLYMERS
 CHEMICAL STORAGE
 CONTAINER**
 3220 CROCKER AVE
 SHEBOYGAN, WISCONSIN, 53081



DOCUMENT DATE 15 MARCH 2024	PROJECT NUMBER 23003-294
REV.# DATE REVISED	SHEET DESCRIPTION SITE PLAN
△	SHEET NUMBER
△	A1.1
DRAWN BY CHRIS	CHECKED BY
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3/15/2024 11:51:49 AM BY CHRIS PENKALA G:\ESTIMATES\CDP\23003-294 SACO AEI POLYMERS CHEMICAL STORAGE DWG © COPYRIGHT 2024 - JOS. SCHMITT CONST. CO., INC. - ALL RIGHTS RESERVED
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1 ENLARGED SITE PLAN
A1.2 SCALE: 1/8" = 1'-0" [11x17]
 SCALE: 1/4" = 1'-0" [22x34]



**SACO AEI POLYMERS
 CHEMICAL STORAGE
 CONTAINER**
 3220 CROCKER AVE
 SHEBOYGAN, WISCONSIN, 53081

DOCUMENT DATE		15 MARCH 2024	
REV. #	DATE REVISED		
△			
△			
DRAWN BY	CHECKED BY	CHRIS	
PROJECT NUMBER	23003-294		
SHEET DESCRIPTION	ENLARGED SITE PLAN		
SHEET NUMBER	A1.2		
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Item 10.

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: General Development Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833. PUD Planned Unit Development Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: April 1, 2024

MEETING DATE: April 9, 2024

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Today, the Plan Commission will be reviewing the Van Horn Kia General Development Plan (GDP) for property located at parcels 59281215827 and 59281215833. A General Development Plan has already been reviewed and approved by the Plan Commission for this property, however, there has been a change to the proposed project.

The applicant states the following about the Van Horn Kia project:

- Land use on the site will match that of the existing site of car dealership and repair center with vehicle display. The building will now be on the west lot with the parking primarily on the east lot.
- A second dumpster enclosure is proposed to abut the west side of the proposed garage for the storage of scrap material. The operations of Van Horn Relating to the scrap enclosure pertain to any materials or equipment discarded from a vehicle maintenance perspective. This will be used for waste generated via vehicle maintenance not allowed to go into the municipal trash. No vehicles will be scrapped for parts or discarded at the site relating to a junkyard or salvage yard facility as described in the definition provided by City of Sheboygan.
- A PUD will best help to meet the needs of the site due to the constraints of existing unique circumstances such as the existing Town of Sheboygan utility lines and easements, building location, and site access. Deviations requested from code help provide public benefit and reduce existing conditions.

- For the total existing site ratios the building area is 13.2% and impervious area is 83.4%. Proposed total ratios for the building area is 15.3% and impervious area is 79.7%.
- The existing pond on the north side of the site is being relocated to the northeast corner of the site. Existing grades and landscaping around the perimeter of the site to remain.
- The site is on the north side of Wilgus Ave., approximately at the intersection of Wilgus Ave. and N. 36th Street. The two existing parcels have three total driveway accesses to Wilgus Ave. A fourth driveway access is proposed to Wilgus Ave.
- From the City of Sheboygan Comprehensive Plan Map 2-1 Future Land Use dated 12/5/2011 it shows both parcels zoned as Community Mixed Use. These uses similarly match the existing zoning of the city parcel as Suburban Commercial.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the east are zoned Suburban Commercial (SC).
- The properties to the north are zoned Urban Commercial (UC) and Suburban Commercial (SC).
- The properties to the south are zoned Suburban Commercial.
- The properties to the west are Town of Sheboygan.

If the Common Council approves the rezone, the applicant needs to be aware that a Precise Implementation Plan will need to be reviewed by the City of Sheboygan Plan Commission prior to construction of the new Van Horn Kia facility.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed General Development Plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
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. Applicant shall work with staff with regards to appropriate signage. Applicant will be required to submit the final package in order to be incorporated into the approved PIP.

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.

7. All areas used for parking/maneuvering of vehicles shall be paved.
8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
9. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
10. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
11. 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.).
12. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
13. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
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, art, etc.
15. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
16. 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.
17. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the Van Horn facility.
18. Any changes to the landscape plan will need City Staff approval prior to installation.
19. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
20. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
21. Plantings located by light poles should be maintained to keep areas well lite.
22. All plantings will need to be maintained per Section 105-894(b) Maintenance.
23. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.
24. If there are any amendments to the approved SIP (including but not limited to site plan, architectural design, etc.) the applicant will have to submit an amended SIP for review that accurately reflects any and all proposed changes.

ATTACHMENTS:

General Development Plan and required attachments.

January 17, 2024

March 19, 2024 Revisions to approved PUD GDP and PIP shown in green

PUD General Development Plan and Precise Implementation Plan Narrative

Project Location:

Van Horn Properties of Sheboygan LLC
3512 Wilgus Ave.
Sheboygan, WI 53081

Existing East City Parcel #59281215827

SC-Suburban Commercial District
1.95 acres

Existing West Town Parcel #59024351652 (to be annexed)

B-4C Planned Business Park
1.56 acres

Applicant Information:

Excel Engineering, Inc.
100 Camelot Drive
Fond du Lac, WI 54935
Contact: Eric Drazkowski, P.E., Project Manager
Eric.drazkowski@excelengineer.com
920-926-9800

Landowner Information:

Van Horn properties Sheboygan LLC
P.O. Box 298
Plymouth, WI 53073
Contact: Jeff Niesen, President and CEO
jniesen@vhcars.com
920-892-6466

General Description of Proposed PUD:

1. General project themes and images;

Constructed new facility and redevelopment of existing building with sales lot. Project will involve annexation, lot combination, and PUD zoning. Please see the attached drawings and rendering for a general idea of the project.

A second dumpster enclosure is proposed to abut the west side of the proposed garage for the storage of scrap material. The operations of Van Horn relating to the scrap enclosure pertain to any materials or equipment discarded from a vehicle maintenance perspective. This will be used for waste generated via vehicle maintenance not allowed to go into the municipal trash. No vehicles will be scrapped for parts or discarded at the site relating to a junkyard or salvage yard facility as described in the definition provided by City of Sheboygan.

2. The general mix of dwelling unit types or land uses;

Land use on site will match that of the existing site of car dealership and repair center with vehicle display area. The building will now be on the west lot with the parking primarily on the east lot.

3. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

For the total existing site ratios (town and city parcels) the building area is 13.2% and impervious area is 83.4%. Proposed total ratios for the building area is 15.3% and impervious area is 79.7%.

4. The general treatment of natural features;

Existing pond on the north side of the site is being relocated to the northeast corner of the site. Existing grades and landscaping around the perimeter of the site to remain.

5. The general relationship to nearby properties and public streets;

The site is on the north side of Wilgus Ave., approximately at the intersection of Wilgus Ave. and N. 36th Street. The two existing parcels have 3 total driveway accesses to Wilgus Ave. A fourth driveway access is proposed to Wilgus Ave.

6. The general relationship of the project to the comprehensive master plan;

From the City of Sheboygan Comprehensive Plan Map 2-1 Future Land Use dated 12/5/2011 it shows both parcels zoned as Community Mixed Use. These uses similarly match the existing zoning of the city parcel as Suburban Commercial.

7. A statement of rationale as to why PUD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PUD zoning;

Due to the unique site constraints a PUD is best suited to meet the needs of the site. The existing building, site access, and Town of Sheboygan utility easement limits where a new building can be placed on the site. Exceeding the lighting limit at the property line will allow for additional lighting along the ROW since there are no existing light poles along Wilgus Ave. Moving additional landscaping from the minimum requirements to the front yard will better screen headlights from the ROW. An additional access point will reduce the amount of traffic at the access across from the intersection of Wilgus Ave. and N 36th St. Reducing the amount of total impervious for a same use will increase greenspace and landscaped area.

8. A complete list of zoning standards which will not be met by the proposed PUD and the locations in which they apply and a complete list of zoning standards which will be more than met by the proposed PUD and the locations in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to

determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility;

- An exception to Section 105-929(f)(2) of the City of Sheboygan Municipal Code requiring curb and gutter within parking areas is requested. Curb and gutter used where needed to protect building from traffic and convey stormwater.
- An exception to Section 105-927 (c)(2)(a)(2)/105-927 (c)(2)(a)(9) limiting accesses to two and the distance between access locations. 1 added drive is proposed to allow for ease of deliveries around the building. Existing drives remain.
- An exception to table 15.305 City of Sheboygan Nonresidential Intensity Standards Min LSR of 25%. Existing LSR is 16.6%, proposed is 20.3%.
- An exception to the required landscaping per Section 105-886/105-888/105-889 for landscaping for building foundations, street frontages, and paved areas. No existing plantings on site. Minimize plantings in front of sales lot to maximize viewing of vehicles.
- An exception to the maximum 0.5 footcandles at a property line per Section 105-932(d)(2). This is required for operations and will provide ownership with more security and better display of vehicles on site. It will also help light the city ROW which currently has no street lights to illuminate Wilgus Ave.

9. Description of potentially requested exemptions

1. Land use exemptions;

- The land use of outdoor display (including vehicle sales) is a conditional use in the Suburban Commercial District.

2. Density and intensity exemptions;

- Existing maximum impervious is 75% currently proposed is 79.7%.
- Proposed lighting above 0.5 footcandles at property line

3. Bulk exemptions;

- Curb and gutter is required. Curb and gutter is provided on site where needed to protect building from traffic and convey stormwater. Existing facility has no curb.
- Construction of a 4th driveway.

4. Landscaping exceptions;

- Required Landscaping:
 - Building Foundation (280 pts): Providing 5 trees (150 pts) and 19 shrubs (95 pts) in island adjacent to building. Limited ability to landscape around building due

to garage and show room accesses to building. Remained of landscaping points moved elsewhere on site.

Justification for the proposed planned unit development:

A PUD will best help to meet the needs of the site due to the constraints of existing unique circumstances such as the existing Town of Sheboygan utility lines and easements, building location, and site access. Deviations requested from code either help provide public benefit and reduce existing conditions as listed above.

Outline of intended organizational structure for property owners association, if any; deed restrictions and provisions for private provision of common services


No existing or proposed property owners association. Per most recent deed (document 1987739 recorded on 06/19/2014) no deed restrictions.

Written description which demonstrates the full consistency of the proposed PIP with the approved GDP

GDP and PIP submitted concurrently and proposed to follow this narrative and associated plan set.

Proof of financing

To be coordinated between owner and city.

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

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Excel Engineering, Inc.	Authorized Representative Eric Drazkowski	Title P.E., Project Manager	
Mailing Address 100 Camelot Dr.	City Fond du Lac	State WI	ZIP Code 54935
Email Address eric.drazkowski@excelengineer.com		Phone Number (incl. area code) 920-926-9800	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Van Horn Properties of Sheboygan LLC	Contact Person Jeff Niesen	Title President and CEO	
Mailing Address PO Box 298	City Plymouth	State WI	ZIP Code 53073
Email Address jniesen@vhcars.com		Phone Number (incl. area code) 920-892-6466	
SECTION 3: Project or Site Location			
Project Address/Description 3512 Wilgus Ave		Parcel No. 59281215827	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Van Horn Kia		
Existing Zoning:	Suburban Commercial Zoning District		
Present Use of Parcel:	Vehicle Sales & Service		
Proposed Use of Parcel:	Vehicle Sales & Service & Stormwater Pond		
Present Use of Adjacent Properties:	Parking lot, industrial, commercial		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Jeff Niesen	Title President & CEO	Phone Number 920-892-6466	
Signature of Applicant <i>Jeffrey A. Niesen</i> <small>Jeffrey A. Niesen (Dec 19, 2023 12:31 CST)</small>		Date Signed Dec 19, 2023	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

A. Name of project/development.

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

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

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

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

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

For a home occupation

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

For all other Conditional Use Permits

To be provided for
lot combination.

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - All lands for which the conditional use is proposed.
 - All other lands within 100 feet of the boundaries of the subject property.
 - The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
 - Submit digital plans and drawings of the project by email, flash drive, etc.
 - Title block that provides all contact information for the petitioner and/or owner, if different
 - Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
 - The date of the original plan and latest date of revision to the plan
 - A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
 - All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
 - Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - All required building setback lines
 - Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
 - N/A The location and dimension of all loading and service areas on subject property
 - N/A The location of all outdoor storage areas and the design of all screening devices
 - N/A Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - The location, type, height, size and lighting of all signage.
 - Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
 - N/A Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - Location of all existing and proposed landscape areas, storm water areas, etc.
- N/A4. Building elevations and perspectives.

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

APPLICATION SUBMITTAL

STEP 1: Initial Meeting with City Planning Office:

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

STEP 2: Official Submission:

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

Steve.Sokolowski@SheboyganWI.gov

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

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

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

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

PLAN COMMISSION MEETING

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

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

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

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

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

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

Office Use Only

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

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

DATE: _____

NOTES

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

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

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

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

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







CUP-Application for Signature

Final Audit Report

2023-12-19

Created:	2023-12-19
By:	Lisa Van Handel (lisa.vanhandel@excelengineer.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAErrbt2u5R3c-8BXozWSF0_ccurijQfTA

"CUP-Application for Signature" History

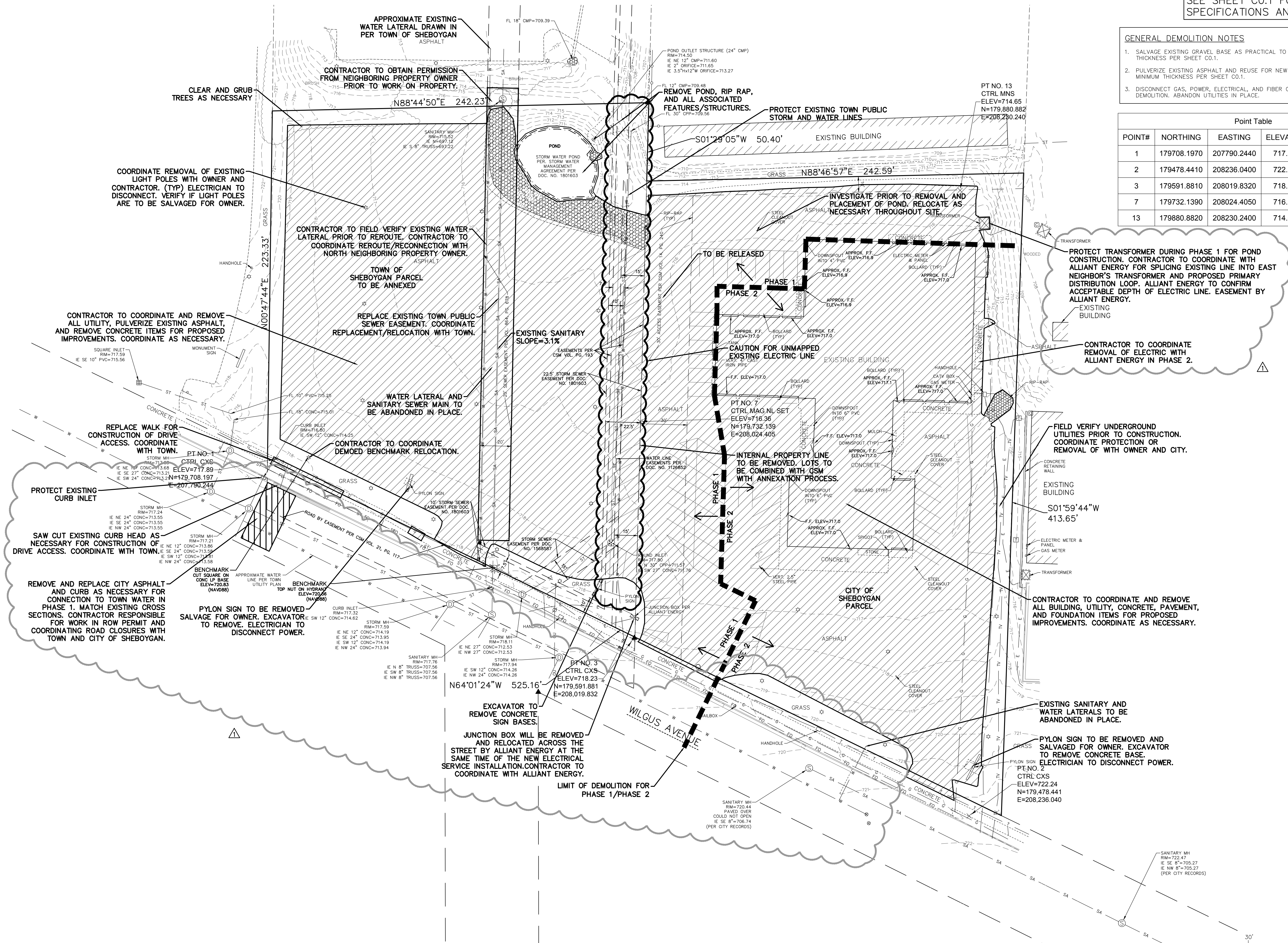
-  Document created by Lisa Van Handel (lisa.vanhandel@excelengineer.com)
2023-12-19 - 3:49:50 PM GMT
-  Document emailed to jniesen@vhcars.com for signature
2023-12-19 - 3:50:37 PM GMT
-  Email viewed by jniesen@vhcars.com
2023-12-19 - 6:29:39 PM GMT
-  Signer jniesen@vhcars.com entered name at signing as Jeffrey A. Niesen
2023-12-19 - 6:31:13 PM GMT
-  Document e-signed by Jeffrey A. Niesen (jniesen@vhcars.com)
Signature Date: 2023-12-19 - 6:31:15 PM GMT - Time Source: server
-  Agreement completed.
2023-12-19 - 6:31:15 PM GMT

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

GENERAL DEMOLITION NOTES

1. SALVAGE EXISTING GRAVEL BASE AS PRACTICAL TO MEET ASPHALT BASE MINIMUM THICKNESS PER SHEET C0.1.
2. PULVERIZE EXISTING ASPHALT AND REUSE FOR NEW STONE BASE MATERIAL TO MEET MINIMUM THICKNESS PER SHEET C0.1.
3. DISCONNECT GAS, POWER, ELECTRICAL, AND FIBER OPTIC UTILITIES PRIOR TO BUILDING DEMOLITION. ABANDON UTILITIES IN PLACE.

Point Table				
POINT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	179708.1970	207790.2440	717.889	CTRL CXS
2	179478.4410	208236.0400	722.236	CTRL CXS
3	179591.8810	208019.8320	718.232	CTRL CXS
7	179732.1390	208024.4050	716.362	CTRL MAG NL SET
13	179880.8820	208230.2400	714.650	CTRL MNS



PROPOSED FOR:

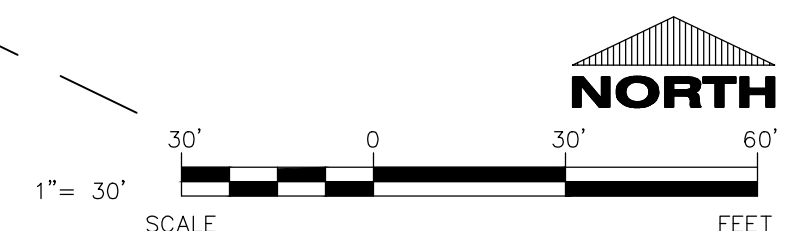
VAN HORN KIA

3512 WILGUS AVE. SHEBOYGAN, WI 53081

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REVISIONS
△ MAR. 13, 2024
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△

PROJECT MANAGER:	B. POCH
DESIGNER:	S. KLESSIG
DRAWN BY:	KRW
EXPEDITOR:	E. GRAPER
SUPERVISOR:	M. HOYER
PRELIMINARY NO.:	P22092
CONTRACT NO.:	80870
DATE:	MAR. 1, 2024



CIVIL EXISTING SITE AND DEMOLITION PLAN
EXCEL JOB #: 2239780
ISSUED FOR CONSTRUCTION

SHEET: **C1.0**

PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- HEAVY DUTY ASPHALT
- SIDEWALK CONCRETE
- DUMPSTER PAD/APRON CONCRETE

EXISTING SITE DATA (EAST + WEST)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.47	20,297	13.2%
PAVEMENT (ASP. & CONC.)	2.47	107,573	70.2%
TOTAL IMPERVIOUS	2.94	127,870	83.4%
LANDSCAPE/ OPEN SPACE	0.58	25,413	16.6%

PROPOSED SITE DATA (EAST + WEST)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.54	23,494	15.3%
PAVEMENT (ASP. & CONC.)	2.28	99,163	64.7%
TOTAL IMPERVIOUS	2.82	122,657	80.0%
LANDSCAPE/ OPEN SPACE	0.70	30,626	20.0%

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

SITE INFORMATION:

TOWN OF SHEBOYGAN PARCEL NUMBER: 59024351652
CITY OF SHEBOYGAN PARCEL NUMBER: 59281215827

PROPERTY AREA TOWN (WEST): 68,171 S.F. (1.56 ACRES)
PROPERTY AREA CITY (EAST): 85,112 S.F. (1.95 ACRES)
TOTAL PROPERTY AREA: 153,283 S.F. (3.51 ACRES)

EXISTING ZONING TOWN: B-4C (PLANNED BUSINESS PARK)
EXISTING ZONING CITY: SC (SUBURBAN COMMERCIAL)

PROPOSED ZONING CITY: SC (SUBURBAN COMMERCIAL WITH PUD)

ADJACENT ZONING:
NORTH: UC (URBAN COMMERCIAL)
EAST: SC (SUBURBAN COMMERCIAL)
SOUTH: ROW
WEST (TOWN OF SHEBOYGAN): B-2 (GENERAL BUSINESS)

PROPOSED USE: CAR DEALERSHIP WITH PARKING LOT (OUTDOOR DISPLAY=CUP)

SETBACKS: BUILDING: FRONT = 25'
SIDE = 10'
REAR = 10'

PAVEMENT: FRONT = 10'
SIDE = 5'
REAR = 5'

MAX. BUILDING HEIGHT ALLOWED TOWN: 50'

PARKING REQUIRED: 1 STALL PER 300 S.F. OF GROSS FLOOR AREA (78 STALLS REQ.)
PARKING PROVIDED: 213 STALLS
ACCESSIBLE PARKING REQUIRED: 3 STALLS; ACCESSIBLE PARKING PROVIDED: 3 STALLS

LANDSCAPE REQUIREMENTS:
MAXIMUM IMPERVIOUS SURFACE CITY: 75%



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lobb Drive
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2336

MILWAUKEE
W204 N11509
5605 Libac Ave
Cokendale Rd
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Libac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:

VAN HORN KIA

3512 WILGUS AVE. SHEBOYGAN, WI 53081

WISCONSIN

SITE PLAN KEYNOTES

1	STANDARD ASPHALT SECTION (TYP.)
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
4	PUBLIC ROW DRIVEWAY CONCRETE
5	PUBLIC ROW ASPHALT MATCH CROSS SECTION
7	DUMPSTER PAD/APRON CONCRETE (TYP.)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.)
10	FLUSH WALK (TYP.)
12	CURB RAMP (TYP.)
13	ADA CURB RAMP (TYP.)
14	18" CURB & GUTTER (TYP.)
15	MATCH CITY ROW CURB & GUTTER
16	CURB TAPER (TYP.)
18	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
19	HANDICAP BOLLARD WITH BLACK SLEEVE AND HC STICKERS
20	HANDICAP STALL & STRIPING PER STATE CODES.
22	PYLON SIGN. ELECTRICIAN TO WIRE, BASE BY SIGN COMPANY (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
23	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
24	BOLLARDS (SEE DETAIL ON ARCH. PLAN)
28	DETECTABLE WARNING PLATE
30	PAINT STRIPING (TYP.). COLOR TO MATCH PARKING STALL STRIPING.
31	SERVICE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR) (CONTRACTOR TO VERIFY IF POWER IS REQUIRED) EV CHARGER TO BE INSTALLED DURING PHASE 1 (DETAIL BY MANUFACTURER, SEE SITE UTILITY PLAN FOR TYPE/WALL OR PEDESTAL MOUNTED)
32	FUTURE EV CHARGER. PROVIDE ROUGHED IN CONDUIT.
33	1,000 GALLON WASTE OIL TANK. DETAIL BY MANUFACTURER
34	TIRE STORAGE
35	TEMPORARY JOB TRAILER BY KELLER-POWER TO TRAILER
36	TEMPORARY FENCE BY KELLER
37	SCRAP ENCLOSURE 6' CHAINLINK FENCE WITH PRIVACY SLATS AND (2) 5' GATES (SEE ARCH PLANS FOR DETAILS)
38	IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1

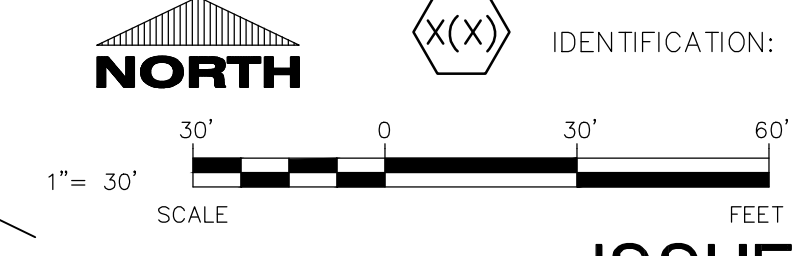
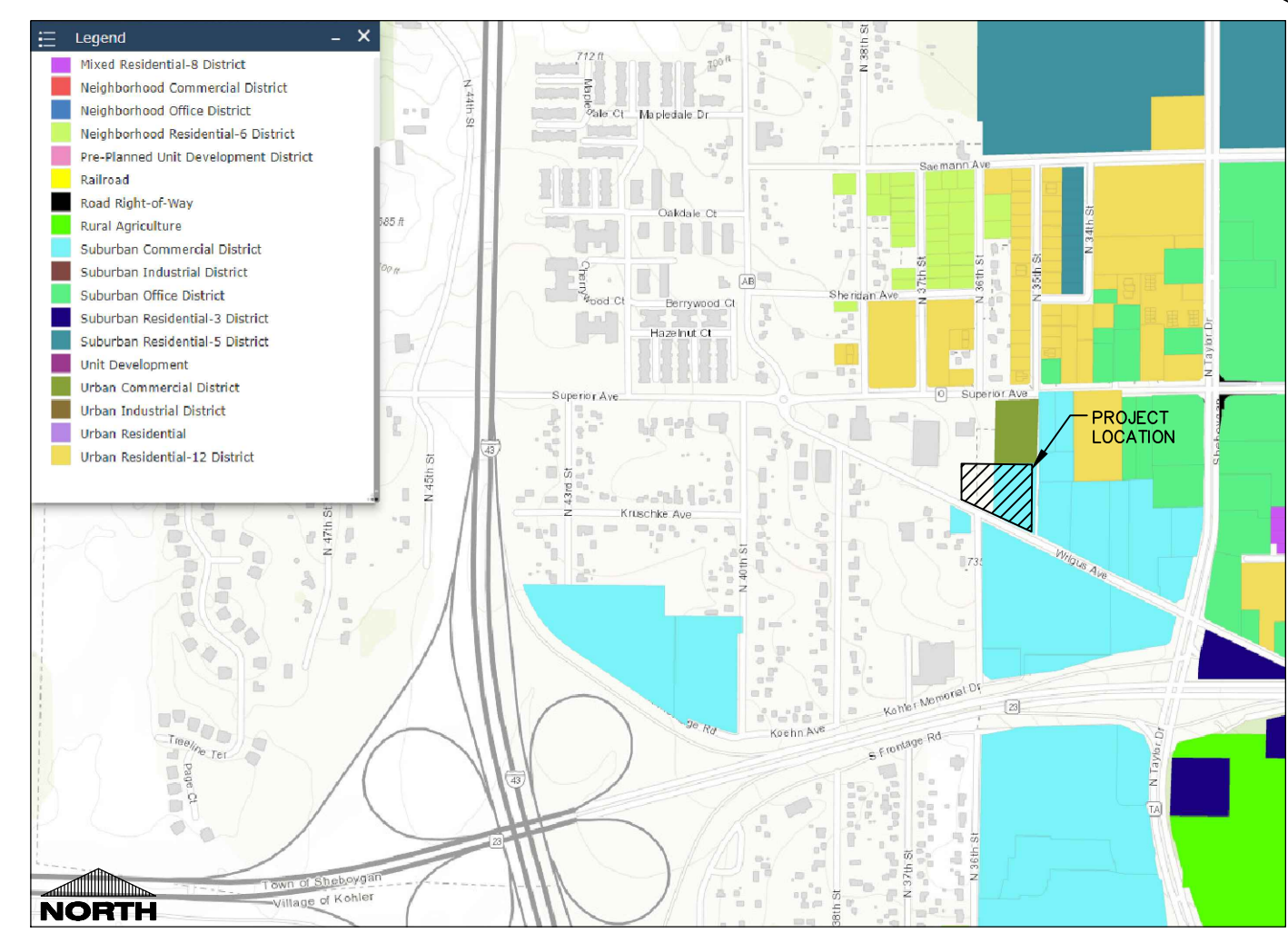
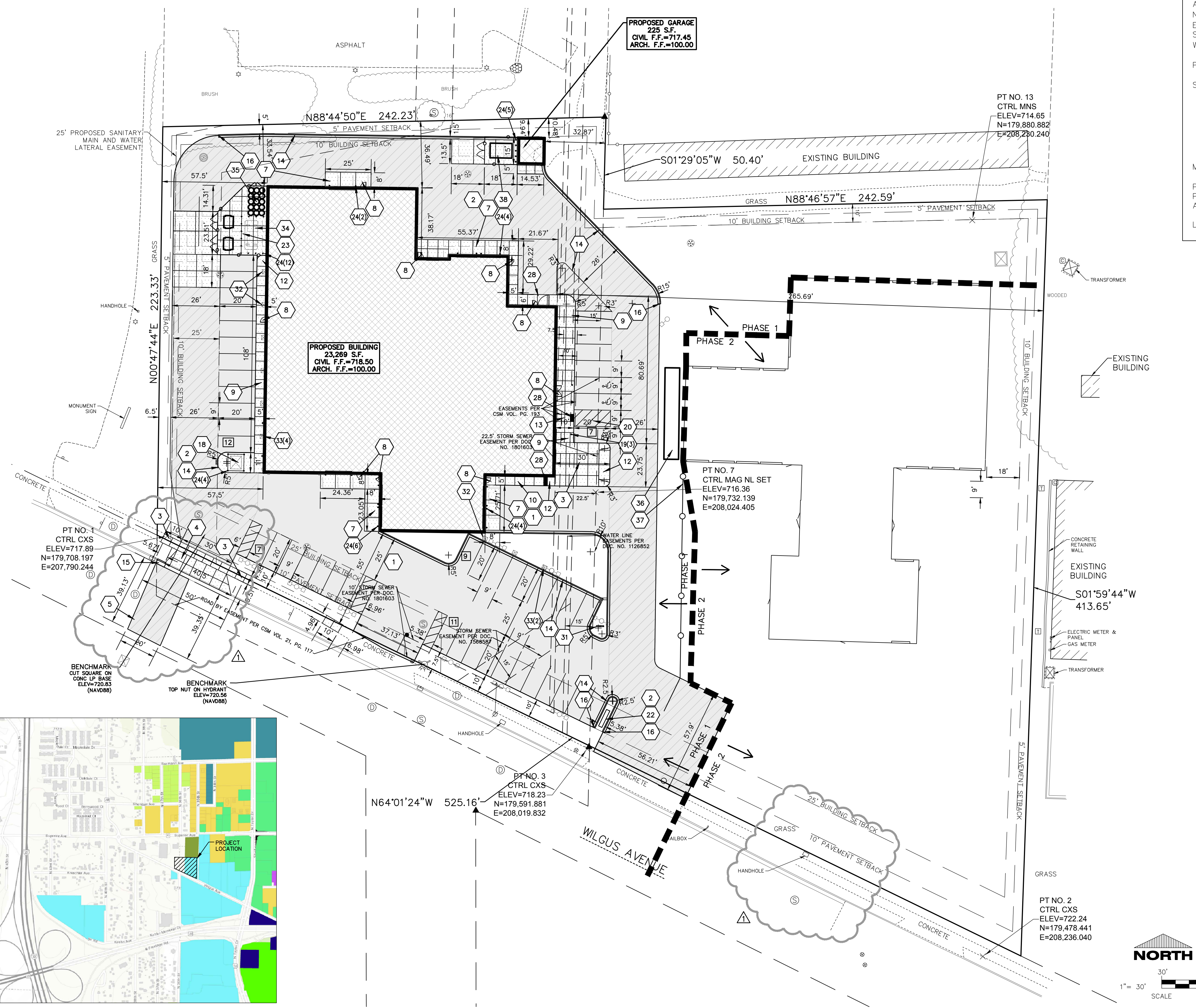
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REVISIONS

△	MAR. 13, 2024
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PROJECT MANAGER: B. POCH
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: E. GRAPER
SUPERVISOR: M. HOYER
PRELIMINARY NO: P22092
CONTRACT NO: 80870

MAR. 1, 2024



CIVIL SITE PLAN PHASE 1
EXCEL JOB #: 2239780
ISSUED FOR CONSTRUCTION

C1.1A

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

PAVEMENT HATCH KEY:

[Hatch]	STANDARD ASPHALT
[Hatch]	HEAVY DUTY ASPHALT
[Hatch]	SIDEWALK CONCRETE
[Hatch]	DUMPSTER PAD/APRON CONCRETE

EXISTING SITE DATA (EAST + WEST)			
	AREA (AC)	AREA (SF)	RATIO
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PROPOSED SITE DATA (EAST + WEST)			
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EXISTING ZONING CITY: SC (SUBURBAN COMMERCIAL)

PROPOSED ZONING CITY: SC (SUBURBAN COMMERCIAL WITH PUD)

ADJACENT ZONING:

NORTH: UC (URBAN COMMERCIAL)
EAST: SC (SUBURBAN COMMERCIAL)
SOUTH: ROW
WEST (TOWN OF SHEBOYGAN): B-2 (GENERAL BUSINESS)

PROPOSED USE: CAR DEALERSHIP WITH PARKING LOT (OUTDOOR DISPLAY=CUP)

SETBACKS: BUILDING: FRONT = 25'
SIDE = 10'
REAR = 10'

PAVEMENT: FRONT = 10'
SIDE = 5'
REAR = 5'

MAX. BUILDING HEIGHT ALLOWED TOWN: 50'

PARKING REQUIRED: 1 STALL PER 300 S.F. OF GROSS FLOOR AREA (78 STALLS REQ.)

PARKING PROVIDED: 213 STALLS

KIA STALL BREAKDOWN:

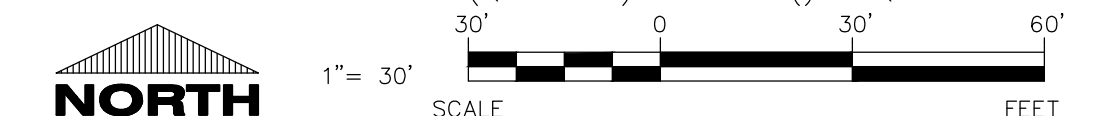
NEW CAR STALLS: REQUIRED (83); PROVIDED (93)
USED CAR STALLS: REQUIRED (44); PROVIDED (85)
CUSTOMER STALLS: REQUIRED (8); PROVIDED (12)
SERVICE STALLS: REQUIRED (21); PROVIDED (23)

LANDSCAPE REQUIREMENTS:
MAXIMUM IMPERVIOUS SURFACE TOWN: 40%
MAXIMUM IMPERVIOUS SURFACE CITY: 75%

SITE PLAN KEYNOTES

- 1 STANDARD ASPHALT SECTION (TYP.)
- 2 HEAVY DUTY ASPHALT SECTION (TYP.)
- 3 CONCRETE SIDEWALK (TYP.)
- 4 PUBLIC ROW DRIVEWAY CONCRETE
- 5 PUBLIC ROW ASPHALT MATCH CROSS SECTION
- 7 DUMPSTER PAD/APRON CONCRETE (TYP.)
- 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
- 9 RAISED WALK (TYP.)
- 10 FLUSH WALK (TYP.)
- 12 CURB RAMP (TYP.)
- 13 ADA CURB RAMP (TYP.)
- 14 18" CURB & GUTTER (TYP.)
- 15 MATCH CITY ROW CURB & GUTTER
- 16 CURB TAPER (TYP.)
- 18 CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- 19 HANDICAP BOLLARD WITH BLACK SLEEVE AND HC STICKERS
- 20 HANDICAP STALL & STRIPING PER STATE CODES.
- 22 PYLON SIGN. ELECTRICIAN TO WIRE, BASE BY SIGN COMPANY (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- 23 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- 24 BOLLARDS (SEE DETAIL ON ARCH. PLAN)
- 28 DETECTABLE WARNING PLATE
- 30 PAINT STRIPING (TYP.). COLOR TO MATCH PARKING STALL STRIPING.
- 31 SERVICE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR) (CONTRACTOR TO VERIFY IF POWER IS REQUIRED)
- 32 WALL MOUNTED EV CHARGER TO BE INSTALLED DURING PHASE 1 (DETAIL BY MANUFACTURER, SEE SITE UTILITY PLAN FOR TYPE)
- 33 FUTURE WALL MOUNTED EV CHARGERS. PROVIDE ROUGHED IN CONDUIT.
- 34 1,000 GALLON WASTE OIL TANK. DETAIL BY MANUFACTURER
- 35 TIRE STORAGE
- 36 TEMPORARY JOB TRAILER BY KELLER-POWER TO TRAILER
- 37 TEMPORARY FENCE BY KELLER

IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1



CIVIL SITE PLAN PHASE 2
EXCEL JOB #: 2239780

ISSUED FOR CONSTRUCTION

PROPOSED FOR:

VAN HORN KIA

3512 WILGUS AVE. SHEBOYGAN, WI 53081

WISCONSIN

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REVISIONS

△	MAR. 13, 2024
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PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: E. GRAPER

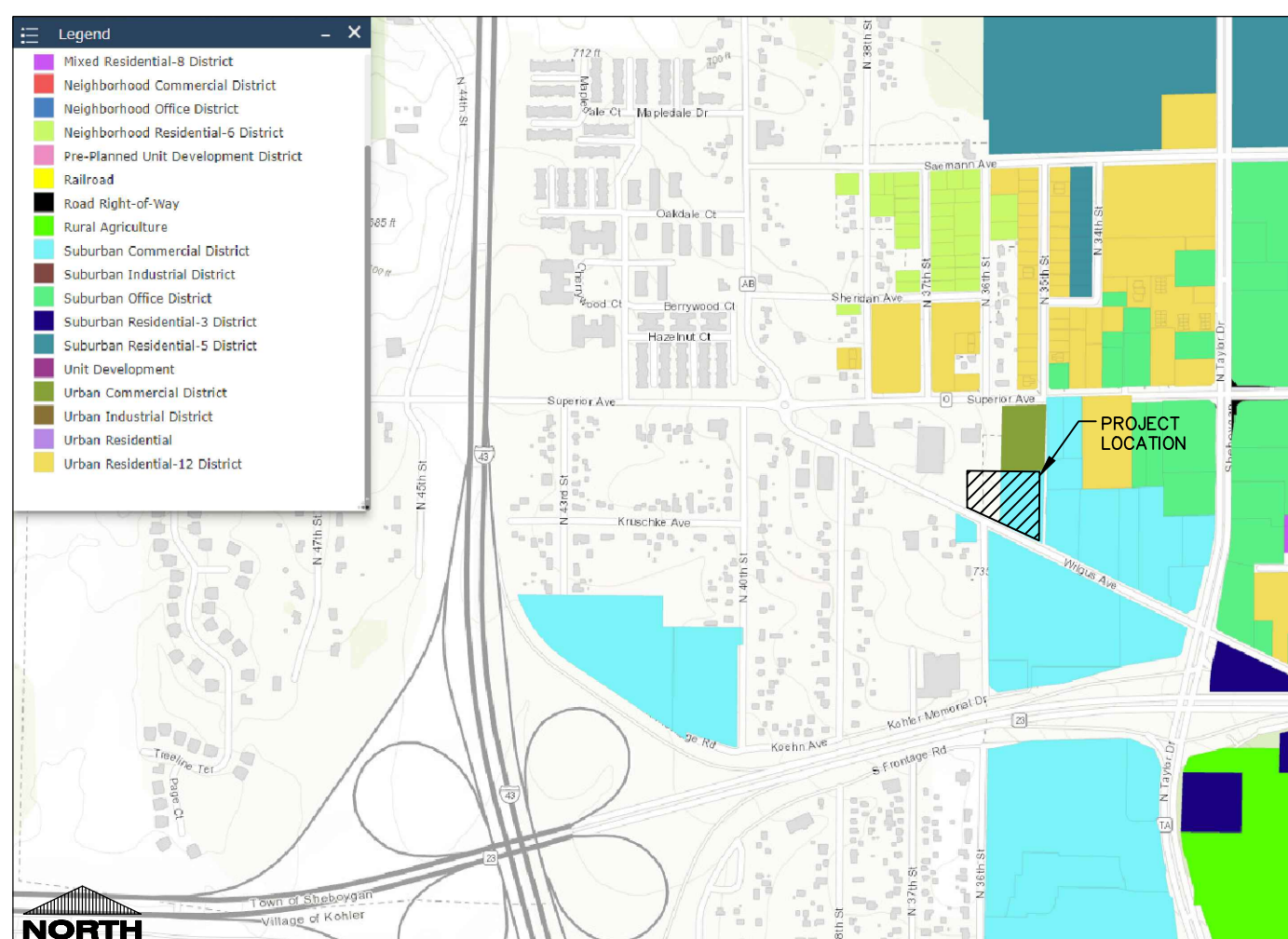
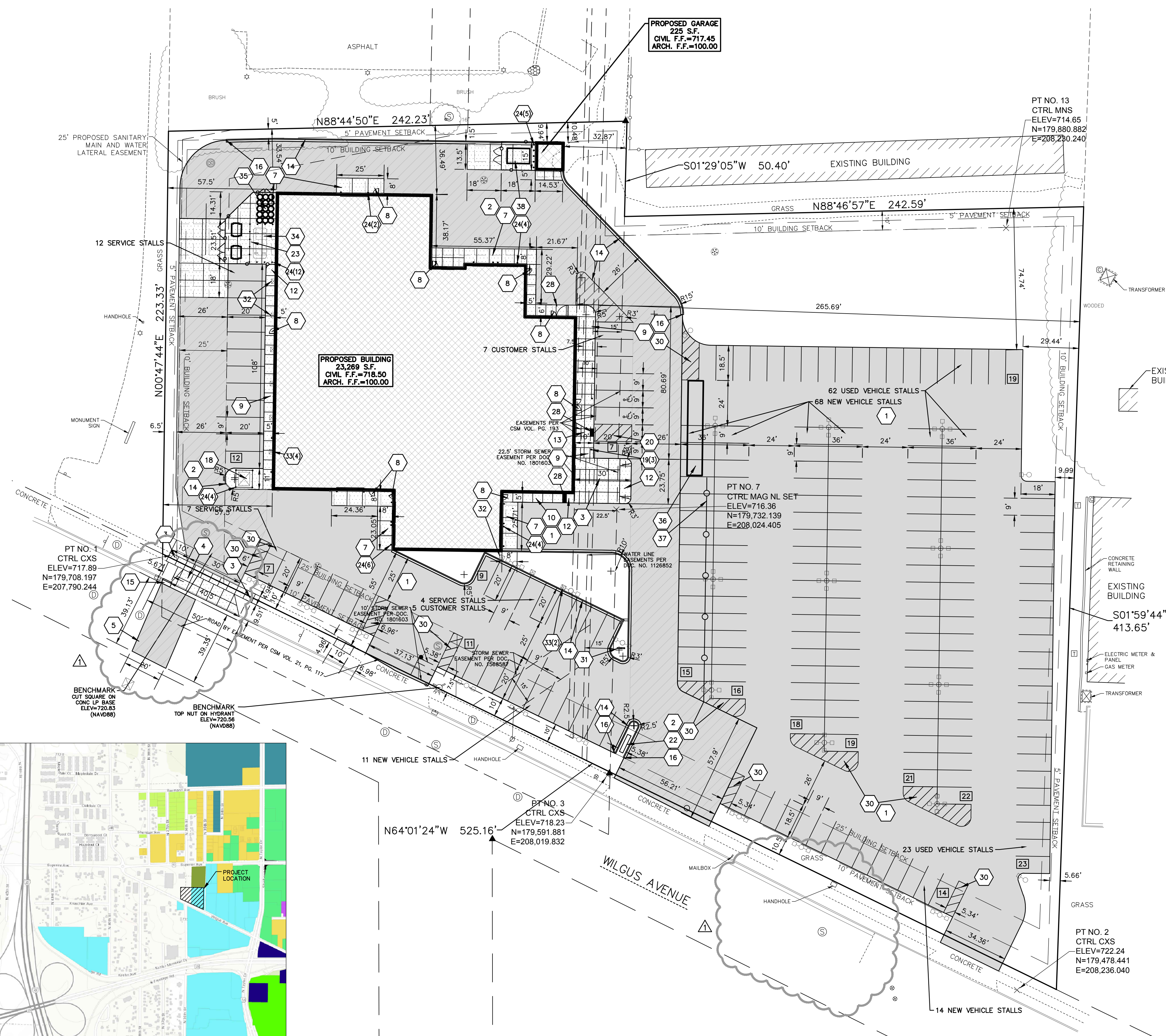
SUPERVISOR: M. HOYER

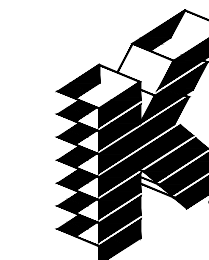
PRELIMINARY NO: P22092

CONTRACT NO: 80870

DATE: MAR. 1, 2024

SHEET: **C1.1B**





Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W204 N11509
Goldendale Rd
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

MADISON
711 Loh Drive
Sun Prairie, WI 53590
PHONE (608) 318-2336

WAUSAU
5605 Libac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
VAN HORN KIA

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REVISIONS
MAR. 13, 2024

PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: E. GRAPER

SUPERVISOR: M. HOYER

PRELIMINARY NO.: P22092

CONTRACT NO.: 80870

DATE: MAR. 1, 2024

SHEET: C1.2A

ISSUED FOR CONSTRUCTION

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

NOTES:
1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

INLET PROTECTION NOTE:
CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:
CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONSTRUCTION PLAN NOTES:
ALL DISTURBED GROUND LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND MULCHED DURING THE PERIOD APRIL 15-SEPTEMBER 15.

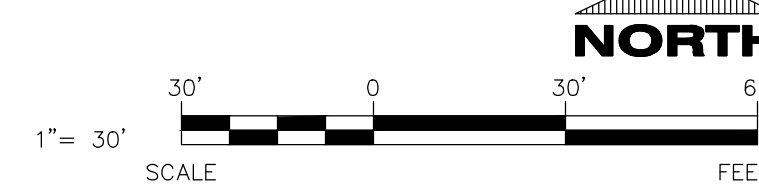
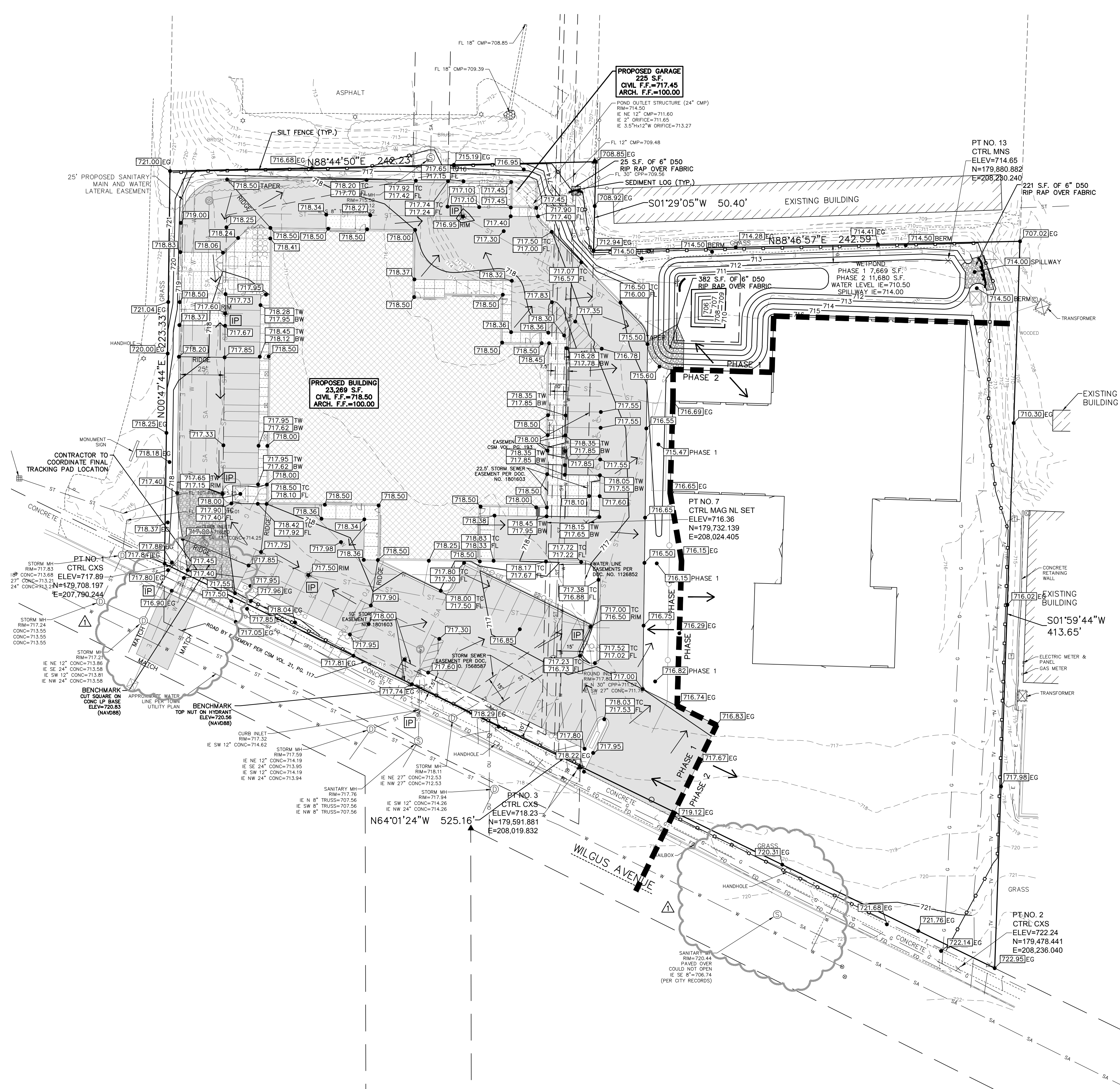
CONSTRUCTION PLAN NOTES:
IF FINAL RESTORATION IS NOT COMPLETED BY OCTOBER 15, THE CONTRACTOR SHALL USE STRAW MATTING OR ANIONIC POLYACRYLAMIDE (PAM) SPRAY TO PREVENT EROSION DURING THE WINTER AND EARLY SPRING MONTHS.

CONCRETE WASHOUT NOTE:
CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

EXISTING AGGREGATE BASE NOTE:
CONTRACTOR SHALL REUSE EXISTING STONE BASE AS APPLICABLE TO MEET THICKNESS REQUIREMENTS OF SHEET C0.1.

CONSTRUCTION SEQUENCE	
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	<ol style="list-style-type: none"> CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES. PLACE ALL SILT FENCE AND INLET PROTECTION. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED. CONSTRUCT PERMANENT RETENTION/DETENTION PONDS AND PERMANENT STORMWATER CONVEYANCE SYSTEMS. CONSTRUCT TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	<ol style="list-style-type: none"> SITE DEMOLITION AS REQUIRED. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE. DIG AND POUR ALL BUILDING FOOTINGS. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS. CONSTRUCT BUILDING. PAVE DRIVEWAYS AND PARKING AREAS. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	<ol style="list-style-type: none"> CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.



CIVIL GRADING AND EROSION CONTROL PLAN PHASE 1
EXCEL JOB #: 2239780

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

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CONCRETE WASHOUT NOTE:

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EXISTING AGGREGATE BASE NOTE:

CONTRACTOR SHALL REUSE EXISTING STONE BASE AS APPLICABLE TO MEET THICKNESS REQUIREMENTS OF SHEET C0.1.



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PROPOSED FOR:

VAN HORN KIA

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WISCONSIN

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REVISIONS

1	MAR. 13, 2024
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PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: E. GRAPER

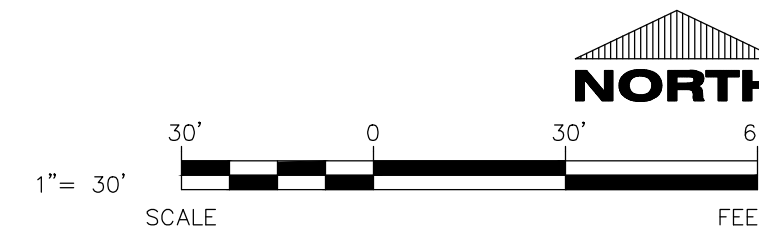
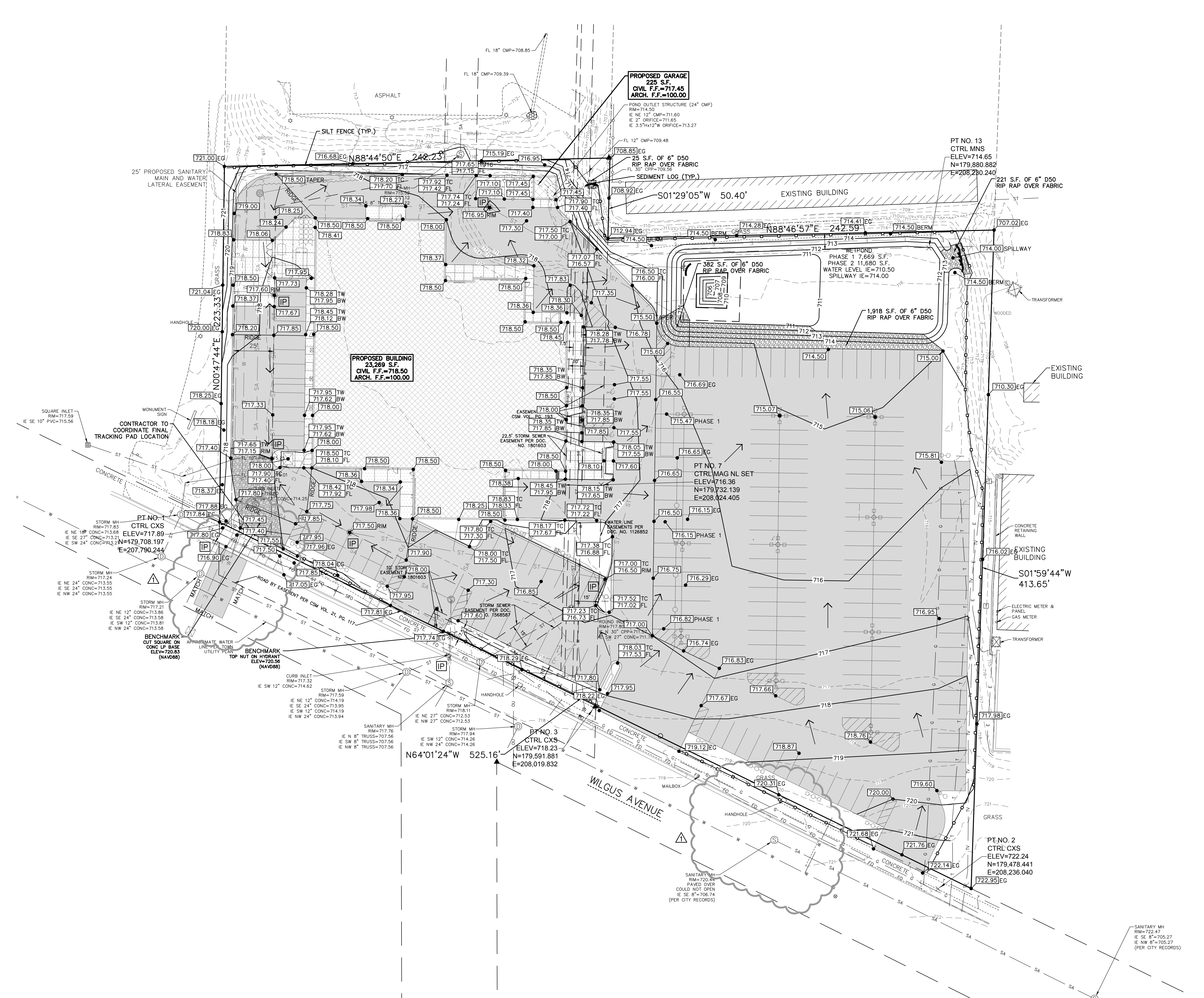
SUPERVISOR: M. HOYER

PRELIMINARY NO: P22092

CONTRACT NO: 80870

DATE: MAR. 1, 2024

SHEET: C1.2B



CIVIL GRADING AND EROSION CONTROL PLAN PHASE 2

ISSUED FOR CONSTRUCTION

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

CLEANOUT NOTE:

CO = DENOTES LOCATIONS WHERE
CONTRACTOR SHALL INSTALL CLEANOUTS, SEE
C0.1 FOR SPECIFICATION.



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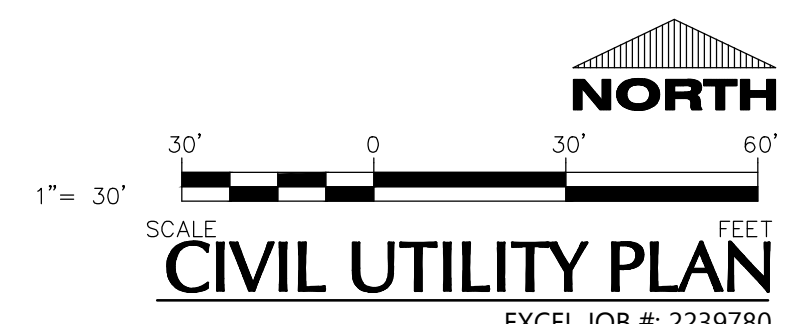
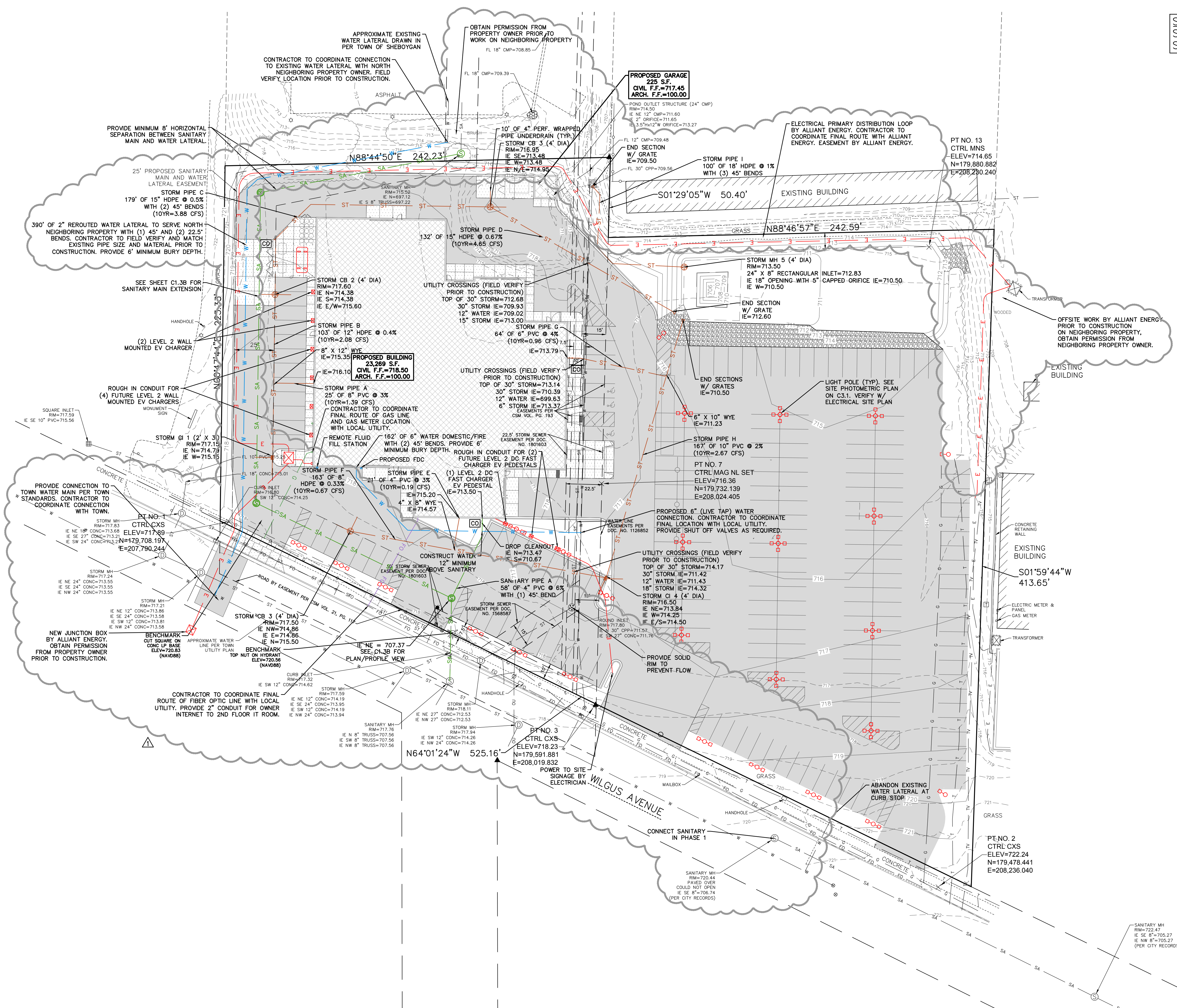
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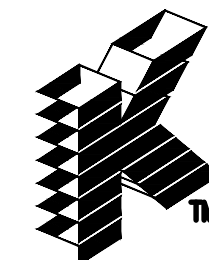
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REVISIONS	DATE
△	MAR. 13, 2024
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PROJECT MANAGER:	B. POCH
DESIGNER:	S. KLESSIG
DRAWN BY:	KRW
EXPEDITOR:	E. GRAPER
SUPERVISOR:	M. HOYER
PRELIMINARY NO.:	P22092
CONTRACT NO.:	80870
DATE:	MAR. 1, 2024
SHEET:	C1.3A



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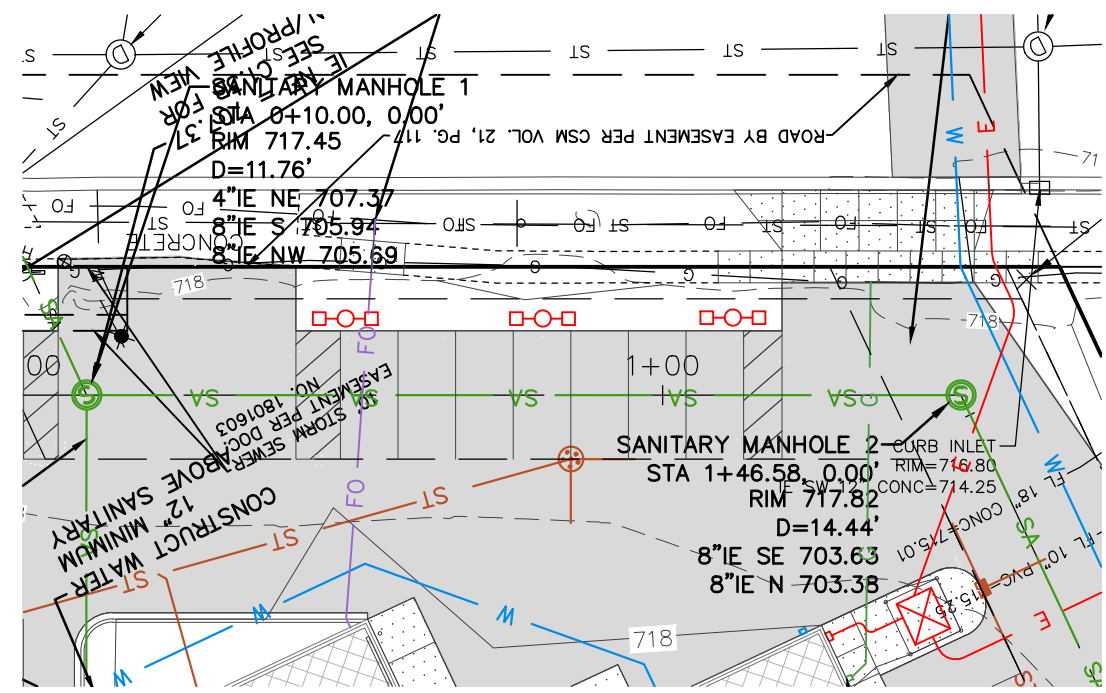
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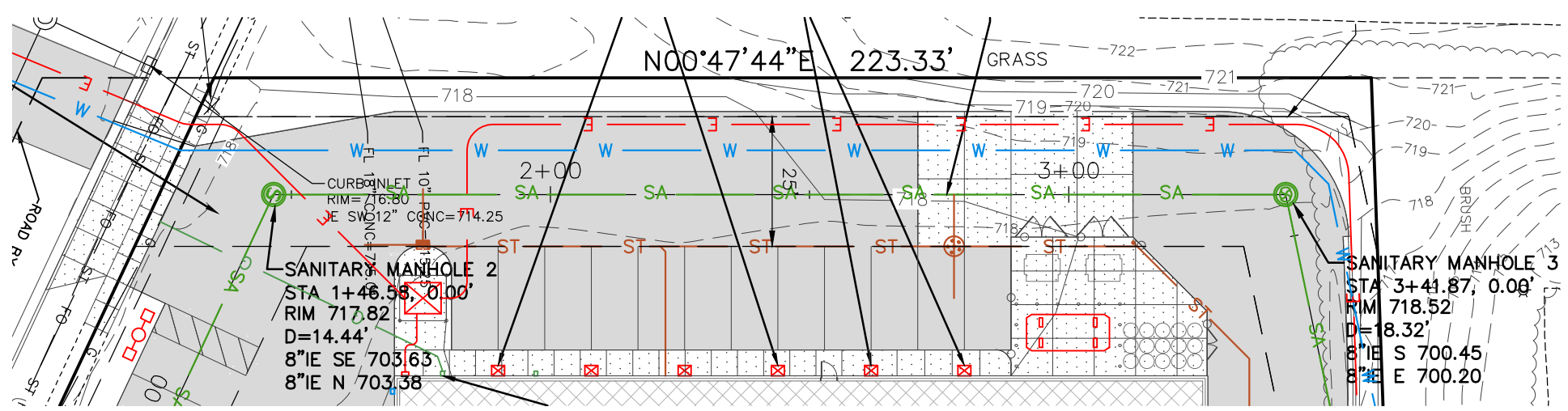
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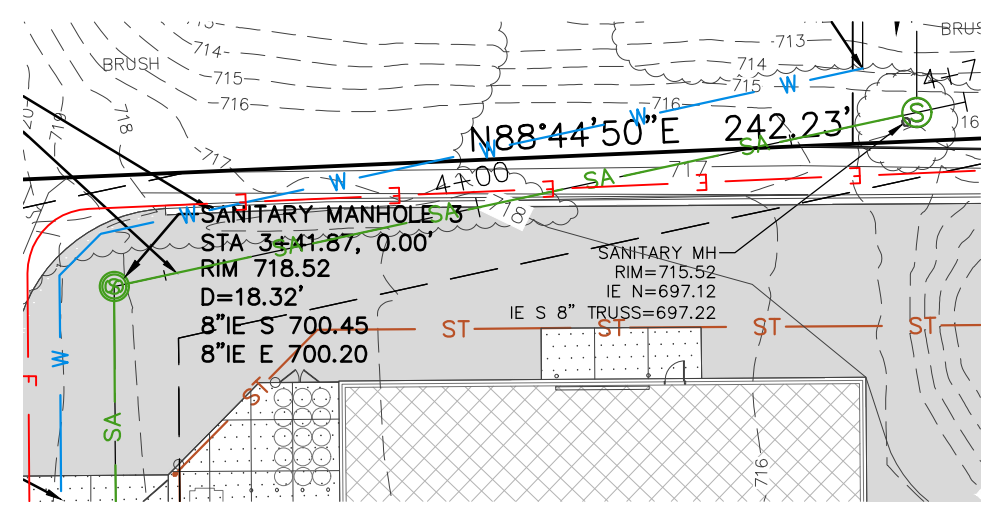
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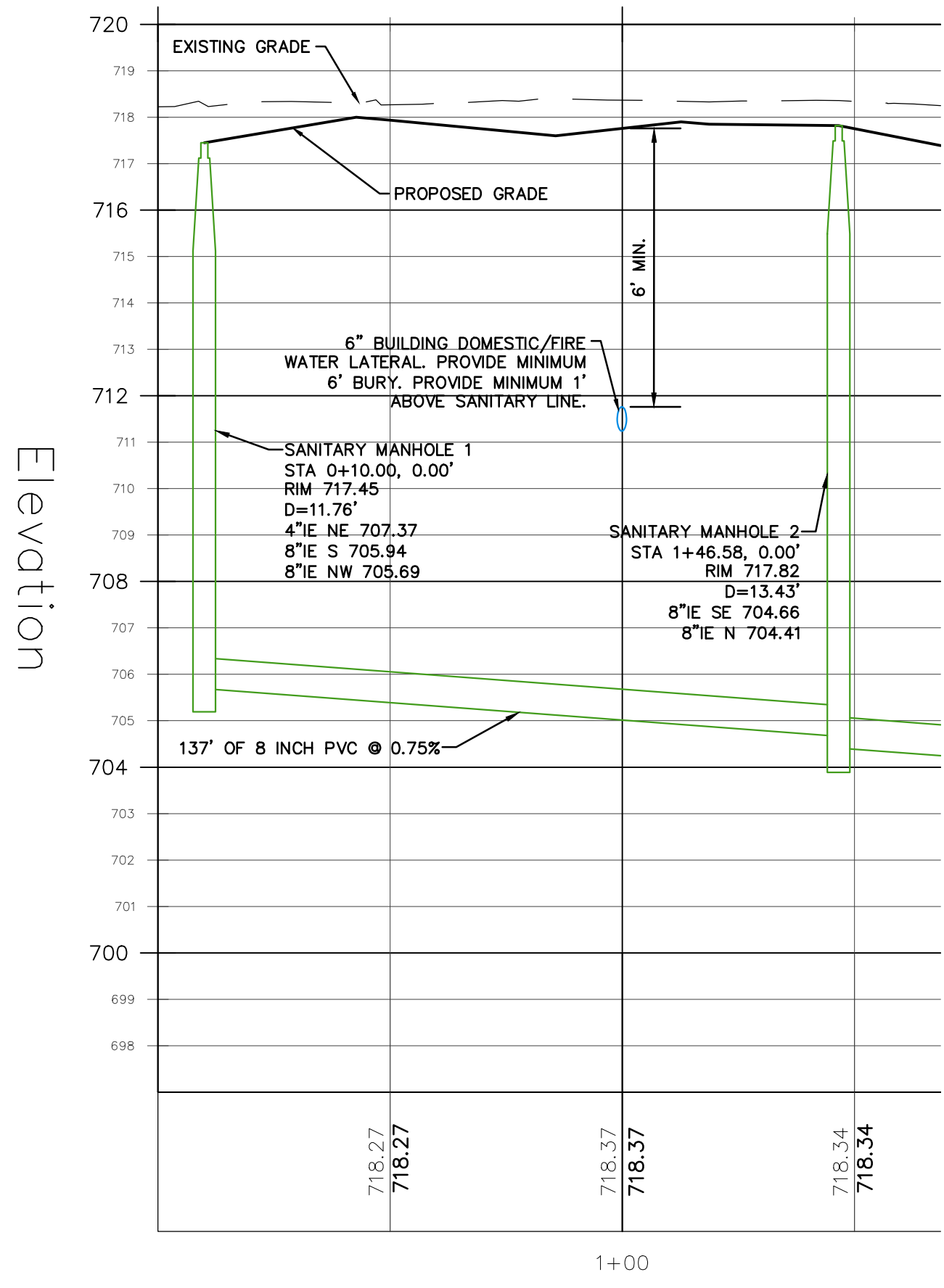
PLAN VIEW
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=3'



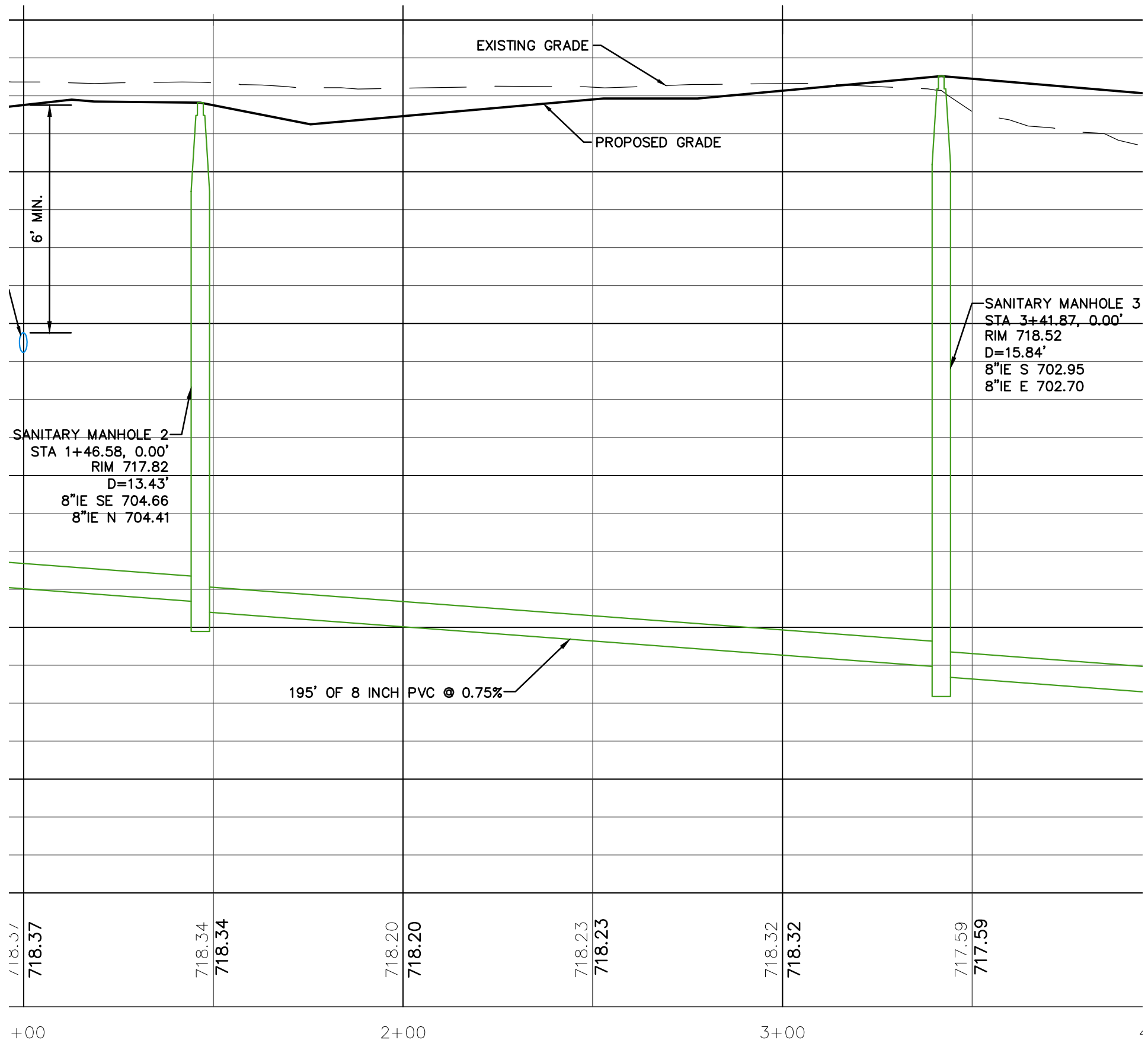
PLAN VIEW
 HORIZONTAL: 1"=30'
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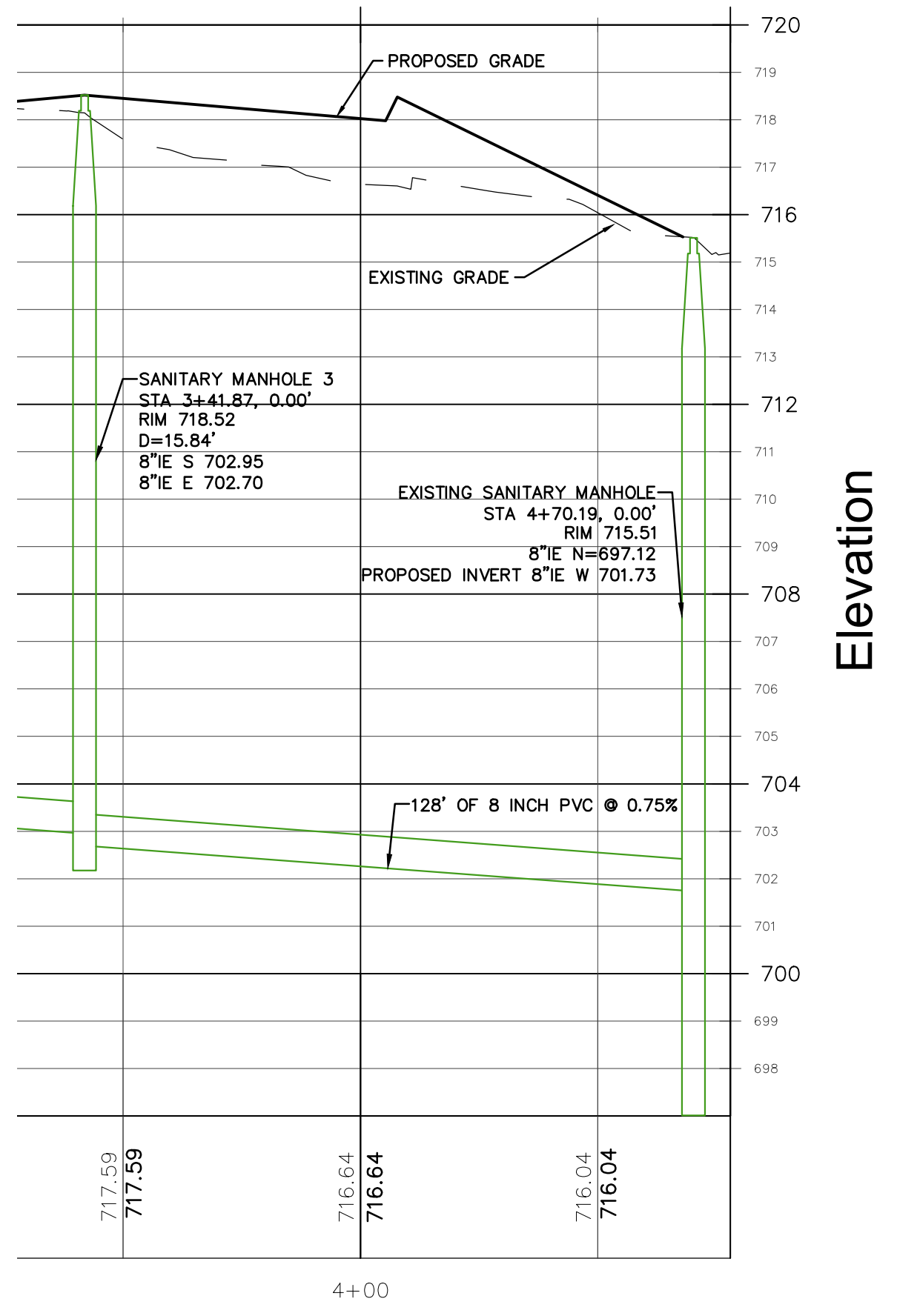
PLAN VIEW
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=3'



PROFILE VIEW
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=3'



PROFILE VIEW
 HORIZONTAL: 1"=30'
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PROFILE VIEW
 HORIZONTAL: 1"=30'
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VAN HORN KIA

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REVISIONS

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PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: E. GRAPER

SUPERVISOR: M. HOYER

PRELIMINARY NO: P22092

CONTRACT NO: 80870

DATE: MAR. 1, 2024

CIVIL SANITARY MAIN EXTENSION PLAN
 EXCEL JOB #: 2239780
ISSUED FOR CONSTRUCTION

SHEET: **C1.3B**

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



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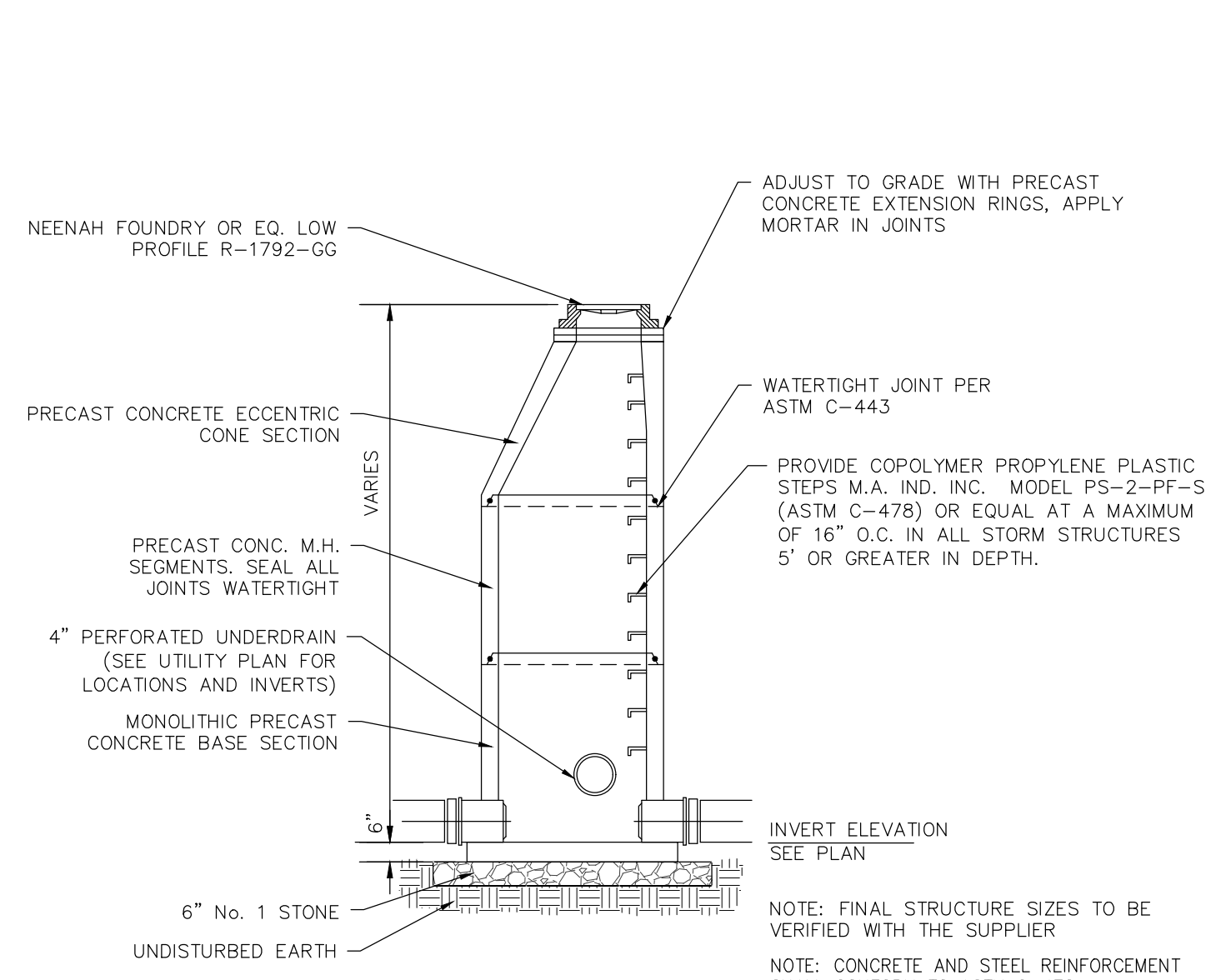
PRELIMINARY NO: P22092

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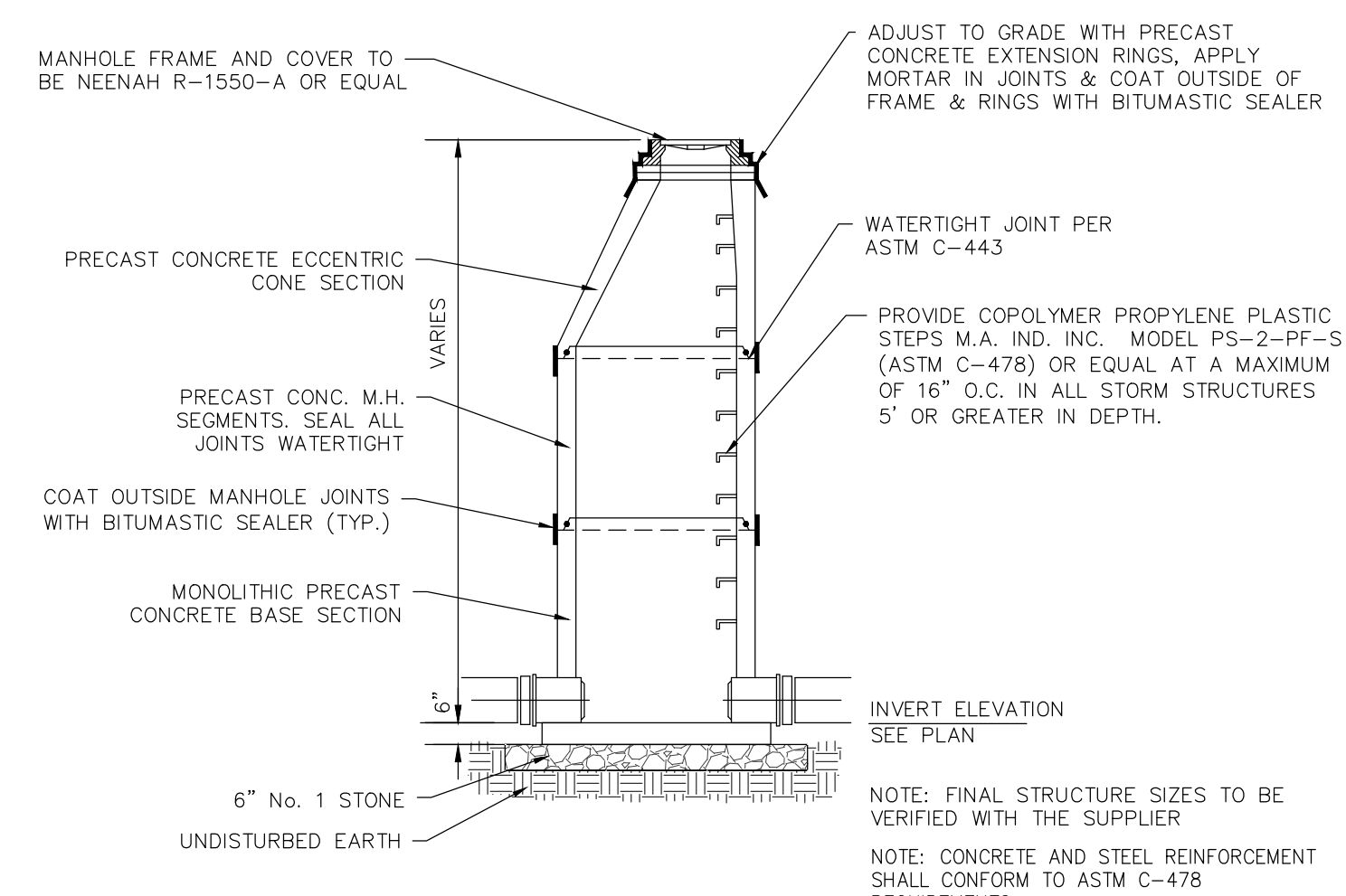
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SHEET: C2.0

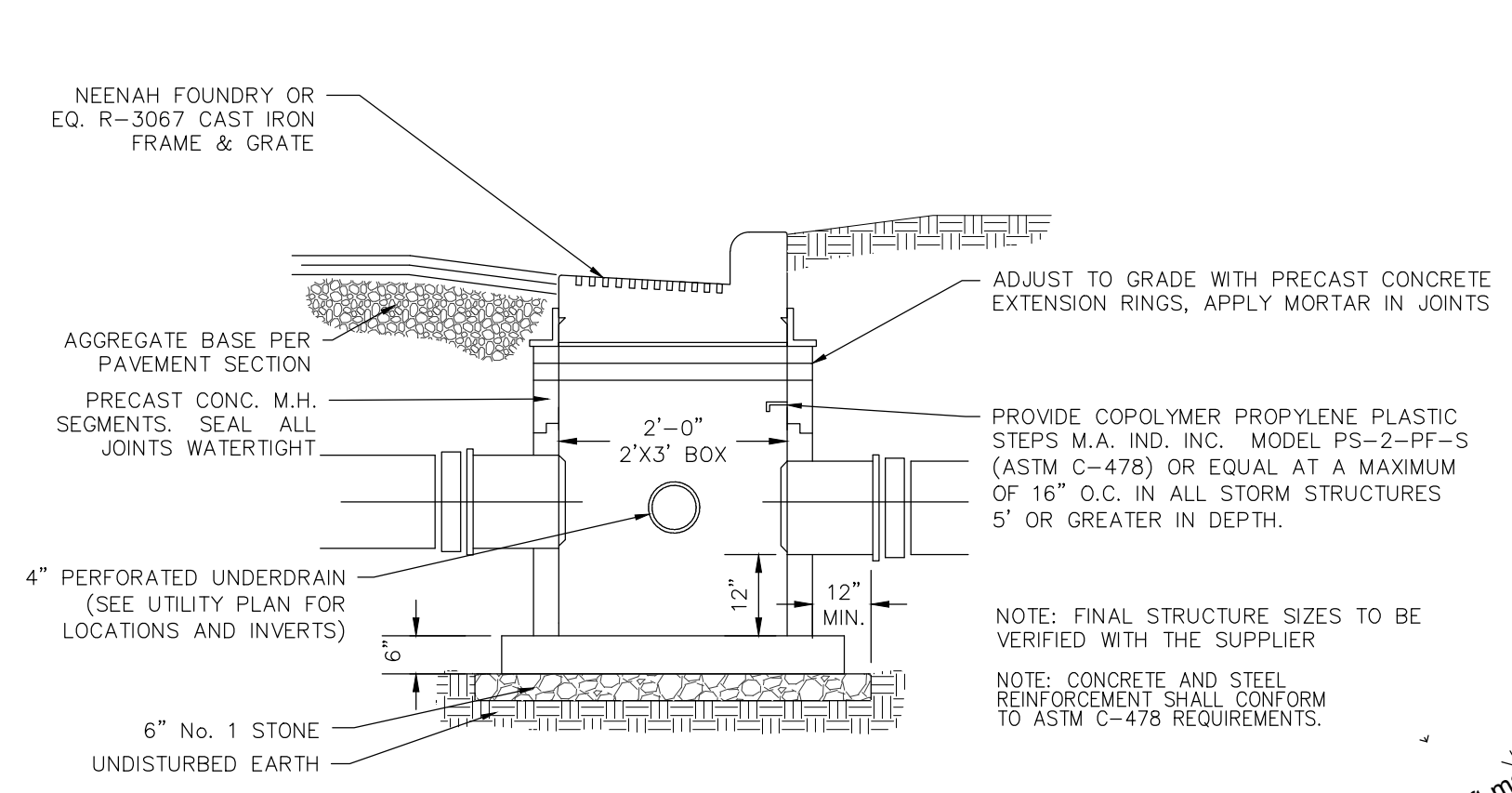
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**STORM CATCH BASIN W/
CONE SECTION DETAIL**
NO SCALE



**SANITARY MANHOLE W/
CONE SECTION DETAIL**



**STORM CURB INLET W/
SUMP DETAIL**
NO SCALE

GENERAL NOTES

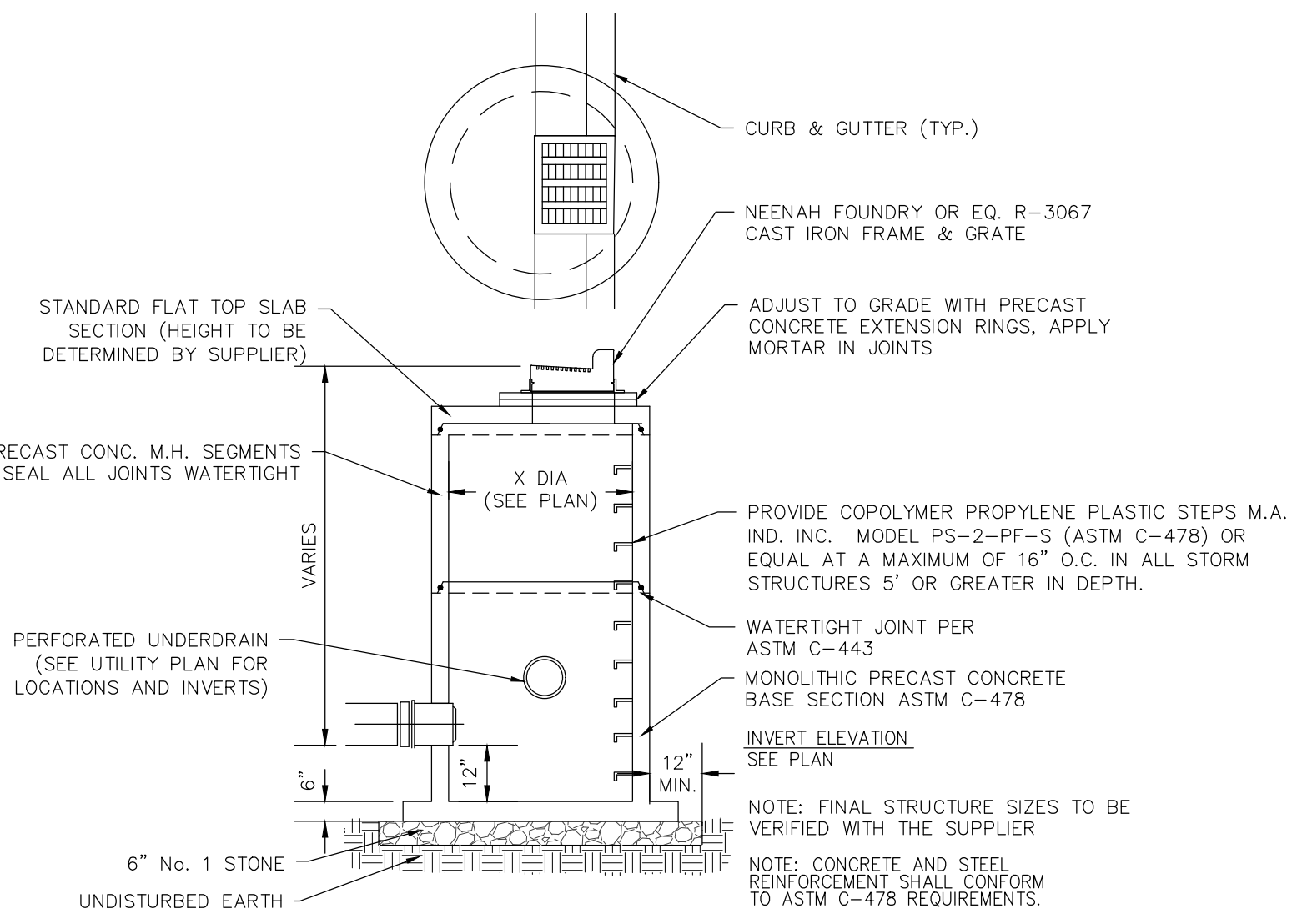
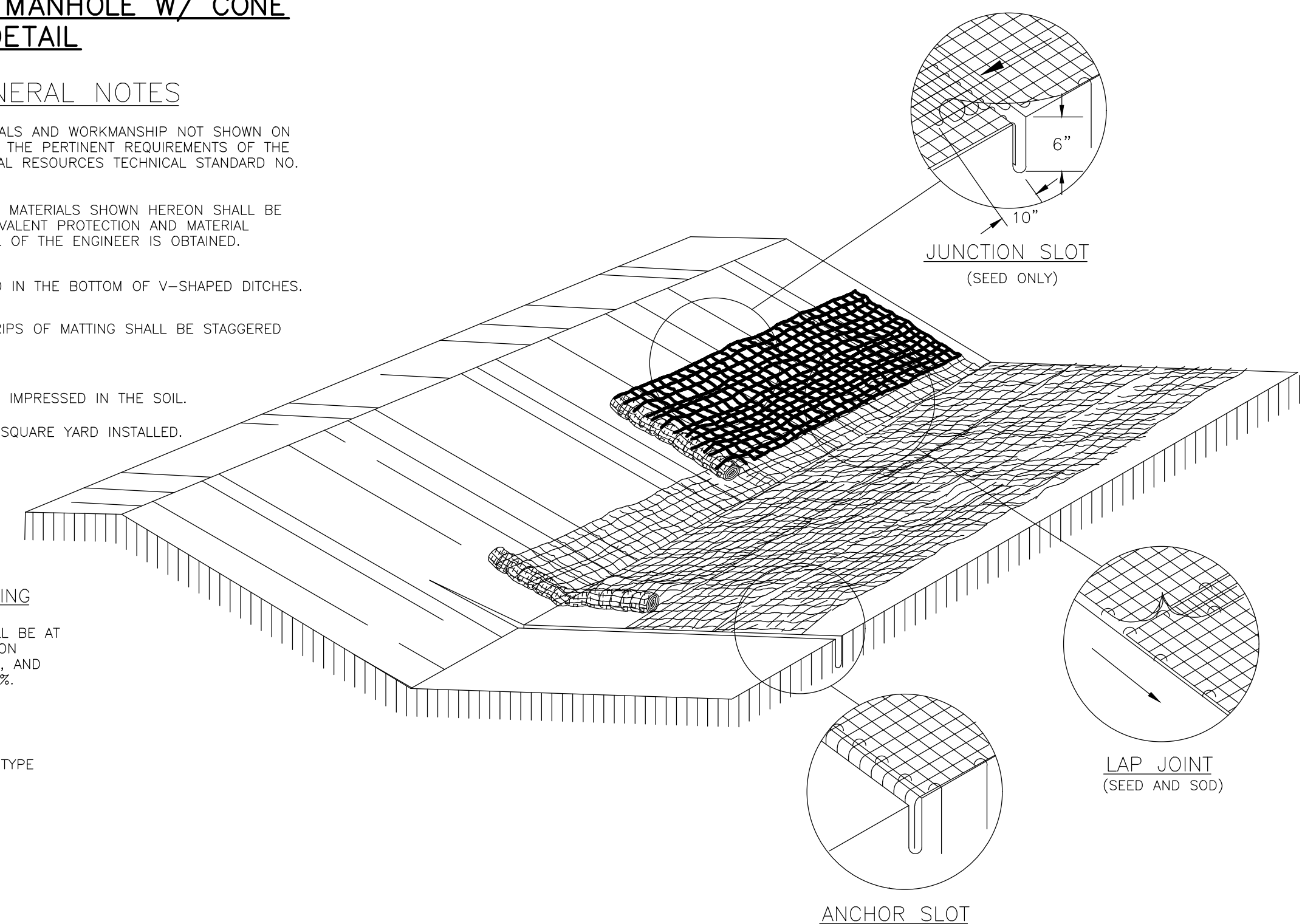
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD NO. 1053 (CHANNEL EROSION MAT).
VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.
LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.
JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.
EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL.
EROSION MAT SHALL PAID BY THE SQUARE YARD INSTALLED.

EROSION MAT OVER SEEDING

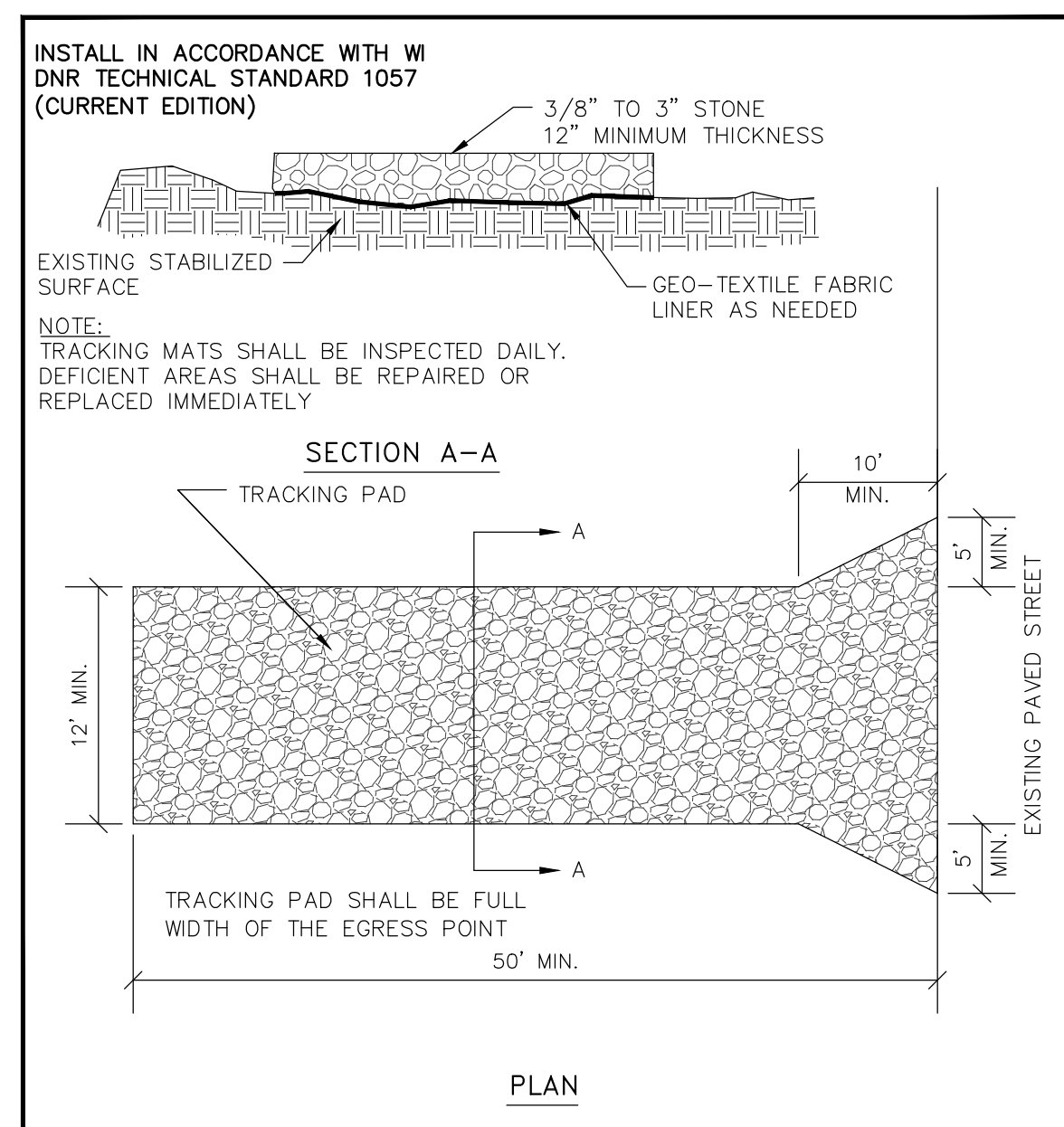
JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.
NOTE: SEE SPECIFICATIONS FOR MATTING TYPE

CHANNEL EROSION MAT DETAIL

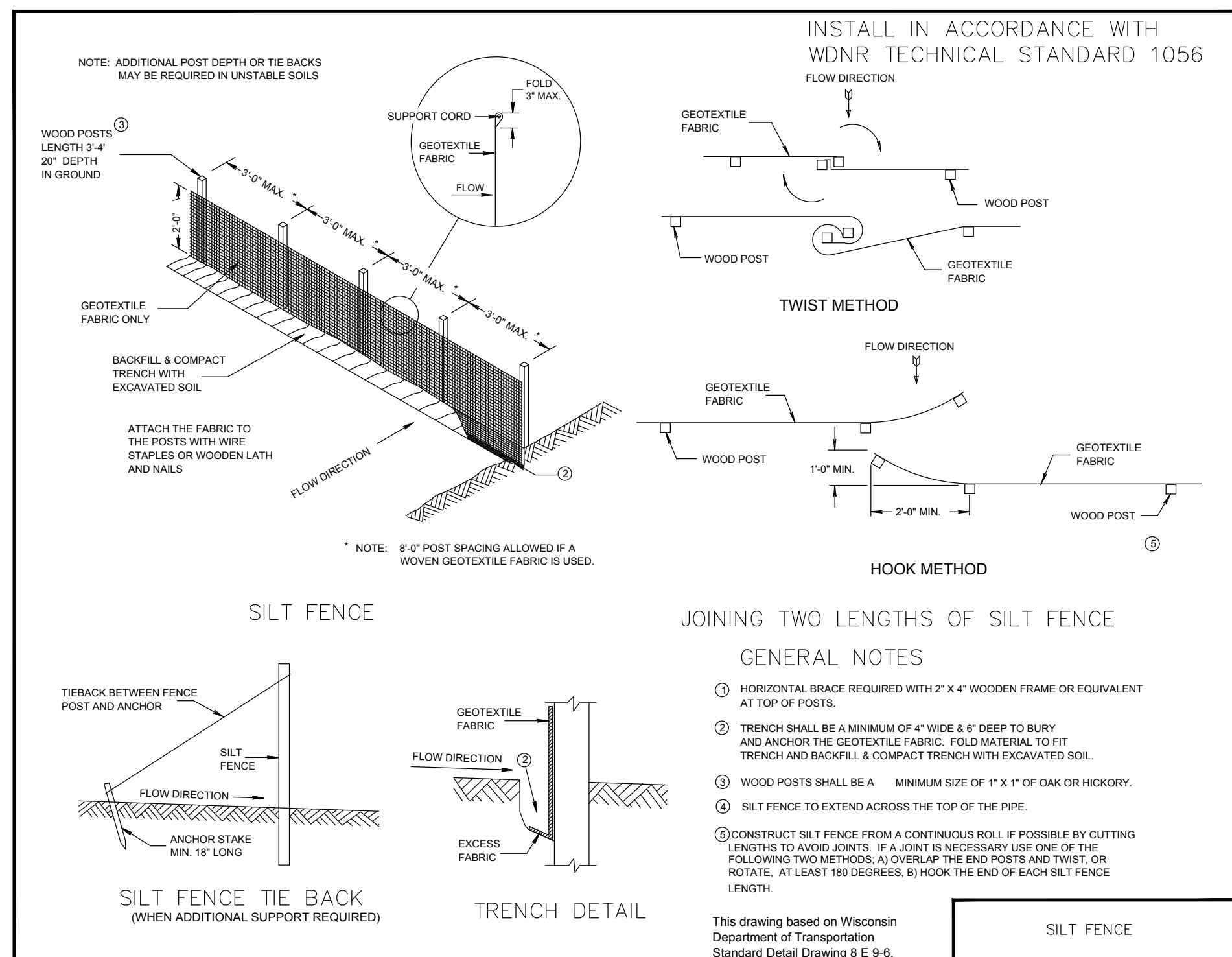
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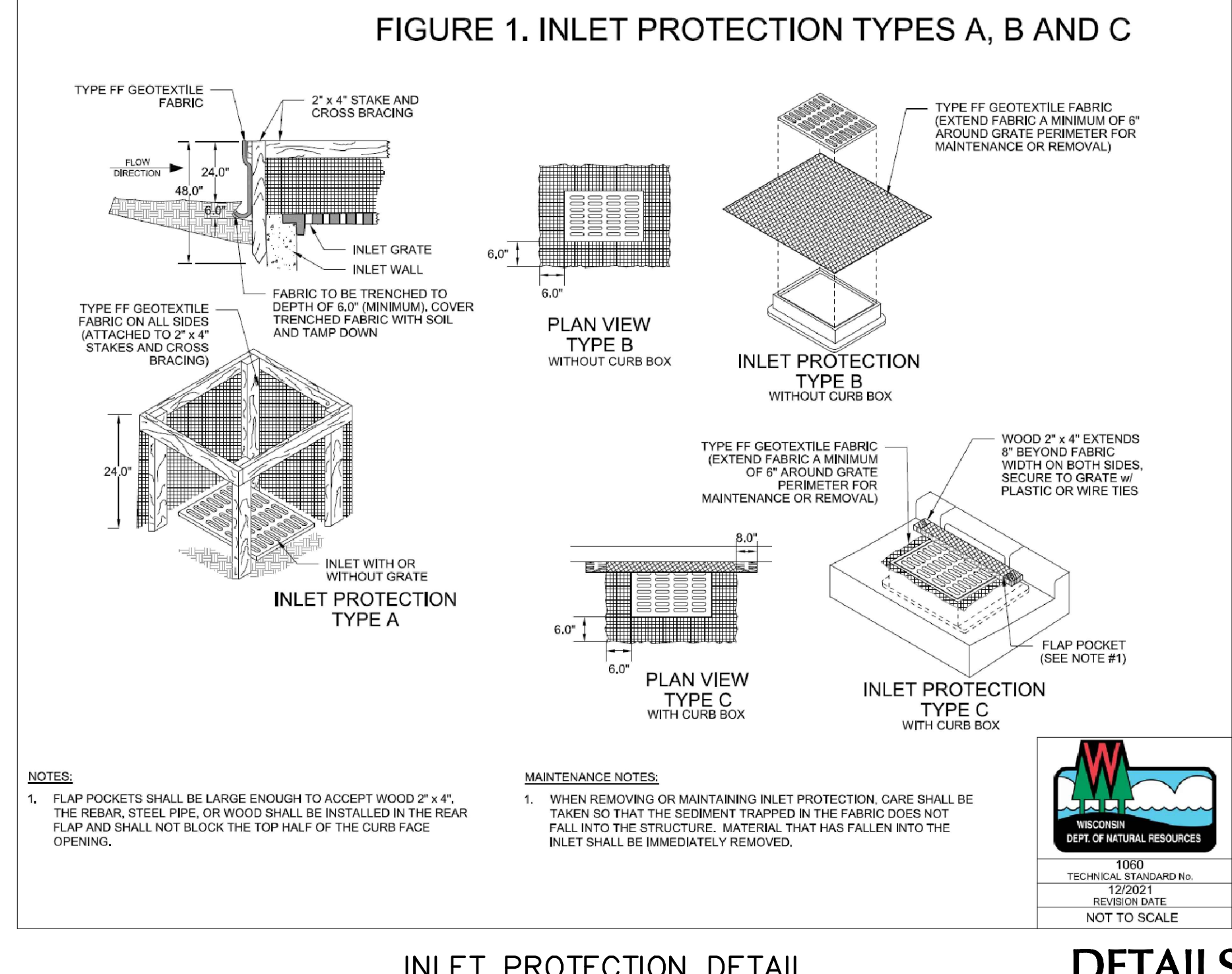
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SUMPED ROUND STRUCTURE DETAIL**
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TRACKPAD DETAILS
NO SCALE



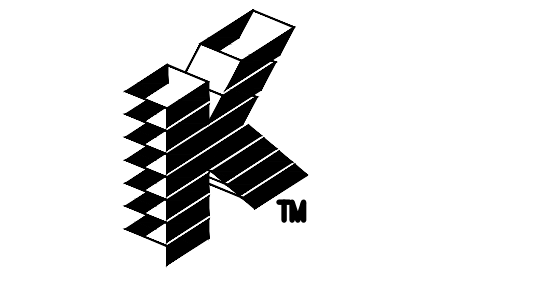
SILT FENCE - INSTALLATION DETAIL
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INLET PROTECTION DETAIL
NO SCALE

DETAILS
EXCEL JOB #: 2239780

SPECIFICATION NOTE:
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SPECIFICATIONS AND REQUIREMENTS



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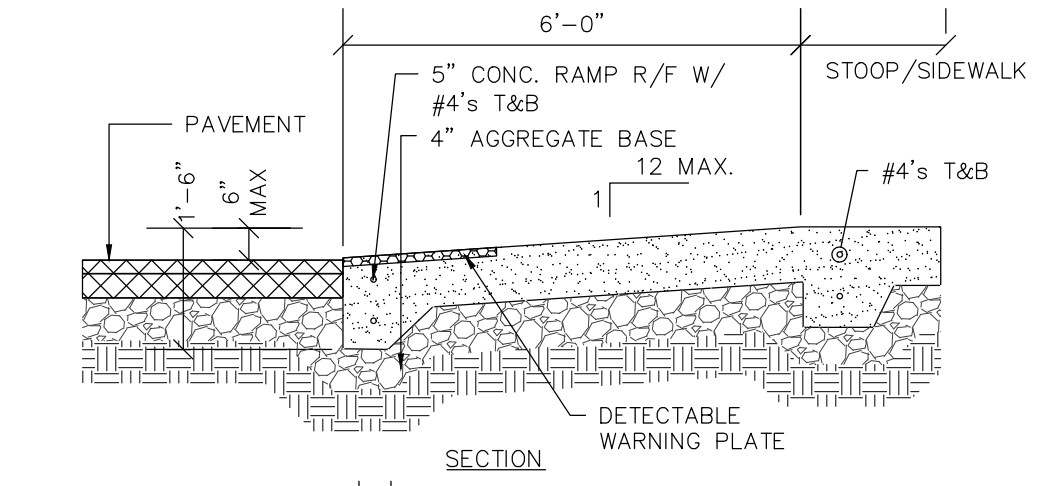
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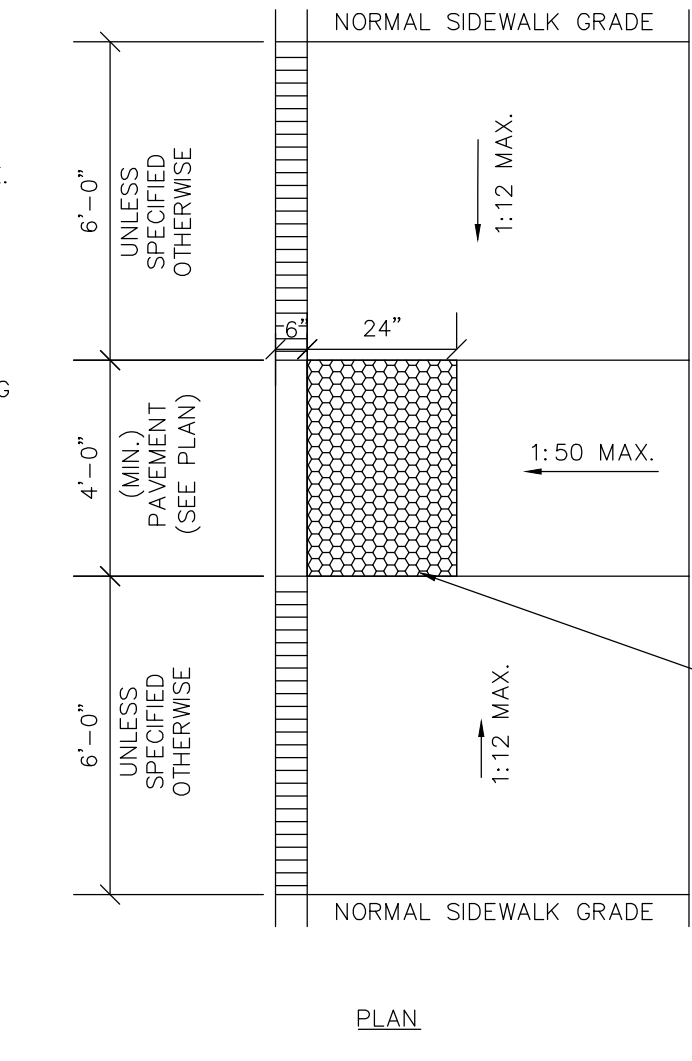
REVISIONS table with columns for revision number, description, and date.

PROJECT MANAGER: B. POCH
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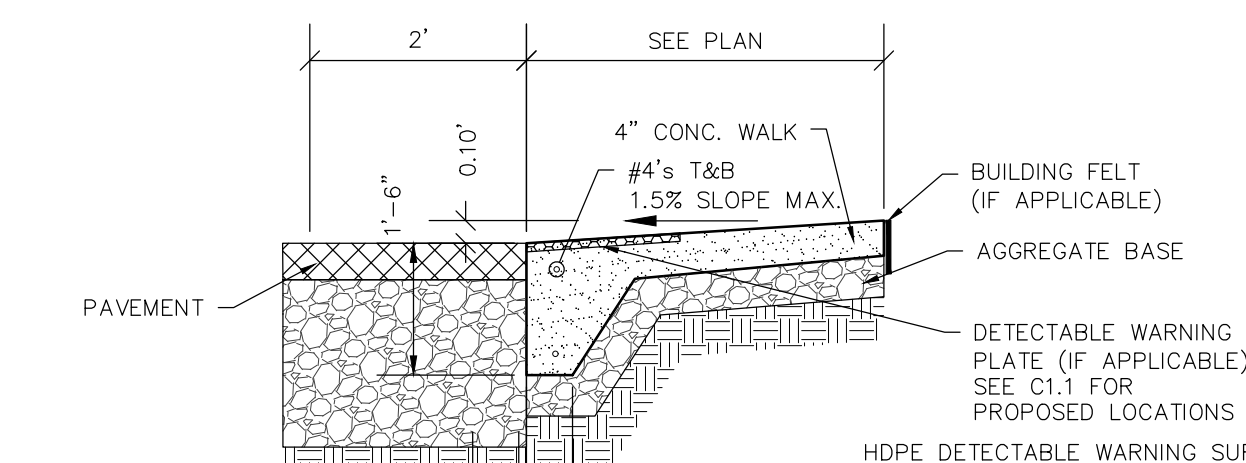
SHEET: **C2.1**
EXCEL JOB #: 2239780



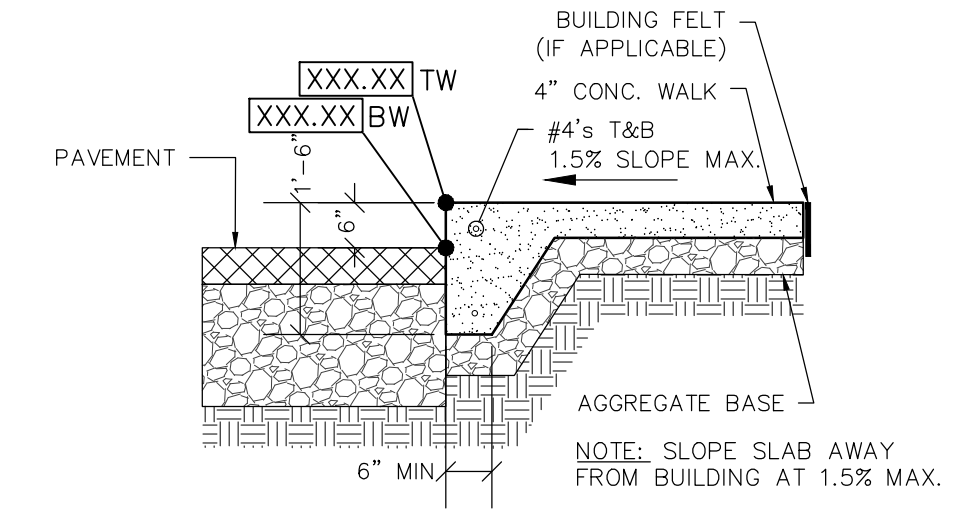
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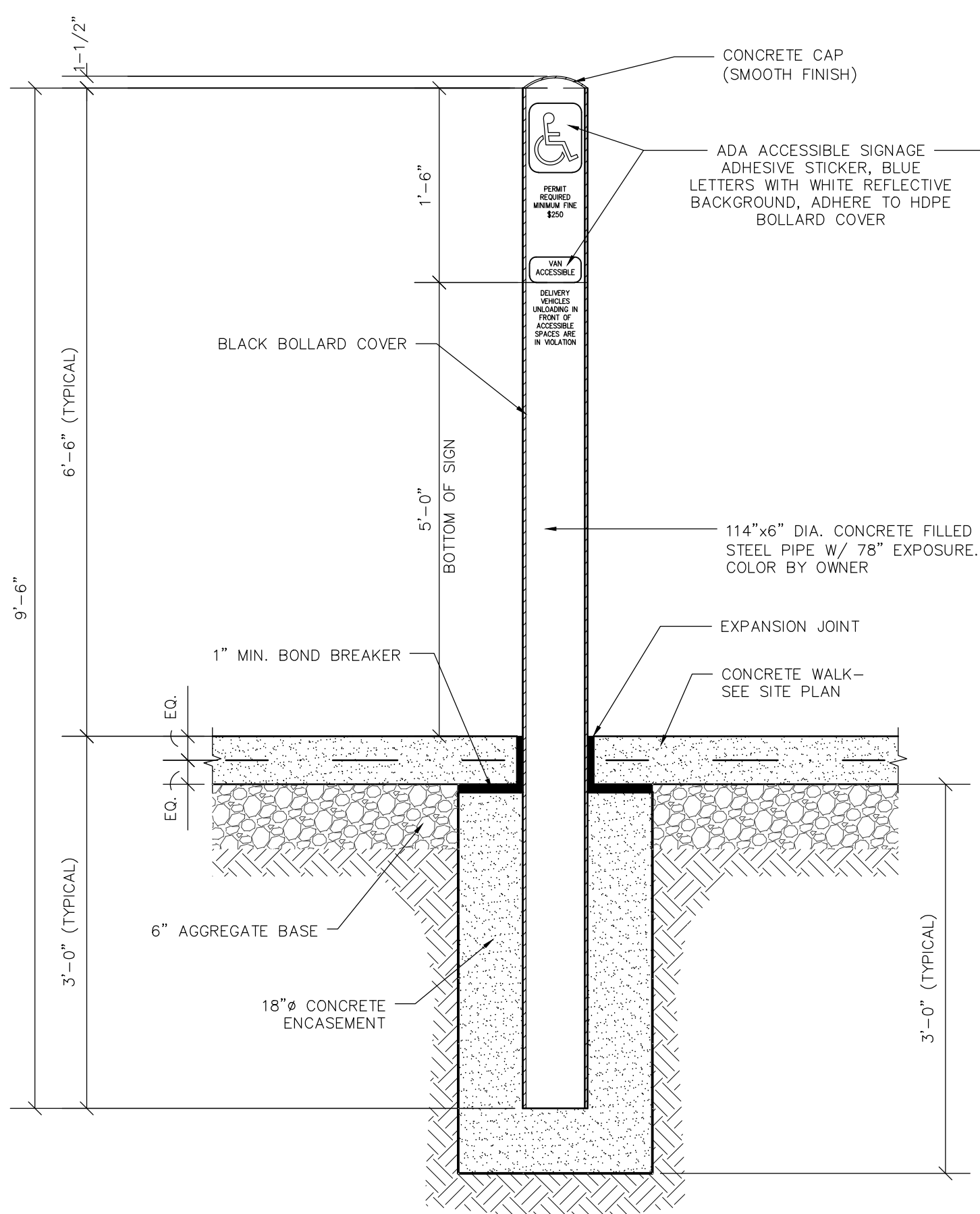
ADA SIDEWALK RAMP DETAIL
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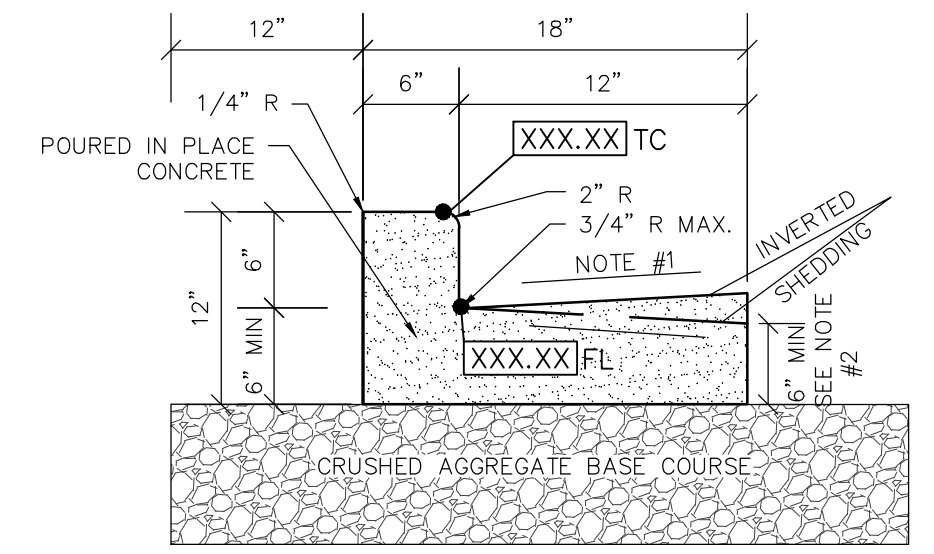
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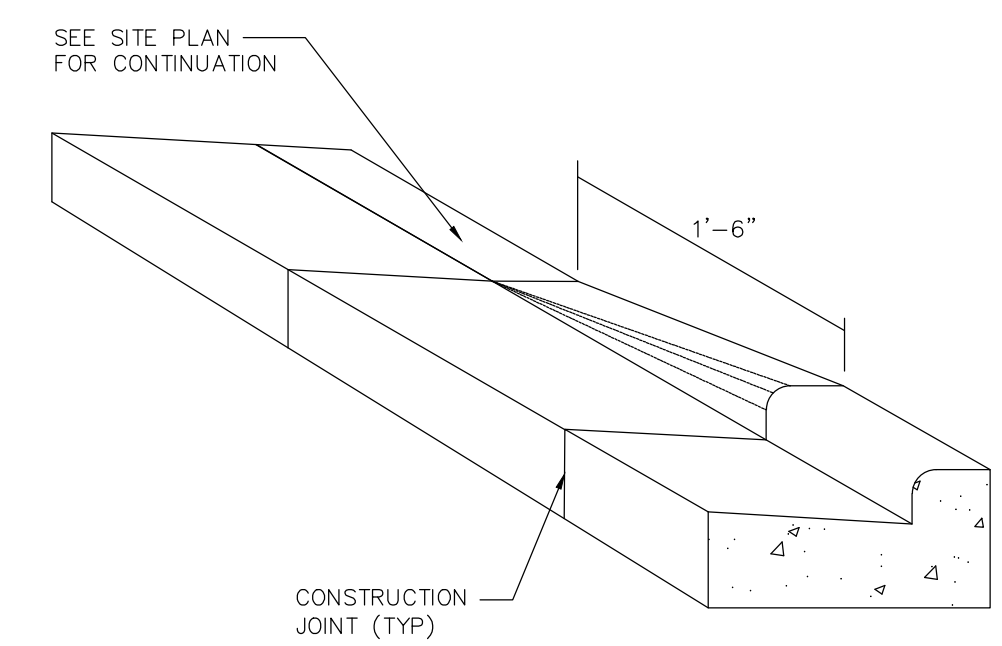
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6\"/>



18\"/>

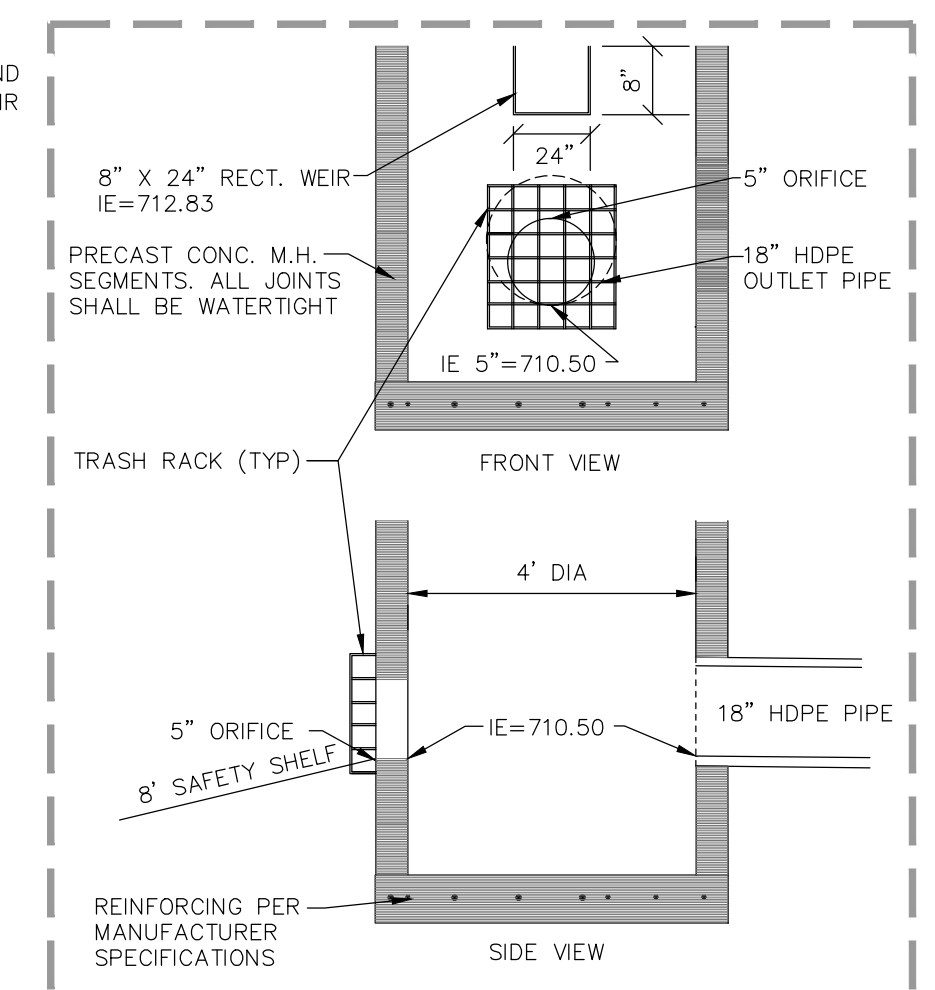


CURB TAPER DETAIL
NO SCALE

- POND LINER CRITERIA FOR SAFETY SHELF AND BELOW (CLAY):
• 50% FINES (200 SIEVE) OR MORE.
• AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1x10^-7 CM./SEC. OR LESS.
• AVERAGE LIQUID LIMIT VALUE OF 25 OR GREATER, WITH NO VALUE LESS THAN 20.
• AVERAGE PI OF 12 OR MORE WITH NO VALUES LESS THAN 10.
• CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2% WET OF OPTIMUM IF USING MODIFIED PROCTOR.
• CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.
• MINIMUM THICKNESS OF TWO FEET.
• SPECIFY METHOD FOR KEEPING POOL FULL OR USE OF COMPOSITE SOILS BELOW LINER.

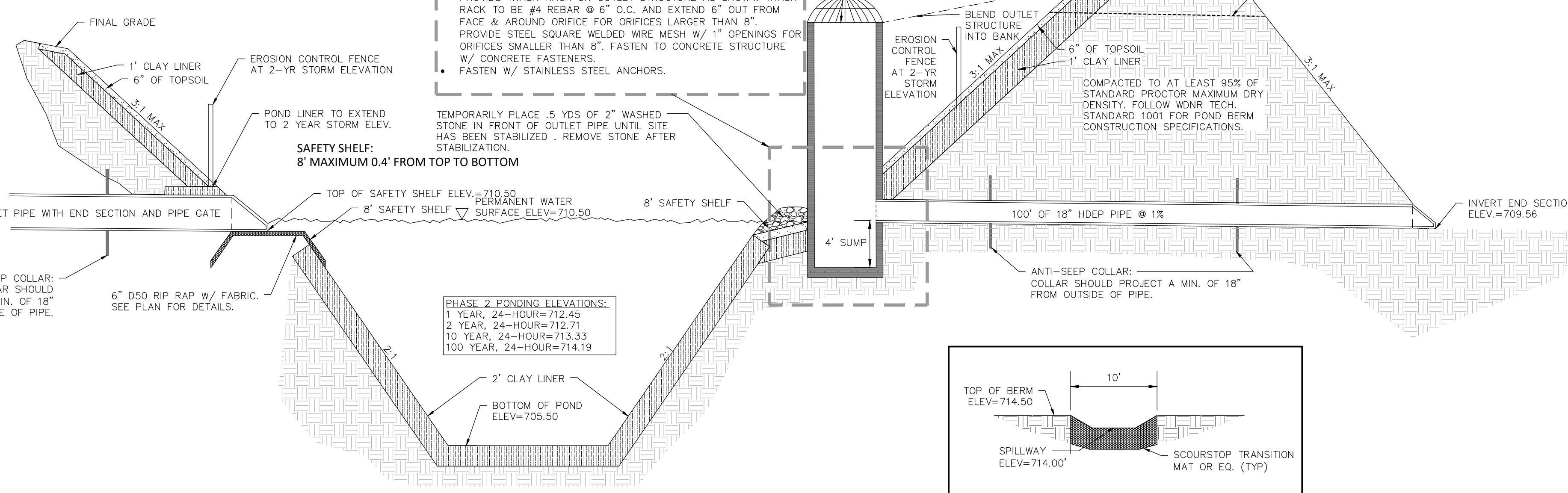
- POND LINER ALTERNATE:
• CONTRACTOR TO PROVIDE 60 MIL/HDPE POND LINER IN LIEU OF CLAY LINER TO LINE ENTIRE POND AREA UP TO THE 2 YEAR, 24-HOUR WATER PONDING ELEVATION (SEE ELEVATION ON DETAIL).
• DESIGN ACCORDING TO THE CRITERIA IN TABLE 3 OF THE NRCS 313, WASTE STORAGE FACILITY TECHNICAL STANDARD.
• INSTALL ACCORDING TO NRCS WISCONSIN CONSTRUCTION SPECIFICATION 202, POLYETHYLENE GEOMEMBRANE LINING.

4-6\"/>

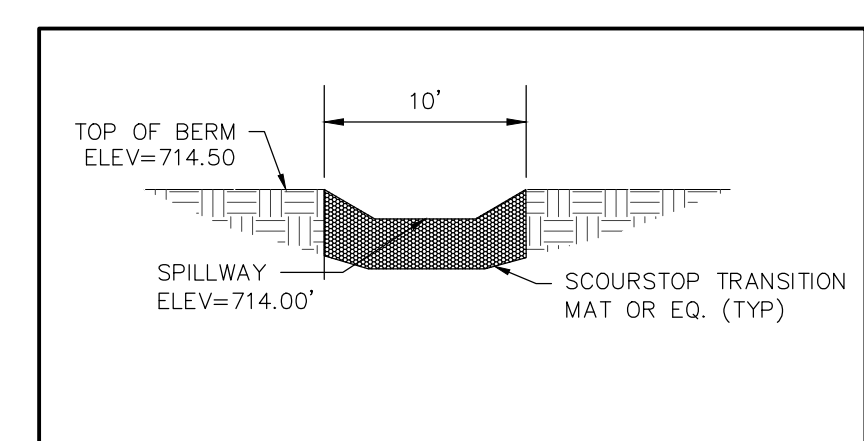


- NOTES:
• IF GROUND WATER IS PRESENT; TILE SYSTEM SHOULD BE INSTALLED UNDER POND TO ALLOW PUMPING DURING CONSTRUCTION.
• A LINING BASE SHALL BE PREPARED ON THE BOTTOM AND SLOPES OF THE AREA ARE TO BE LINED.
• LINING BASE MATERIAL SHALL BE FREE OF ALL SHARP OBJECTS, ROOTS GRASS AND VEGETATION.
• THE BASE MATERIAL SHALL BE NATIVE MATERIALS OR MATERIALS OBTAINED FROM A BORROW SOURCE COMPACTED TO A MIN. OF 95% COMPACTING OR AN APPROVED CONSTRUCTION FABRIC.
• THE SUBGRADE SHALL BE PREPARED IMMEDIATELY PRIOR TO THE PLACING OF THE LINER. THE SURFACE ON WHICH THE LINER IS TO BE PLACED IS TO BE FIRM, CLEAN, DRY AND SMOOTH.
• AT END OF SITE CONSTRUCTION, POND DEPTH SHALL BE CHECKED FOR SEDIMENTATION AND DREDGED, IF NECESSARY, TO THE DESIGN DEPTH ORIGINALLY PROPOSED.
• CONTRACTOR SHALL PROVIDE EROSION MATTING AS REQUIRED PER SPECIFICATIONS NOTED ON C0.1.
• CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE.

OVERALL STORMWATER FACILITY DETAIL
NO SCALE

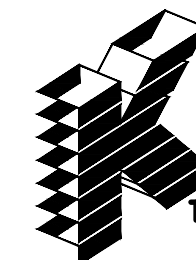


WET RETENTION POND
NO SCALE



EMERGENCY SPILLWAY DETAIL
NO SCALE

ISSUED FOR CONSTRUCTION



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Drive
Sun Prairie, WI 53590
PHONE (608) 318-2336

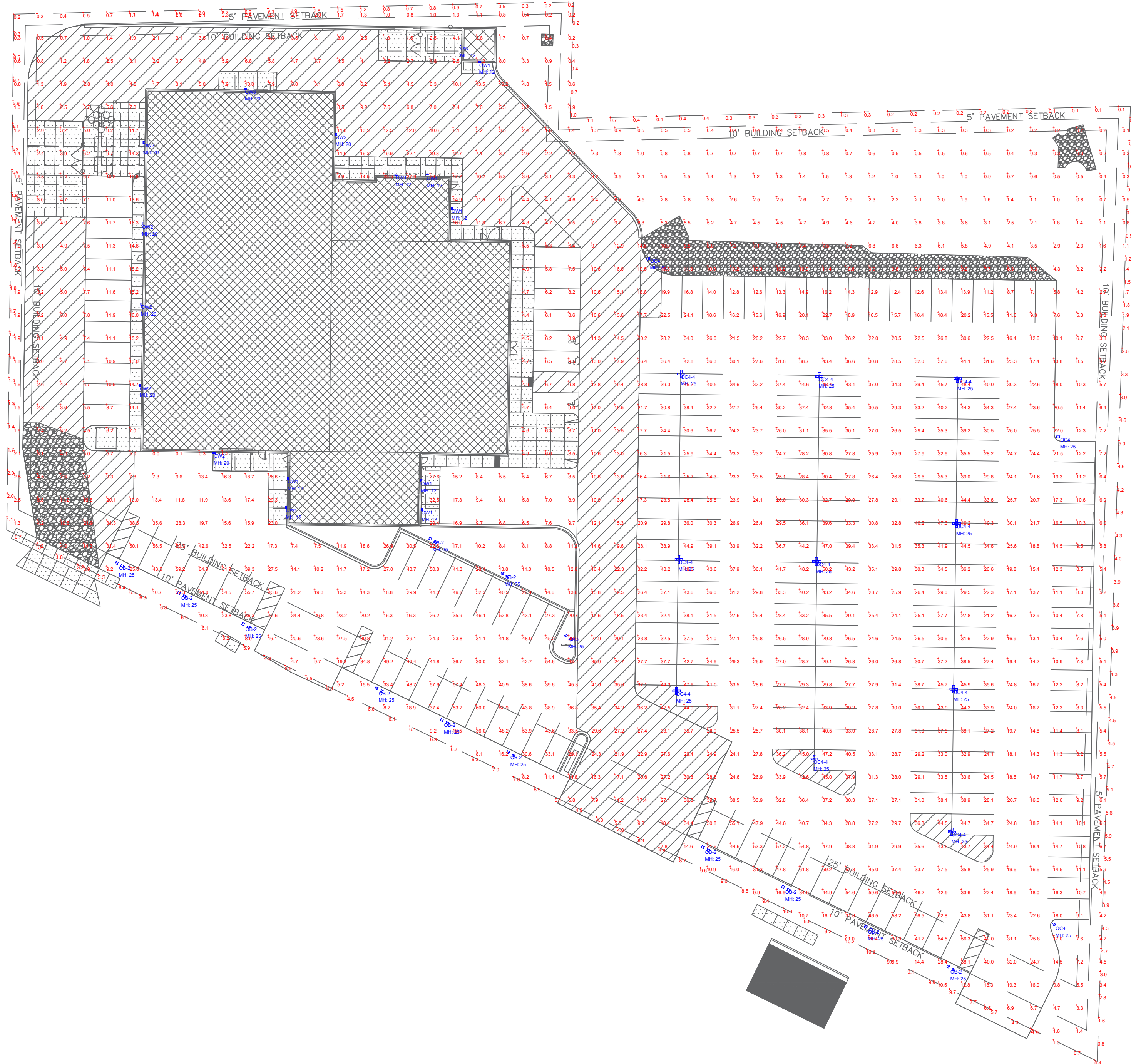
MILWAUKEE
W204 N11509
Cokendale Rd
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Libac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

Label	Qty	Arrangement	L.F.	Tag	Description	Lum. Watts	Total Watts	Lum. Lumens
OB-2	13	GROUP	0.900	LITHONIA	(1) RSK1 LED P4 wk AFRR80 HS + (1) RSK1 LED P3 wk AFRL00 HS @ 100' + 2ZFT POLE + 3FT BASE	N.A.	6037.204	N.A.
OC4	3	SINGLE	0.900	LITHONIA	RSK1 LED P4 wk R4 + 2ZFT POLE + 3FT BASE	311.82	935.46	40076
OC4-1	10	4 @ 90 DEGREES	0.900	LITHONIA	(4) RSK1 LED P4 wk R4 @ 90 + 2ZFT POLE + 3FT BASE	311.82	1247.60	40076
OW	1	SINGLE	0.900	LITHONIA	WEDGE LED P4 wk WDRV FT	110.000	110.000	1207
OW1	8	SINGLE	0.900	LITHONIA	WEDGE LED P4 PWR RFT wk	70.21	602.68	12000
OW2	6	SINGLE	0.900	LITHONIA	WEDGE LED P4 PWR RFT wk	148.69	881.34	20446
OW3	1	SINGLE	0.900	LITHONIA	WEDGE LED P4 PWR R3 wk	148.69	148.69	20163

Label	CalcType	Units	Avg	Max	Min	AngMin	MaxMin
PRESUMED PROPERTY LINE	Illuminance	Fc	3.07	10.6	0.1	30.70	100.00
CUSTOMER PARKING	Illuminance	Fc	7.53	9.8	5.8	1.30	1.60
EMPLOYEE SERVICE PARKING	Illuminance	Fc	12.46	16.3	8.7	1.43	1.87
FRONT PERIMETER ROW	Illuminance	Fc	32.23	16.2	20.9	1.07	2.40
FRONT PERIMETER ROW_1	Illuminance	Fc	51.45	64.0	36.3	1.42	1.70
FRONT PERIMETER ROW_2	Illuminance	Fc	46.84	60.0	30.6	1.62	1.96
FRONT PERIMETER ROW_3	Illuminance	Fc	62.35	61.8	38.1	1.37	1.62
FEEDSTRAK PATH	Illuminance	Fc	19.24	27.8	4.4	2.32	6.24



SITE PHOTOMETRIC PLAN
SCALE: 1/32" = 1'-0"
0 32 64

PROPOSED FOR:
VAN HORN KIA
 3512 WILGUS AVE. SHEBOYGAN, 53081
 WISCONSIN

"COPYRIGHT NOTICE"
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REVISIONS

PROJECT MANAGER: B. POCH
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: E. GRAPER
SUPERVISOR: M. HOYER
PRELIMINARY NO: P22092
CONTRACT NO: 80870



DATE: MAR. 1, 2024

CIVIL SITE PHOTOMETRIC PLAN AND DETAILS
EXCEL JOB #: 2239780
ISSUED FOR CONSTRUCTION

SHEET: **C3.1**

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

EROSION MATTING LOCATION



Keller

PLANNERS ARCHITECTS BUILDERS

FOR OFFICE: 211 W. Main
PO Box 400
Sheboygan, WI 53081
PHONE: (920) 746-7474
1-800-963-2134
FAX: (920) 746-5044

FOR FIELD: 5005 Lake Ave
Plymouth, WI 53445
Sheboygan, WI 53081
PHONE: (920) 849-3141
1-800-235-2514
FAX: (920) 350-7910

www.kellerbl.com

CITY LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
BUILDING FOUNDATION	40 POINTS PER 100' (699'-280 POINTS) 40 POINTS PER 100' (525'-210 POINTS) 40 POINTS PER 100' (525'-210 POINTS) 500 TALL TREES (100 PTS) & 300 SMALL TREES (83 PTS) LOCATED WITHIN 10' OF ROW	56 TALL DECIDUOUS SHRUBS (280 PTS) 2 CLUMP TREES (100 PTS) 2 MEDIUM DECIDUOUS TREES (75 PTS)
STREET FRONTAGE	80 POINTS PER 10000 S.F. OF PAVED AREA OR 20 PARKING STALLS (WHICHEVER IS GREATER) 360 S.F. OF LANDSCAPE AREA PER 100 POINTS (2,851 S.F.) 360 S.F. OF PAVED AREA 300 TALL TREES (234 PTS) & 400 SHRUBS (317 PTS)	1,231 S.F. OF LANDSCAPING 8 TALL DECIDUOUS TREES (240 PTS) 111 TALL DECIDUOUS SHRUBS (555 PTS)
PAVED AREA		

LANDSCAPING PLANTING SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
○	Red Sun	Quercus rubra	3"	7
○	Skyline Honeylocust	Gleditsia inopetita 'Skyline'	2"	8
○	Jack Flowering Pear	Pyrus calleryana 'Jackem'	2"	5
DECIDUOUS SHRUBS				
●	Arctostaphylos	Viburnum dentatum	30"-36"	111
●	Dwarf Korean Lilac	Syringa meyeri pallida	12"-18"	26

City of Sheboygan Approval Notes:
Van Horn Kia Dealership -Wilgus Avenue

Approved Landscape Calculations	Required Points	Provide Points
Building Foundation: 699LF		
699/100=6.99 6.99 x40=280	280	280
Developed Lot: 23,269 sq ft		
23269/1000=23.27		
23.27x10=232.7	233	0
Street Frontage: 525LF		
525/100=5.25 5.25x40=210	210	225
Paved Area:		
213 parking stalls or 98615 sq ft		
98615/10000=9.8615		
9.8615x80=788.92 789		
OR		
213/20=10.65 10.65x80=852	852	795

Conditions of Approval:

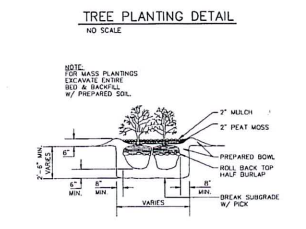
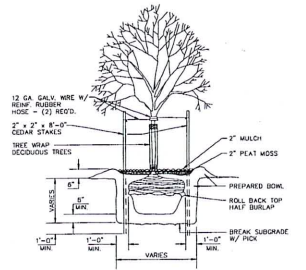
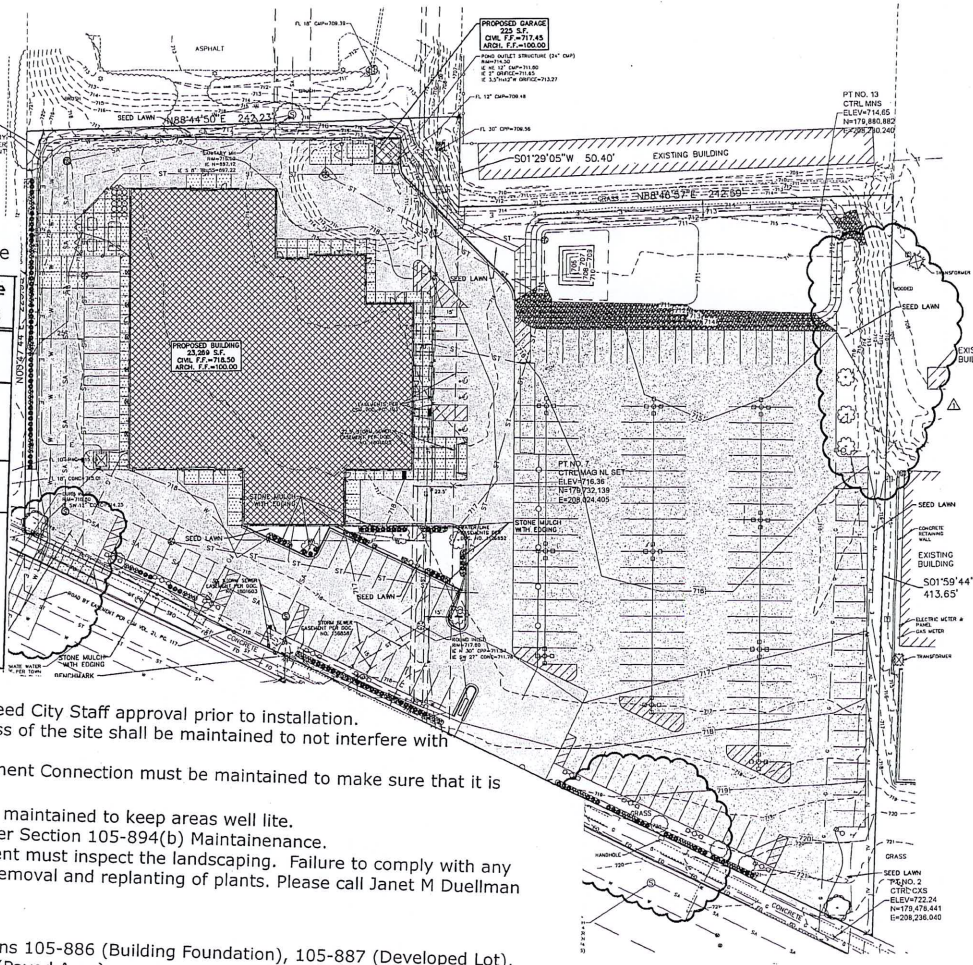
- Any changes to the landscape plan will need City Staff approval prior to installation.
- Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
- Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
- Plantings located by light poles should be maintained to keep areas well lite.
- All plantings will need to be maintained per Section 105-894(b) Maintenance.
- The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.

Exceptions:

- To not meet the required points for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).
- To not meet the location requirements for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).

Special Notes:

- Owner may want to reconsider the 5 Skyline Honeylocust at the front of the building. Skyline Honeylocust grow to be approximately 80 feet tall and approximately 30 feet wide.
- City staff will work with landscaper, if landscaper decides that the approved plan isn't able to be installed as approved.



Approved as Noted
Janet M Duellman
3.27.2024
Revised 4.8.2024 jimd

CIVIL LANDSCAPE AND RESTORATION PLAN
ISSUED FOR CONSTRUCTION

DATE: MAR. 13, 2024
SHEET: C1.4

WISCONSIN
35112 WILGUS AVE. SHEBOYGAN, 53081

Approved Landscape Calculations	Required Points	Provide Points
Building Foundation: 699LF 699/100=6.99 6.99 x40=280	280	280
Developed Lot: 23,269 sq ft 23269/1000= 23.27 23.27x10=232.7	233	0
Street Frontage: 525LF 525/100=5.25 5.25x 40=210	210	225
Paved Area: 213 parking stalls or 98615 sq ft 98615/10000=9.8615 9.8615x80=788.92 789 OR 213/20=10.65 10.65x80= 852	852	795

Conditions of Approval:

1. Any changes to the landscape plan will need City Staff approval prior to installation.
2. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
3. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
4. Plantings located by light poles should be maintained to keep areas well lite.
5. All plantings will need to be maintained per Section 105-894(b) Maintenance.
6. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.

Exceptions:

1. To not meet the required points for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).
2. To not meet the location requirements for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).

Special Notes:

- Owner may want to reconsider the 5 Skyline Honeylocust at the front of the building. Skyline Honeylocust grow to be approximately 80 feet tall and approximately 30 feet wide.
- City staff will work with landscaper, if landscaper decides that the approved plan isn't able to be installed as approved.

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Specific Implementation Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833. PUD Planned Unit Development Zone.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: February 2, 2024

MEETING DATE: February 13, 2024

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Today, the Plan Commission will be reviewing the Van Horn Properties of Sheboygan LLC Specific Implementation Plan (SIP). A Specific Implementation Plan has already been reviewed and approved by the Plan Commission for this property, however, there has been a change to the proposed project.

Van Horn Properties of Sheboygan LLC is proposing to construct a new facility and redevelop the existing building with a sales lot on parcels 59281215827 and 59281215833.

The applicant states the following about the Van Horn Kia project:

- Land use on the site will match that of the existing site of car dealership and repair center with vehicle display. The building will now be on the west lot with the parking primarily on the east lot.
- A second dumpster enclosure is proposed to abut the west side of the proposed garage for the storage of scrap material. The operations of Van Horn Relating to the scrap enclosure pertain to any materials or equipment discarded from a vehicle maintenance perspective. This will be used for waste generated via vehicle maintenance not allowed to go into the municipal trash. No vehicles will be scrapped for parts or discarded at the site relating to a junkyard or salvage yard facility as described in the definition provided by City of Sheboygan.
- A PUD will best help to meet the needs of the site due to the constraints of existing unique circumstances such as the existing Town of Sheboygan utility lines and easements,

building location, and site access. Deviations requested from code help provide public benefit and reduce existing conditions.

- For the total existing site ratios the building area is 13.2% and impervious area is 83.4%. Proposed total ratios for the building area is 15.3% and impervious area is 79.7%.
- The existing pond on the north side of the site is being relocated to the northeast corner of the site. Existing grades and landscaping around the perimeter of the site to remain.
- The site is on the north side of Wilgus Ave., approximately at the intersection of Wilgus Ave. and N. 36th Street. The two existing parcels have three total driveway accesses to Wilgus Ave. A fourth driveway access is proposed to Wilgus Ave.
- From the City of Sheboygan Comprehensive Plan Map 2-1 Future Land Use dated 12/5/2011 it shows both parcels zoned as Community Mixed Use. These uses similarly match the existing zoning of the city parcel as Suburban Commercial.

STAFF COMMENTS:

The applicant is requesting the following exemptions (exemptions/variances are based on the SC zone):

- An exception to Section 105-929(f)(2) of the City of Sheboygan Municipal Code requiring curb and gutter within parking areas is requested. Curb and gutter used where needed to protect building from traffic and convey stormwater.
- An exception to Section 105-927(c)(2)(a)(2)/105-927(c)(2)(a)(9) limiting accesses to two and the distance between access locations. One added drive is proposed to allow for ease of deliveries around the building. Existing drives to remain.
- An exception to table 15.305 City of Sheboygan Nonresidential Intensity Standards Min LSR of 25%. Existing LSR is 16.6%, proposed is 20.3%
- An exception to the required landscaping per Section 105-886/105-888/105-889 for landscaping for building foundations, street frontages, and paved areas. No existing plantings on site. Minimize plantings in front of sales lot to maximize viewing of vehicles.
- An exception to the maximum 0.5 foot candles at a property line per Section 105-932(d)(2). This is required for operation and will provide ownership with more security and better display of vehicles on site. It will also help light the city ROW which currently has no street lights to illuminate Wilgus Ave.

The applicant has provided conceptual sign drawings in this SIP. Staff recommends that the applicant work with staff with regards to appropriate signage. Applicant will be required to submit the final sign package in order to be incorporated into the approved SIP. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed Van Horn Kia Specific Implementation Plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
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. Applicant shall work with staff with regards to appropriate signage. Applicant will be required to submit the final package in order to be incorporated into the approved PIP. 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.
7. All areas used for parking/maneuvering of vehicles shall be paved.
8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
9. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
10. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
11. 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.).
12. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
13. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
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, art, etc.

15. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
16. 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.
17. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the Van Horn facility.
18. Any changes to the landscape plan will need City Staff approval prior to installation.
19. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
20. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
21. Plantings located by light poles should be maintained to keep areas well lite.
22. All plantings will need to be maintained per Section 105-894(b) Maintenance.
23. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.
24. If there are any amendments to the approved SIP (including but not limited to site plan, architectural design, etc.) the applicant will have to submit an amended SIP for review that accurately reflects any and all proposed changes.

ATTACHMENTS:

Specific Implementation Plan (SIP) and required attachments.

January 17, 2024

March 19, 2024 Revisions to approved PUD GDP and PIP shown in green

PUD General Development Plan and Precise Implementation Plan Narrative

Project Location:

Van Horn Properties of Sheboygan LLC
3512 Wilgus Ave.
Sheboygan, WI 53081

Existing East City Parcel #59281215827

SC-Suburban Commercial District
1.95 acres

Existing West Town Parcel #59024351652 (to be annexed)

B-4C Planned Business Park
1.56 acres

Applicant Information:

Excel Engineering, Inc.
100 Camelot Drive
Fond du Lac, WI 54935
Contact: Eric Drazkowski, P.E., Project Manager
Eric.drazkowski@excelengineer.com
920-926-9800

Landowner Information:

Van Horn properties Sheboygan LLC
P.O. Box 298
Plymouth, WI 53073
Contact: Jeff Niesen, President and CEO
jniesen@vhcars.com
920-892-6466

General Description of Proposed PUD:

1. General project themes and images;

Constructed new facility and redevelopment of existing building with sales lot. Project will involve annexation, lot combination, and PUD zoning. Please see the attached drawings and rendering for a general idea of the project.

A second dumpster enclosure is proposed to abut the west side of the proposed garage for the storage of scrap material. The operations of Van Horn relating to the scrap enclosure pertain to any materials or equipment discarded from a vehicle maintenance perspective. This will be used for waste generated via vehicle maintenance not allowed to go into the municipal trash. No vehicles will be scrapped for parts or discarded at the site relating to a junkyard or salvage yard facility as described in the definition provided by City of Sheboygan.

2. The general mix of dwelling unit types or land uses;

Land use on site will match that of the existing site of car dealership and repair center with vehicle display area. The building will now be on the west lot with the parking primarily on the east lot.

3. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

For the total existing site ratios (town and city parcels) the building area is 13.2% and impervious area is 83.4%. Proposed total ratios for the building area is 15.3% and impervious area is 79.7%.

4. The general treatment of natural features;

Existing pond on the north side of the site is being relocated to the northeast corner of the site. Existing grades and landscaping around the perimeter of the site to remain.

5. The general relationship to nearby properties and public streets;

The site is on the north side of Wilgus Ave., approximately at the intersection of Wilgus Ave. and N. 36th Street. The two existing parcels have 3 total driveway accesses to Wilgus Ave. A fourth driveway access is proposed to Wilgus Ave.

6. The general relationship of the project to the comprehensive master plan;

From the City of Sheboygan Comprehensive Plan Map 2-1 Future Land Use dated 12/5/2011 it shows both parcels zoned as Community Mixed Use. These uses similarly match the existing zoning of the city parcel as Suburban Commercial.

7. A statement of rationale as to why PUD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PUD zoning;

Due to the unique site constraints a PUD is best suited to meet the needs of the site. The existing building, site access, and Town of Sheboygan utility easement limits where a new building can be placed on the site. Exceeding the lighting limit at the property line will allow for additional lighting along the ROW since there are no existing light poles along Wilgus Ave. Moving additional landscaping from the minimum requirements to the front yard will better screen headlights from the ROW. An additional access point will reduce the amount of traffic at the access across from the intersection of Wilgus Ave. and N 36th St. Reducing the amount of total impervious for a same use will increase greenspace and landscaped area.

8. A complete list of zoning standards which will not be met by the proposed PUD and the locations in which they apply and a complete list of zoning standards which will be more than met by the proposed PUD and the locations in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to

determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility;

- An exception to Section 105-929(f)(2) of the City of Sheboygan Municipal Code requiring curb and gutter within parking areas is requested. Curb and gutter used where needed to protect building from traffic and convey stormwater.
- An exception to Section 105-927 (c)(2)(a)(2)/105-927 (c)(2)(a)(9) limiting accesses to two and the distance between access locations. 1 added drive is proposed to allow for ease of deliveries around the building. Existing drives remain.
- An exception to table 15.305 City of Sheboygan Nonresidential Intensity Standards Min LSR of 25%. Existing LSR is 16.6%, proposed is 20.3%.
- An exception to the required landscaping per Section 105-886/105-888/105-889 for landscaping for building foundations, street frontages, and paved areas. No existing plantings on site. Minimize plantings in front of sales lot to maximize viewing of vehicles.
- An exception to the maximum 0.5 footcandles at a property line per Section 105-932(d)(2). This is required for operations and will provide ownership with more security and better display of vehicles on site. It will also help light the city ROW which currently has no street lights to illuminate Wilgus Ave.

9. Description of potentially requested exemptions

1. Land use exemptions;

- The land use of outdoor display (including vehicle sales) is a conditional use in the Suburban Commercial District.

2. Density and intensity exemptions;

- Existing maximum impervious is 75% currently proposed is 79.7%.
- Proposed lighting above 0.5 footcandles at property line

3. Bulk exemptions;

- Curb and gutter is required. Curb and gutter is provided on site where needed to protect building from traffic and convey stormwater. Existing facility has no curb.
- Construction of a 4th driveway.

4. Landscaping exceptions;

- Required Landscaping:
 - Building Foundation (280 pts): Providing 5 trees (150 pts) and 19 shrubs (95 pts) in island adjacent to building. Limited ability to landscape around building due

to garage and show room accesses to building. Remained of landscaping points moved elsewhere on site.

Justification for the proposed planned unit development:

A PUD will best help to meet the needs of the site due to the constraints of existing unique circumstances such as the existing Town of Sheboygan utility lines and easements, building location, and site access. Deviations requested from code either help provide public benefit and reduce existing conditions as listed above.

Outline of intended organizational structure for property owners association, if any; deed restrictions and provisions for private provision of common services


No existing or proposed property owners association. Per most recent deed (document 1987739 recorded on 06/19/2014) no deed restrictions.

Written description which demonstrates the full consistency of the proposed PIP with the approved GDP

GDP and PIP submitted concurrently and proposed to follow this narrative and associated plan set.

Proof of financing

To be coordinated between owner and city.

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

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Excel Engineering, Inc.		Authorized Representative Eric Drazkowski	
Mailing Address 100 Camelot Dr.		Title P.E., Project Manager	
City Fond du Lac		State WI	ZIP Code 54935
Email Address eric.drazkowski@excelengineer.com		Phone Number (incl. area code) 920-926-9800	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Van Horn Properties of Sheboygan LLC		Contact Person Jeff Niesen	
Mailing Address PO Box 298		Title President and CEO	
City Plymouth		State WI	ZIP Code 53073
Email Address jniesen@vhcars.com		Phone Number (incl. area code) 920-892-6466	
SECTION 3: Project or Site Location			
Project Address/Description 3512 Wilgus Ave			Parcel No. 59281215827
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Van Horn Kia		
Existing Zoning:	Suburban Commercial Zoning District		
Present Use of Parcel:	Vehicle Sales & Service		
Proposed Use of Parcel:	Vehicle Sales & Service & Stormwater Pond		
Present Use of Adjacent Properties:	Parking lot, industrial, commercial		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Jeff Niesen		Title President & CEO	Phone Number 920-892-6466
Signature of Applicant <i>Jeffrey A. Niesen</i> <small>Jeffrey A. Niesen (Dec 19, 2023 12:31 CST)</small>		Date Signed Dec 19, 2023	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

A. Name of project/development.

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

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

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

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

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

For a home occupation

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

For all other Conditional Use Permits

To be provided for lot combination.

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - All lands for which the conditional use is proposed.
 - All other lands within 100 feet of the boundaries of the subject property.
 - The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
 - Submit digital plans and drawings of the project by email, flash drive, etc.
 - Title block that provides all contact information for the petitioner and/or owner, if different
 - Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
 - The date of the original plan and latest date of revision to the plan
 - A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
 - All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
 - Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - All required building setback lines
 - Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
 - N/A The location and dimension of all loading and service areas on subject property
 - N/A The location of all outdoor storage areas and the design of all screening devices
 - N/A Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - The location, type, height, size and lighting of all signage.
 - Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
 - N/A Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - Location of all existing and proposed landscape areas, storm water areas, etc.
- N/A4. Building elevations and perspectives.

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

APPLICATION SUBMITTAL

STEP 1: Initial Meeting with City Planning Office:

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

STEP 2: Official Submission:

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

Steve.Sokolowski@SheboyganWI.gov

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

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

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

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

PLAN COMMISSION MEETING

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

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

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

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

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

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

Office Use Only

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

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

DATE: _____

NOTES

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

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

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

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

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







CUP-Application for Signature

Final Audit Report

2023-12-19

Created:	2023-12-19
By:	Lisa Van Handel (lisa.vanhandel@excelengineer.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAErrbt2u5R3c-8BXozWSF0_ccurijQfTA

"CUP-Application for Signature" History

-  Document created by Lisa Van Handel (lisa.vanhandel@excelengineer.com)
2023-12-19 - 3:49:50 PM GMT
-  Document emailed to jniesen@vhcars.com for signature
2023-12-19 - 3:50:37 PM GMT
-  Email viewed by jniesen@vhcars.com
2023-12-19 - 6:29:39 PM GMT
-  Signer jniesen@vhcars.com entered name at signing as Jeffrey A. Niesen
2023-12-19 - 6:31:13 PM GMT
-  Document e-signed by Jeffrey A. Niesen (jniesen@vhcars.com)
Signature Date: 2023-12-19 - 6:31:15 PM GMT - Time Source: server
-  Agreement completed.
2023-12-19 - 6:31:15 PM GMT

PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- HEAVY DUTY ASPHALT
- SIDEWALK CONCRETE
- DUMPSTER PAD/APRON CONCRETE

EXISTING SITE DATA (EAST + WEST)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.47	20,297	13.2%
PAVEMENT (ASP. & CONC.)	2.47	107,573	70.2%
TOTAL IMPERVIOUS	2.94	127,870	83.4%
LANDSCAPE/ OPEN SPACE	0.58	25,413	16.6%

PROPOSED SITE DATA (EAST + WEST)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.54	23,494	15.3%
PAVEMENT (ASP. & CONC.)	2.28	99,163	64.7%
TOTAL IMPERVIOUS	2.82	122,657	80.0%
LANDSCAPE/ OPEN SPACE	0.70	30,626	20.0%

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

SITE INFORMATION:

TOWN OF SHEBOYGAN PARCEL NUMBER: 59024351652
CITY OF SHEBOYGAN PARCEL NUMBER: 59281215827

PROPERTY AREA TOWN (WEST): 68,171 S.F. (1.56 ACRES)
PROPERTY AREA CITY (EAST): 85,112 S.F. (1.95 ACRES)
TOTAL PROPERTY AREA: 153,283 S.F. (3.51 ACRES)

EXISTING ZONING TOWN: B-4C (PLANNED BUSINESS PARK)
EXISTING ZONING CITY: SC (SUBURBAN COMMERCIAL)

PROPOSED ZONING CITY: SC (SUBURBAN COMMERCIAL WITH PUD)

ADJACENT ZONING:
NORTH: UC (URBAN COMMERCIAL)
EAST: SC (SUBURBAN COMMERCIAL)
SOUTH: ROW
WEST (TOWN OF SHEBOYGAN): B-2 (GENERAL BUSINESS)

PROPOSED USE: CAR DEALERSHIP WITH PARKING LOT (OUTDOOR DISPLAY=CUP)

SETBACKS: BUILDING: FRONT = 25'
SIDE = 10'
REAR = 10'

PAVEMENT: FRONT = 10'
SIDE = 5'
REAR = 5'

MAX. BUILDING HEIGHT ALLOWED TOWN: 50'

PARKING REQUIRED: 1 STALL PER 300 S.F. OF GROSS FLOOR AREA (78 STALLS REQ.)
PARKING PROVIDED: 213 STALLS
ACCESSIBLE PARKING REQUIRED: 3 STALLS; ACCESSIBLE PARKING PROVIDED: 3 STALLS

LANDSCAPE REQUIREMENTS:
MAXIMUM IMPERVIOUS SURFACE CITY: 75%

SITE PLAN KEYNOTES

- 1 STANDARD ASPHALT SECTION (TYP.)
- 2 HEAVY DUTY ASPHALT SECTION (TYP.)
- 3 CONCRETE SIDEWALK (TYP.)
- 4 PUBLIC ROW DRIVEWAY CONCRETE
- 5 PUBLIC ROW ASPHALT MATCH CROSS SECTION
- 7 DUMPSTER PAD/APRON CONCRETE (TYP.)
- 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
- 9 RAISED WALK (TYP.)
- 10 FLUSH WALK (TYP.)
- 12 CURB RAMP (TYP.)
- 13 ADA CURB RAMP (TYP.)
- 14 18" CURB & GUTTER (TYP.)
- 15 MATCH CITY ROW CURB & GUTTER
- 16 CURB TAPER (TYP.)
- 18 CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- 19 HANDICAP BOLLARD WITH BLACK SLEEVE AND HC STICKERS
- 20 HANDICAP STALL & STRIPING PER STATE CODES.
- 22 PYLON SIGN, ELECTRICIAN TO WIRE, BASE BY SIGN COMPANY (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- 23 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- 24 BOLLARDS (SEE DETAIL ON ARCH. PLAN)
- 28 DETECTABLE WARNING PLATE
- 30 PAINT STRIPING (TYP.). COLOR TO MATCH PARKING STALL STRIPING.
- 31 SERVICE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR) (CONTRACTOR TO VERIFY IF POWER IS REQUIRED)
EV CHARGER TO BE INSTALLED DURING PHASE 1 (DETAIL BY MANUFACTURER, SEE SITE UTILITY PLAN FOR TYPE/WALL OR PEDESTAL MOUNTED)
- 33 FUTURE EV CHARGER. PROVIDE ROUGHED IN CONDUIT.
- 34 1,000 GALLON WASTE OIL TANK. DETAIL BY MANUFACTURER
- 35 TIRE STORAGE
- 36 TEMPORARY JOB TRAILER BY KELLER-POWER TO TRAILER
- 37 TEMPORARY FENCE BY KELLER
- 38 SCRAP ENCLOSURE 6' CHAINLINK FENCE WITH PRIVACY SLATS AND (2) 5' GATES (SEE ARCH PLANS FOR DETAILS)

X(X) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1

PROPOSED FOR:

VAN HORN KIA

3512 WILGUS AVE. SHEBOYGAN, WI 53081

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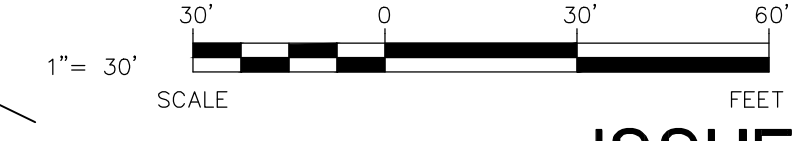
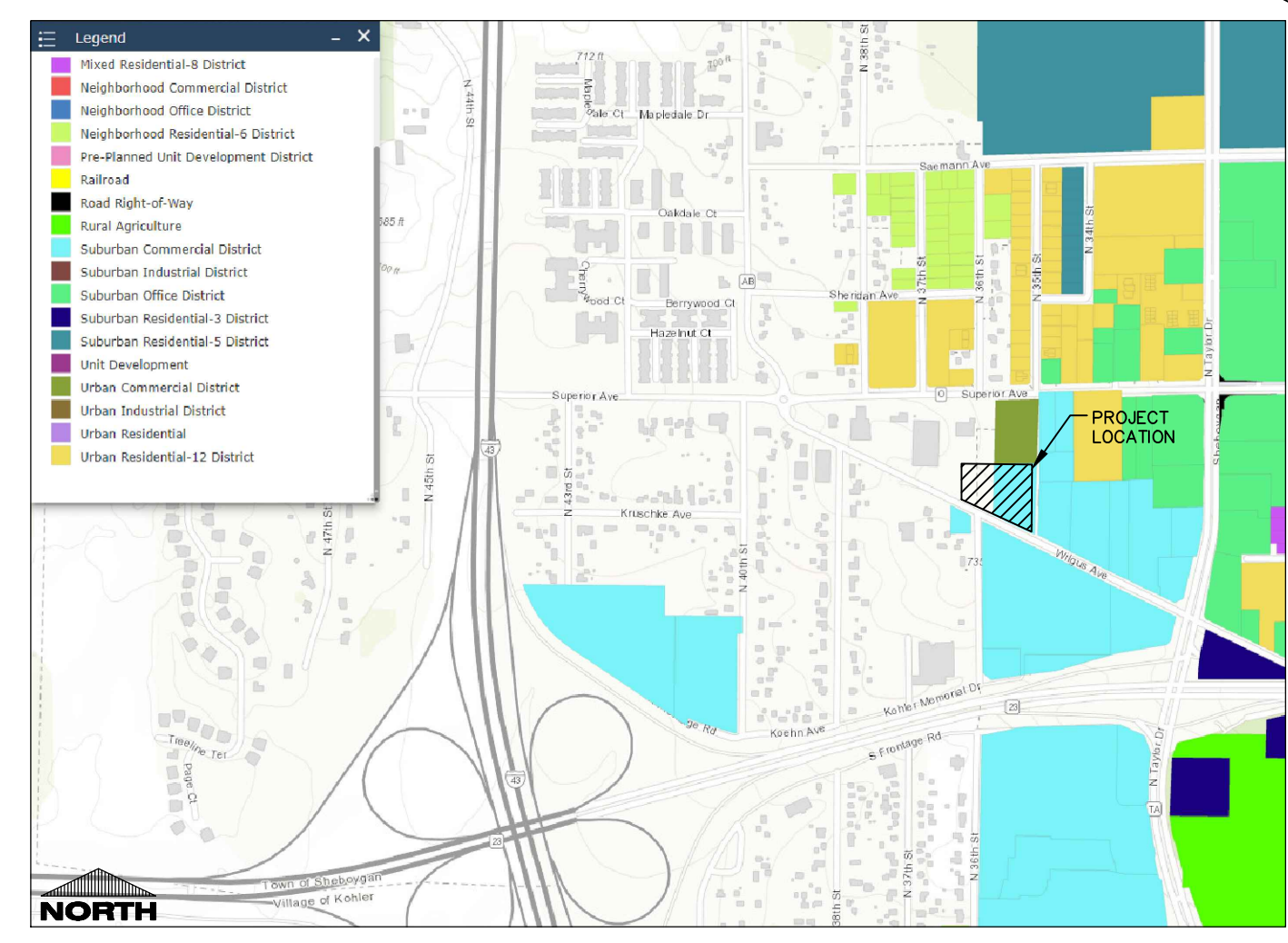
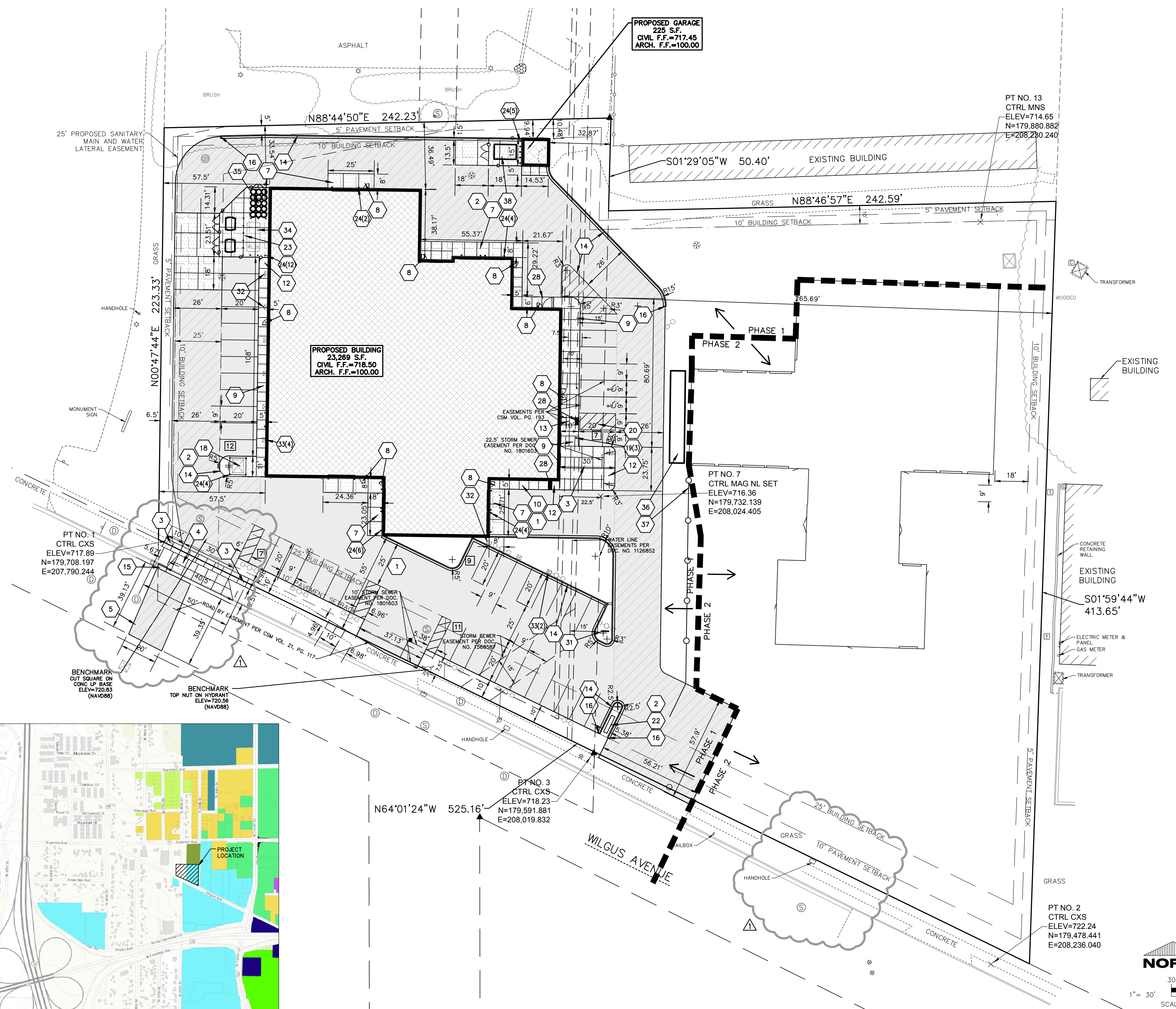
REVISIONS

NO.	DATE	DESCRIPTION
1	MAR. 13, 2024	

PROJECT MANAGER: B. POCH
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: E. GRAPER
SUPERVISOR: M. HOYER
PRELIMINARY NO: P22092
CONTRACT NO: 80870

DATE: MAR. 1, 2024

SHEET: **C1.1A**



CIVIL SITE PLAN PHASE 1
EXCEL JOB #: 2239780

ISSUED FOR CONSTRUCTION

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

PAVEMENT HATCH KEY:

[Hatch]	STANDARD ASPHALT
[Hatch]	HEAVY DUTY ASPHALT
[Hatch]	SIDEWALK CONCRETE
[Hatch]	DUMPSTER PAD/APRON CONCRETE

EXISTING SITE DATA (EAST + WEST)			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.47	20,297	13.2%
PAVEMENT (ASP. & CONC.)	2.47	107,573	70.2%
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PROPOSED ZONING CITY: SC (SUBURBAN COMMERCIAL WITH PUD)

ADJACENT ZONING:

NORTH: UC (URBAN COMMERCIAL)
EAST: SC (SUBURBAN COMMERCIAL)
SOUTH: ROW
WEST (TOWN OF SHEBOYGAN): B-2 (GENERAL BUSINESS)

PROPOSED USE: CAR DEALERSHIP WITH PARKING LOT (OUTDOOR DISPLAY=CUP)

SETBACKS: BUILDING: FRONT = 25'
SIDE = 10'
REAR = 10'

PAVEMENT: FRONT = 10'
SIDE = 5'
REAR = 5'

MAX. BUILDING HEIGHT ALLOWED TOWN: 50'

PARKING REQUIRED: 1 STALL PER 300 S.F. OF GROSS FLOOR AREA (78 STALLS REQ.)

PARKING PROVIDED: 213 STALLS

KIA STALL BREAKDOWN:

NEW CAR STALLS: REQUIRED (83); PROVIDED (93)
USED CAR STALLS: REQUIRED (44); PROVIDED (85)
CUSTOMER STALLS: REQUIRED (8); PROVIDED (12)
SERVICE STALLS: REQUIRED (21); PROVIDED (23)

LANDSCAPE REQUIREMENTS:
MAXIMUM IMPERVIOUS SURFACE TOWN: 40%
MAXIMUM IMPERVIOUS SURFACE CITY: 75%

SITE PLAN KEYNOTES

- 1 STANDARD ASPHALT SECTION (TYP.)
- 2 HEAVY DUTY ASPHALT SECTION (TYP.)
- 3 CONCRETE SIDEWALK (TYP.)
- 4 PUBLIC ROW DRIVEWAY CONCRETE
- 5 PUBLIC ROW ASPHALT MATCH CROSS SECTION
- 7 DUMPSTER PAD/APRON CONCRETE (TYP.)
- 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
- 9 RAISED WALK (TYP.)
- 10 FLUSH WALK (TYP.)
- 12 CURB RAMP (TYP.)
- 13 ADA CURB RAMP (TYP.)
- 14 18" CURB & GUTTER (TYP.)
- 15 MATCH CITY ROW CURB & GUTTER
- 16 CURB TAPER (TYP.)
- 18 CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- 19 HANDICAP BOLLARD WITH BLACK SLEEVE AND HC STICKERS
- 20 HANDICAP STALL & STRIPING PER STATE CODES.
- 22 PYLON SIGN. ELECTRICIAN TO WIRE, BASE BY SIGN COMPANY (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- 23 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- 24 BOLLARDS (SEE DETAIL ON ARCH. PLAN)
- 28 DETECTABLE WARNING PLATE
- 30 PAINT STRIPING (TYP.). COLOR TO MATCH PARKING STALL STRIPING.
- 31 SERVICE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR) (CONTRACTOR TO VERIFY IF POWER IS REQUIRED)
- 32 WALL MOUNTED EV CHARGER TO BE INSTALLED DURING PHASE 1 (DETAIL BY MANUFACTURER, SEE SITE UTILITY PLAN FOR TYPE)
- 33 FUTURE WALL MOUNTED EV CHARGERS. PROVIDE ROUGHED IN CONDUIT.
- 34 1,000 GALLON WASTE OIL TANK. DETAIL BY MANUFACTURER
- 35 TIRE STORAGE
- 36 TEMPORARY JOB TRAILER BY KELLER-POWER TO TRAILER
- 37 TEMPORARY FENCE BY KELLER

IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1



CIVIL SITE PLAN PHASE 2
EXCEL JOB #: 2239780

ISSUED FOR CONSTRUCTION

PROPOSED FOR:

VAN HORN KIA

3512 WILGUS AVE. SHEBOYGAN, WI 53081

WISCONSIN

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REVISIONS

△	MAR. 13, 2024
△	
△	
△	
△	

PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: E. GRAPER

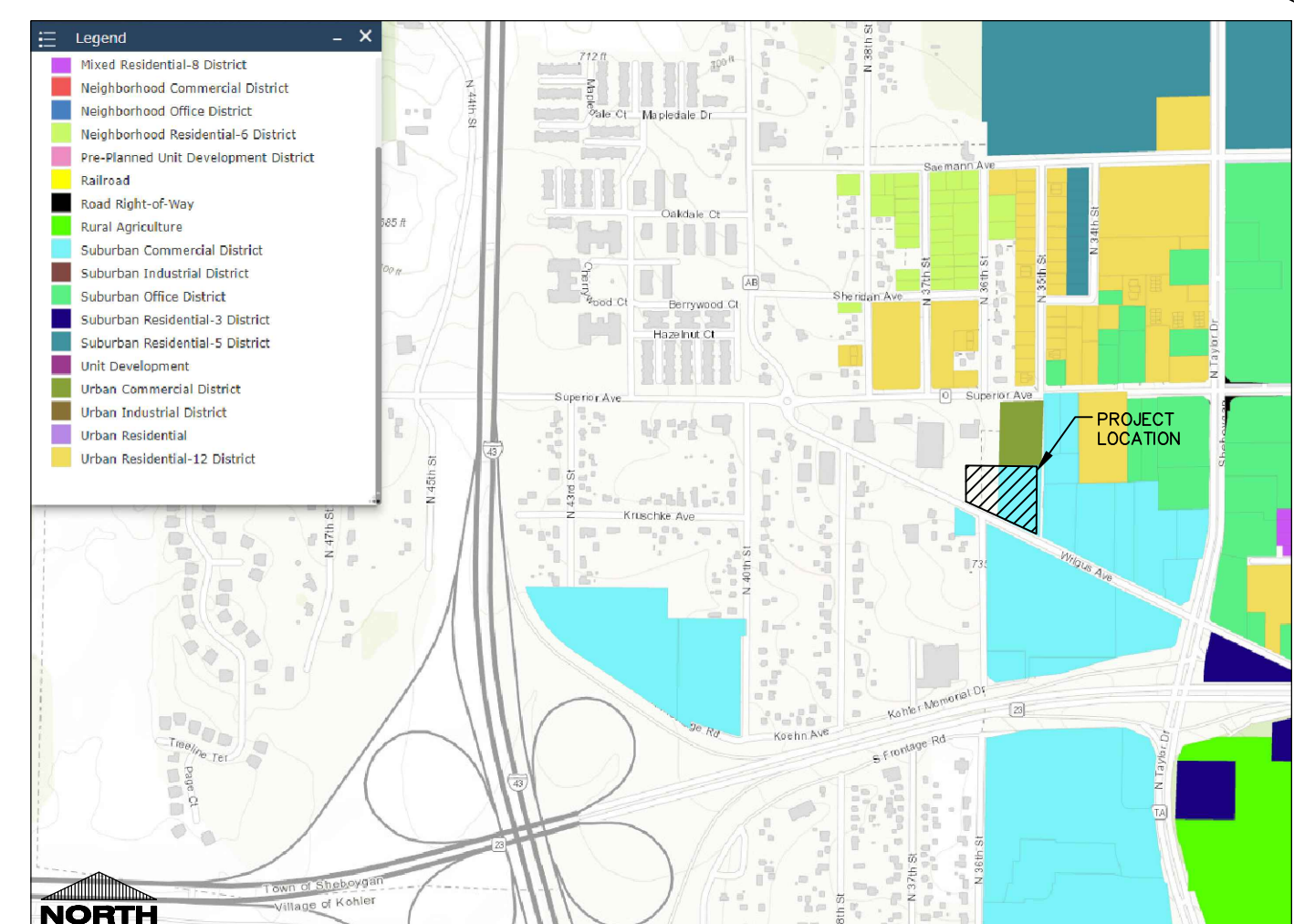
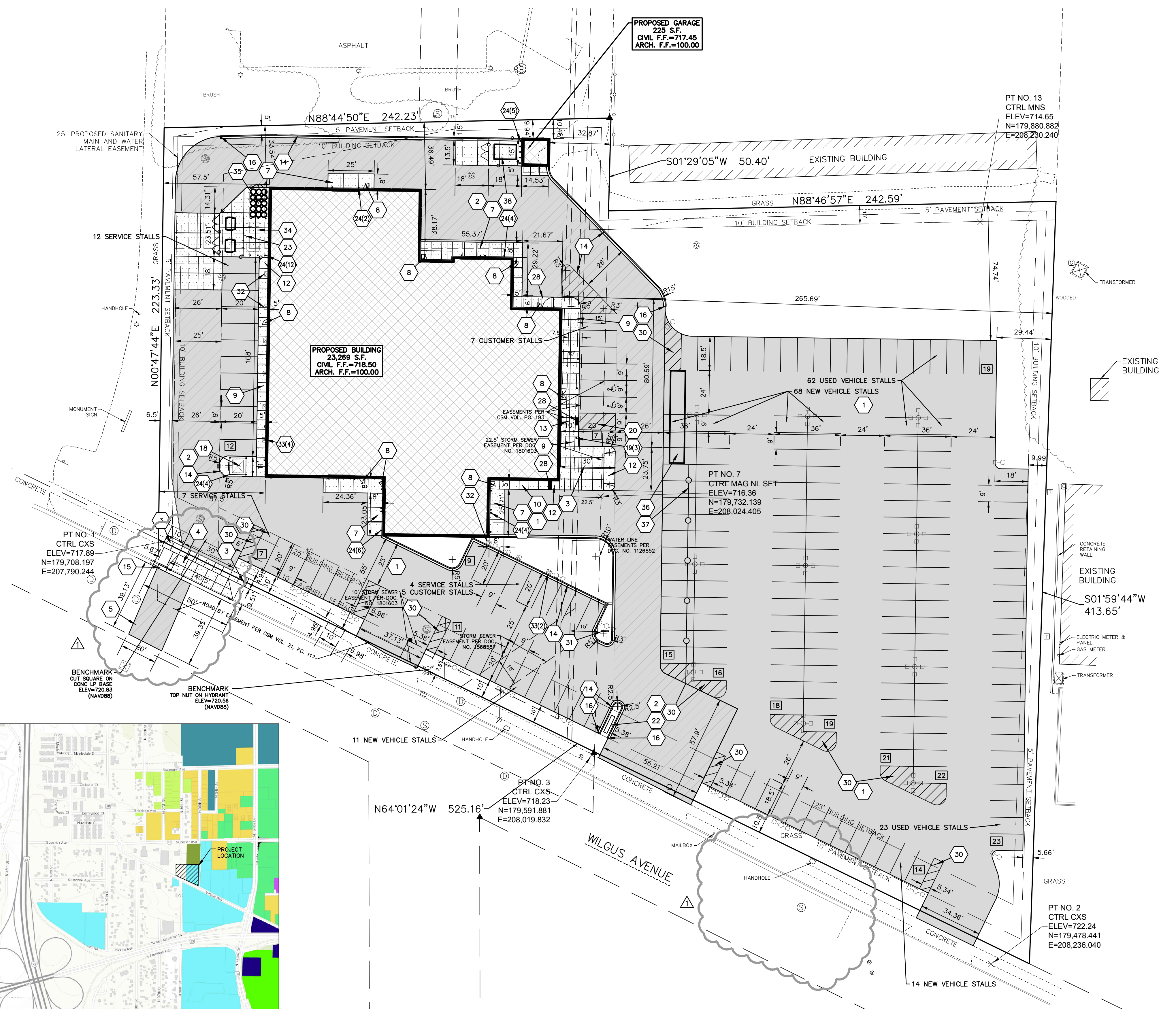
SUPERVISOR: M. HOYER

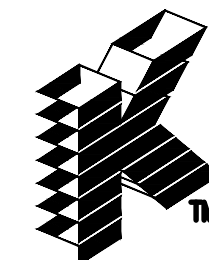
PRELIMINARY NO: P22092

CONTRACT NO: 80870

DATE: MAR. 1, 2024

SHEET: **C1.1B**





Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W204 N11509
Goldendale Rd
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

MADISON
711 Lobb Drive
Sun Prairie, WI 53590
PHONE (608) 318-2336

WAUSAU
5605 Libac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

WISCONSIN
3512 WILGUS AVE. SHEBOYGAN, 53081

PROPOSED FOR:

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REVISIONS
MAR. 13, 2024

PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: E. GRAPER

SUPERVISOR: M. HOYER

PRELIMINARY NO.: P22092

CONTRACT NO.: 80870

DATE: MAR. 1, 2024

SHEET: C1.2A

ISSUED FOR CONSTRUCTION

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

NOTES:
1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

INLET PROTECTION NOTE:
CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:
CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONSTRUCTION PLAN NOTES:
ALL DISTURBED GROUND LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND MULCHED DURING THE PERIOD APRIL 15-SEPTEMBER 15.

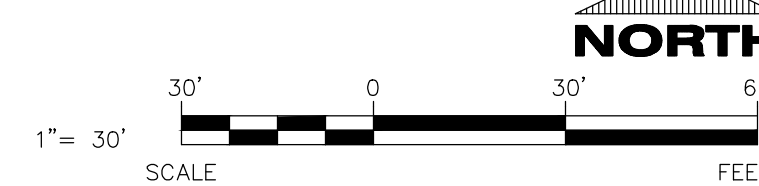
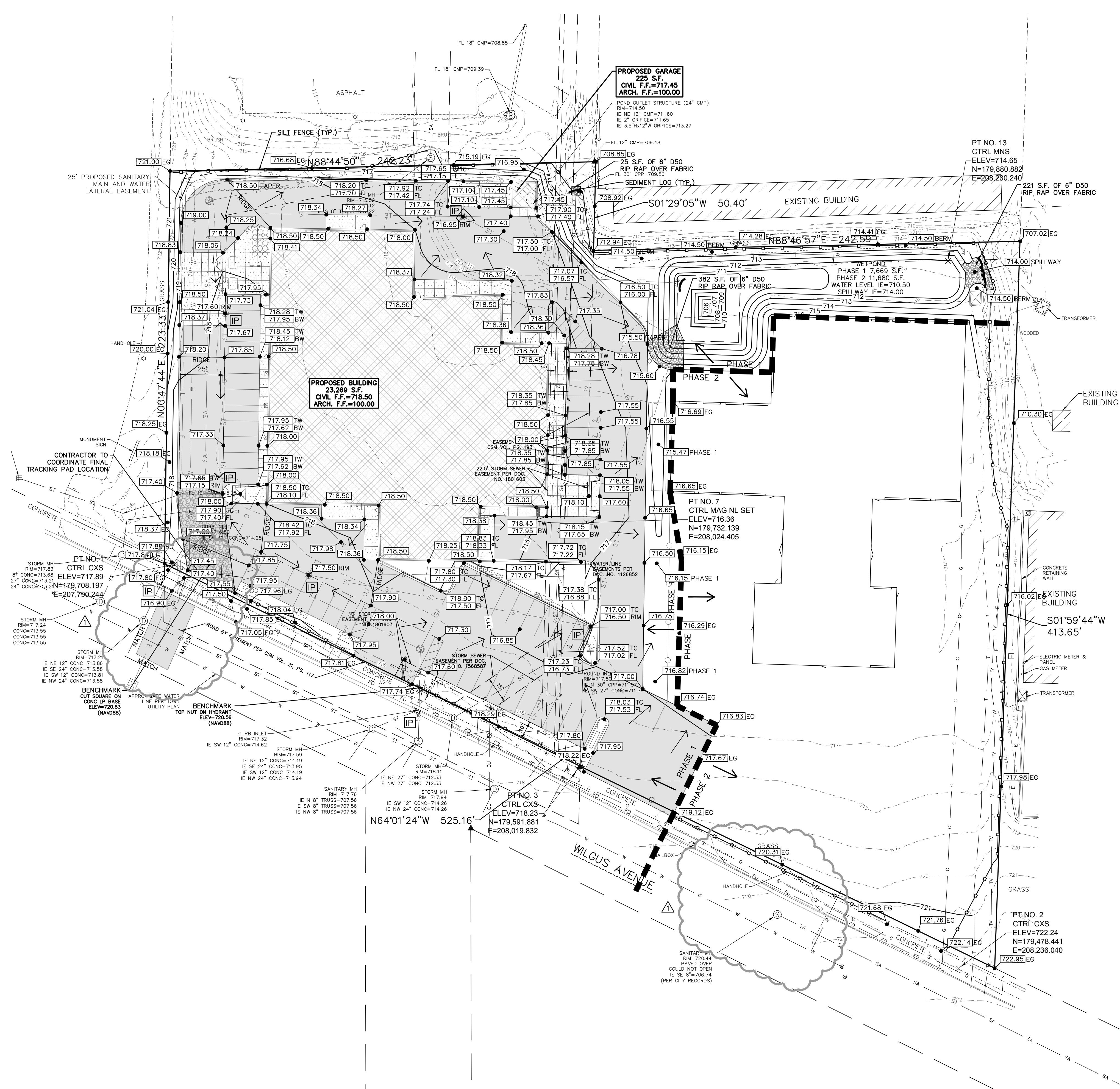
CONSTRUCTION PLAN NOTES:
IF FINAL RESTORATION IS NOT COMPLETED BY OCTOBER 15, THE CONTRACTOR SHALL USE STRAW MATTING OR ANIONIC POLYACRYLAMIDE (PAM) SPRAY TO PREVENT EROSION DURING THE WINTER AND EARLY SPRING MONTHS.

CONCRETE WASHOUT NOTE:
CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

EXISTING AGGREGATE BASE NOTE:
CONTRACTOR SHALL REUSE EXISTING STONE BASE AS APPLICABLE TO MEET THICKNESS REQUIREMENTS OF SHEET C0.1.

CONSTRUCTION SEQUENCE	
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	<ol style="list-style-type: none"> CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES. PLACE ALL SILT FENCE AND INLET PROTECTION. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED. CONSTRUCT PERMANENT RETENTION/DETENTION PONDS AND PERMANENT STORMWATER CONVEYANCE SYSTEMS. CONSTRUCT TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	<ol style="list-style-type: none"> SITE DEMOLITION AS REQUIRED. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE. DIG AND POUR ALL BUILDING FOOTINGS. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS. CONSTRUCT BUILDING. PAVE DRIVEWAYS AND PARKING AREAS. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	<ol style="list-style-type: none"> CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.



CIVIL GRADING AND EROSION CONTROL PLAN PHASE 1
EXCEL JOB #: 2239780

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

NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

INLET PROTECTION NOTE:

CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.



STABILIZED CONSTRUCTION ENTRANCE NOTE:

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

EXISTING AGGREGATE BASE NOTE:

CONTRACTOR SHALL REUSE EXISTING STONE BASE AS APPLICABLE TO MEET THICKNESS REQUIREMENTS OF SHEET C0.1.



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1	MAR. 13, 2024
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PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: E. GRAPER

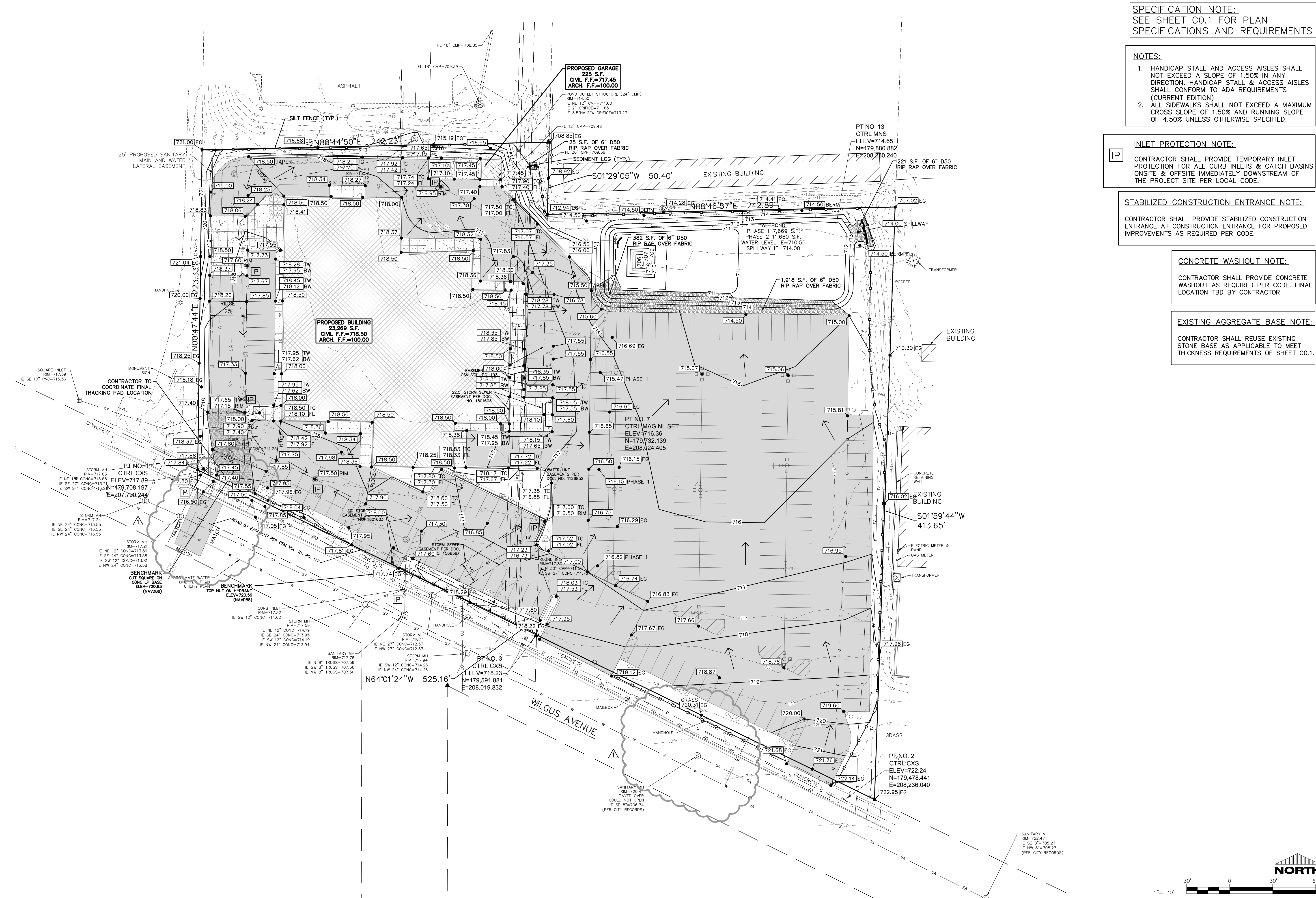
SUPERVISOR: M. HOYER

PRELIMINARY NO: P22092

CONTRACT NO: 80870

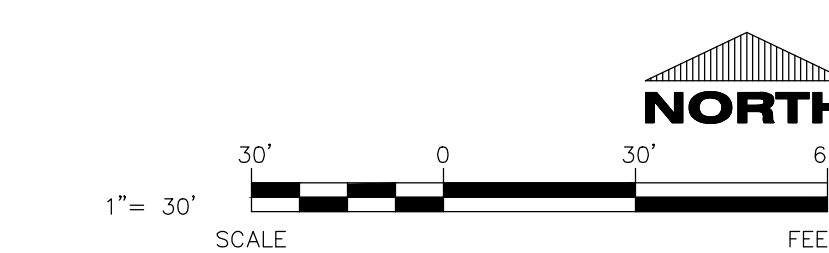
DATE: MAR. 1, 2024

SHEET: C1.2B



CIVIL GRADING AND EROSION CONTROL PLAN PHASE 2
EXCEL JOB #: 2239780

ISSUED FOR CONSTRUCTION



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

CLEANOUT NOTE:

☐ = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE C0.1 FOR SPECIFICATION.



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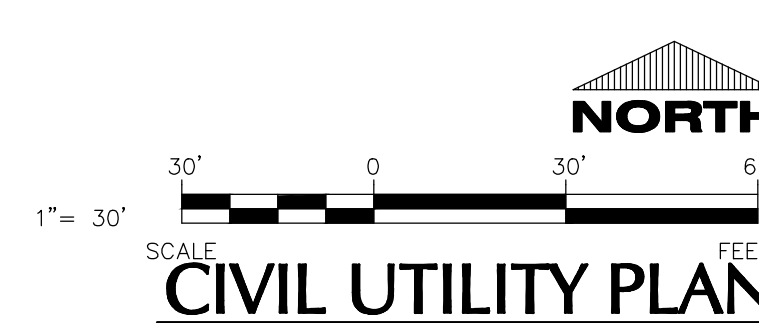
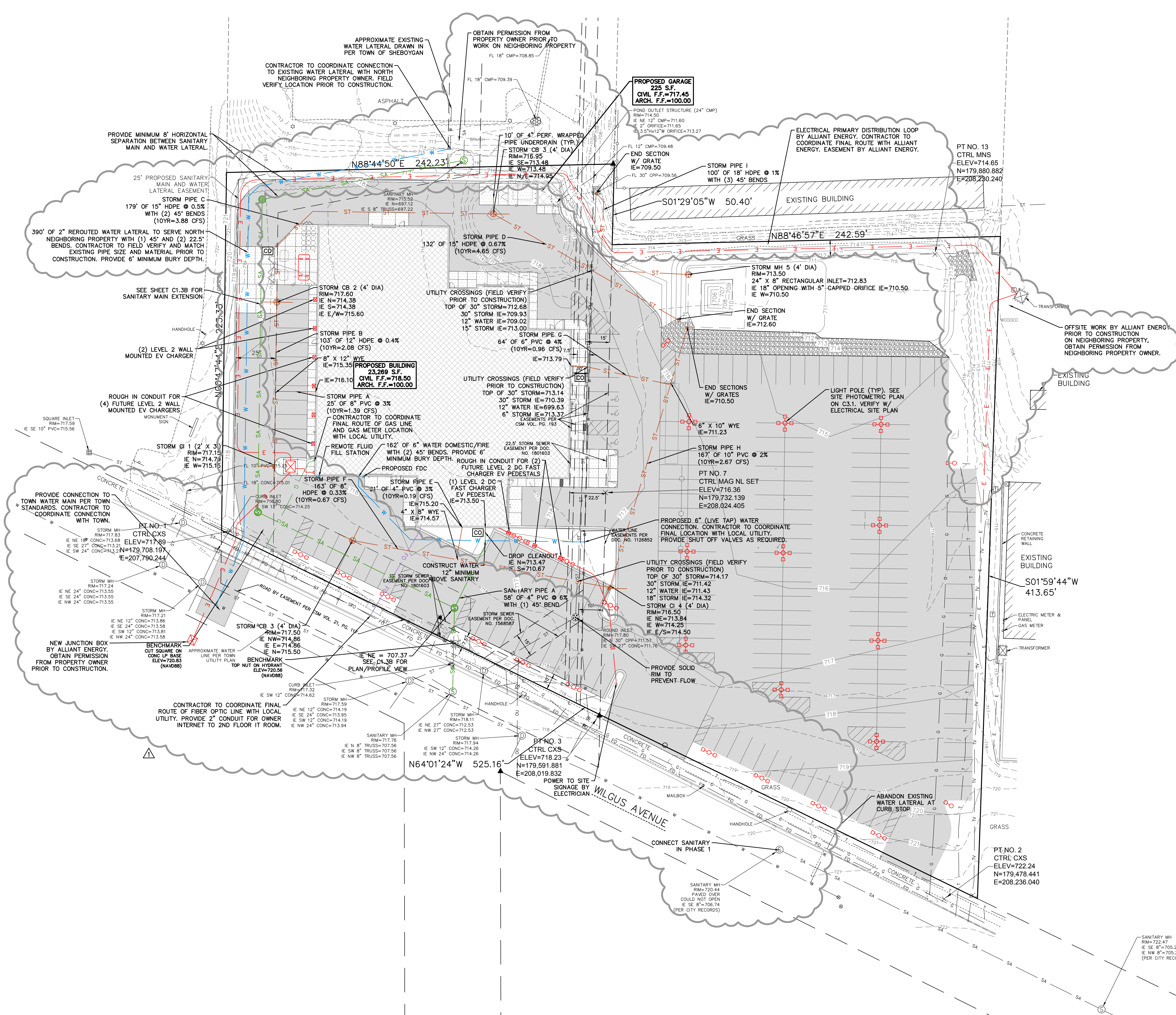
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PROJECT MANAGER: B. POCH
 DESIGNER: S. KLESSIG
 DRAWN BY: KRW
 EXPEDITOR: E. GRAPER
 SUPERVISOR: M. HOYER

PRELIMINARY NO: P22092
 CONTRACT NO: 80870
 DATE: MAR. 1, 2024

SHEET: **C1.3A**

ISSUED FOR CONSTRUCTION



CIVIL UTILITY PLAN
EXCEL JOB #: 2239780



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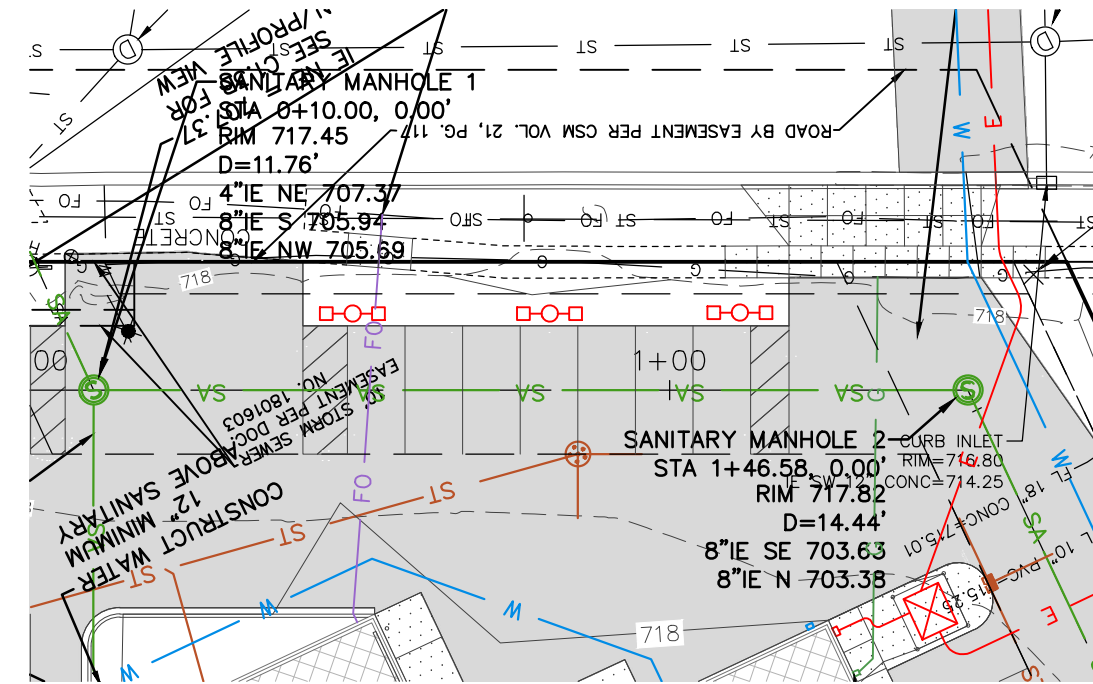
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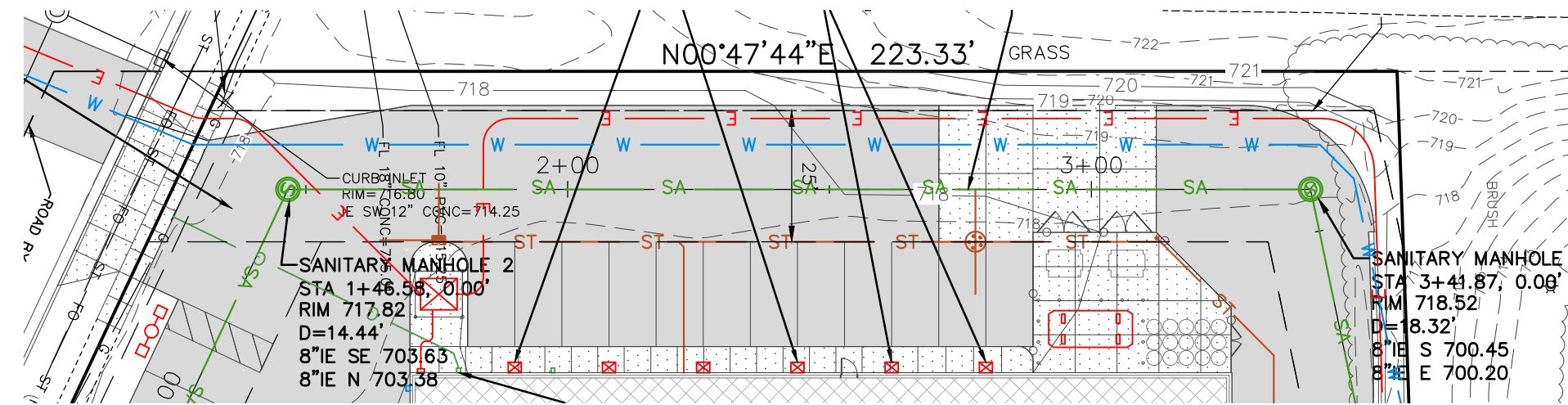
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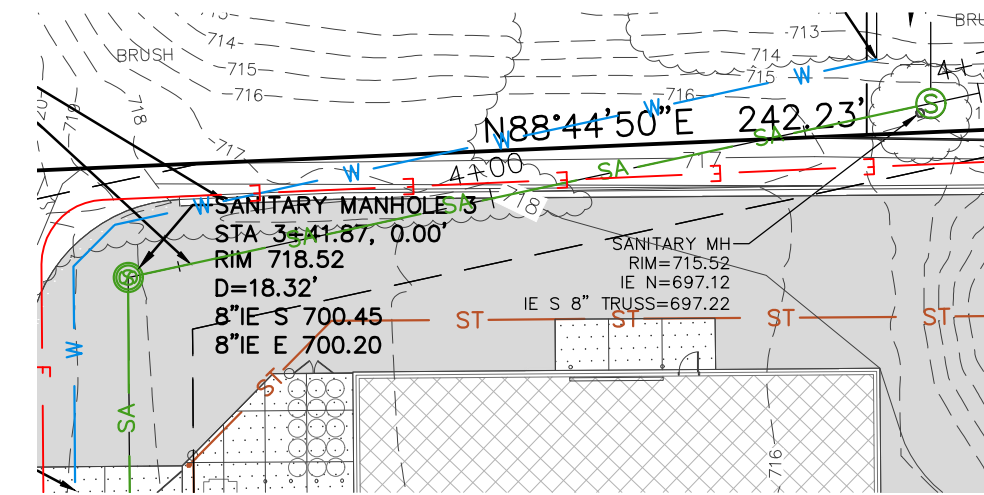
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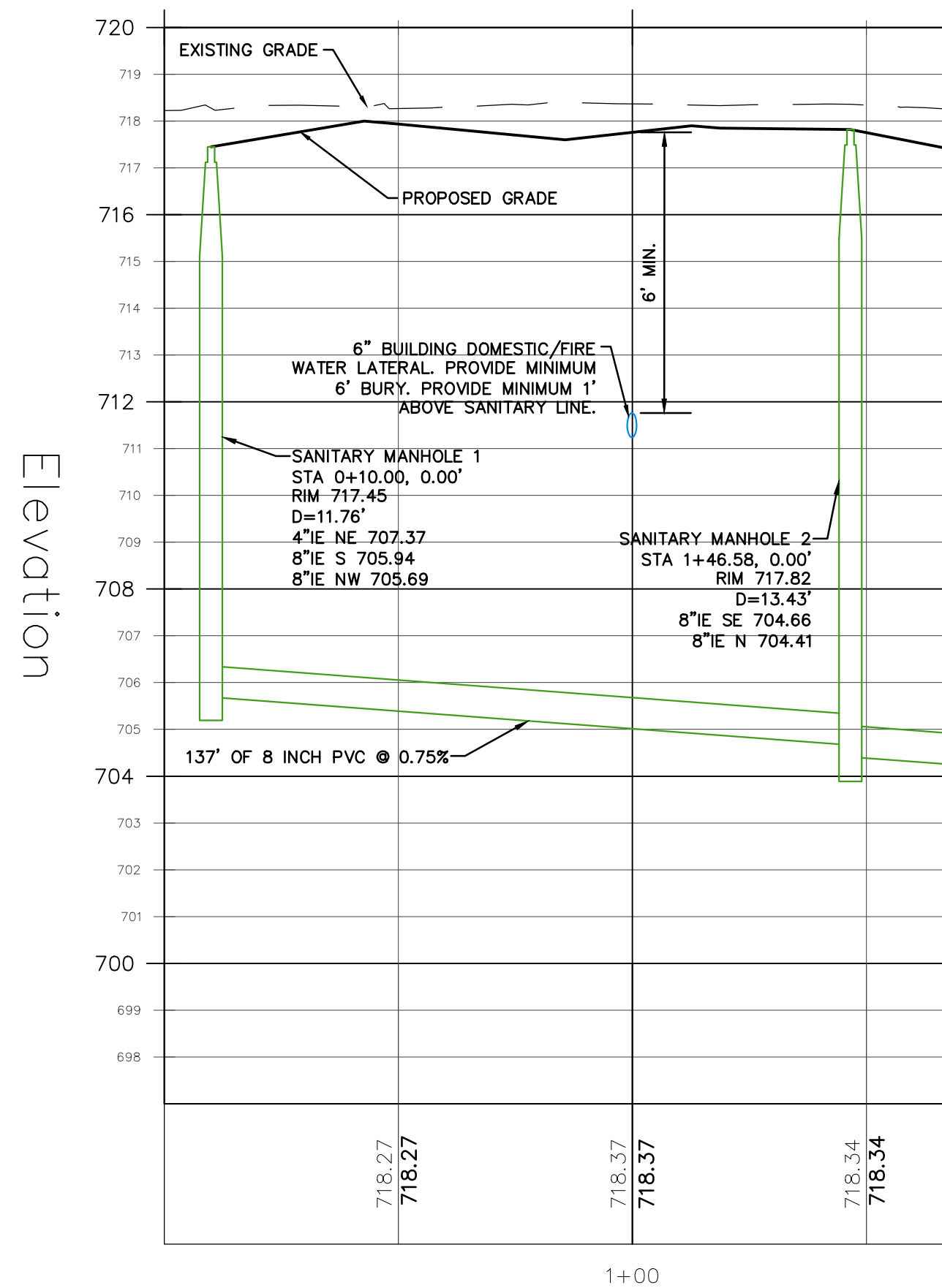
PLAN VIEW
HORIZONTAL: 1"=30'



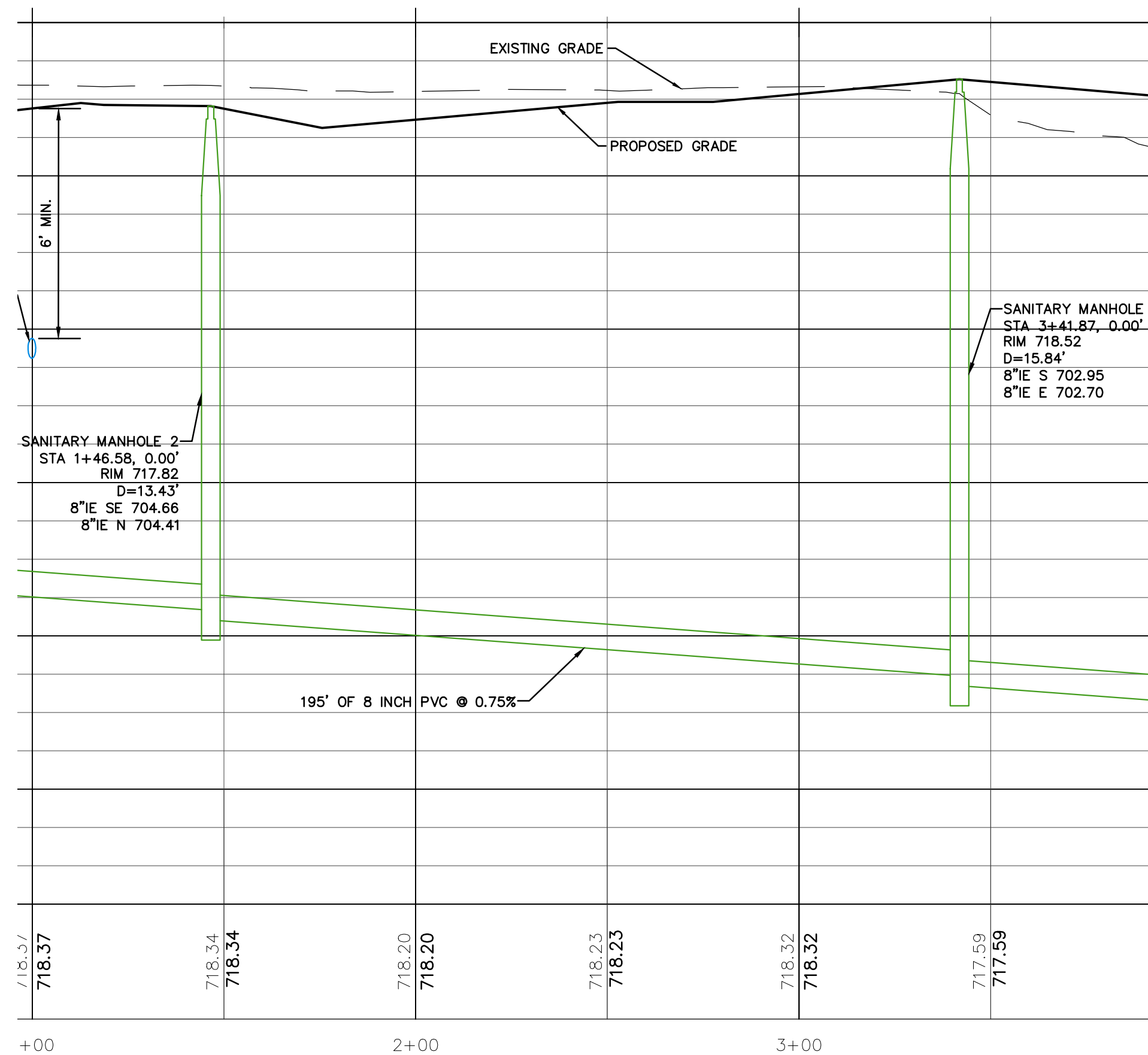
PLAN VIEW
HORIZONTAL: 1"=30'



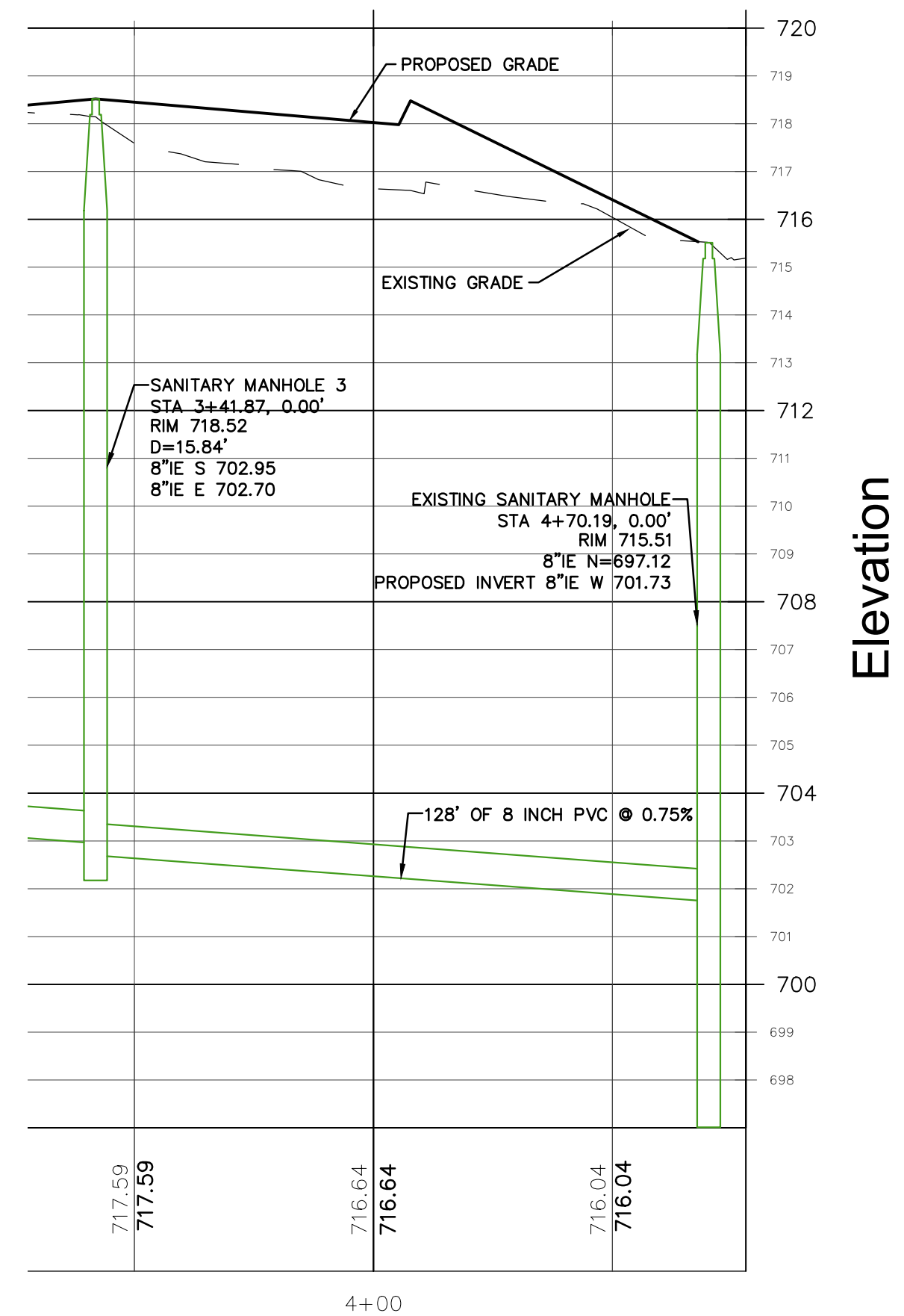
PLAN VIEW
HORIZONTAL: 1"=30'



PROFILE VIEW
HORIZONTAL: 1"=30'
VERTICAL: 1"=3'



PROFILE VIEW
HORIZONTAL: 1"=30'
VERTICAL: 1"=3'



PROFILE VIEW
HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

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 DRAWN BY: KRW
 EXPEDITOR: E. GRAPER
 SUPERVISOR: M. HOYER
 PRELIMINARY NO: P22092
 CONTRACT NO: 80870
 DATE: MAR. 1, 2024

CIVIL SANITARY MAIN EXTENSION PLAN
 EXCEL JOB #: 2239780
 ISSUED FOR CONSTRUCTION

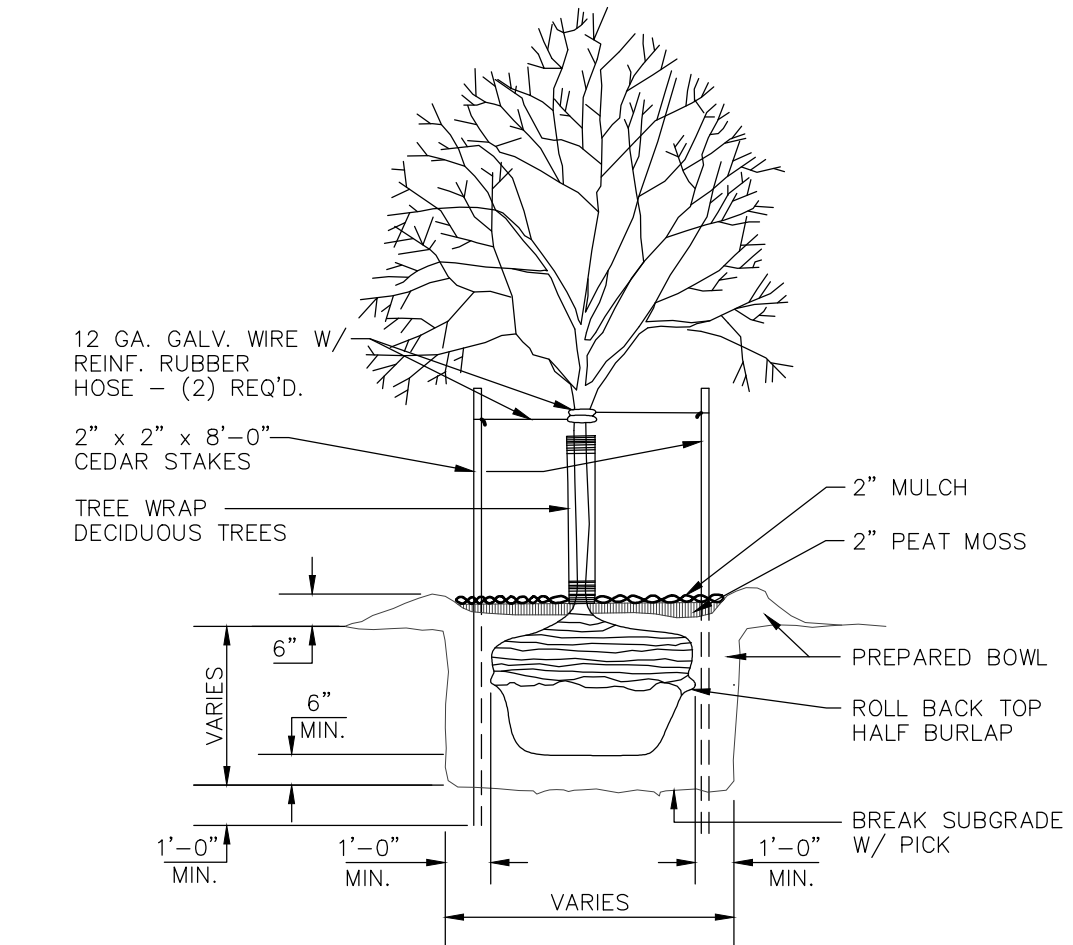
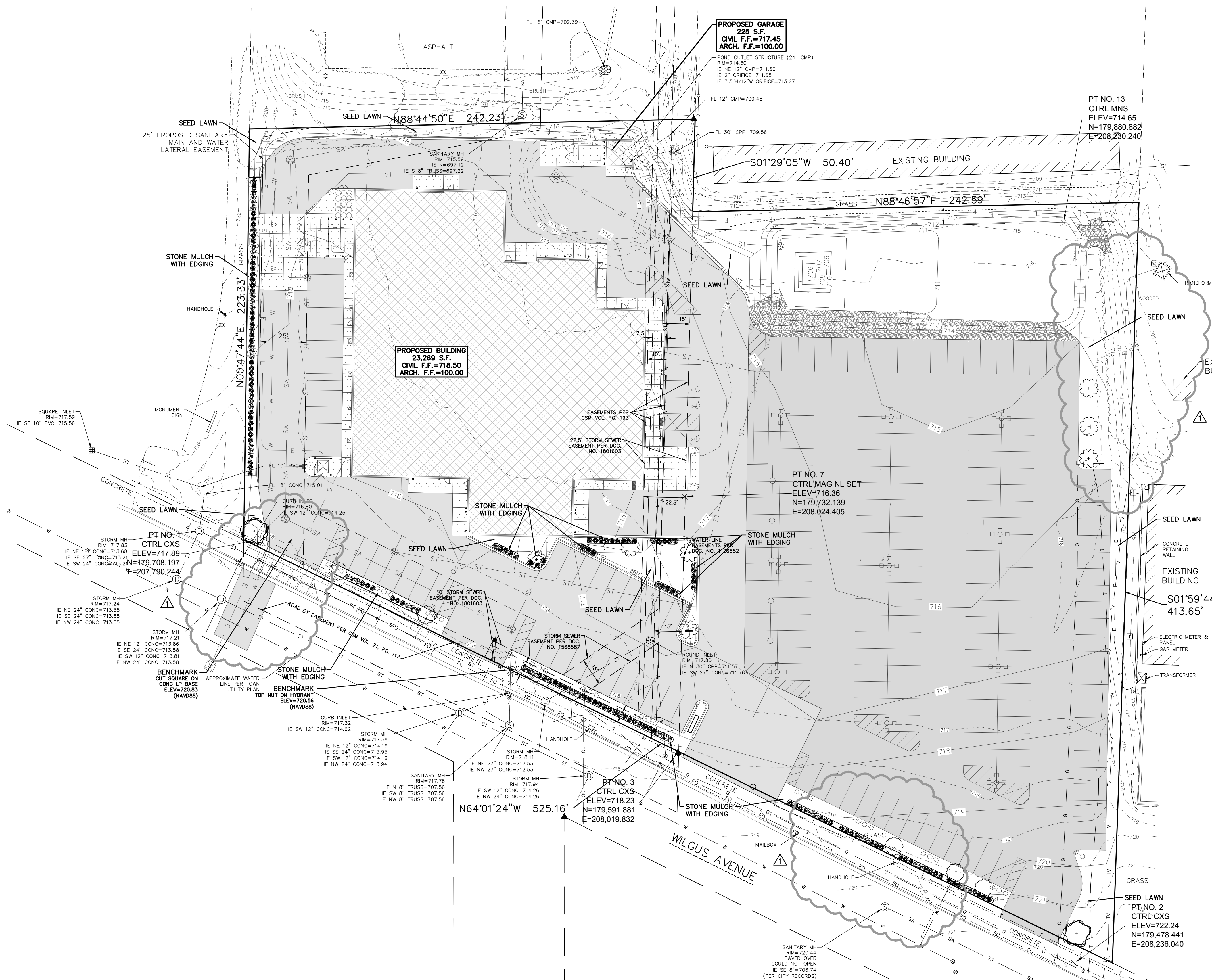
SHEET: C1.3B

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

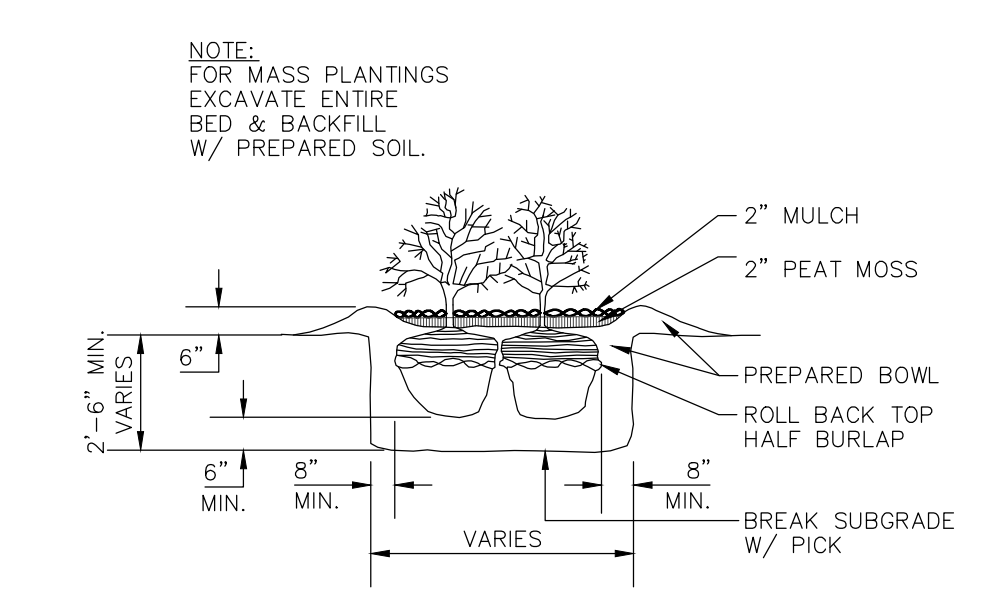


CITY LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
BLDG FOUNDATION	40 POINTS PER 100' (699'=280 POINTS) NEAR BUILDING FOUNDATION	56 TALL DECIDUOUS SHRUBS (280 PTS)
STREET FRONTAGE	40 POINTS PER 100' (525'=210 POINTS) 50% TALL TREES (105 PTS) & 30% SMALL TREES (63 PTS) LOCATED WITHIN 10' OF ROW	2 CLIMAX TREES (150 PTS) 5 MEDIUM DECIDUOUS TRESS (75 PTS)
PAVED AREA	80 POINTS PER 10,000 S.F. OF PAVED AREA OR 20 PARKING STALLS (WHICHEVER IS GREATER) 360 S.F. OF LANDSCAPE AREA PER 100 POINTS (2,851 S.F.) 98,615 S.F.=792 POINTS 30% TALL TREES (234 PTS) & 40% SHRUBS (317 PTS)	7,251 S.F. OF LANDSCAPING 8 TALL DECIDUOUS TREES (240 PTS) 111 TALL DECIDUOUS SHRUBS (555 PTS)

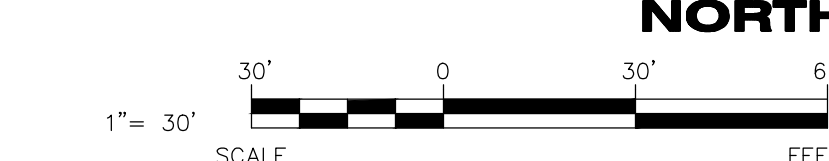
LANDSCAPING PLANTING SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
⊙	Red Oak	Quercus rubra	3"	2
⊙	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2"	8
⊙	Jack Flowering Pear	Pyrus calleryana 'Jazzam'	2"	5
DECIDUOUS SHRUBS				
⊙	Arrowwood Viburnum	Viburnum dentatum	30"-36"	111
⊙	Dwarf Korean Lilac	Syringa meyeri palibin	15"-18"	56



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN
EXCEL JOB #: 2239780
ISSUED FOR CONSTRUCTION

PROPOSED FOR:

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PROJECT MANAGER:	B. POCH
DESIGNER:	S. KLESSIG
DRAWN BY:	KRW
EXPEDITOR:	E. GRAPER
SUPERVISOR:	M. HOYER
PRELIMINARY NO.:	P22092
CONTRACT NO.:	80870
DATE:	MAR. 1, 2024
SHEET:	C1.4

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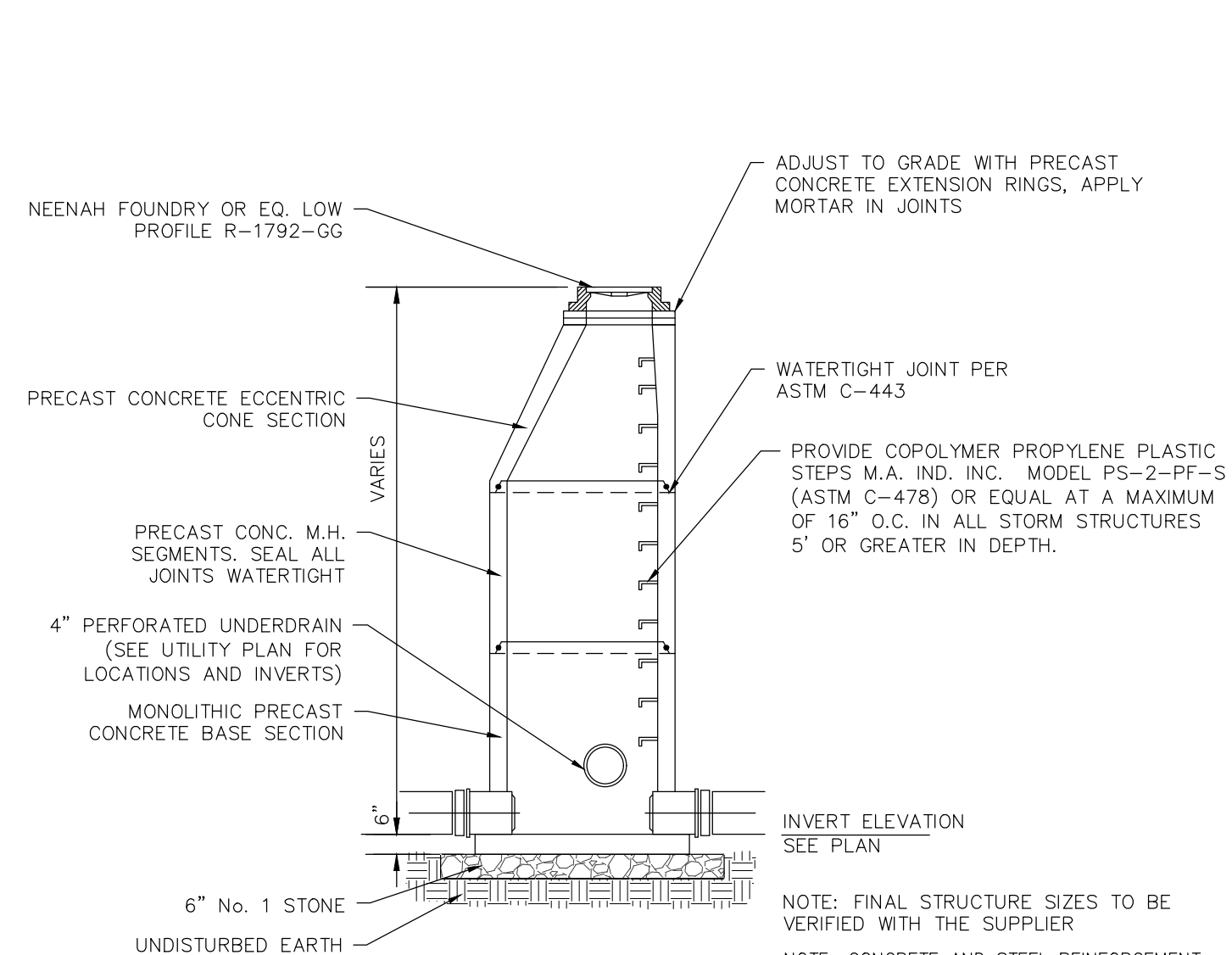
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SANITARY MANHOLE W/ CONE SECTION DETAIL
NO SCALE

GENERAL NOTES

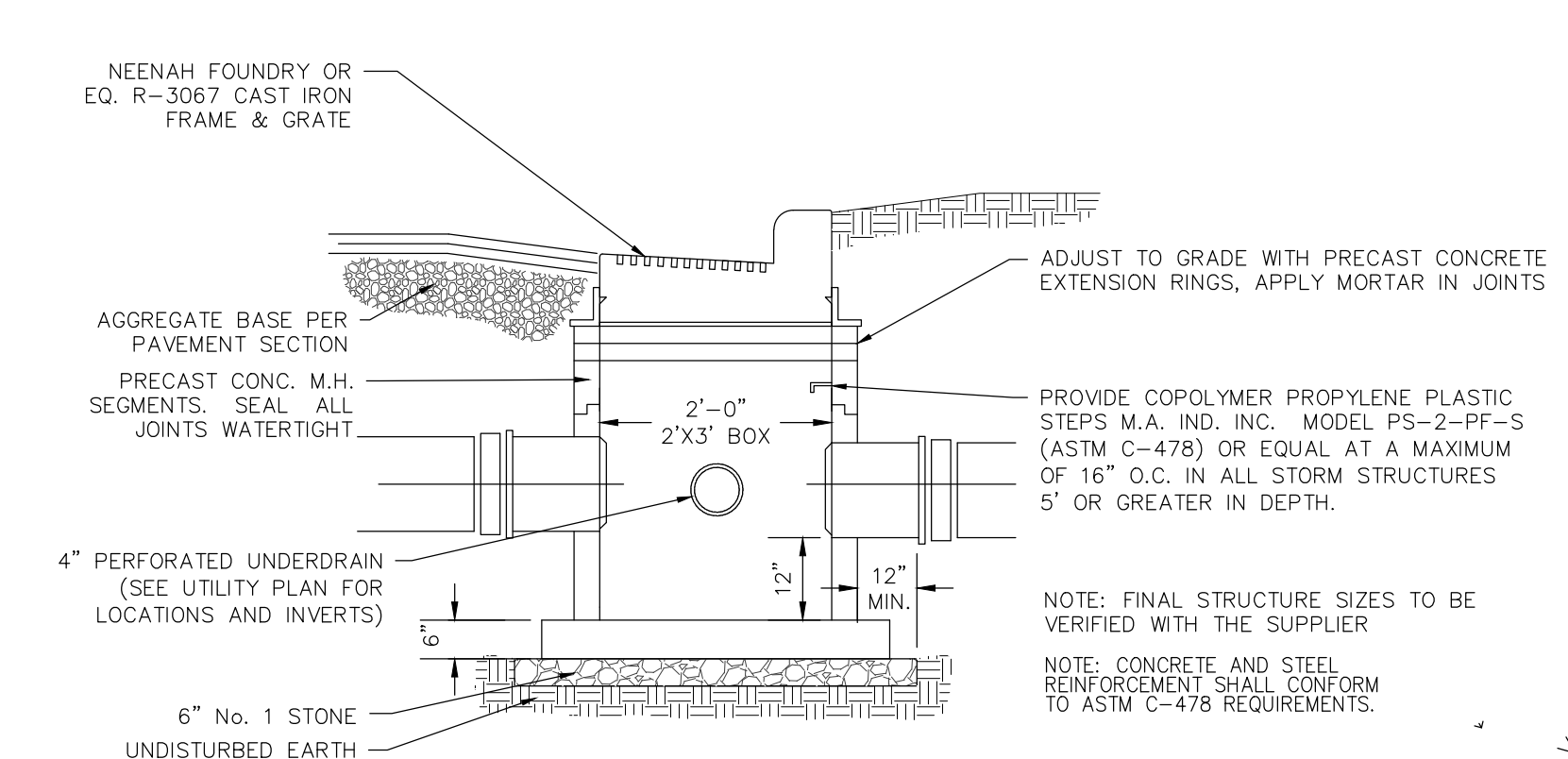
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD NO. 1053 (CHANNEL EROSION MAT).
VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.
LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.
JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.
EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL.
EROSION MAT SHALL PAID BY THE SQUARE YARD INSTALLED.

EROSION MAT OVER SEEDING

JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.
NOTE: SEE SPECIFICATIONS FOR MATTING TYPE

CHANNEL EROSION MAT DETAIL
NO SCALE

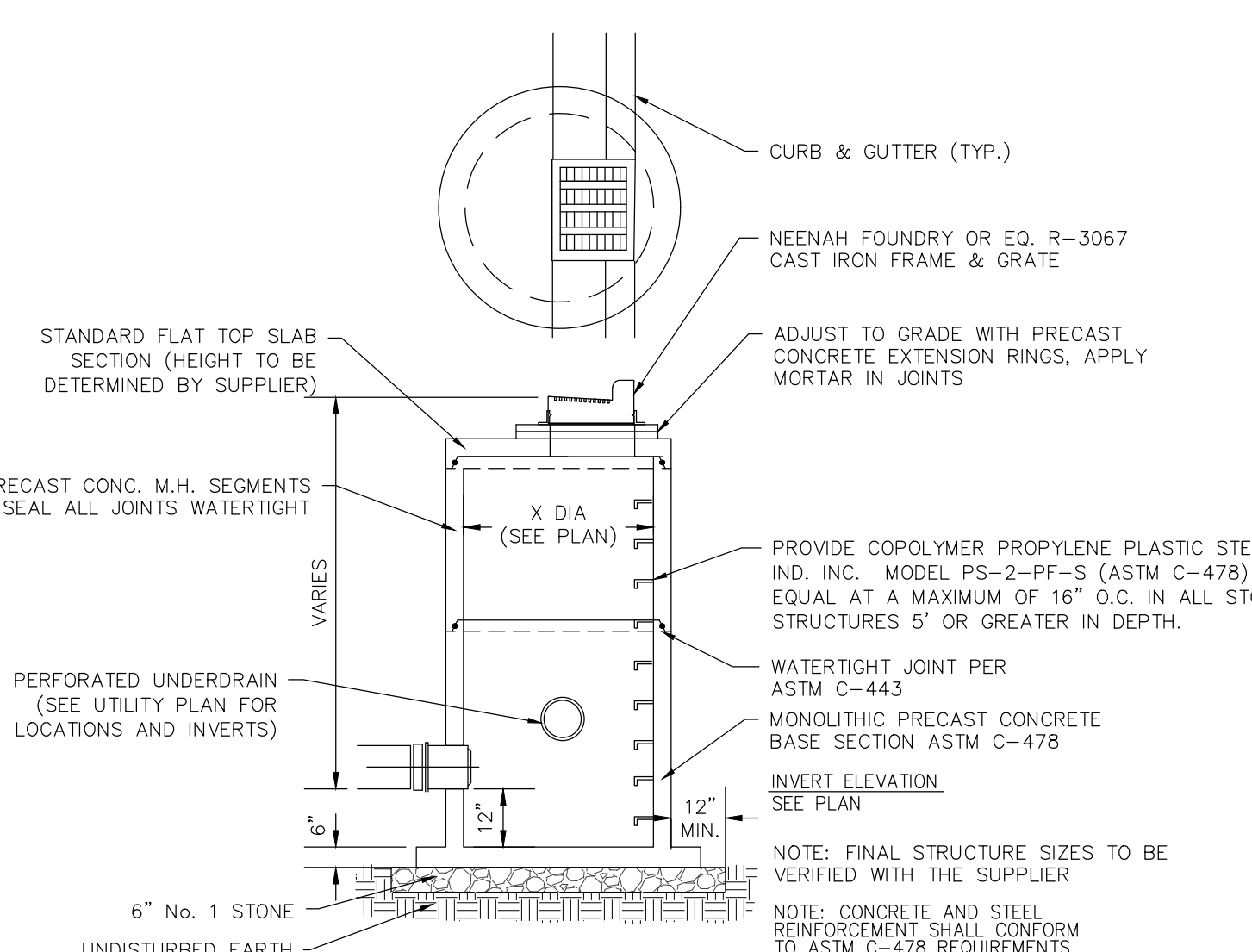
ANCHOR SLOT AT BEGINNING AND END OF EROSION MAT (SEED AND SOD)



STORM CURB INLET W/ SUMP DETAIL
NO SCALE

STORM CATCH BASIN W/ CONE SECTION DETAIL
NO SCALE

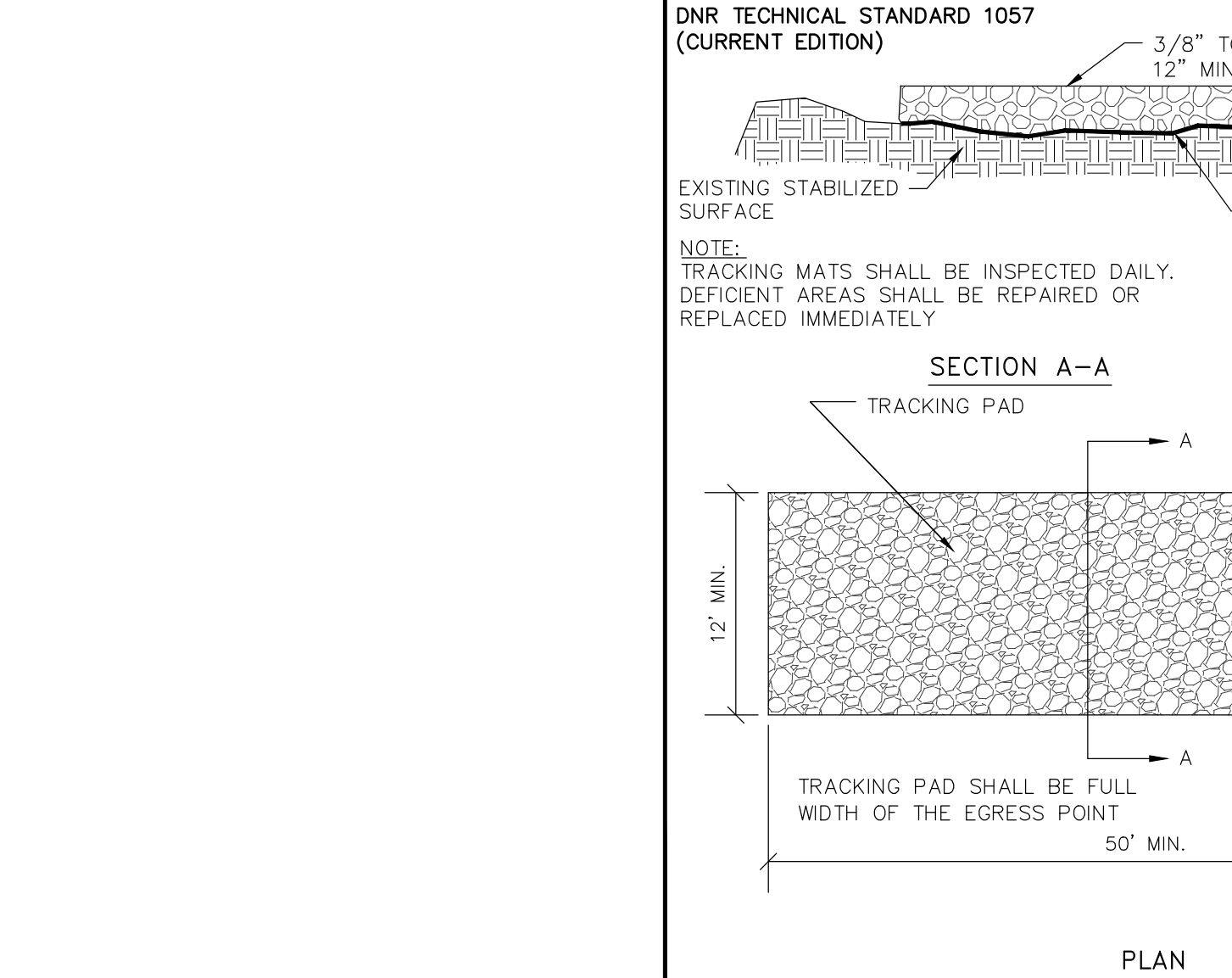
NOTE: FINAL STRUCTURE SIZES TO BE VERIFIED WITH THE SUPPLIER.
NOTE: CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO ASTM C-478 REQUIREMENTS.



STORM CURB INLET W/ SUMPED ROUND STRUCTURE DETAIL
NO SCALE

NOTE: FINAL STRUCTURE SIZES TO BE VERIFIED WITH THE SUPPLIER.
NOTE: CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO ASTM C-478 REQUIREMENTS.

TRACKPAD DETAILS
NO SCALE

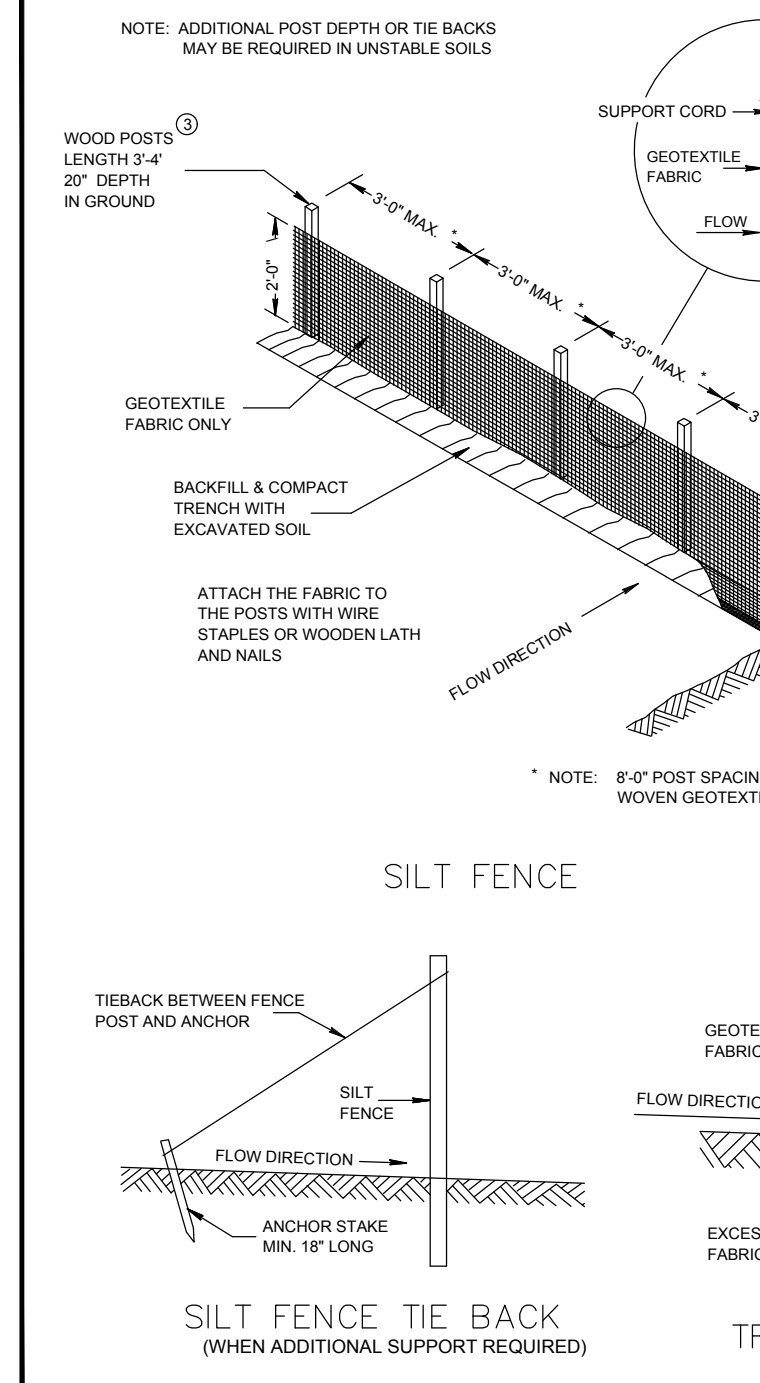


TRACKPAD DETAILS
NO SCALE

INSTALL IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF TRANSPORTATION TECHNICAL STANDARD 1057 (CURRENT EDITION)

NOTE: TRACKING MATS SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

SILT FENCE - INSTALLATION DETAIL
NO SCALE

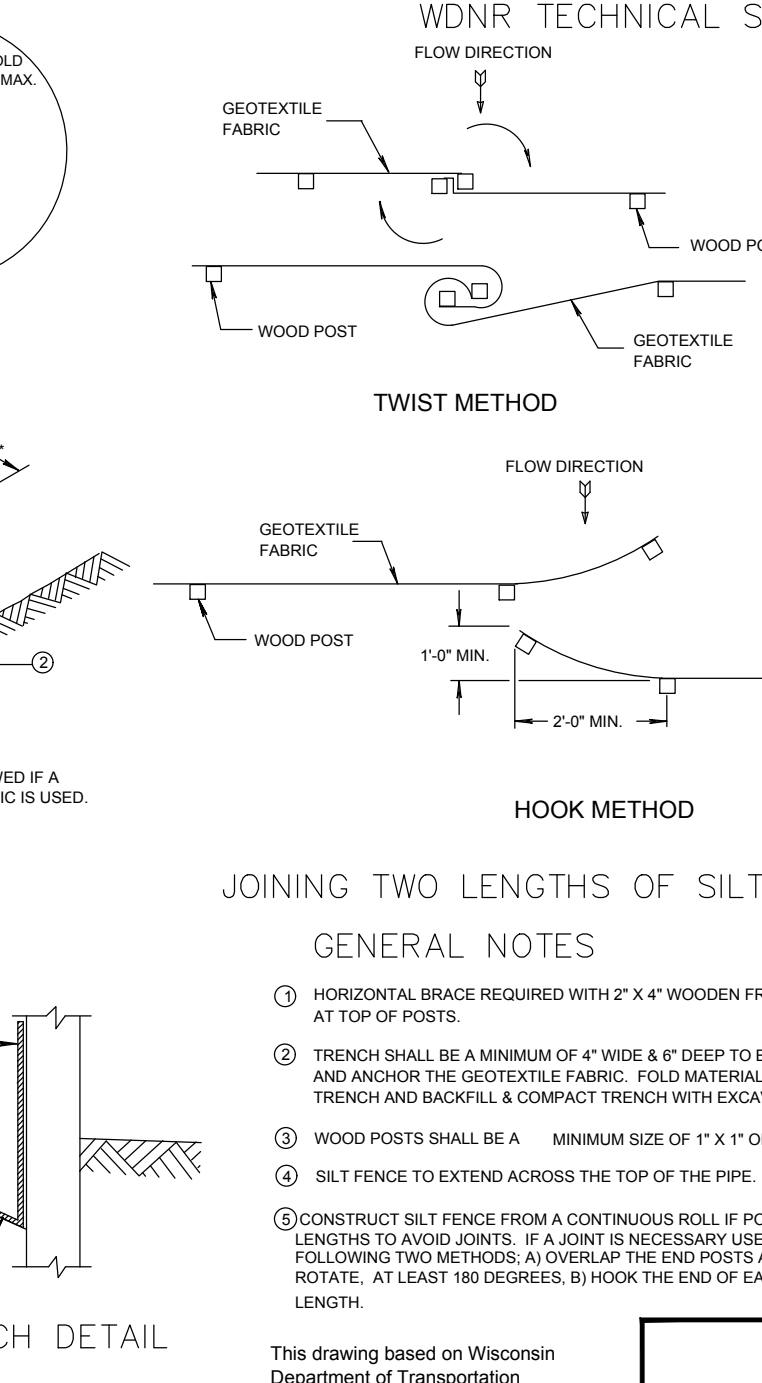


SILT FENCE - INSTALLATION DETAIL
NO SCALE

INSTALL IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF TRANSPORTATION TECHNICAL STANDARD 1056

NOTE: ADDITIONAL POST DEPTH OR THE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

INLET PROTECTION DETAIL
NO SCALE

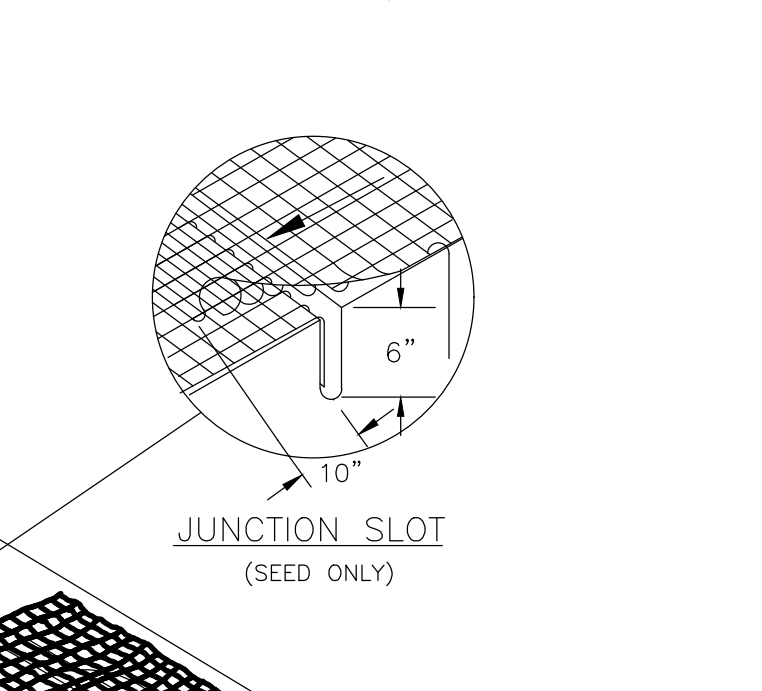


INLET PROTECTION DETAIL
NO SCALE

INSTALL IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF TRANSPORTATION TECHNICAL STANDARD 1056

NOTE: FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REAR STEEL PIPE OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

TYPICAL FIBER ROLL INSTALLATION
N.T.S.



SEDIMENT LOG INSTALLATION
NOT TO SCALE

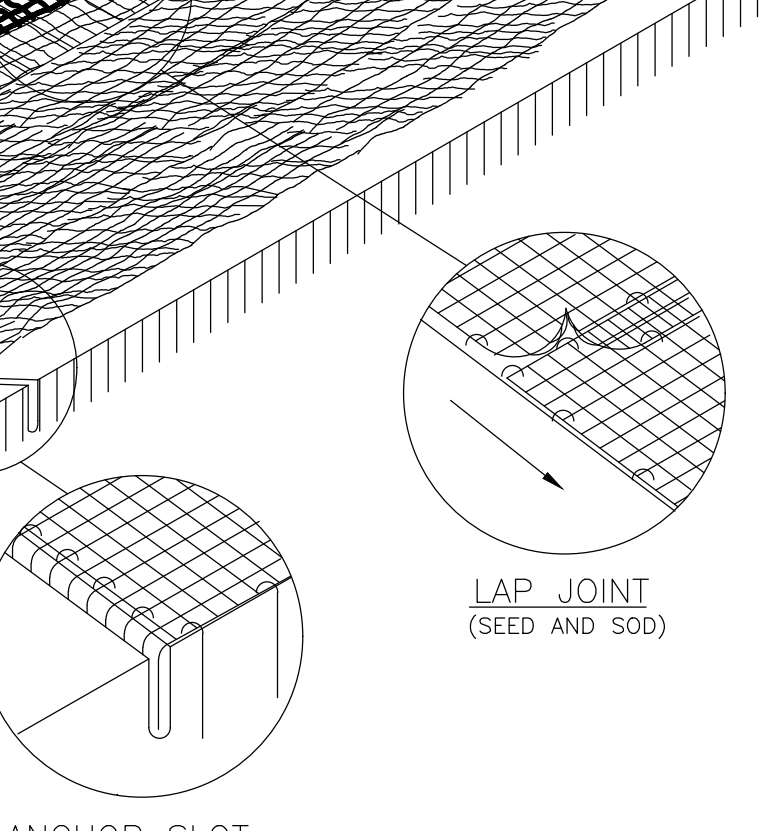


FIGURE 1. INLET PROTECTION TYPES A, B AND C

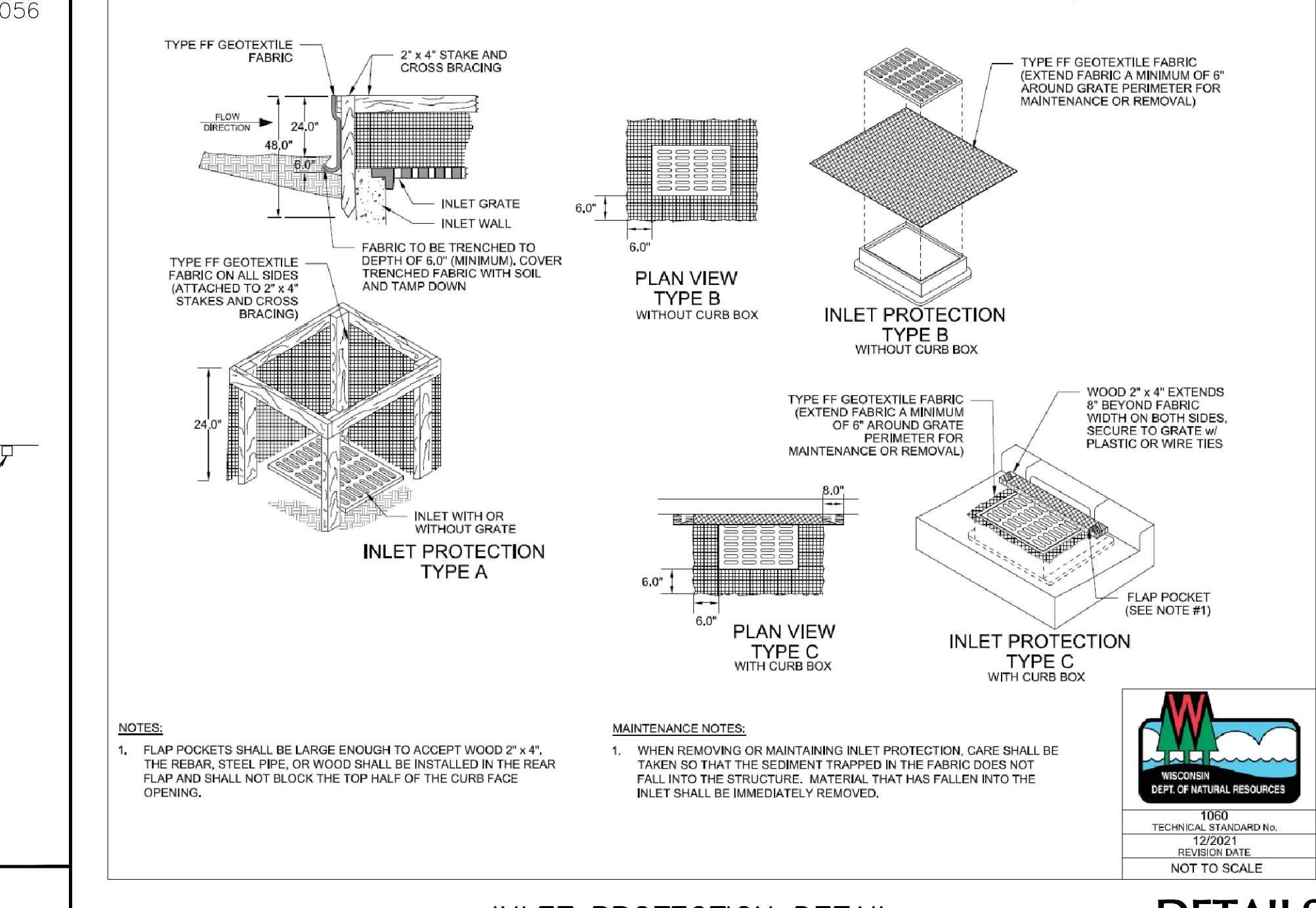


FIGURE 1. INLET PROTECTION TYPES A, B AND C

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

REVISIONS:
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DRAWN BY: KRW
EXPEDITOR: E. GRAPER
SUPERVISOR: M. HOYER
PRELIMINARY NO: P22092
CONTRACT NO: 80870
DATE: MAR. 1, 2024
SHEET: C2.0

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Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Libac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
VAN HORN KIA
3512 WILGUS AVE. SHEBOYGAN, 53081
WISCONSIN

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REVISIONS

PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: E. GRAPER

SUPERVISOR: M. HOYER

PRELIMINARY NO: P22092

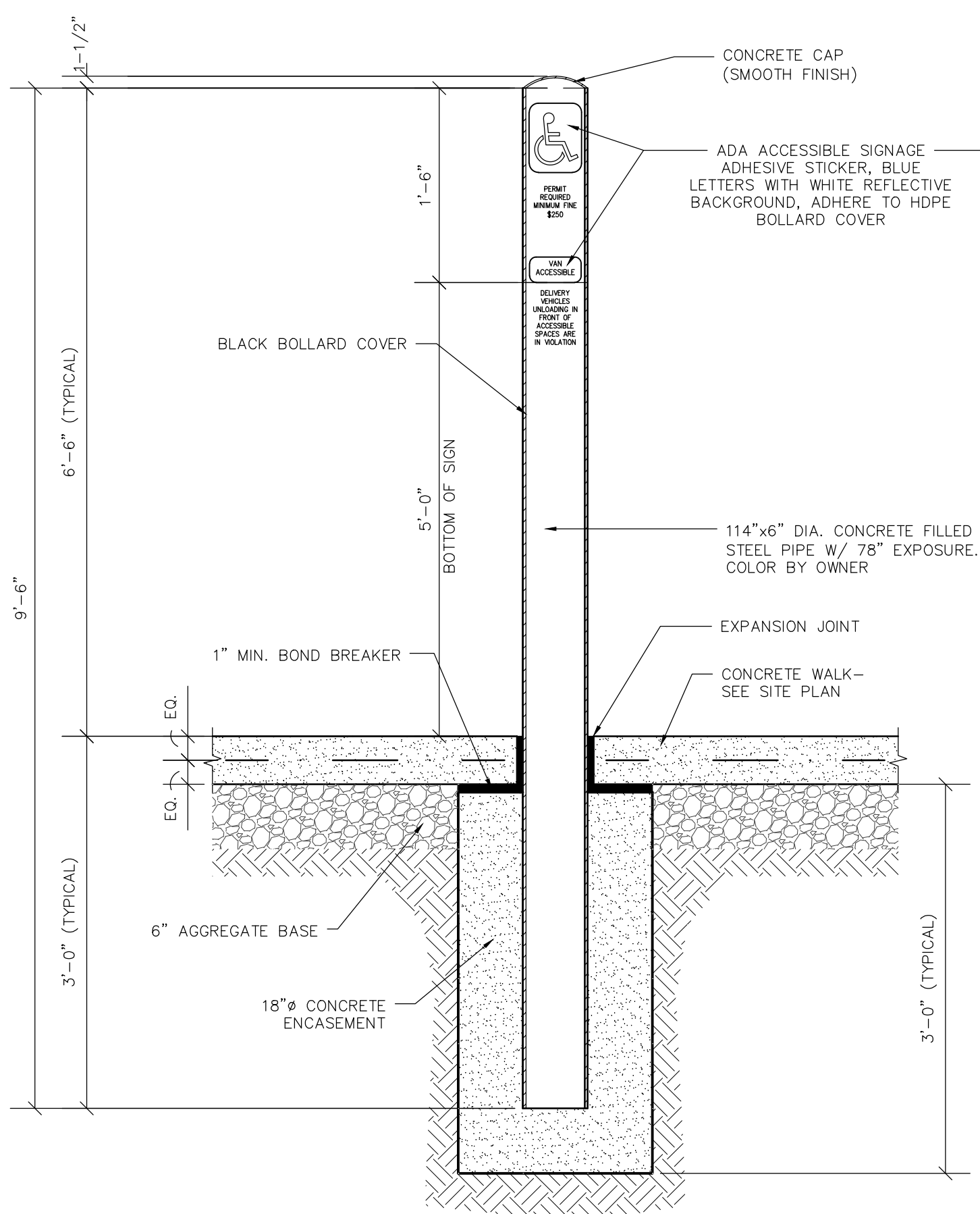
CONTRACT NO: 80870

DATE: MAR. 1, 2024

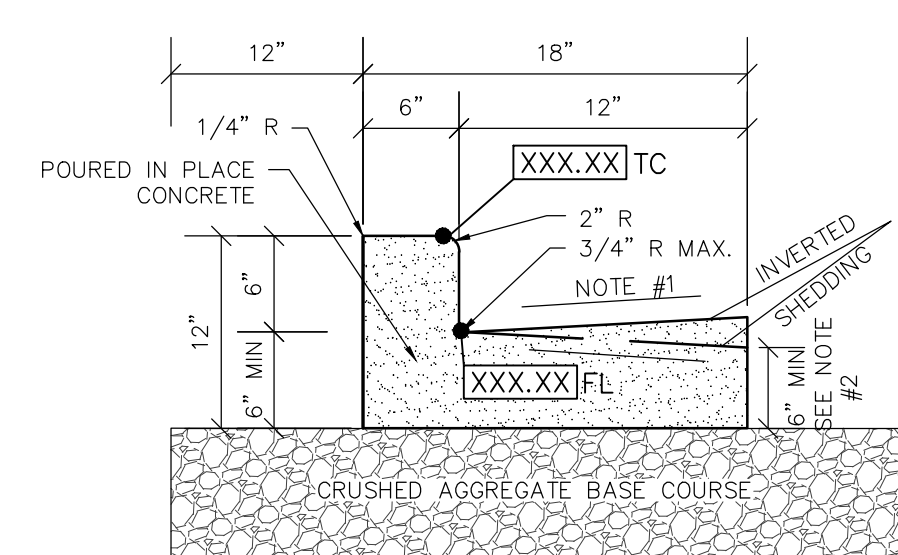
SHEET: **C2.1**

DETAILS
EXCEL JOB #: 2239780

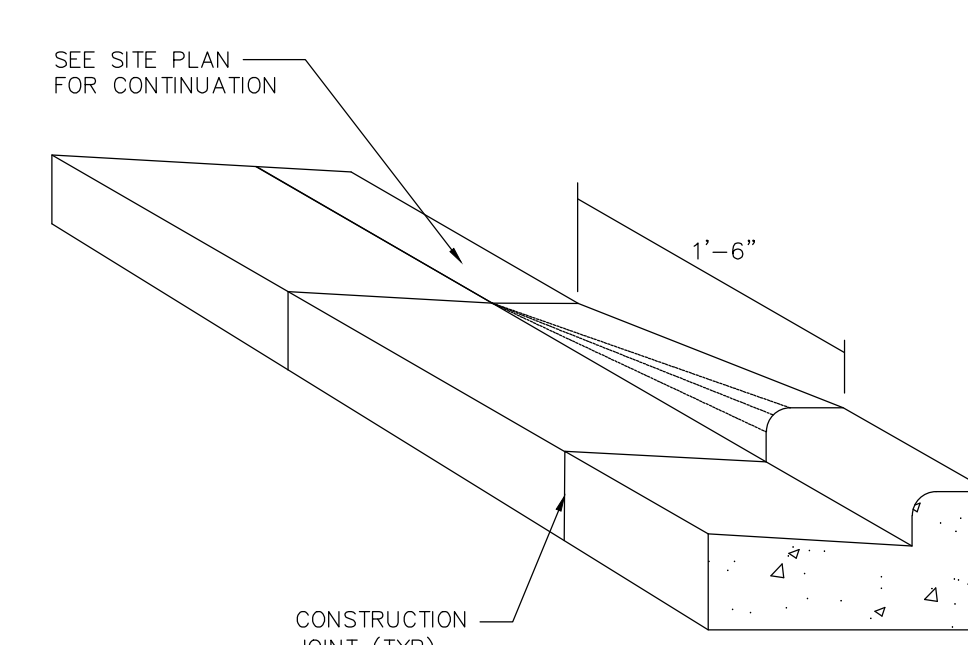
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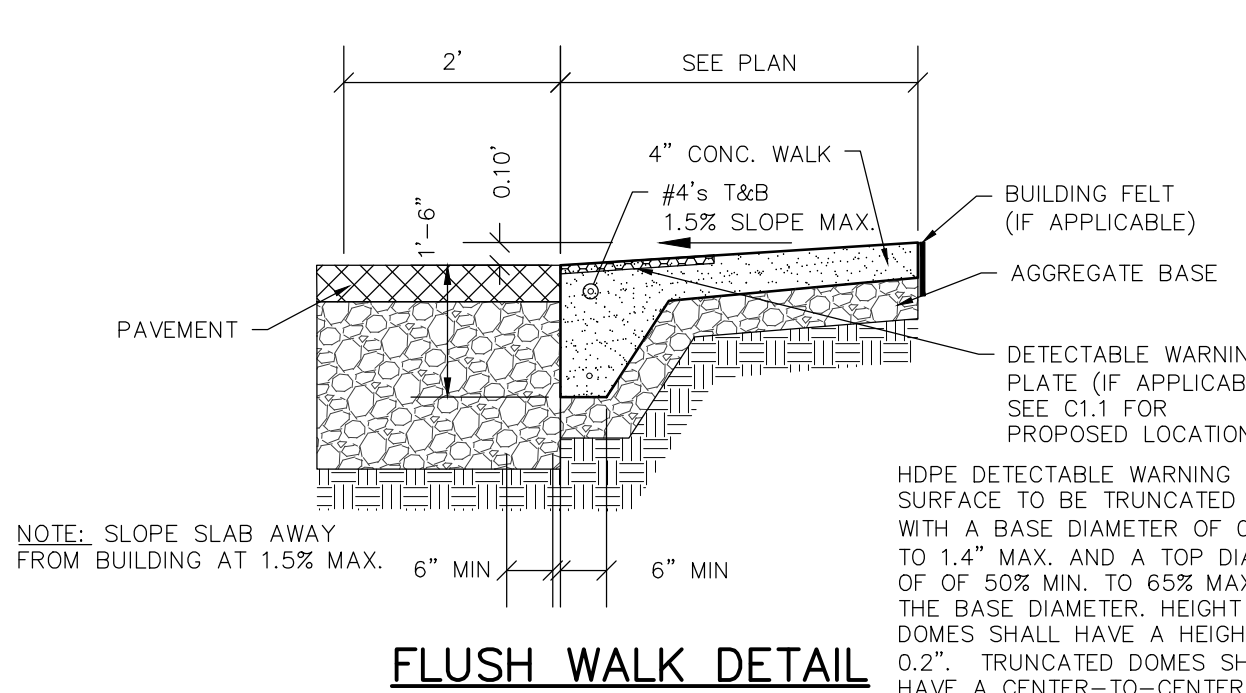
6" HANDICAP PIPE BOLLARD DETAIL
NO SCALE



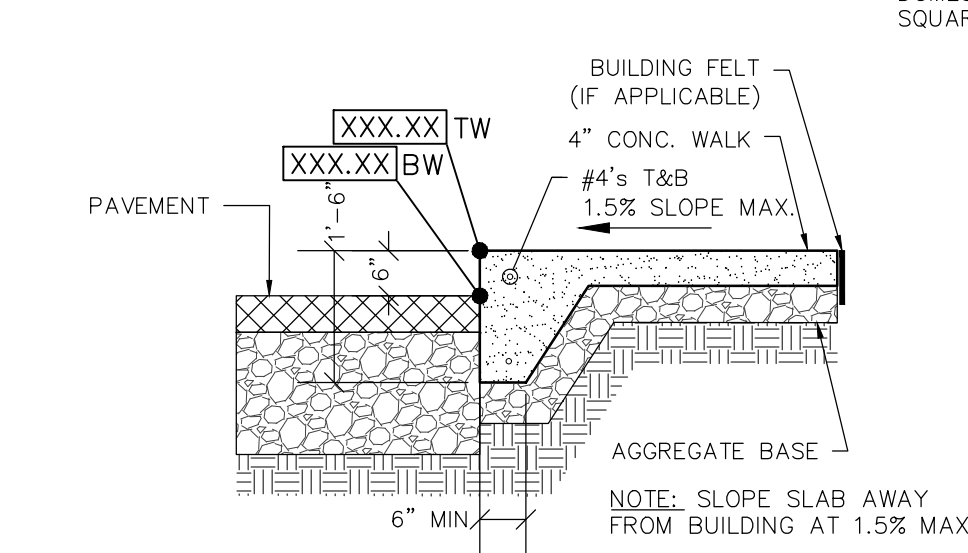
18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



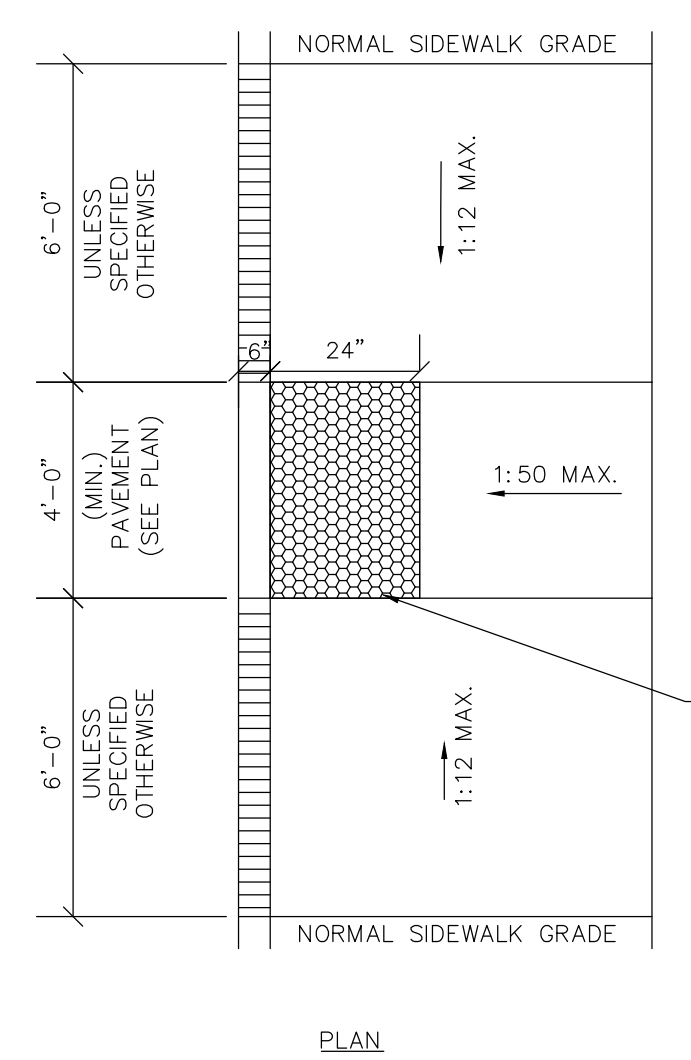
CURB TAPER DETAIL
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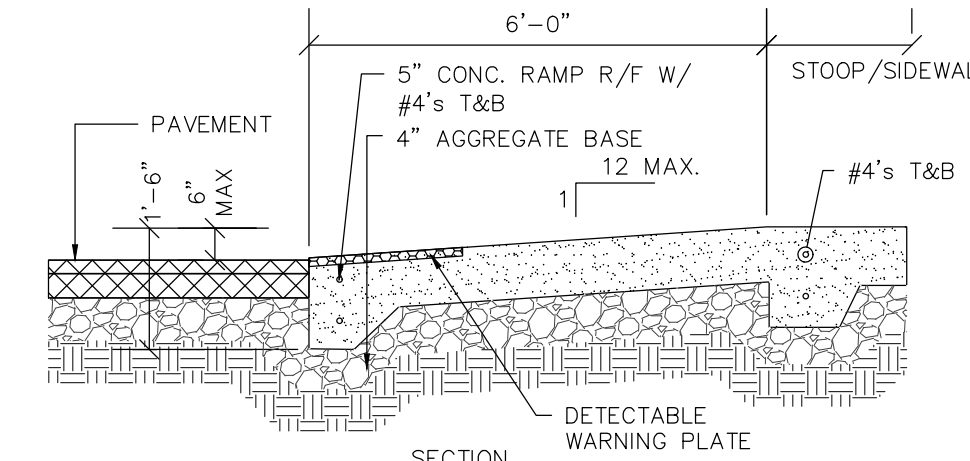
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RAISED WALK DETAIL
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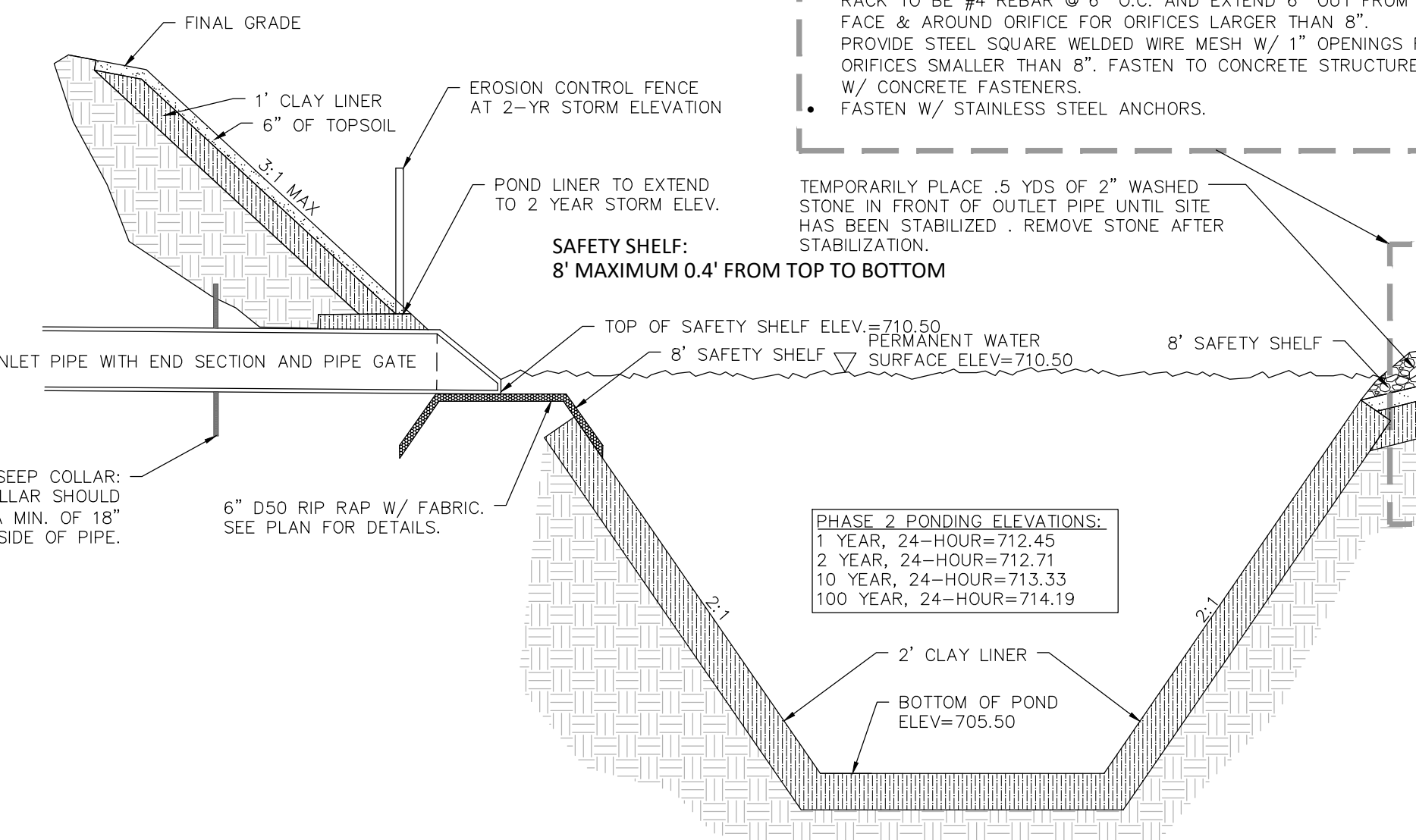


ADA SIDEWALK RAMP DETAIL
NO SCALE

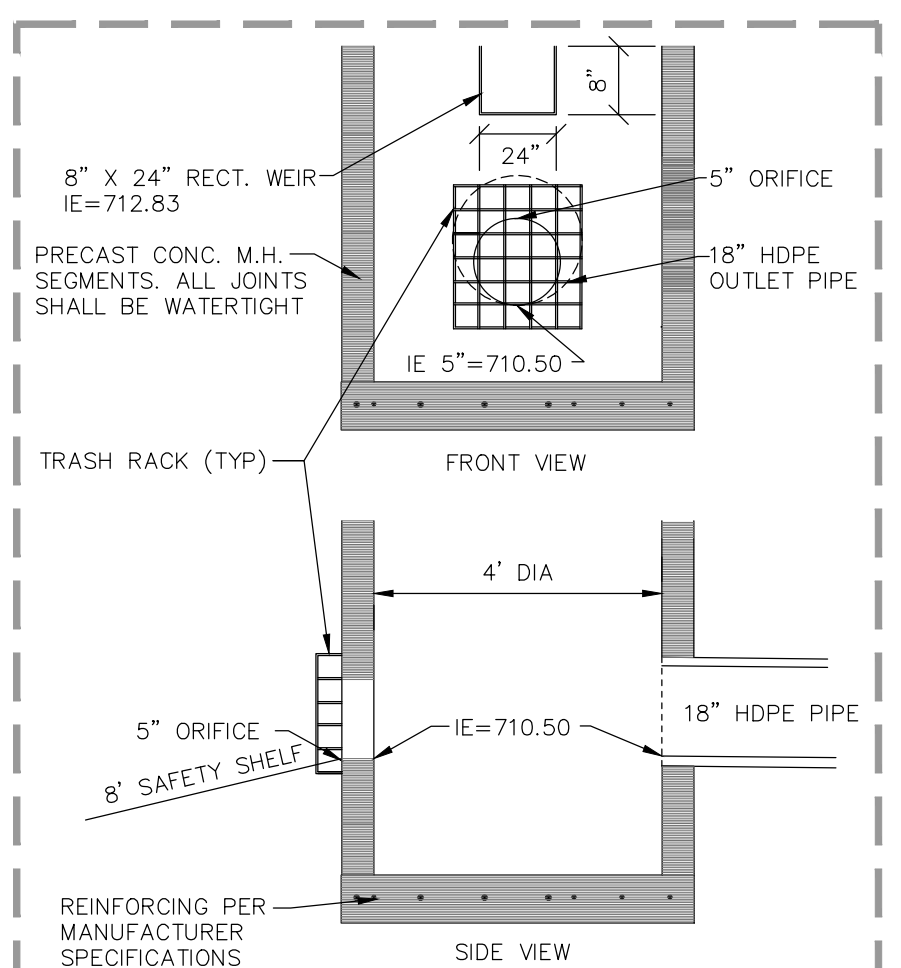


CURB RAMP DETAIL
NO SCALE

- POND LINER CRITERIA FOR SAFETY SHELF AND BELOW (CLAY):**
- 50% FINES (200 SIEVE) OR MORE.
 - AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1x10⁻⁷ CM./SEC. OR LESS.
 - AVERAGE LIQUID LIMIT VALUE OF 25 OR GREATER, WITH NO VALUE LESS THAN 20.
 - AVERAGE PI OF 12 OR MORE WITH NO VALUES LESS THAN 10.
 - CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2% WET OF OPTIMUM IF USING MODIFIED PROCTOR.
 - CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.
 - MINIMUM THICKNESS OF TWO FEET.
 - SPECIFY METHOD FOR KEEPING POOL FULL OR USE OF COMPOSITE SOILS BELOW LINER.
- POND LINER ALTERNATE:**
- CONTRACTOR TO PROVIDE 60 MIL/HDPE POND LINER IN LIEU OF CLAY LINER TO LINE ENTIRE POND AREA UP TO THE 2 YEAR, 24-HOUR WATER PONDING ELEVATION (SEE ELEVATION ON DETAIL).
 - DESIGN ACCORDING TO THE CRITERIA IN TABLE 3 OF THE NRCS 313, WASTE STORAGE FACILITY TECHNICAL STANDARD.
 - INSTALL ACCORDING TO NRCS WISCONSIN CONSTRUCTION SPECIFICATION 202, POLYETHYLENE GEOMEMBRANE LINING.
- 4-6" ROUND STONE OVER FILTER FABRIC SHALL BE PROVIDED TO COVER THE ENTIRE LINER. TOP OF STONE SHALL MATCH PROPOSED POND ELEVATIONS.

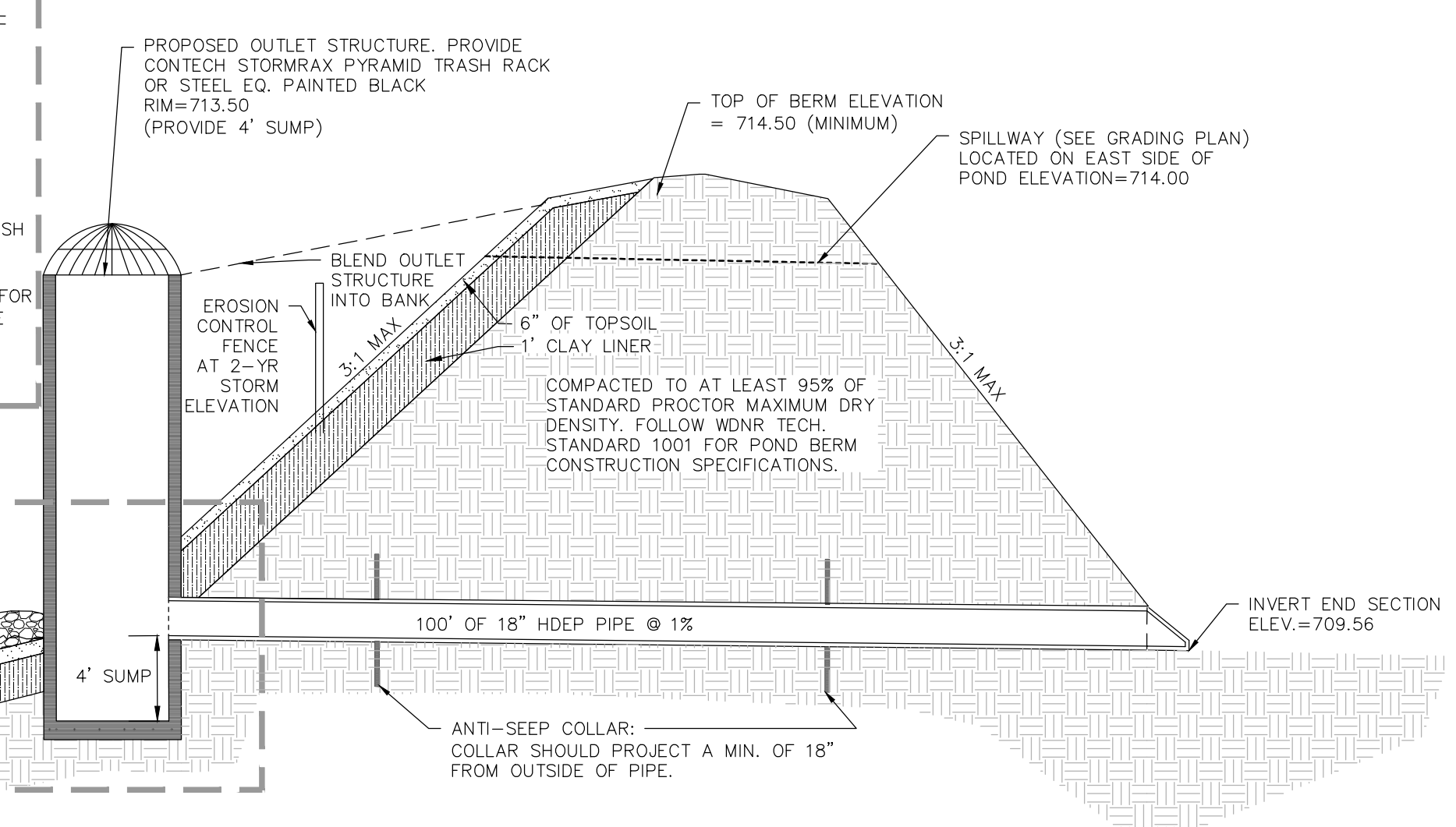


WET RETENTION POND
NO SCALE

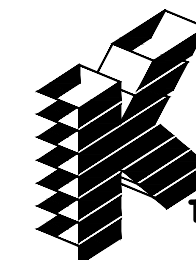


- NOTES:**
- IF GROUND WATER IS PRESENT; TILE SYSTEM SHOULD BE INSTALLED UNDER POND TO ALLOW PUMPING DURING CONSTRUCTION.
 - A LINING BASE SHALL BE PREPARED ON THE BOTTOM AND SLOPES OF THE AREA ARE TO BE LINED.
 - LINING BASE MATERIAL SHALL BE FREE OF ALL SHARP OBJECTS, ROOTS GRASS AND VEGETATION.
 - THE BASE MATERIAL SHALL BE NATIVE MATERIALS OR MATERIALS OBTAINED FROM A BORROW SOURCE COMPACTED TO A MIN. OF 95% COMPACTING OR AN APPROVED CONSTRUCTION FABRIC.
 - THE SUBGRADE SHALL BE PREPARED IMMEDIATELY PRIOR TO THE PLACING OF THE LINER. THE SURFACE ON WHICH THE LINER IS TO BE PLACED IS TO BE FIRM, CLEAN, DRY AND SMOOTH.
 - AT END OF SITE CONSTRUCTION, POND DEPTH SHALL BE CHECKED FOR SEDIMENTATION AND DREDGED, IF NECESSARY, TO THE DESIGN DEPTH ORIGINALLY PROPOSED.
 - CONTRACTOR SHALL PROVIDE EROSION MATTING AS REQUIRED PER SPECIFICATIONS NOTED ON C0.1.
 - CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE.

OVERALL STORMWATER FACILITY DETAIL
NO SCALE



EMERGENCY SPILLWAY DETAIL
NO SCALE



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Drive
Sun Prairie, WI 53590
PHONE (608) 318-2336

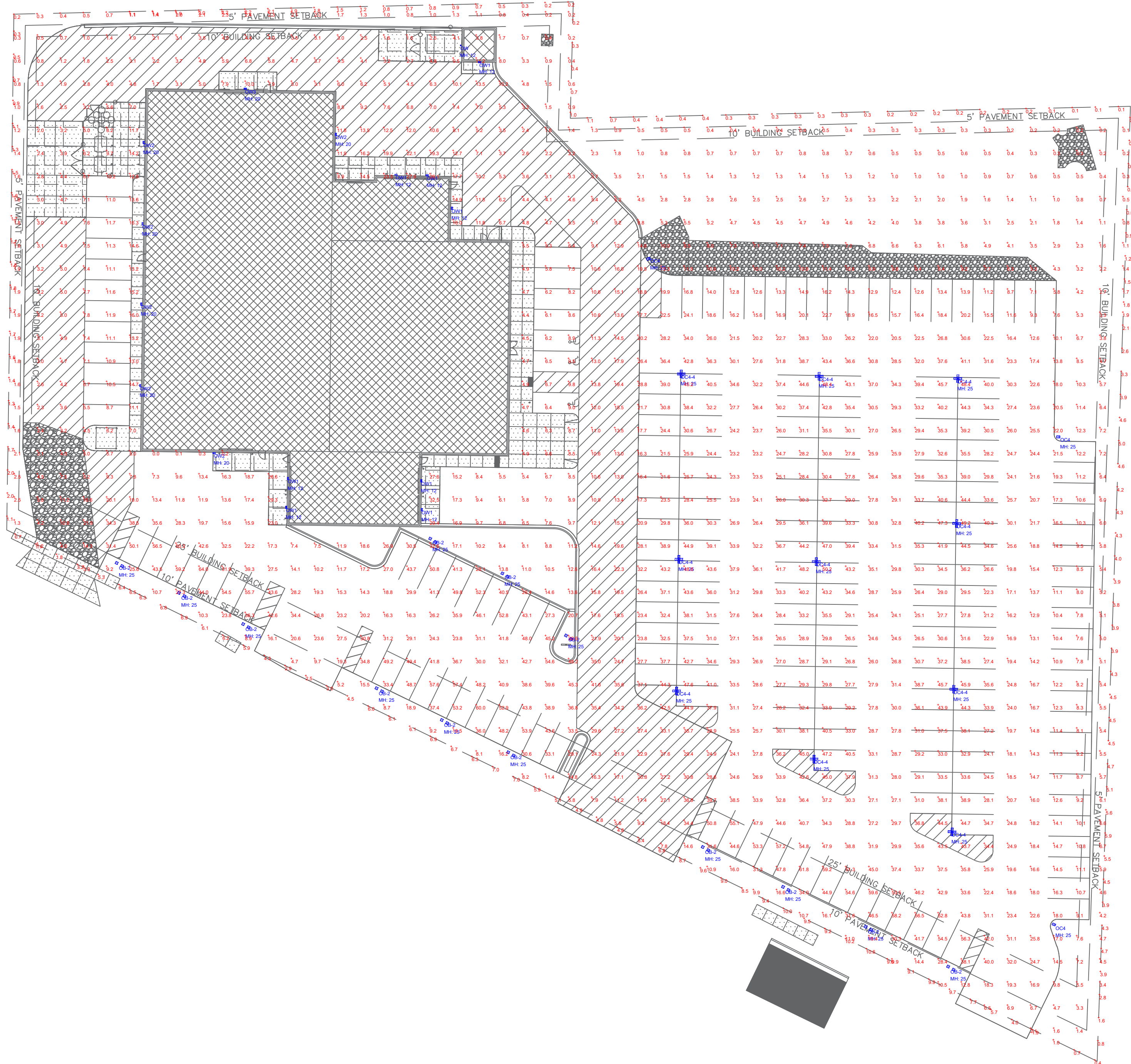
MILWAUKEE
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FAX (715) 849-3181

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Label	Qty	Arrangement	L.F.	Tag	Description	Lum. Watts	Total Watts	Lum. Lumens
OB-2	13	GROUP	0.900	LITHONIA	(1) RSK1 LED P4 wk AFRR80 HS + (1) RSK1 LED P3 wk AFRL00 HS @ 180 + 22FT POLE + 3FT BASE	N.A.	6037.204	N.A.
OC4	3	SINGLE	0.900	LITHONIA	RSK1 LED P4 wk R4 + 22FT POLE + 3FT BASE	311.82	935.76	45976
OC4-1	10	4 @ 90 DEGREES	0.900	LITHONIA	(4) RSK1 LED P4 wk R4 @ 90 + 22FT POLE + 3FT BASE	311.82	1247.61	45976
OW	1	SINGLE	0.900	LITHONIA	WEDGE LED P4 wk WDRV FT	110.000	110.000	1207
OW1	8	SINGLE	0.900	LITHONIA	WEDGE LED P4 POCR RFT wk	70.21	602.68	12000
OW2	6	SINGLE	0.900	LITHONIA	WEDGE LED P4 POCR RFT wk	148.69	881.34	20446
OW3	1	SINGLE	0.900	LITHONIA	WEDGE LED P4 POCR R3 wk	148.69	148.69	20163

Label	CalcType	Units	Avg	Max	Min	AngMin	MaxMin
PRESUMED PROPERTY LINE	Illuminance	Fc	3.07	10.6	0.1	30.70	100.00
CUSTOMER PARKING	Illuminance	Fc	7.53	9.8	1.8	1.30	1.60
EMPLOYEE SERVICE PARKING	Illuminance	Fc	12.46	16.3	6.7	1.43	1.87
FRONT PERIMETER ROW	Illuminance	Fc	32.23	16.2	20.9	1.07	2.40
FRONT PERIMETER ROW_1	Illuminance	Fc	51.45	64.0	36.3	1.42	1.70
FRONT PERIMETER ROW_2	Illuminance	Fc	46.84	60.0	30.6	1.62	1.96
FRONT PERIMETER ROW_3	Illuminance	Fc	62.35	61.8	38.1	1.37	1.62
FEEDSTRAIN PATH	Illuminance	Fc	19.24	27.8	4.4	2.32	6.24



SITE PHOTOMETRIC PLAN
SCALE: 1/32" = 1'-0"
0 32 64

PROPOSED FOR:
VAN HORN KIA
 3512 WILGUS AVE. SHEBOYGAN, 53081
 WISCONSIN

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REVISIONS

PROJECT MANAGER: B. POCH
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: E. GRAPER
SUPERVISOR: M. HOYER
PRELIMINARY NO: P22092
CONTRACT NO: 80870



DATE: MAR. 1, 2024

CIVIL SITE PHOTOMETRIC PLAN AND DETAILS
EXCEL JOB #: 2239780
ISSUED FOR CONSTRUCTION

SHEET: **C3.1**

**CITY OF SHEBOYGAN
DIRECT REFERRAL GENERAL ORDINANCE 43-23-24
TO CITY PLAN COMMISSION**

BY ALDERPERSON MITCHELL.

APRIL 9, 2024.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located around 929 Greenfield Avenue including Parcel Nos. 59281321761, 59281321762, and 59281321763 from Class Suburban Residential (SR-5) to Class Suburban Residential (SR-5) with PUD overlay Classification.

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

Section 1. Chapter 105 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Suburban Residential (SR-5) to Class Suburban Residential (SR-5) with PUD overlay Classification:

Property located around 929 Greenfield Avenue including Parcel Nos. 59281321761, 59281321762, and 59281321763:

Parcel 59281321761 described as PRT NE NW,SEC 2,COM 173.25'S OF NW COR SD1/4,TH E 98',NE 97.75'TO PNT IN CEN BLACK RIV RD 144.8'SE OF N LN SEC 2,SE ON SD RD 76.3'M/L,SWLY AT R/A WITH SD RD 160',SELY PARA WITH RD 130',SWLY AT R/A 31.4'M/L,W TO W LN NE NWTH N TO BEG,EXC COM AT N1/4 COR,SD SEC,TH S01 DEG 29'32" W 202.75',N88 DEG 30'28"W 1098.97',TH S49 DEG 14'17"W 160'TO PNT OF BEG,TH S40 DEG 45'43"E 130',S44 DEG 40'15"W 27.70',S89 DEG 27'42"W 171.48',N01 DEG 25'30"E95.08',TH N76 DEG 35'15"E 106.62'TO BEG.

Parcel 59281321762 described as PRT NE NW,SEC 2,COM IN CEN BLACK RIV RD,S42 DEG 16'E 291.1'OF ITS INTER WITH N LN SEC 2,TH S47 DEG 44'W 160', N42 DEG 16'W 70',N47 DEG 44'E 160'TO CEN SD RD,TH S42 DEG 16'E 70'TO BEG, & ALSO COM AT NE COR NW1/4 SEC 2, TH S89-47-18W 1248.83' ALG N LN, S40-30-28E 513.11' ALG C/L GREENFIELD AVE, S89-32-29W 265.45' TO POB, TH S89-32-29W 150.46', N01-27-33E 94.78', N76-35-15E 106.87', S40-45-43E 66.70', S00-27-31E 67.82' TO POB, EXC PRT CONV IN QCD #2095653 COM AT NE COR NW1/4 SEC 2, TH S89-47-18W 12

Parcel 59281321763 described as PART OF THE NW NW & NE NW SEC 2, COM N89-44-42E 909.42' FROM THE NW COR OF SEC 2, TH S01- 40- 19W 511.50' TH S89-44-42W 92.50', TH S01-40-19W 630.97 TO THE N LINE OF CARMEN PARK SUBD, TH N89-20-06E 501.95' TO THE W LINE OF THE NE NW, TH N01-40-56E 18.00' ALONG SD W LINE, TH N89-31-07E 203.75', TH N07-07-07E 733.80', TH S89-54-07W 274.20' TO THE W LINE OF THE NE NW, TH N01-36-07E 217.88' ALONG SD W LINE, TH N88-15-22E 98.95', TH N50-13-22E 95.85' TO THE CENTER LINE OF BLACK RIVER ROAD, TH N41-03-1

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.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

_____.

Presiding Officer

Attest

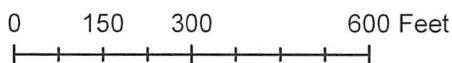
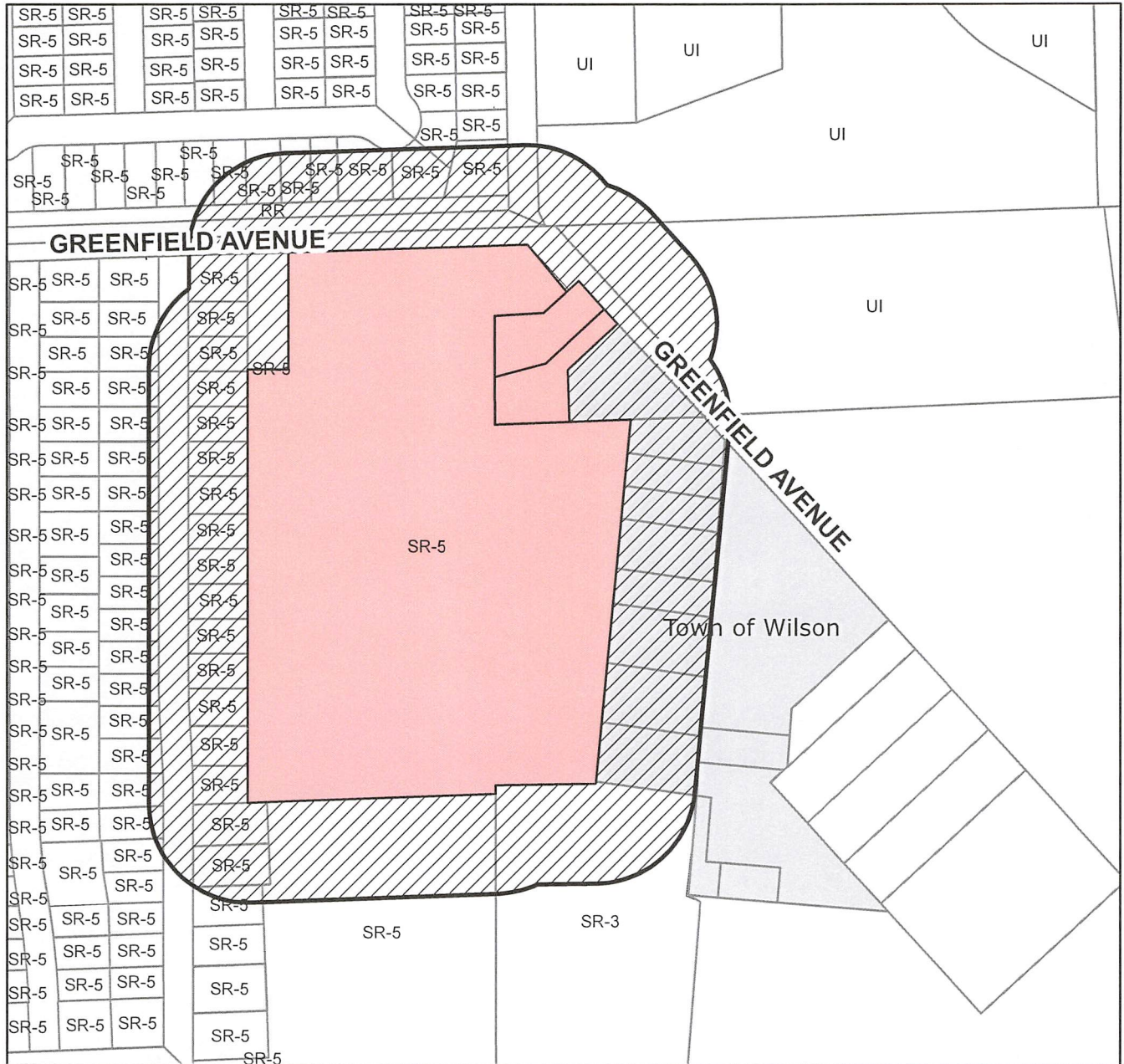
Ryan Sorenson, Mayor, City of Sheboygan

Meredith DeBruin, City Clerk, City of Sheboygan

PROPOSED REZONE FROM SUBURBAN RESIDENTIAL 5 (SR-5) TO SUBURBAN RESIDENTIAL-5 -PUD OVERLAY (SR-5 -PUD OVERLAY)

SECTION 2, TOWNSHIP 14 NORTH, RANGE 23 EAST

Legal Descriptions attached



**CITY OF SHEBOYGAN
DIRECT REFERRAL R. O. 133-23-24
TO CITY PLAN COMMISSION**

BY CITY CLERK.

APRIL 9, 2024

Submitting an application from Jacob Norberte for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located around 929 Green field Avenue including Parcel Nos. 59281321761, 59281321762, and 59281321763 from Class Suburban Residential (SR-5) to Class Suburban Residential (SR-5) with PUD Overlay Classification.

OFFICE USE ONLY

APPLICATION NO.: _____
RECEIPT NO.: 240162
FILING FEE: \$200.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 105.996)
Revised January 2024

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: Jacob Norberte PHONE NO.: (920) 452 - 4444

ADDRESS: 1135A Michigan Ave, Sheboygan, WI E-MAIL: _____

OWNER OF SITE: Sheboygan Christian School Association PHONE NO.: (920) 458 - 9981

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 929 Greenfield Ave, Sheboygan, WI

LEGAL DESCRIPTION: NW NW and NE NW Sec 2

PARCEL NO. 59281321763, 59281321761, 59281321762 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: SR-5

PROPOSED ZONING DISTRICT CLASSIFICATION: PUD Overlay on SR-5

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: High School

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: K through 12th Grade School

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? _____

Site is staying SR-5 with a PUD overlay

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: Site is staying SR-5 with a PUD overlay

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? _____

Site is staying SR-5 with a PUD overlay

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

PUD zoning overlay is proposed to help streamline the review process for future
additions to the proposed site through multiple phases

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.

Jacob Norbert
APPLICANT'S SIGNATURE

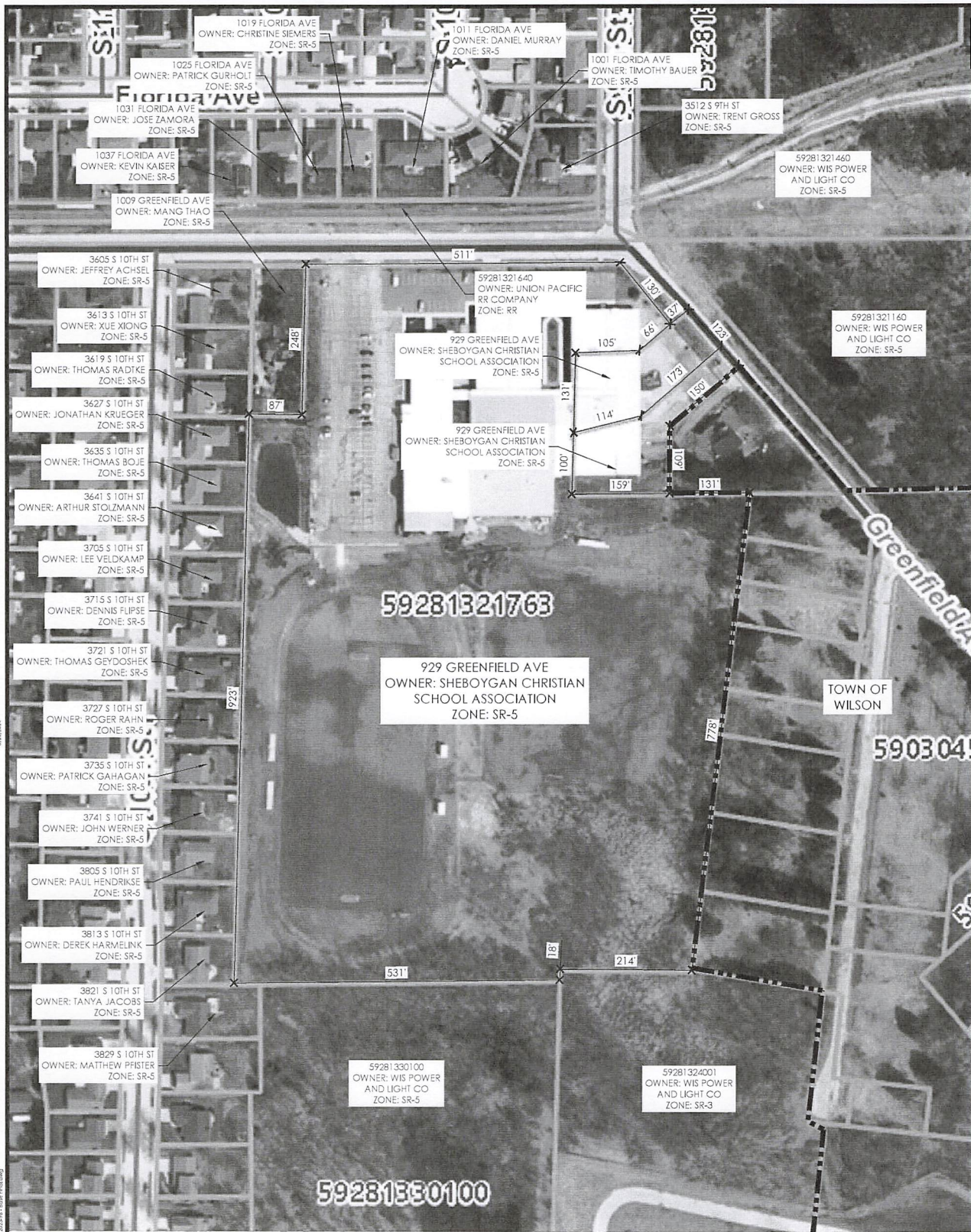
3/28/24
DATE

Jacob Norbert
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.
- All lot dimensions of the subject property.
- All other lands within 100 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.



3/20/2024

F:\2023-CONTRACTS\2023-24\Sheboygan Christian School - Phase 3\Phase 3\Construction Documents\3.3\Map\2023-24 - Item 14.dwg

ZONING MAP



SCALE: 1"=150'

March 28, 2024
Sheboygan Christian School
 929 Greenfield Avenue, Sheboygan, WI
 Proj. No. 2023-96

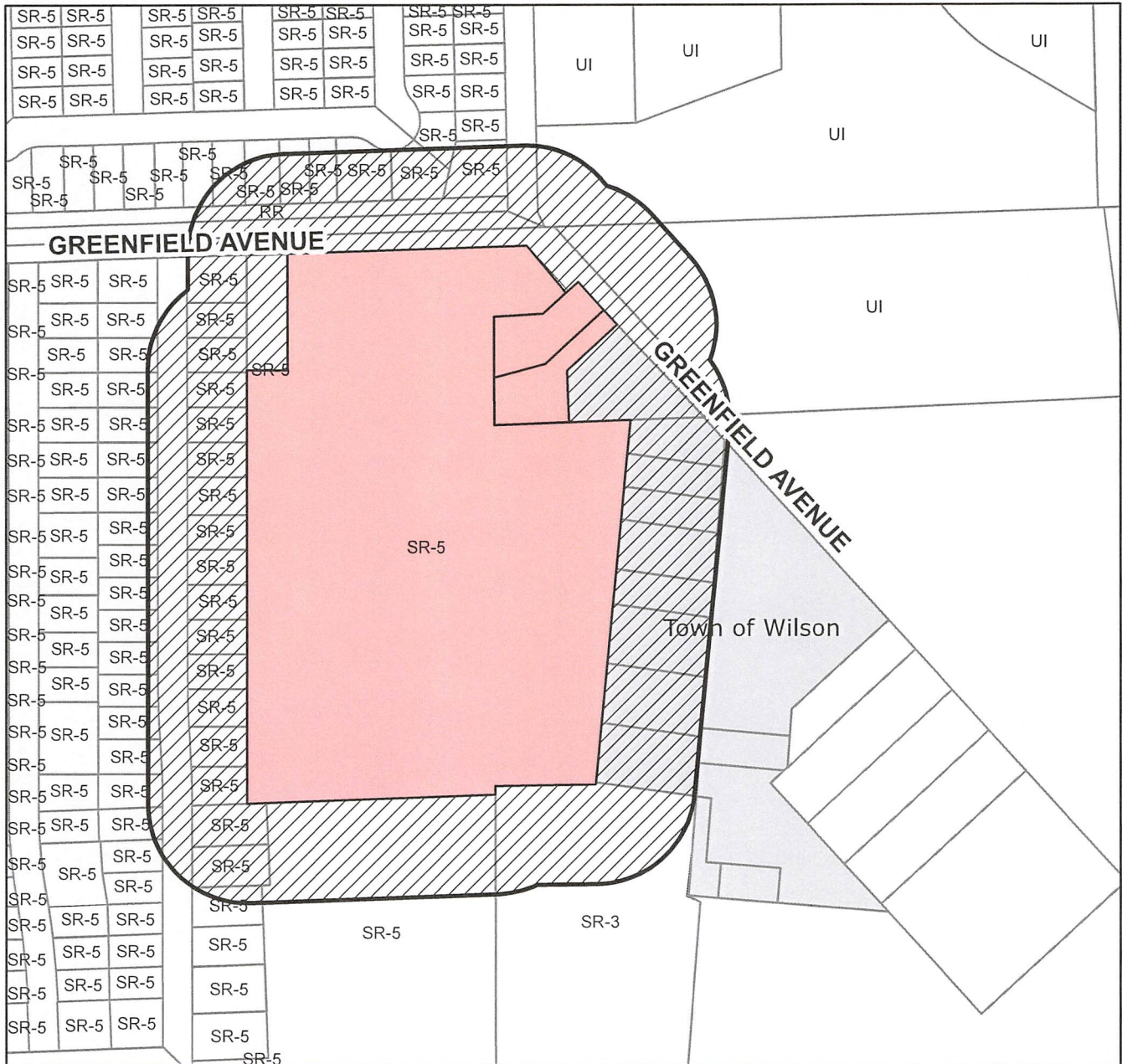
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PROPOSED REZONE FROM SUBURBAN RESIDENTIAL 5 (SR-5) TO SUBURBAN RESIDENTIAL-5 -PUD OVERLAY (SR-5 -PUD OVERLAY)

SECTION 2, TOWNSHIP 14 NORTH, RANGE 23 EAST

Legal Descriptions attached



0 150 300 600 Feet



CLK322B

City Of Sheboygan
City Clerk's Office

* General Receipt *

Receipt No: 240162

License No: 0000

Date: 04/04/2024

Received By: MMD

Received From: ABACUS ARCHITECTS

Memo: REZONE CHRISTIAN SCHOOL

Method of Payment: \$200.00 Check No. 12847

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 PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: General Development Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762). SR-5 Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: April 1, 2024

MEETING DATE: April 9, 2024

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The Plan Commission will be reviewing the Sheboygan Christian School General Development Plan (GDP) for property located at parcels 59281321763, 59281321761, and 59281321762.

The applicant states the following about the project:

- A total of about 103,000 sq. ft. of new building additions will be added to the existing Sheboygan Christian High School over multiple phases to bring K through 8th grade students into the same building as the high school students and to add an auditorium and new gym.
- Proposed additions will include:
 - The reconstruction of the west side of the existing building and a portion of the existing parking lot.
 - New building additions to the south and southeast of the existing building.
 - Pavement additions and restriping of the west parking lot.
 - A new drive exit and restriping of the north parking lot.
 - A new drive and turnaround on the south side of the building.
 - Relocation of the stormwater pond.
 - A new proposed gym building to the south of the west parking lot.
- PUD zoning is proposed to help streamline the review process for the future additions to the proposed site through its multiple phases.

- No modifications are required for land use, density and intensity, or parking and loading requirements. However, the proposed future building addition to the southeast falls within the SR-5 nonresidential building to residential side lot line setback of 50 feet at approximately 15 feet from the property line.

STAFF COMMENTS:

Requested exceptions from the underlying zoning district:

- An exception to Section 105-204(b)(3) of the City of Sheboygan Municipal Code requiring 50 feet of setback from the Building to residential side lot line is requested. Applicant is requesting a 15 foot setback.
- An exception to not meet the location requirements for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).

ACTION REQUESTED:

Staff recommends approval of the Sheboygan Christian School General Development Plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, 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. All new lighting shall be installed per Section 105-932 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.
4. All areas used for parking/maneuvering of vehicles shall be paved prior to issuance of an occupancy permit.
5. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
6. 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.).
7. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
8. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
9. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
10. 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).
11. 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.
12. Any changes to the landscape plan will need City Staff approval prior to installation.
 13. Owner and the City of Sheboygan understand that the project will be done in phases. Each construction phase and corresponding landscape will need to be completed at the same time.
 14. Owner and City of Sheboygan understand that future phased construction may change. If such changes occur, the landscape plan will need to be re-evaluated at that time.
 15. The Department of Planning and Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.
 16. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
 17. All plantings will need to be maintained per Section 105-894(b) Maintenance.
 18. If there are any amendments to the approved GDP (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new GDP application reflecting those amendments.

ATTACHMENTS:

General Development Plan and required attachments.

Conditions of Approval:

1. Any changes to the landscape plan will need City Staff approval prior to installation.
2. Owner and the City of Sheboygan understand that the project will be done in phases. Each construction phase and corresponding landscape will need to be completed at the same time.
3. Owner and City of Sheboygan understand that future phased construction may change. If such changes occur, the landscape plan will need to be re-evaluated at that time.
4. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.
5. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
6. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
7. All plantings will need to be maintained per Section 105-894(b) Maintenance.

Exception:

1. To not meet the location requirements for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).

Special Notes:

- City staff will work with landscaper, if landscaper decides that the approved plan isn't able to be installed as approved.
- See attached phase descriptions



P.U.D Landscape Plan

April 2024

Overview:

This Landscape Plan reflects the schedule and location of trees and plants in four phases. These phases are labeled by color so as to not set an order of completion but rather the alignment with proposed building phases. The selections and locations were made considering factors such as; multiple phases limiting the possibility of trees and plants needing to be removed, open space needed for school related sports and activities, and diversity of plantings contributing to both the neighborhood and wildlife habitat.

Note: Foundation plantings do not reflect plants with no point value. Also due to scale and no exact location of doors and windows, locations are approximate in regards to future buildings. Furthermore, removal of dead Ash trees on property lines will be replaced with tall-medium deciduous tree species, at a spacing appropriate for growth and maturity, considering above mentioned factors, where possible.

Requirements:

Green-	Paved sq feet	47,265 sq ft	=379 pts
	Roof sq ft	19,086 sq ft	=380 pts
	Foundation ln ft	352 ft	=140 pts
	Total points needed		899 pts

Blue-	Paved sq ft	0	=0 pt
	Roof sq ft	14,059 sq ft	= 282 pts
	Foundation ln ft	245 ft	=98 pts
	Total points needed		380 pts

Purple-	Paved sq ft	0	=0 pts
	Roof sq ft	11,167 sq ft	=224 pts
	Foundation ln ft	345 ln ft	=138 pts
	Total point needed		362 pts

Red-	Paved sq ft	7,440 sq ft	=60 pts
	Roof sq ft	21,000 sq ft	=420 pts
	Foundation ln ft	530 ln ft	= 212 pts
	Total points needed		692 pts



Scholarship | Discipleship | Citizenship

Green

Paved sq feet	47,265 sq ft	=379 pts
Roof sq ft	19,086 sq ft	=380 pts
Foundation In ft	352 ft	=140 pts
Total points needed		899 pts

Botanical name	Common Name	Quantity	Points per	Total value
Quercus ruba	Red Oak	6	75	450
Acer x freemanii "jeffersred"	Autumn Blaze Maple	2	30	60
Picea glauca var. densata	Black Hills Spruce	3	40	120
Malus cultivar 'red jewel'	Crab Apple	2	10	20
Malus cultivar 'purple prince'	Crab Apple	2	10	20
Thuja occidentalis 'fastigiata'	Pyramidal Arborvitae	4	12	48
Thuja occidentalis	American Arborvitae	3	20	60
Pyrus claleryana 'cleveland select'	Cleveland Pear	4	10	40
J. communis hybrid	Juniper	5	5	25
Euonymus alatus 'Compactus'	Dwarf Burning Bush	10	3	30
Taxus x cuspidata 'nana'	Dwarf Japanese Yew	6	5	30
TOTAL:				903



Scholarship | Discipleship | Citizenship

Blue

Paved sq ft 0 =0 pt
Roof sq ft 14,059 sq ft = 282 pts
Foundation ln ft 245 ft =98 pts
Total points needed 380 pts

Botanical name	Common Name	Quantity	Points per	Total value
<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	2	40	80
<i>Salix alba tristis</i>	Golden Weeping Willow	2	15	30
<i>Quercus bicolor</i>	Swamp White Oak	1	75	75
<i>Pyrus claleryana</i> 'cleveland select'	Cleveland Pear	4	10	40
<i>J. communis</i> hybrid	Juniper	6	5	30
<i>Euonymus alatus</i> 'Compactus'	Dwarf Burning Bush	10	3	30
<i>Taxus x cuspidata</i> 'nana'	Dwarf Japanese Yew	6	5	30
<i>Acer saccharum</i>	Sugar Maple	1	75	75
TOTAL				390



Scholarship | Discipleship | Citizenship

Purple

Paved sq feet 0 sq ft =0 pts
 Roof sq ft 11,167 sq ft =224 pts
 Foundation In ft 345 ft =138 pts
Total points needed 362 pts

Botanical name	Common Name	Quantity	Points per	Total value
Picea glauca var. densata	Black Hills Spruce	13	40	520
Quercus ruba	Red Oak	6	75	450
J. communis hybrid	Juniper	13	5	65
Euonymus alatus 'Compactus'	Dwarf Burning Bush	6	3	18
Total				520



Scholarship | Discipleship | Citizenship

Red

Paved sq feet 7,440 sq ft =60 pts
Roof sq ft 21,000 sq ft =420 pts
Foundation In ft 530 In ft =212 pts
Total points needed 692 pts

Botanical name	Common Name	Quantity	Points per	Total value
Malus cultivar 'red jewel'	Crab Apple	5	10	50
Malus cultivar 'purple prince'	Crab Apple	4	10	40
Pinus Strobus	Eastern White Pine	2	40	80
Quercus ruba	Red Oak	6	75	450
J. communis hybrid	Juniper	13	5	65
Euonymus alatus 'Compactus'	Dwarf Burning Bush	6	3	18
TOTAL				703



Scholarship | Discipleship | Citizenship

Plant replacement:

SCS understands that trees removed due to construction must be replaced in existing locations if possible or relocated.

Green Phase

Remove	Replace
17 Apple trees	17 spruce trees
Golden Willow	Due to concerts with new underground storm pipes-Unsure- may be replaced with different species.

Blue Phase

Remove	Replace
Foundation plantings	Shown foundation plantings not included in count
2 Red Oaks	2 Red oaks south of green addition (depicted with brown circle)
1 Silver Maple	Replace with Autumn Blaze in SW corner of property (depicted with a brown circle)

Purple Phase

Remove	Replace

Red Phase

Remove	Replace
1 Locust tree	Relocate south off of new drive
4 arborvitae	Replace with new arborvitae surrounding new dumpster location once determined



CITY OF SHEBOYGAN

**APPLICATION FOR
CONDITIONAL USE**

Item 15.

Fee: \$250.00

Review Date: _____

Zoning: _____

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Abacus Architects, Inc.		Authorized Representative Joel VanEss	
Title Principal			
Mailing Address 1135A Michigan Avenue		City Sheboygan	State WI
ZIP Code 53081			
Email Address jvaness@abacusarchitects.net		Phone Number (incl. area code) (920)452-4444	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Sheboygan Christian School		Contact Person Ann Steenwyk	
Title Director of Education and Instruction			
Mailing Address 929 Greenfield Avenue		City Sheboygan	State WI
ZIP Code 53081			
Email Address ann.steenwyk@sheboyganchristian.com		Phone Number (incl. area code) (920) 458-9981	
SECTION 3: Project or Site Location			
Project Address/Description 929 Greenfield Avenue		Parcel No. 59281321763	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Sheboygan Christian School		
Existing Zoning:	SR-5		
Present Use of Parcel:	School		
Proposed Use of Parcel:	School		
Present Use of Adjacent Properties:	Residential		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Ann Steenwyk		Title Director of Education and Instruction	Phone Number (920) 458-9981
Signature of Applicant <i>Ann M. Steenwyk</i>		Date Signed 3/19/24	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

Item 15.

A. Name of project/development.

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

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

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

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

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

Item 15.

For a home occupation

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

For all other Conditional Use Permits

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

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

APPLICATION SUBMITTAL

STEP 1: Initial Meeting with City Planning Office:

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

STEP 2: Official Submission:

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

Steve.Sokolowski@SheboyganWI.gov

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

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

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

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

PLAN COMMISSION MEETING

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

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

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

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

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

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

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

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

DATE: _____

NOTES

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

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

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

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

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



Civil Engineering Services

GENERAL DEVELOPMENT PLAN

Building Additions and Site Improvements
Sheboygan Christian School
929 Greenfield Avenue, Sheboygan, WI 53081

March 2024

OWNER CONTACT:

Ann Steenwyk – Director of Education and Instruction
Sheboygan Christian School
929 Greenfield Avenue
Sheboygan, WI 53081
(920) 458-9981
ann.steenwyk@sheboyganchristian.com

REGISTERED PROFESSIONAL ENGINEER:

Joel VanEss, P.E.
Abacus Architects, Inc.
1135A Michigan Avenue
Sheboygan, WI 53081
(920) 452-4444
jvaness@abacusarchitects.net

PROJECT DESCRIPTION

Tax Key Numbers: 59281321763

Zoning: Suburban Residential – 5 (SR-5)

A total of about 103,000 sq.ft. of new building additions will be added to the existing Sheboygan Christian High School over multiple phases to bring K through 8th grade students into the same building as the high school students and to add an auditorium and new gym.

Proposed additions will include:

- The reconstruction of the west side of the existing building and a portion of the existing parking lot.
- New building additions to the south and southeast of the existing building.
- Pavement additions and restriping of the west parking lot.
- A new drive exit and restriping of the north parking lot.
- A new drive and turnaround on the south side of the building.
- Relocation of the stormwater pond.
- A new proposed gym building to the south of the west parking lot.

PUD zoning is proposed to help streamline the review process for the future additions to the proposed site through its multiple phases. No modifications are required for land use, density and intensity, or parking and loading requirements. However, the proposed future building addition to the southeast falls within the SR-5 nonresidential building to residential side lot line setback of 50 feet at approximately 15 feet from the property line.

Civil plans found in the appendix show the extent of changes for the proposed project, as well as a proposed grading plan, and a proposed stormwater and utility plan.

The original landscape plan for the project can be found in the appendix. A future landscape plan will be updated and sent by April 3rd.

APPENDIX TABLE OF CONTENTS

LOCATION MAP

OWNER AND ZONING MAP

CIVIL PLAN SET

LANDSCAPING PLAN

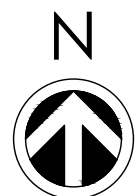
LOCATION MAP



3/18/2024

P:\2023\CONTRACTS\2023\96\Sheboygan Children School - Phase 3\Phase - 2\Construction Documents\3.3 Site\2023\96 - Base Plan.dwg

LOCATION MAP



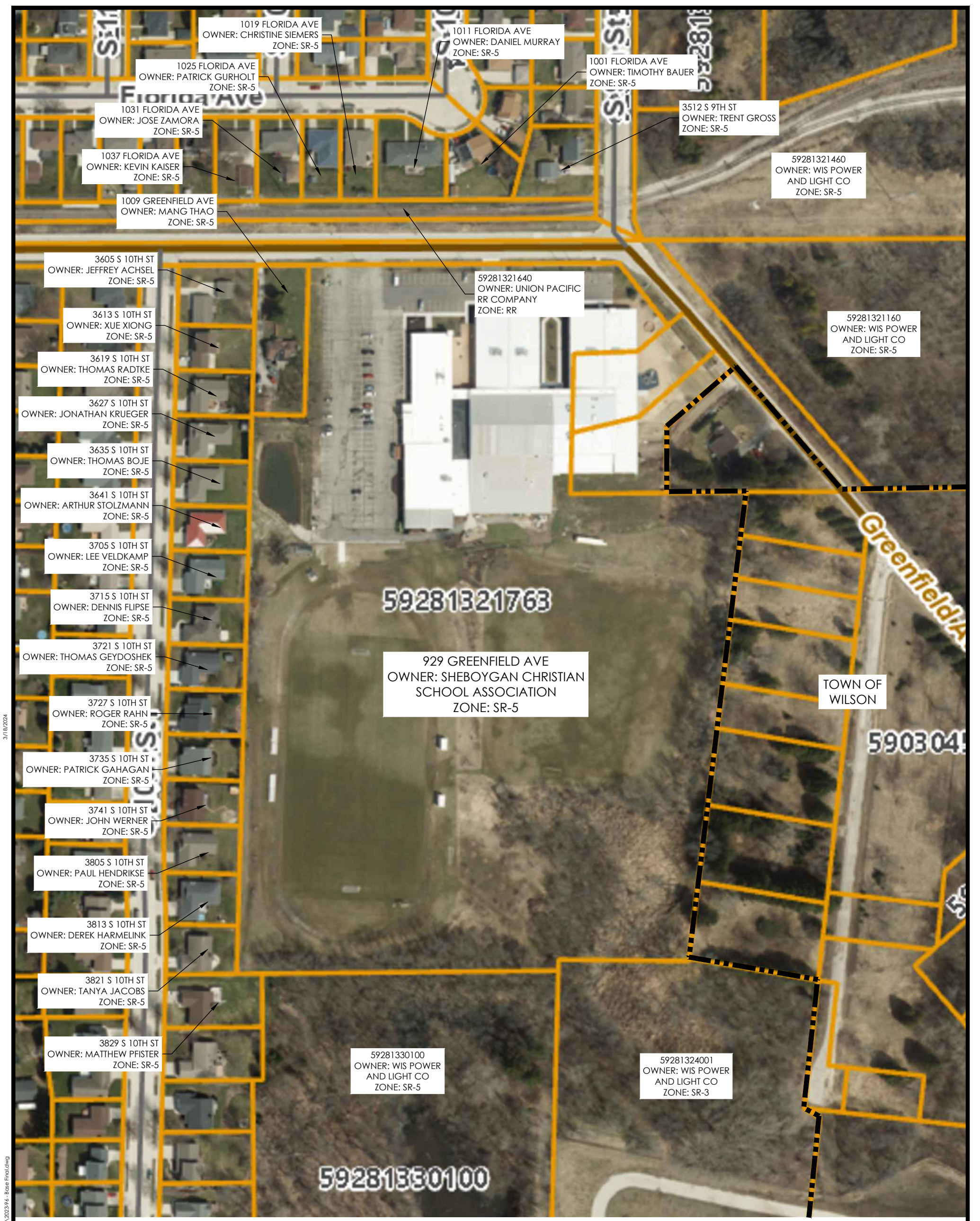
SCALE: 1"=150'

Date _____
Project Name _____
Location _____ Proj. No. _____

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OWNERS AND ZONING MAP



3/18/2024

P:\2023\CONTRACTS\2023-96\Sheboygan Christian School - Phase 3\Phase - 2\Construction Documents\3.3 Site\2023-96 - Base Final.dwg

OWNER MAP



SCALE: 1"=150'

March 18, 2024

Sheboygan Christian School

929 Greenfield Avenue, Sheboygan, WI

Proj. No. 2023-96

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CIVIL PLAN SET

DEMOLITION LEGEND

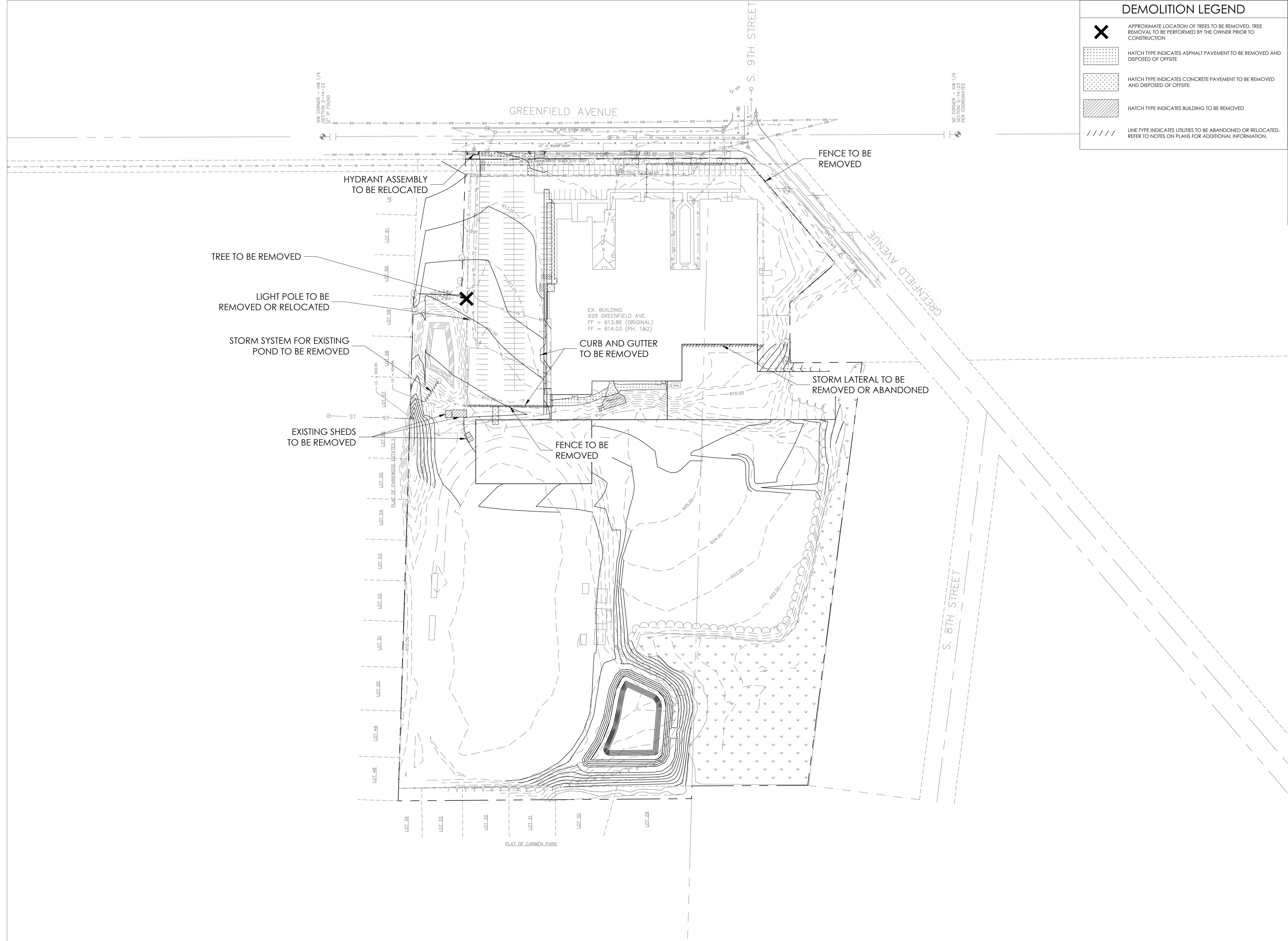
- APPROXIMATE LOCATION OF TREES TO BE REMOVED. TREE REMOVAL TO BE PERFORMED BY THE OWNER PRIOR TO CONSTRUCTION
- HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OFF-SITE
- HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OFF-SITE
- HATCH TYPE INDICATES BUILDING TO BE REMOVED
- LINE TYPE INDICATES UTILITIES TO BE ABANDONED OR RELOCATED. REFER TO NOTES ON PLANS FOR ADDITIONAL INFORMATION.



REVISIONS:

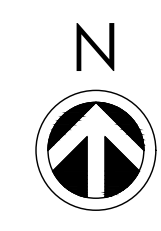
DATE	ISSUE

NOTICE TO BIDDERS
 BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK. ON THEIR OWN WORK
 © 2023 ABACUS ARCHITECTS, INC.



EXISTING CONDITIONS AND DEMO PLAN

SCALE: 1"=60'



DRAWN BY: JMN

CHECKED BY: JRV

EXISTING CONDITIONS AND DEMO PLAN

A
200

PROJ. NO. 2023-96

FEBRUARY 9, 2024
 BUILDING ADDITION - PHASE 3
 SHEBOYGAN CHRISTIAN SCHOOL
 929 GREENFIELD AVENUE, SHEBOYGAN, WI 53081
 1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 400 N. VEL. R. PHILLIPS AVE., SUITE 210, MILWAUKEE, WI 53022 | (414) 837-4450



REVISIONS:

DATE	ISSUE

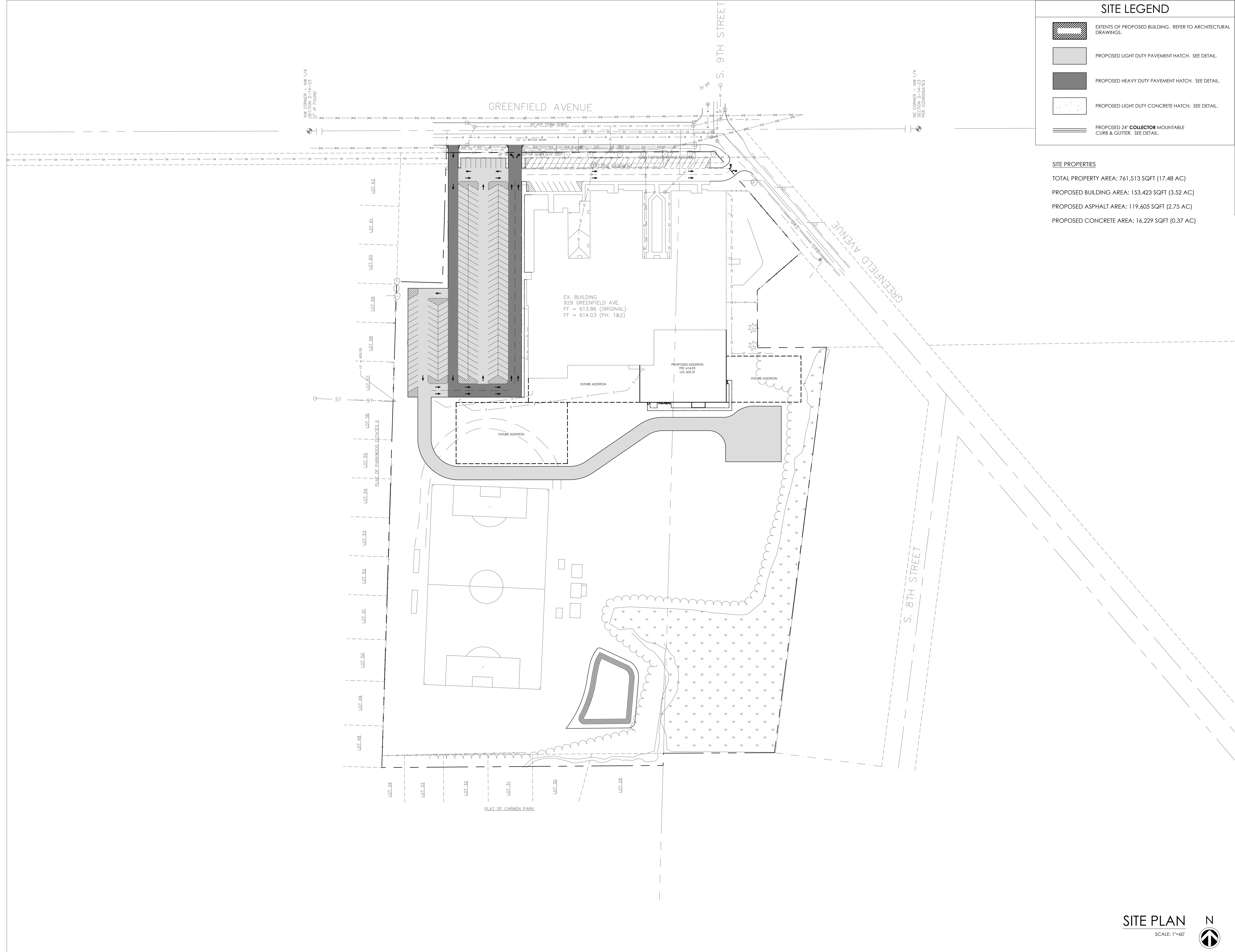
NOTICE TO BIDDERS
 BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
 © 2023 ABACUS ARCHITECTS, INC.

SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED HEAVY DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED 24" COLLECTOR MOUNTABLE CURB & GUTTER. SEE DETAIL.

SITE PROPERTIES

TOTAL PROPERTY AREA: 761,513 SQFT (17.48 AC)
 PROPOSED BUILDING AREA: 153,423 SQFT (3.52 AC)
 PROPOSED ASPHALT AREA: 119,605 SQFT (2.75 AC)
 PROPOSED CONCRETE AREA: 16,229 SQFT (0.37 AC)



FEBRUARY 9, 2024
 BUILDING ADDITION - PHASE 3
SHEBOYGAN CHRISTIAN SCHOOL
 929 GREENFIELD AVENUE, SHEBOYGAN, WI 53081
 1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 400 N. VEL. R. PHILLIPS AVE., SUITE 210, MILWAUKEE, WI 53202 | (414) 837-4450

DRAWN BY: JMN
 CHECKED BY: JRV


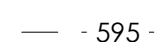




SITE PLAN

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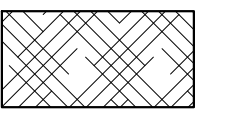
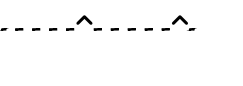
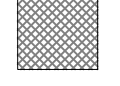
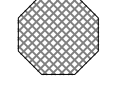

PROJ. NO. 2023-96

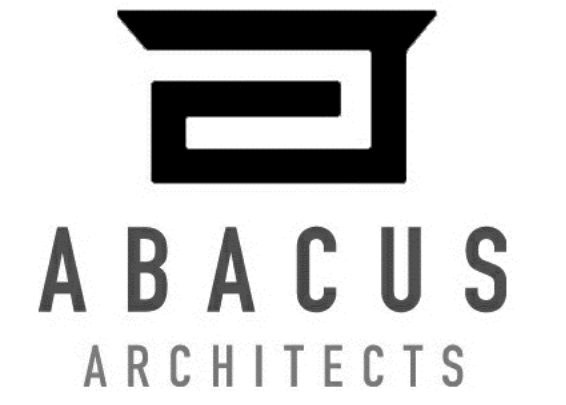
SITE PLAN
 SCALE: 1"=60'

GRADING LEGEND

-  PROPOSED CONTOUR
-  EXISTING CONTOUR
-  PROPOSED SPOT ELEVATION
-  MATCH EXISTING ELEVATION
-  PROPOSED TOP OF CURB ELEVATION
-  PROPOSED BOTTOM OF CURB ELEVATION

EROSION CONTROL LEGEND

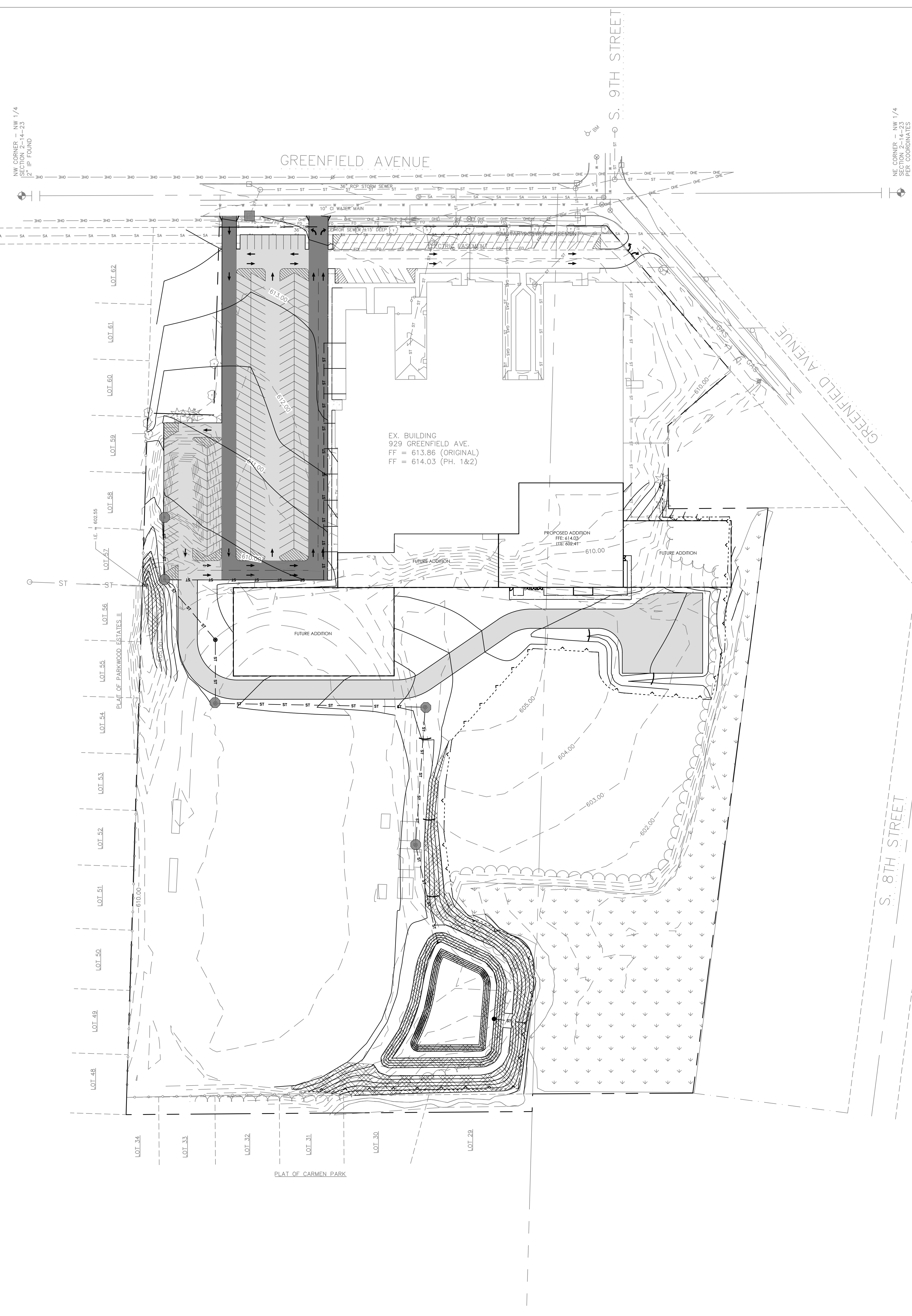
-  EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL.
-  PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL.
-  INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL.
-  INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL.
-  SILT SOCK DITCH CHECK



REVISIONS:

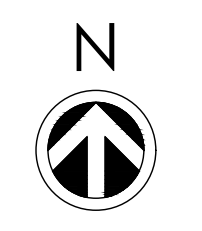
DATE	ISSUE

NOTICE TO BIDDERS
 BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
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GRADING AND EROSION CONTROL PLAN

SCALE: 1"=60'



DRAWN BY: JMN

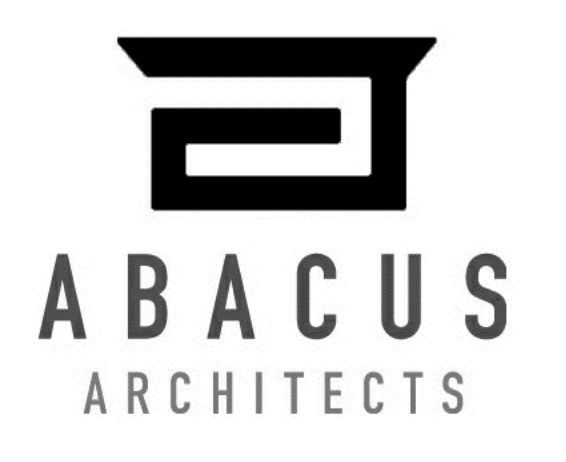
CHECKED BY: JRV

GRADING AND EROSION CONTROL PLAN

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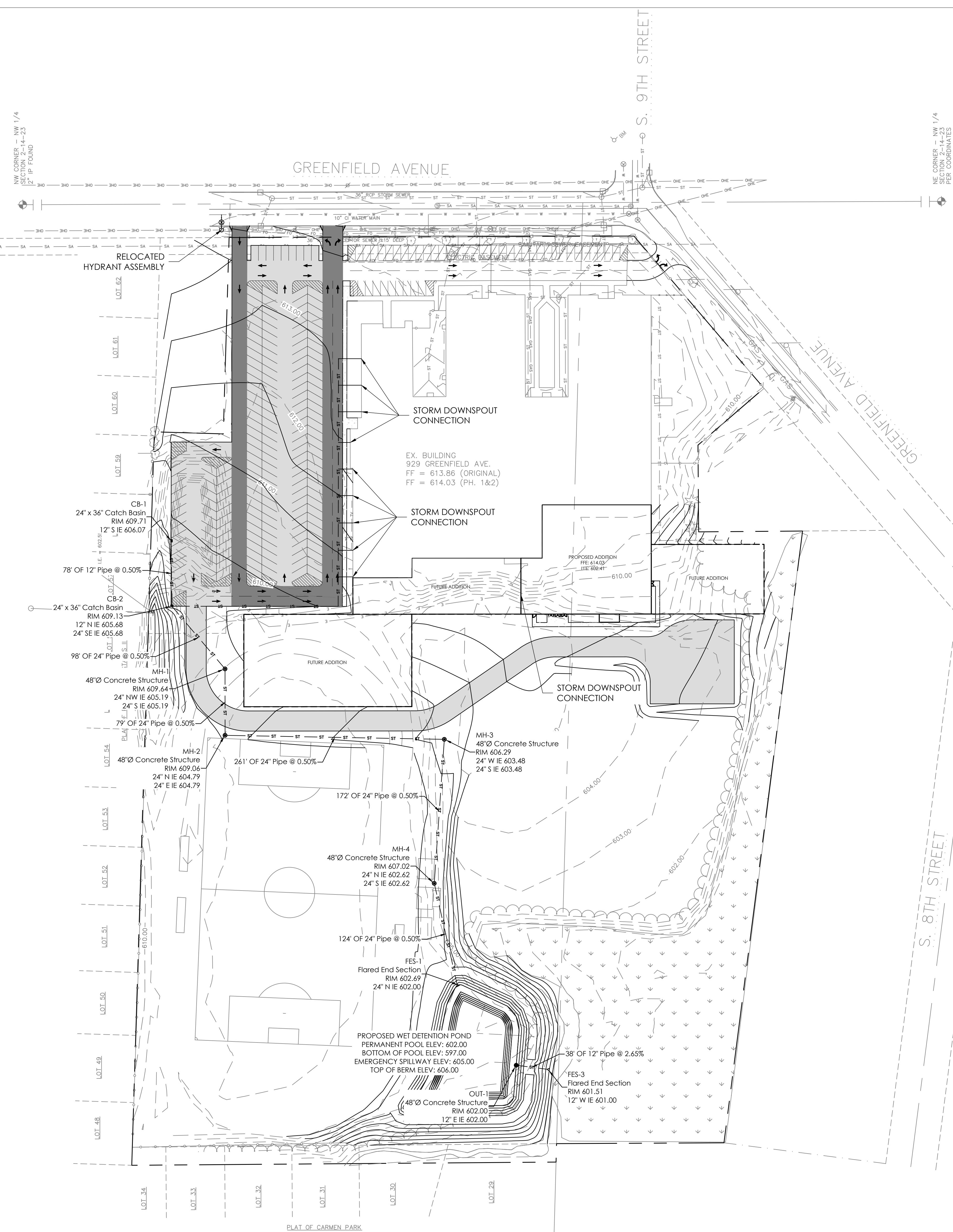
PROJ. NO. 2023-96

FEBRUARY 9, 2024
 BUILDING ADDITION - PHASE 3
SHEBOYGAN CHRISTIAN SCHOOL
 929 GREENFIELD AVENUE, SHEBOYGAN, WI 53081
 1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 400 N. VEL. R. PHILLIPS AVE., SUITE 210, MILWAUKEE, WI 53202 | (414) 837-4450



REVISIONS:	
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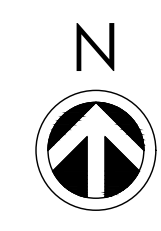
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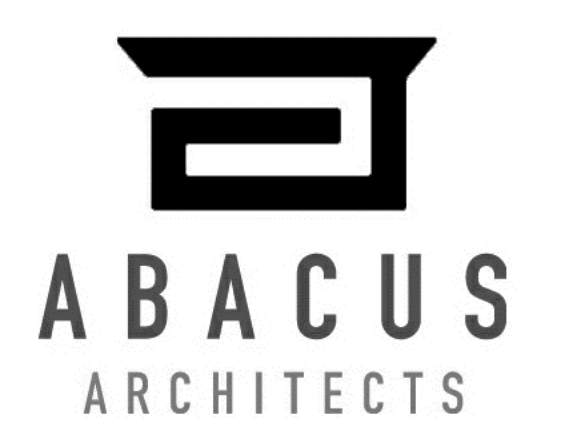
UTILITY PLAN

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203

PROJ. NO. 2023-96

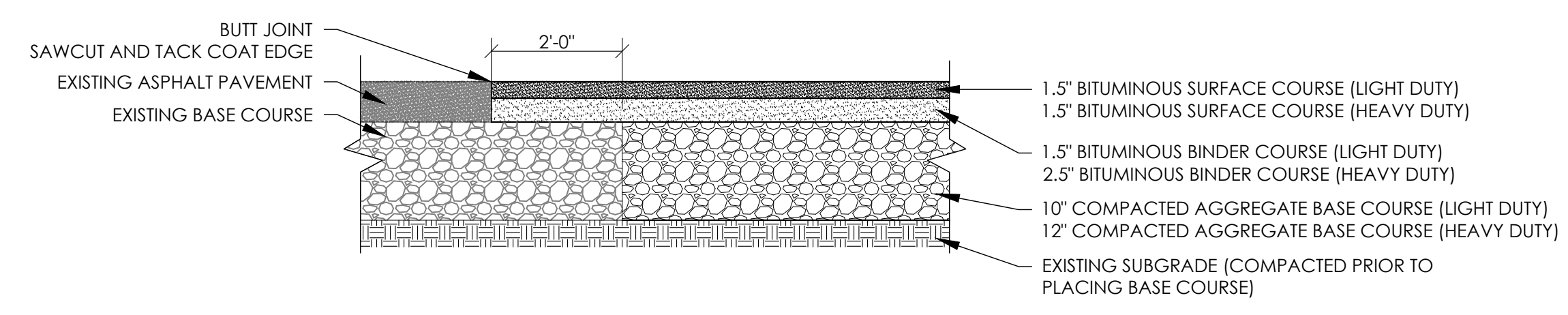
UTILITY PLAN
 SCALE: 1"=60'



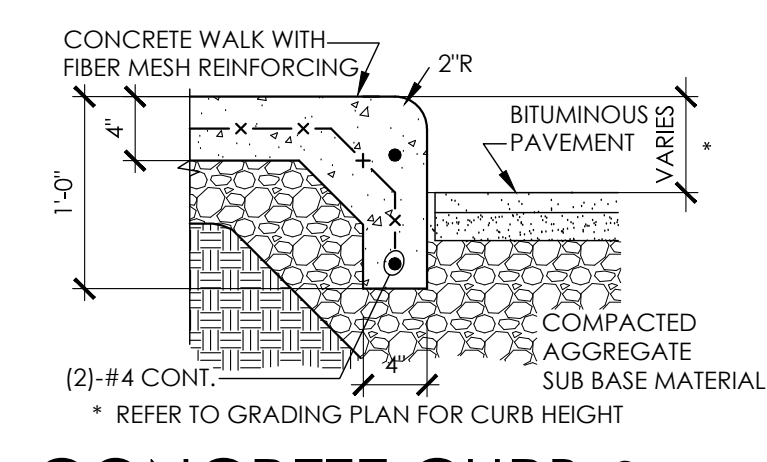


REVISIONS:	
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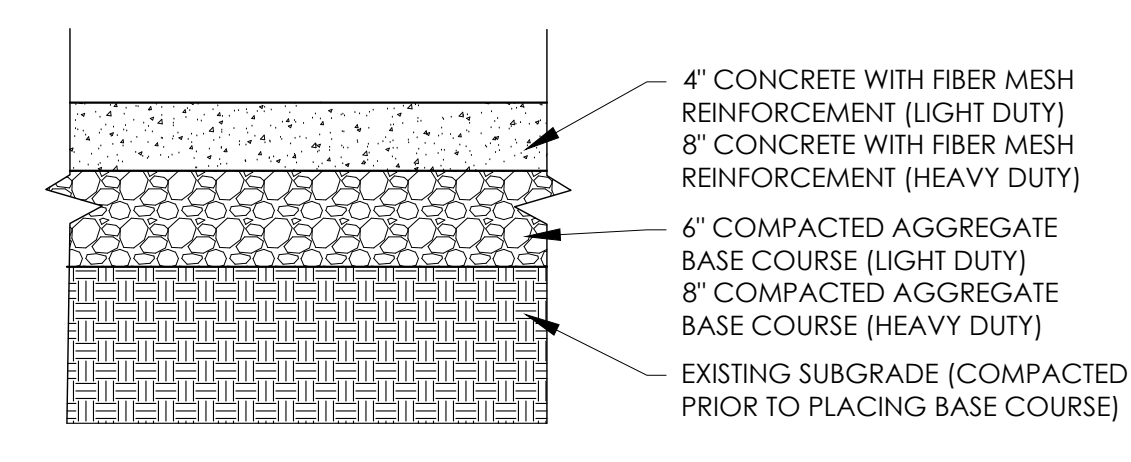
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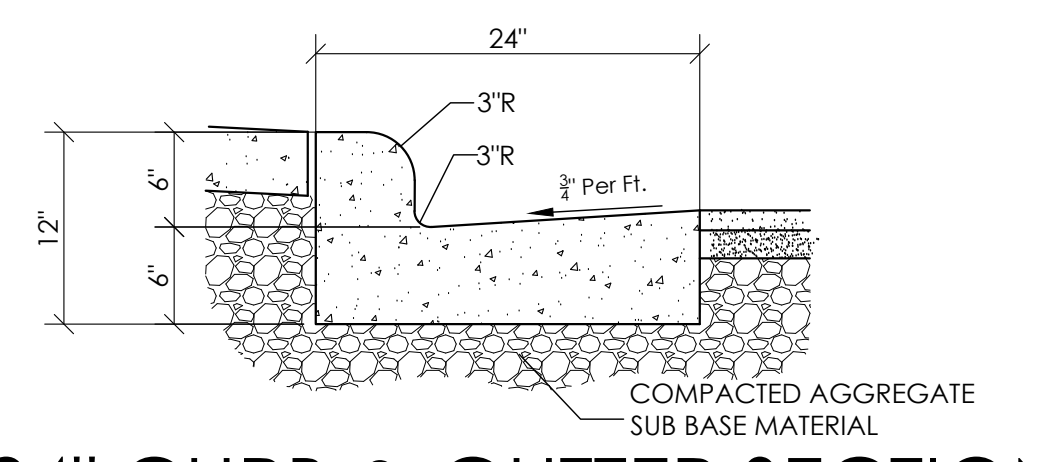
ASPHALT PAVEMENT CROSS SECTION



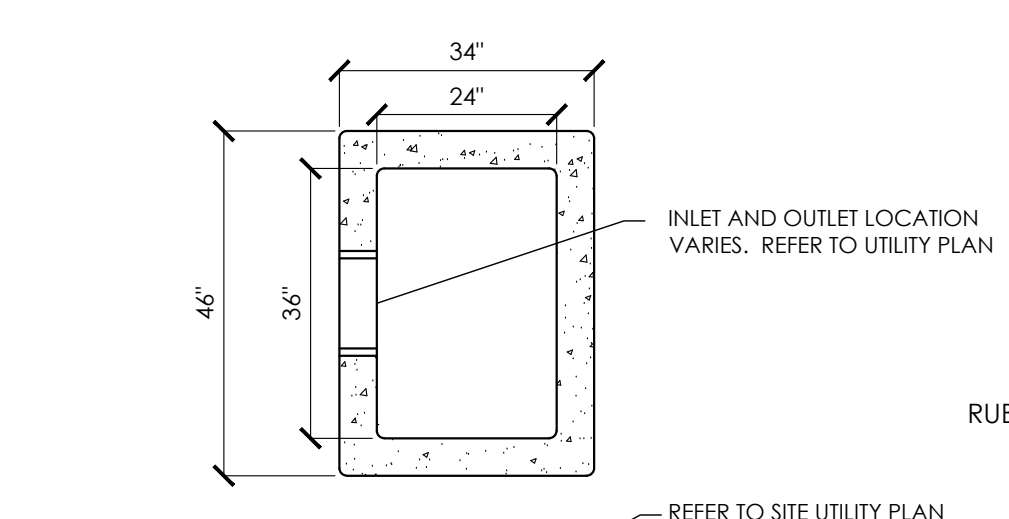
CONCRETE CURB & SIDEWALK SECTION



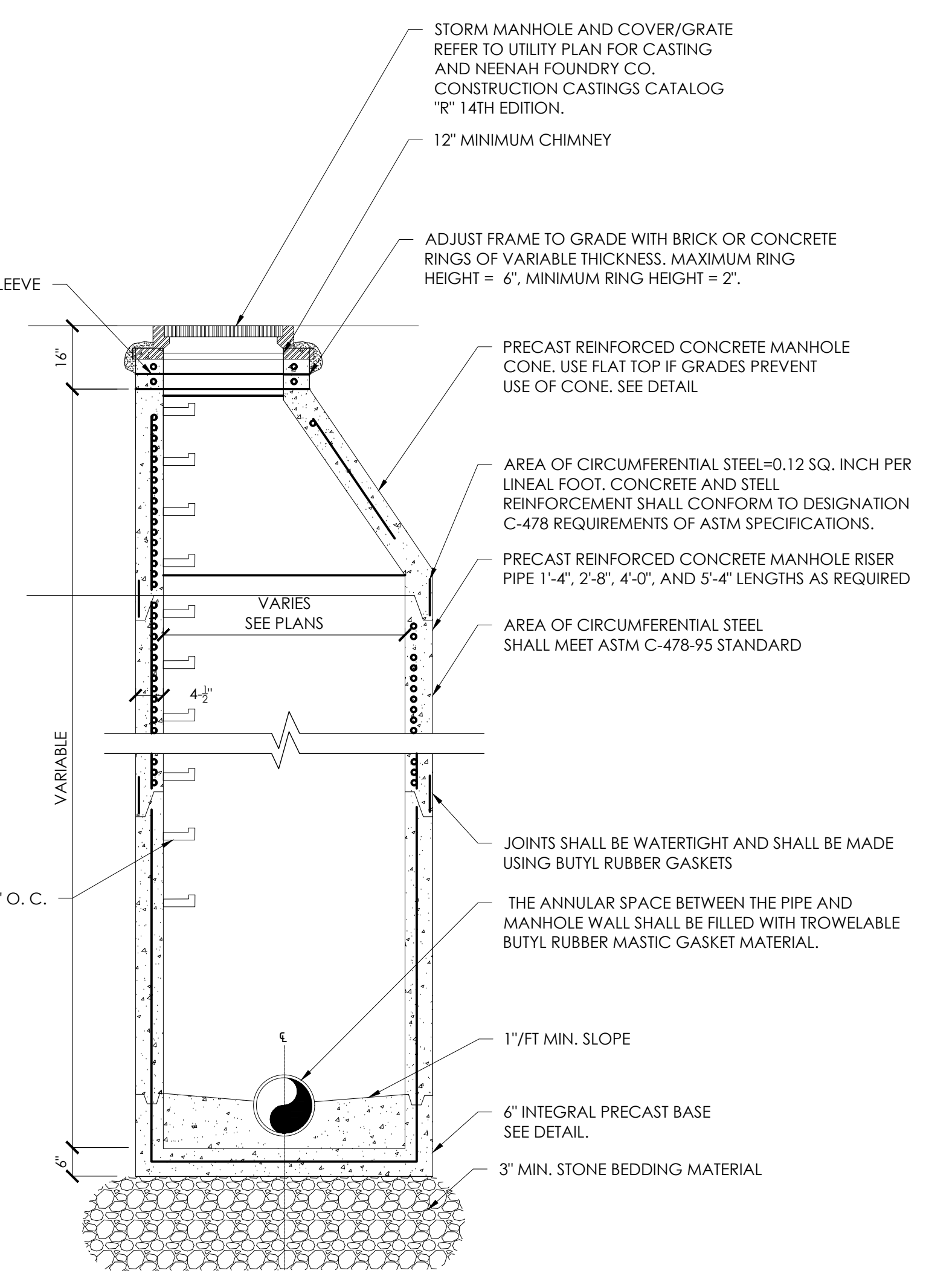
CONCRETE PAVEMENT CROSS SECTION



24" CURB & GUTTER SECTION



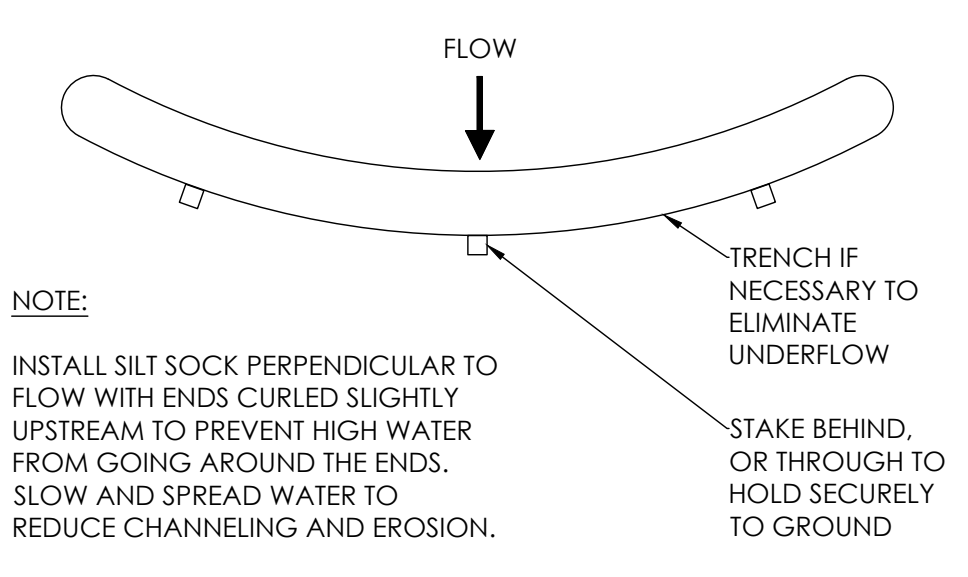
PRECAST REINFORCED CONCRETE ACCEPTABLE CURB INLET SECTION



STORM MANHOLE NOTES:

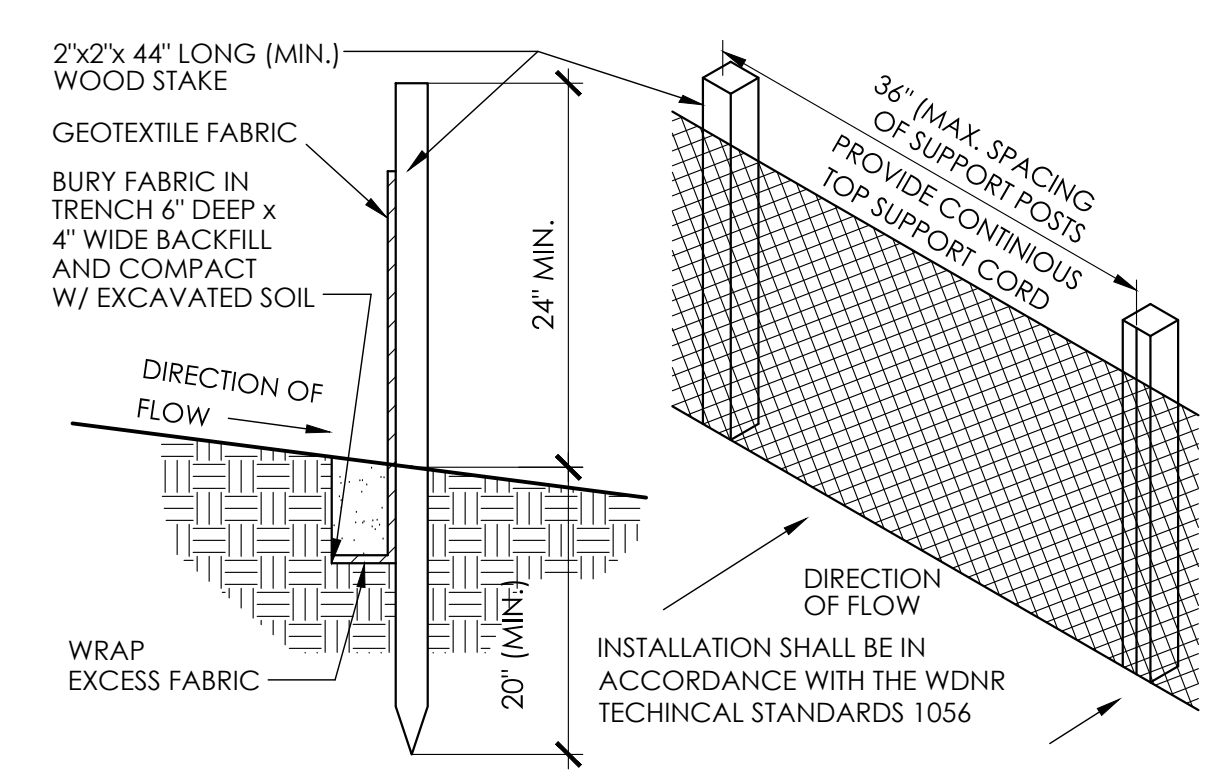
1. PRECAST ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITH THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
3. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
4. SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

STORM MANHOLE DETAIL

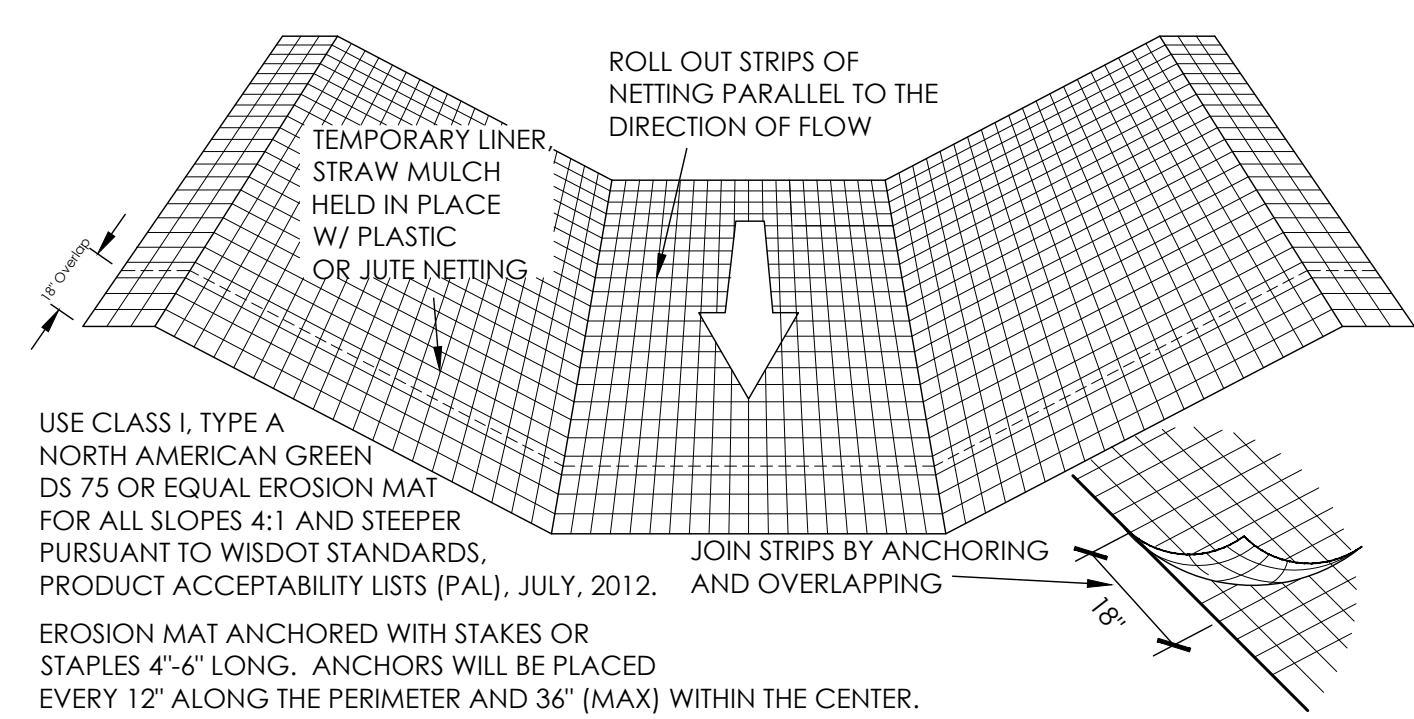


NOTE:
 INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION.

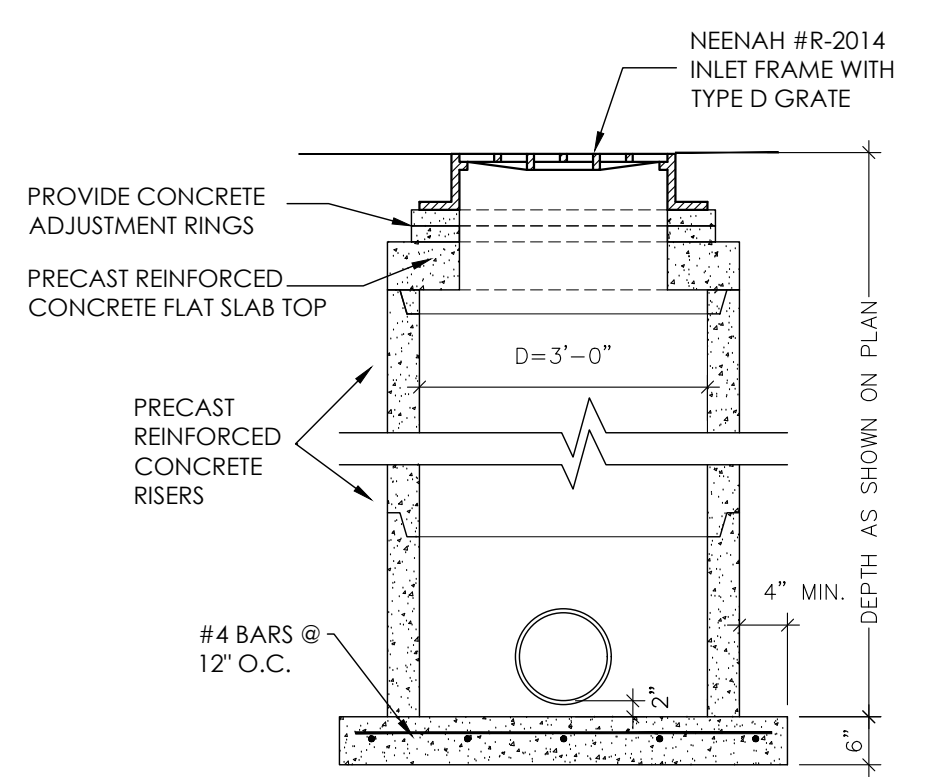
SILT SOCK DITCH CHECK



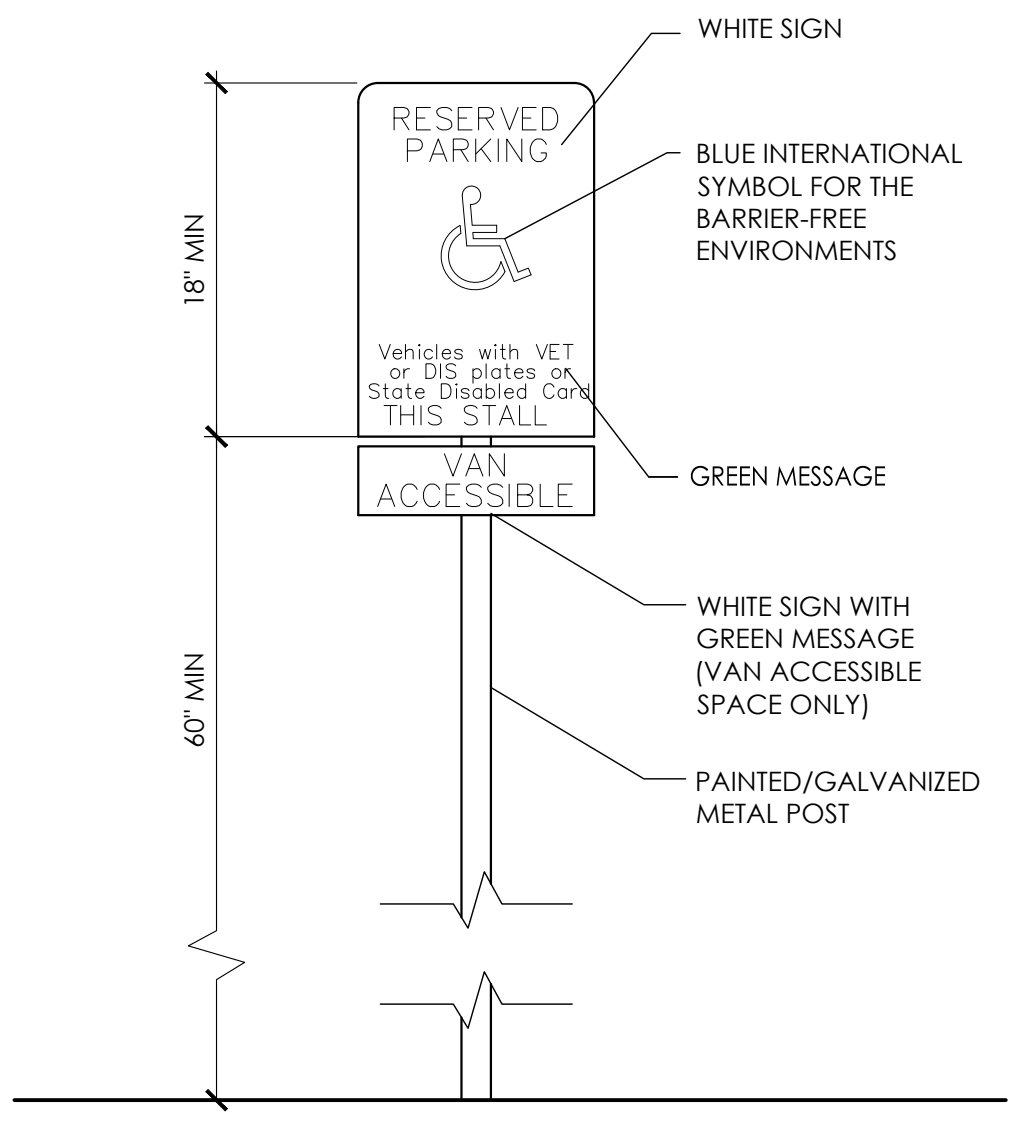
SILT FENCE SECTION & DETAIL



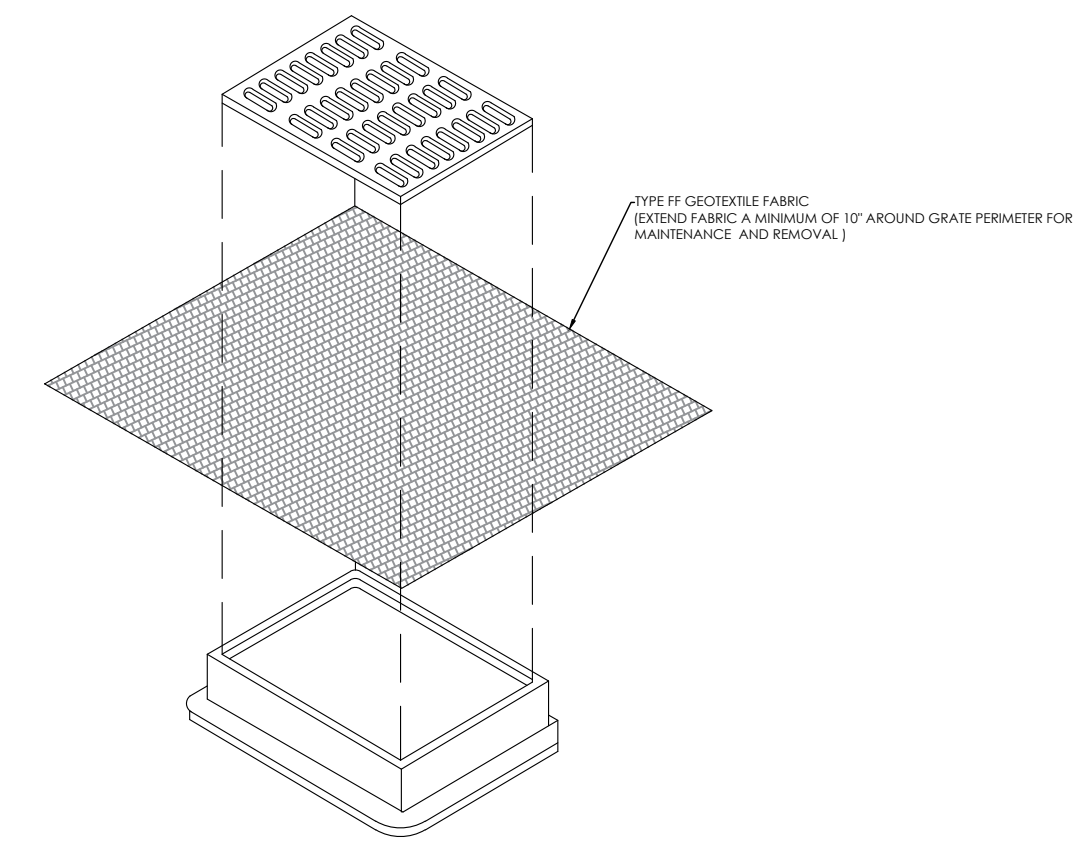
EROSION MATTING DETAIL (FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)



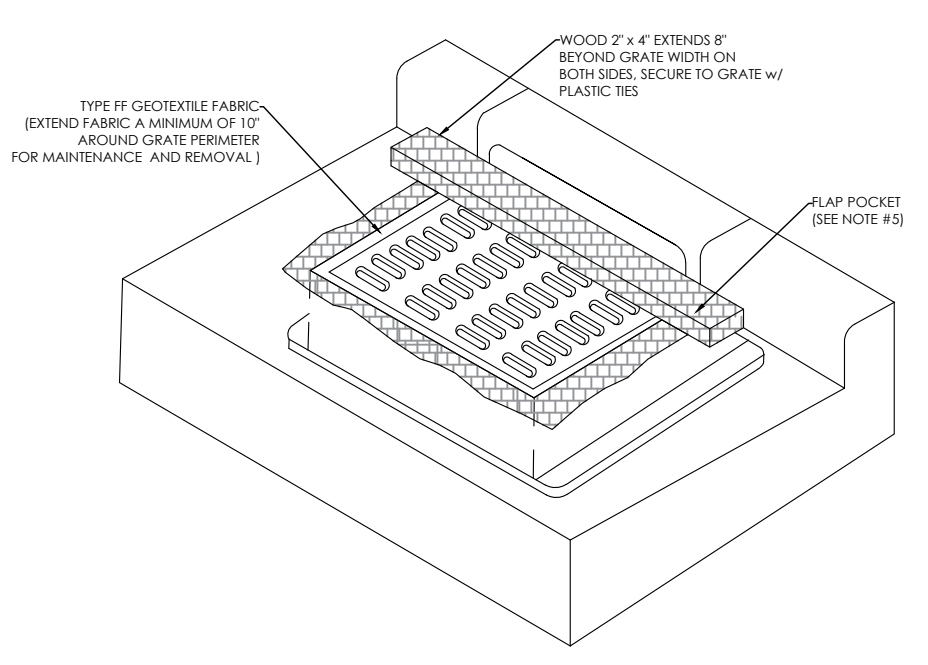
PRECAST REINFORCED CONCRETE ACCEPTABLE STORM INLET SECTION



ACCESSIBLE PARKING SIGNAGE DETAIL



INLET PROTECTION TYPE "B"



INLET PROTECTION TYPE "C"

MAINTENANCE NOTES:
 1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

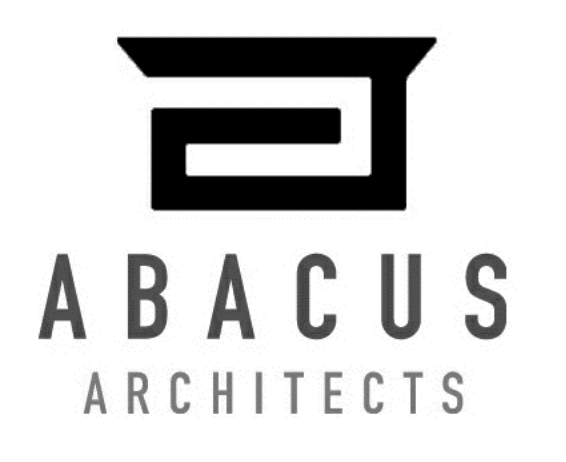
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 CHECKED BY: JRV

DETAILS
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 204

PROJ. NO. 2023-96

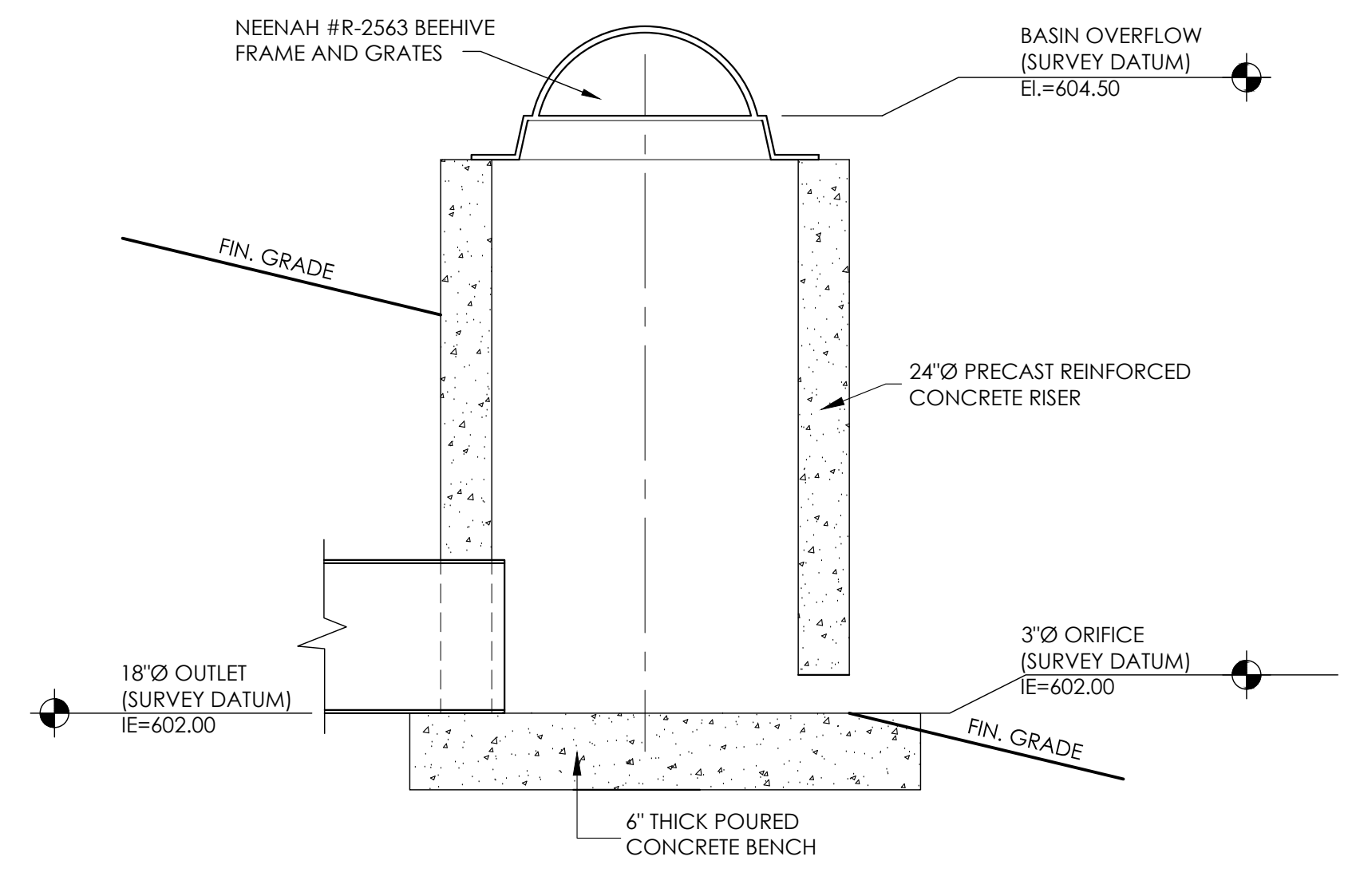
DETAILS



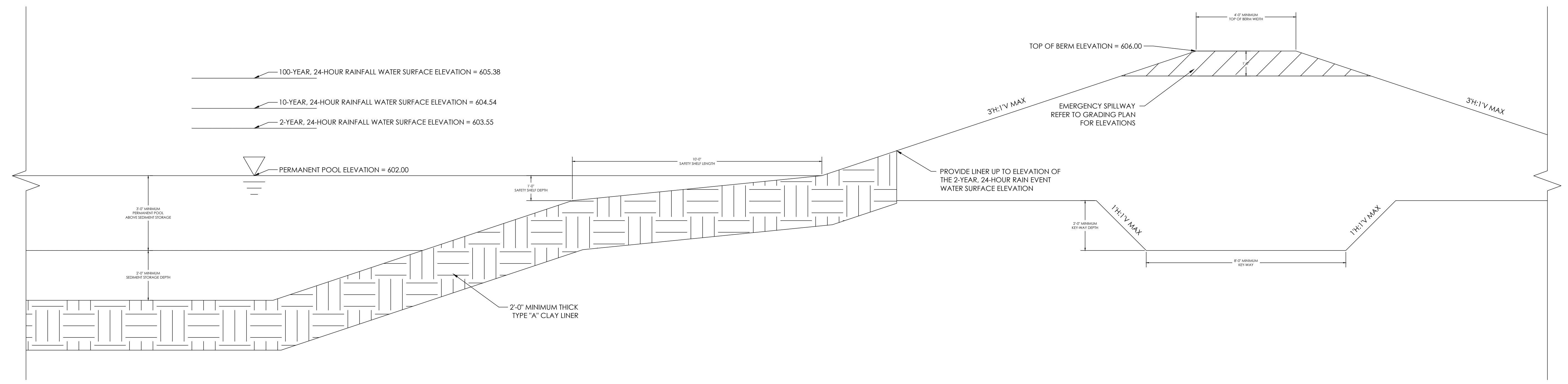
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POND OUTLET SECTION



WET DETENTION POND CROSS SECTION

DETAILS

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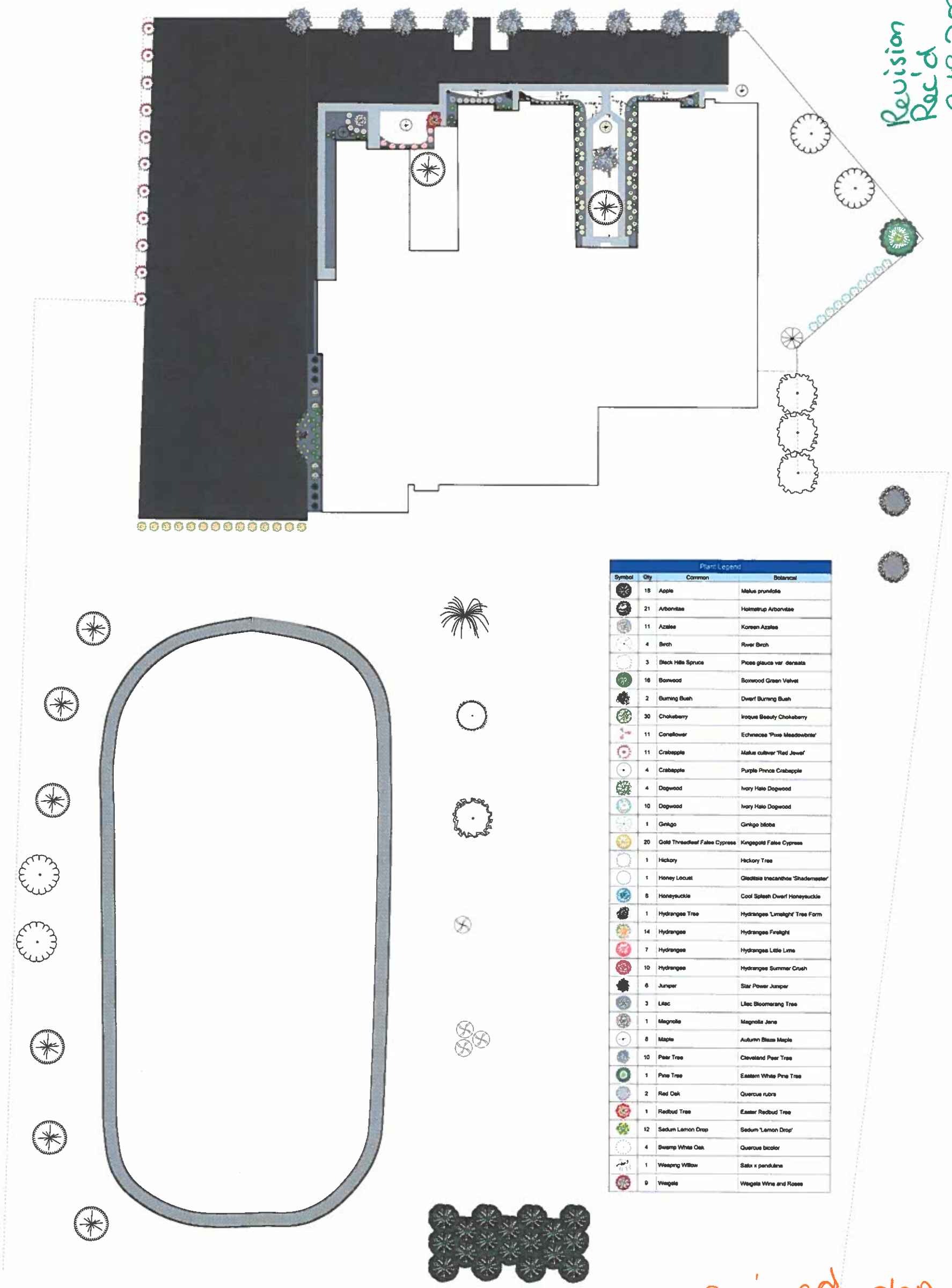
DETAILS

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PROJ. NO. 2023-96

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LANDSCAPING PLAN



Revision
Rec'd
8-18-2021
jmc

Plant Legend			
Symbol	Qty	Common	Botanical
[Symbol]	18	Apple	Malus prunifolia
[Symbol]	21	Arboretum	Hormetrip Arboretum
[Symbol]	11	Azalea	Korean Azalea
[Symbol]	4	Birch	River Birch
[Symbol]	3	Black Hills Spruce	Picea glauca var. densata
[Symbol]	18	Borwood	Borwood Green Velvet
[Symbol]	2	Burning Bush	Dwarf Burning Bush
[Symbol]	30	Chokeberry	Iroquo Beauty Chokeberry
[Symbol]	11	Cornflower	Echinacea 'Pure Meadowbrite'
[Symbol]	11	Crabapple	Malus cultivar 'Red Jewel'
[Symbol]	4	Crabapple	Purple Prince Crabapple
[Symbol]	4	Dogwood	Ivory Halo Dogwood
[Symbol]	10	Dogwood	Ivory Halo Dogwood
[Symbol]	1	Ginkgo	Ginkgo biloba
[Symbol]	20	Gold Threadleaf False Cypress	Kinggold False Cypress
[Symbol]	1	Hickory	Hickory Tree
[Symbol]	1	Honey Locust	Gleditsia inaequalis 'Shademaster'
[Symbol]	8	Honeysuckle	Cool Splash Dwarf Honeysuckle
[Symbol]	1	Hydrangea Tree	Hydrangea 'Lunelight' Tree Form
[Symbol]	14	Hydrangea	Hydrangea Frelight
[Symbol]	7	Hydrangea	Hydrangea Little Lime
[Symbol]	10	Hydrangea	Hydrangea Summer Crush
[Symbol]	6	Juniper	Star Power Juniper
[Symbol]	3	Lilac	Lilac Blooming Tree
[Symbol]	1	Magnolia	Magnolia Jane
[Symbol]	8	Maple	Autumn Blaze Maple
[Symbol]	10	Pear Tree	Cleveland Pear Tree
[Symbol]	1	Pine Tree	Eastern White Pine Tree
[Symbol]	2	Red Oak	Quercus rubra
[Symbol]	1	Redbud Tree	Easter Redbud Tree
[Symbol]	12	Sedum Lemon Drop	Sedum 'Lemon Drop'
[Symbol]	4	Swamp White Oak	Quercus bicolor
[Symbol]	1	Weeping Willow	Salix x pendulina
[Symbol]	9	Weigela	Weigela Wine and Roses

Designed by:
**Texture
Not Found**

Designer:
Jeremy Jensema
920-917-0673
proflandscapejj@gmail.com
proflandscape.com

Designed For:
Sheboygan Christian
School

Revised
Landscape Plan
Approved w/
Conditions
8-20-2021
jmc

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Specific Implementation Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762). SR-5 Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: April 4, 2024

MEETING DATE: April 9, 2024

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

The Plan Commission will be reviewing the Sheboygan Christian School Specific Implementation Plan (SIP) for property located at parcels 59281321763, 59281321761, and 59281321762.

The applicant states the following about the project:

- A total of about 103,000 sq.ft. of new building additions will be added to the existing Sheboygan Christian High School over multiple phases to bring K through 8th grade students into the same building as the high school students and to add an auditorium and new gym.
- This phase adds multiple classrooms, men and women locker rooms, a kitchen, storage rooms, with alternate bids for a building extension and a small greenhouse.
- Proposed additions this phase will include:
 - The reconstruction of the west side of the existing building and a portion of the existing parking lot.
 - The new building addition to the south of the existing building.
 - Pavement additions and restriping of the west parking lot.
 - A new drive and turnaround on the south side of the building.
 - Relocation of the stormwater pond.
- PUD zoning is proposed to help streamline the review process for the future additions to the proposed site through its multiple phases.

- No modifications are required for land use, density and intensity, or parking and loading requirements. However, the proposed alternate #1 building addition to the southeast falls within the SR-5 nonresidential building to residential side lot line setback of 50 feet at approximately 25 feet from the property line.

STAFF COMMENTS:

Requested exceptions from the underlying zoning district:

- An exception to Section 105-204(b)(3) of the City of Sheboygan Municipal Code requiring 50 feet of setback from the Building to residential side lot line is requested. Applicant is requesting a 25 foot setback.
- An exception to not meet the location requirements for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).

ACTION REQUESTED:

Staff recommends approval of the Sheboygan Christian School Specific Implementation Plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, 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. All new lighting shall be installed per Section 105-932 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.
4. All areas used for parking/maneuvering of vehicles shall be paved prior to issuance of an occupancy permit.
5. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
6. 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.).
7. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
8. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
9. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
10. 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).

11. 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.
12. Any changes to the landscape plan will need City Staff approval prior to installation.
13. Owner and the City of Sheboygan understand that the project will be done in phases. Each construction phase and corresponding landscape will need to be completed at the same time.
14. Owner and City of Sheboygan understand that future phased construction may change. If such changes occur, the landscape plan will need to be re-evaluated at that time.
15. The Department of Planning and Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.
16. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
17. All plantings will need to be maintained per Section 105-894(b) Maintenance.
18. If there are any amendments to the approved SIP (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new SIP application reflecting those amendments.

ATTACHMENTS:

Specific Implementation Plan and required attachments.

Conditions of Approval:

1. Any changes to the landscape plan will need City Staff approval prior to installation.
2. Owner and the City of Sheboygan understand that the project will be done in phases. Each construction phase and corresponding landscape will need to be completed at the same time.
3. Owner and City of Sheboygan understand that future phased construction may change. If such changes occur, the landscape plan will need to be re-evaluated at that time.
4. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.
5. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
6. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
7. All plantings will need to be maintained per Section 105-894(b) Maintenance.

Exception:

1. To not meet the location requirements for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).

Special Notes:

- City staff will work with landscaper, if landscaper decides that the approved plan isn't able to be installed as approved.
- See attached phase descriptions



P.U.D Landscape Plan

April 2024

Overview:

This Landscape Plan reflects the schedule and location of trees and plants in four phases. These phases are labeled by color so as to not set an order of completion but rather the alignment with proposed building phases. The selections and locations were made considering factors such as; multiple phases limiting the possibility of trees and plants needing to be removed, open space needed for school related sports and activities, and diversity of plantings contributing to both the neighborhood and wildlife habitat.

Note: Foundation plantings do not reflect plants with no point value. Also due to scale and no exact location of doors and windows, locations are approximate in regards to future buildings. Furthermore, removal of dead Ash trees on property lines will be replaced with tall-medium deciduous tree species, at a spacing appropriate for growth and maturity, considering above mentioned factors, where possible.

Requirements:

Green-	Paved sq feet	47,265 sq ft	=379 pts
	Roof sq ft	19,086 sq ft	=380 pts
	Foundation ln ft	352 ft	=140 pts
	Total points needed		899 pts

Blue-	Paved sq ft	0	=0 pt
	Roof sq ft	14,059 sq ft	= 282 pts
	Foundation ln ft	245 ft	=98 pts
	Total points needed		380 pts

Purple-	Paved sq ft	0	=0 pts
	Roof sq ft	11,167 sq ft	=224 pts
	Foundation ln ft	345 ln ft	=138 pts
	Total point needed		362 pts

Red-	Paved sq ft	7,440 sq ft	=60 pts
	Roof sq ft	21,000 sq ft	=420 pts
	Foundation ln ft	530 ln ft	= 212 pts
	Total points needed		692 pts



Scholarship | Discipleship | Citizenship

Green

Paved sq feet 47,265 sq ft =379 pts
 Roof sq ft 19,086 sq ft =380 pts
 Foundation In ft 352 ft =140 pts
Total points needed 899 pts

Botanical name	Common Name	Quantity	Points per	Total value
Quercus ruba	Red Oak	6	75	450
Acer x freemanii "jeffersred"	Autumn Blaze Maple	2	30	60
Picea glauca var. densata	Black Hills Spruce	3	40	120
Malus cultivar 'red jewel'	Crab Apple	2	10	20
Malus cultivar 'purple prince'	Crab Apple	2	10	20
Thuja occidentalis 'fastigiata'	Pyramidal Arborvitae	4	12	48
Thuja occidentalis	American Arborvitae	3	20	60
Pyrus claleryana 'cleveland select'	Cleveland Pear	4	10	40
J. communis hybrid	Juniper	5	5	25
Euonymus alatus 'Compactus'	Dwarf Burning Bush	10	3	30
Taxus x cuspidata 'nana'	Dwarf Japanese Yew	6	5	30
TOTAL:				903



Scholarship | Discipleship | Citizenship

Blue

Paved sq ft 0 =0 pt
Roof sq ft 14,059 sq ft = 282 pts
Foundation ln ft 245 ft =98 pts
Total points needed 380 pts

Botanical name	Common Name	Quantity	Points per	Total value
<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	2	40	80
<i>Salix alba</i> <i>tristis</i>	Golden Weeping Willow	2	15	30
<i>Quercus bicolor</i>	Swamp White Oak	1	75	75
<i>Pyrus claleryana</i> 'cleveland select'	Cleveland Pear	4	10	40
<i>J. communis</i> hybrid	Juniper	6	5	30
<i>Euonymus alatus</i> 'Compactus'	Dwarf Burning Bush	10	3	30
<i>Taxus x cuspidata</i> 'nana'	Dwarf Japanese Yew	6	5	30
<i>Acer saccharum</i>	Sugar Maple	1	75	75
TOTAL				390



Scholarship | Discipleship | Citizenship

Purple

Paved sq feet 0 sq ft =0 pts
 Roof sq ft 11,167 sq ft =224 pts
 Foundation In ft 345 ft =138 pts
Total points needed 362 pts

Botanical name	Common Name	Quantity	Points per	Total value
Picea glauca var. densata	Black Hills Spruce	13	40	520
Quercus ruba	Red Oak	6	75	450
J. communis hybrid	Juniper	13	5	65
Euonymus alatus 'Compactus'	Dwarf Burning Bush	6	3	18
Total				520



Scholarship | Discipleship | Citizenship

Red

Paved sq feet 7,440 sq ft =60 pts
Roof sq ft 21,000 sq ft =420 pts
Foundation In ft 530 In ft =212 pts
Total points needed 692 pts

Botanical name	Common Name	Quantity	Points per	Total value
Malus cultivar 'red jewel'	Crab Apple	5	10	50
Malus cultivar 'purple prince'	Crab Apple	4	10	40
Pinus Strobus	Eastern White Pine	2	40	80
Quercus ruba	Red Oak	6	75	450
J. communis hybrid	Juniper	13	5	65
Euonymus alatus 'Compactus'	Dwarf Burning Bush	6	3	18
TOTAL				703



Scholarship | Discipleship | Citizenship

Plant replacement:

SCS understands that trees removed due to construction must be replaced in existing locations if possible or relocated.

Green Phase

Remove	Replace
17 Apple trees	17 spruce trees
Golden Willow	Due to concerts with new underground storm pipes-Unsure- may be replaced with different species.

Blue Phase

Remove	Replace
Foundation plantings	Shown foundation plantings not included in count
2 Red Oaks	2 Red oaks south of green addition (depicted with brown circle)
1 Silver Maple	Replace with Autumn Blaze in SW corner of property (depicted with a brown circle)

Purple Phase

Remove	Replace

Red Phase

Remove	Replace
1 Locust tree	Relocate south off of new drive
4 arborvitae	Replace with new arborvitae surrounding new dumpster location once determined



CITY OF SHEBOYGAN

**APPLICATION FOR
CONDITIONAL USE**

Item 16.

Fee: \$250.00

Review Date: _____

Zoning: _____

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Abacus Architects, Inc.		Authorized Representative Joel VanEss	
Title Principal			
Mailing Address 1135A Michigan Avenue		City Sheboygan	State WI
ZIP Code 53081			
Email Address jvaness@abacusarchitects.net		Phone Number (incl. area code) (920)452-4444	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Sheboygan Christian School		Contact Person Ann Steenwyk	
Title Director of Education and Instruction			
Mailing Address 929 Greenfield Avenue		City Sheboygan	State WI
ZIP Code 53081			
Email Address ann.steenwyk@sheboyganchristian.com		Phone Number (incl. area code) (920) 458-9981	
SECTION 3: Project or Site Location			
Project Address/Description 929 Greenfield Avenue		Parcel No. 59281321763	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Sheboygan Christian School		
Existing Zoning:	SR-5		
Present Use of Parcel:	School		
Proposed Use of Parcel:	School		
Present Use of Adjacent Properties:	Residential		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Ann Steenwyk		Title Director of Education and Instruction	Phone Number (920) 458-9981
Signature of Applicant 		Date Signed 3/19/24	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

Item 16.

A. Name of project/development.

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

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

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

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

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

Item 16.

For a home occupation

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

For all other Conditional Use Permits

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

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

APPLICATION SUBMITTAL

STEP 1: Initial Meeting with City Planning Office:

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

STEP 2: Official Submission:

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

Steve.Sokolowski@SheboyganWI.gov

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

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

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

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

PLAN COMMISSION MEETING

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

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

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

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

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

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

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

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

DATE: _____

NOTES

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

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

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

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

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



Civil Engineering Services

SPECIFIC IMPLEMENTATION PLAN

Building Additions and Site Improvements
Sheboygan Christian School
929 Greenfield Avenue, Sheboygan, WI 53081

March 2024

OWNER CONTACT:

Ann Steenwyk – Director of Education and Instruction
Sheboygan Christian School
929 Greenfield Avenue
Sheboygan, WI 53081
(920) 458-9981
ann.steenwyk@sheboyganchristian.com

REGISTERED PROFESSIONAL ENGINEER:

Joel VanEss, P.E.
Abacus Architects, Inc.
1135A Michigan Avenue
Sheboygan, WI 53081
(920) 452-4444
jvaness@abacusarchitects.net

PROJECT DESCRIPTION

Tax Key Numbers: 59281321763

Zoning: Suburban Residential – 5 (SR-5)

A total of about 103,000 sq.ft. of new building additions will be added to the existing Sheboygan Christian High School over multiple phases to bring K through 8th grade students into the same building as the high school students and to add an auditorium and new gym. This phase adds multiple classrooms, men and women locker rooms, a kitchen, storage rooms, with alternate bids for a building extension and a small greenhouse.

Proposed additions this phase will include:

- The reconstruction of the west side of the existing building and a portion of the existing parking lot.
- The new building addition to the south of the existing building.
- Pavement additions and restriping of the west parking lot.
- A new drive and turnaround on the south side of the building.
- Relocation of the stormwater pond.

PUD zoning is proposed to help streamline the review process for the future additions to the proposed site through its multiple phases. No modifications are required for land use, density and intensity, or parking and loading requirements. However, the proposed alternate #1 building addition to the southeast falls within the SR-5 nonresidential building to residential side lot line setback of 50 feet at approximately 25 feet from the property line.

Civil plans found in the appendix show the extent of changes for this proposed phase of the project, as well as a proposed grading plan, and a proposed stormwater and utility plan.

Architectural plans found in the appendix show the exterior building elevations and provide details as to the materials and colors used for this phase of the project.

The original landscape plan for the project can be found in the appendix. A future landscape plan will be updated and sent by April 3rd.

APPENDIX TABLE OF CONTENTS

LOCATION MAP

OWNER AND ZONING MAP

CIVIL PLAN SET

ARCHITECTURAL PLAN SET

LANDSCAPING PLAN

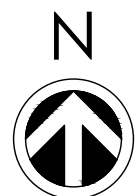
LOCATION MAP



3/18/2024

P:\2023\CONTRACTS\2023\96\Sheboygan Children School - Phase 3\Phase - 2\Construction Documents\3.3 Site\2023\96 - Base Field.dwg

LOCATION MAP



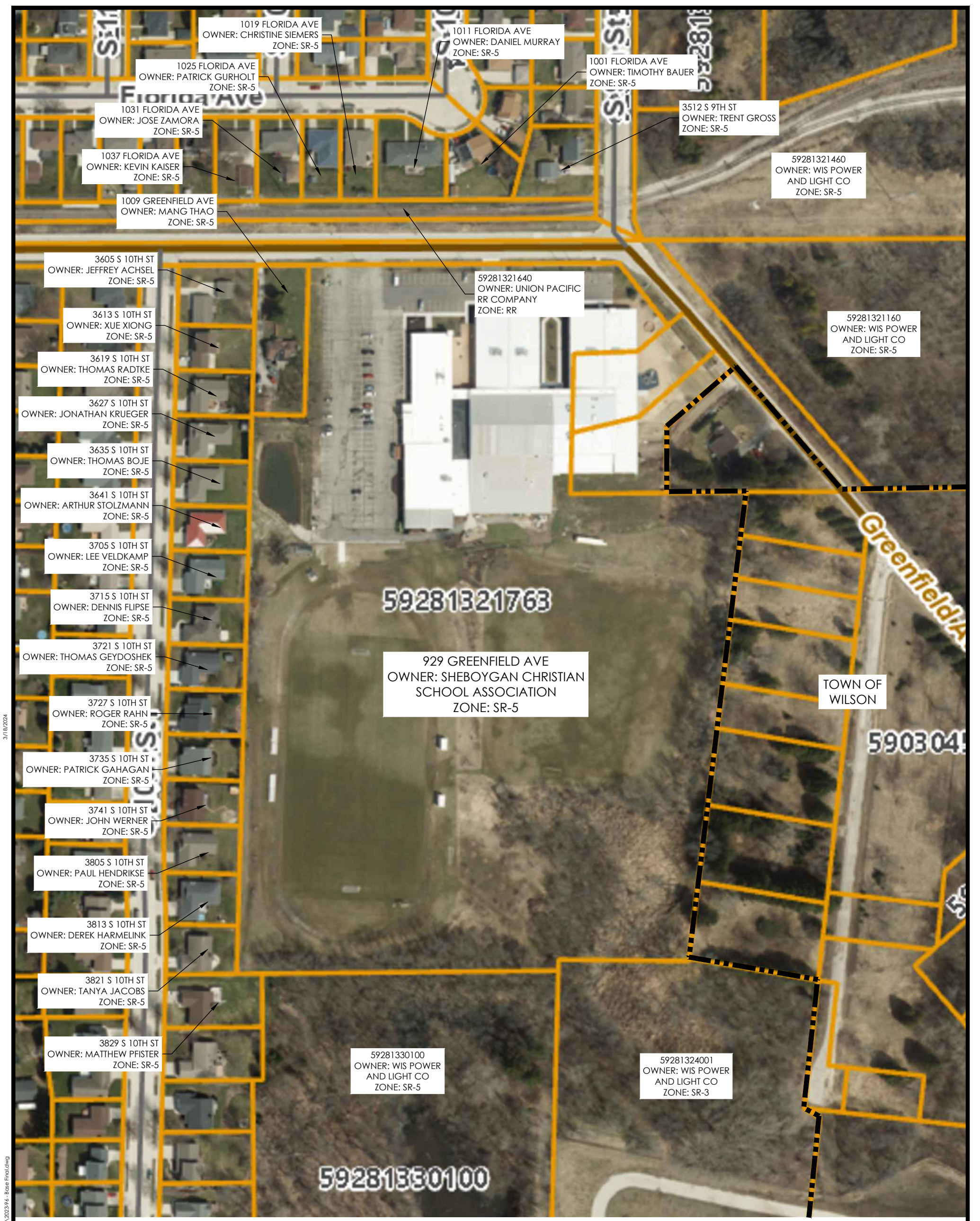
SCALE: 1"=150'

Date _____
Project Name _____
 Location _____ Proj. No. _____

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OWNERS AND ZONING MAP



3/18/2024

P:\2023\CONTRACTS\2023-96\Sheboygan Christian School - Phase 3\Phase - 2\Construction Documents\3.3 Site\2023-96 - Base Final.dwg

OWNER MAP



SCALE: 1"=150'

March 18, 2024

Sheboygan Christian School

929 Greenfield Avenue, Sheboygan, WI

Proj. No. 2023-96

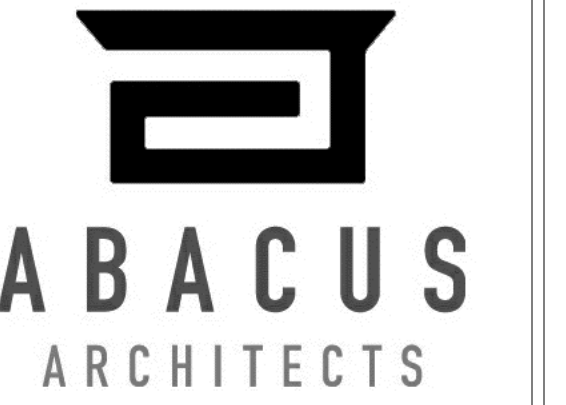
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CIVIL PLAN SET

DEMOLITION LEGEND

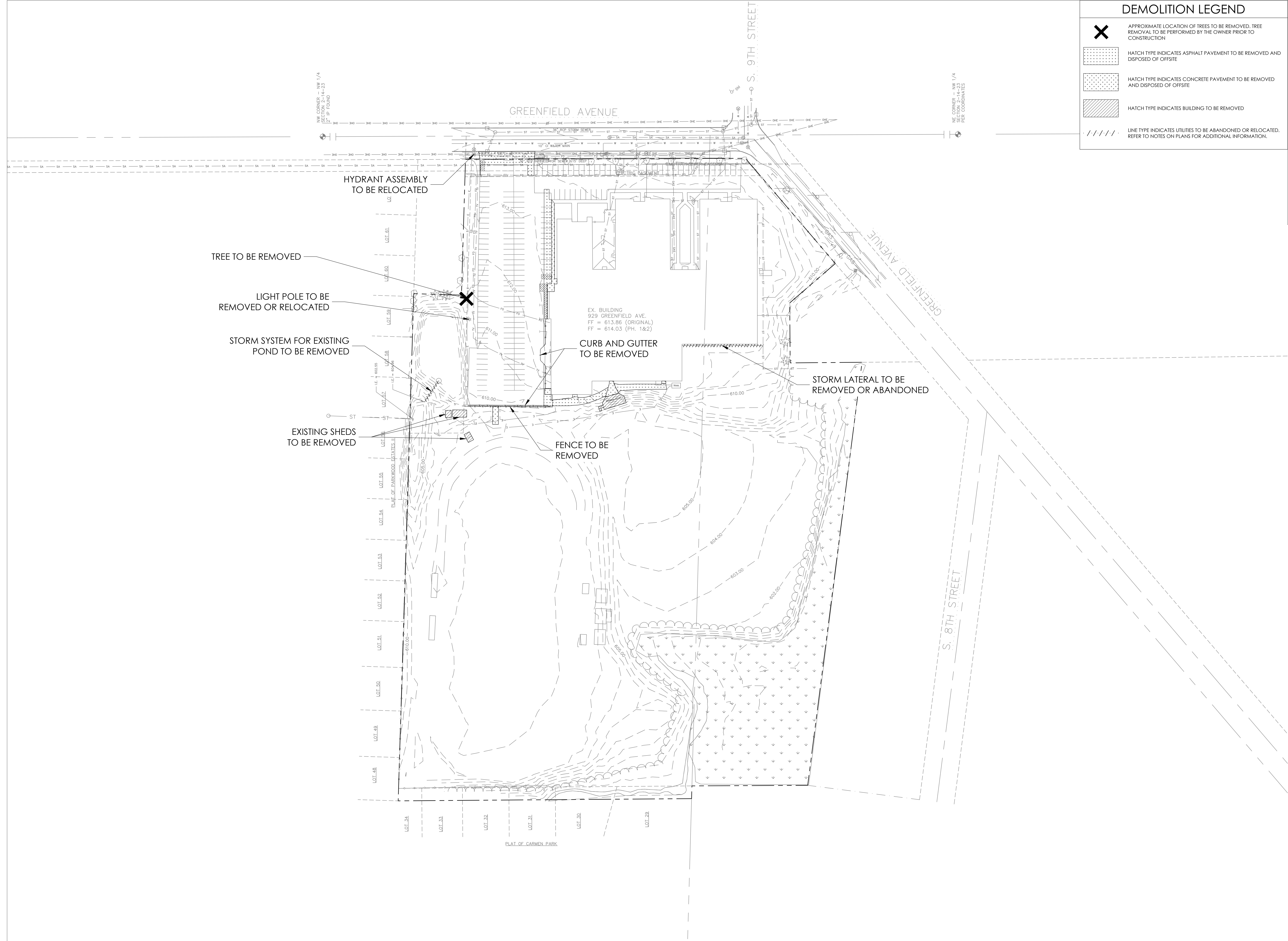
- APPROXIMATE LOCATION OF TREES TO BE REMOVED. TREE REMOVAL TO BE PERFORMED BY THE OWNER PRIOR TO CONSTRUCTION
- HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OFF-SITE
- HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OFF-SITE
- HATCH TYPE INDICATES BUILDING TO BE REMOVED
- LINE TYPE INDICATES UTILITIES TO BE ABANDONED OR RELOCATED. REFER TO NOTES ON PLANS FOR ADDITIONAL INFORMATION.



REVISIONS:

DATE	ISSUE
02-23-2023	ADDENDUM #1

NOTICE TO BIDDERS
 BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK. ON THEIR OWN WORK
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HYDRANT ASSEMBLY TO BE RELOCATED

TREE TO BE REMOVED

LIGHT POLE TO BE REMOVED OR RELOCATED

STORM SYSTEM FOR EXISTING POND TO BE REMOVED

EXISTING SHEDS TO BE REMOVED

CURB AND GUTTER TO BE REMOVED

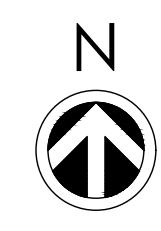
FENCE TO BE REMOVED

STORM LATERAL TO BE REMOVED OR ABANDONED

EX. BUILDING
 929 GREENFIELD AVE
 FF = 613.86 (ORIGINAL)
 FF = 614.03 (PH. 1&2)

EXISTING CONDITIONS AND DEMO PLAN

SCALE: 1"=60'



DRAWN BY: JMN

CHECKED BY: JRV

EXISTING CONDITIONS AND DEMO PLAN

A
200

PROJ. NO. 2023-96

FEBRUARY 9, 2024
 BUILDING ADDITION - PHASE 3
 SHEBOYGAN CHRISTIAN SCHOOL
 929 GREENFIELD AVENUE, SHEBOYGAN, WI 53081
 1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 400 N. VEL R. PHILLIPS AVE., SUITE 210, MILWAUKEE, WI 53022 | (414) 837-4450

PERMIT SET



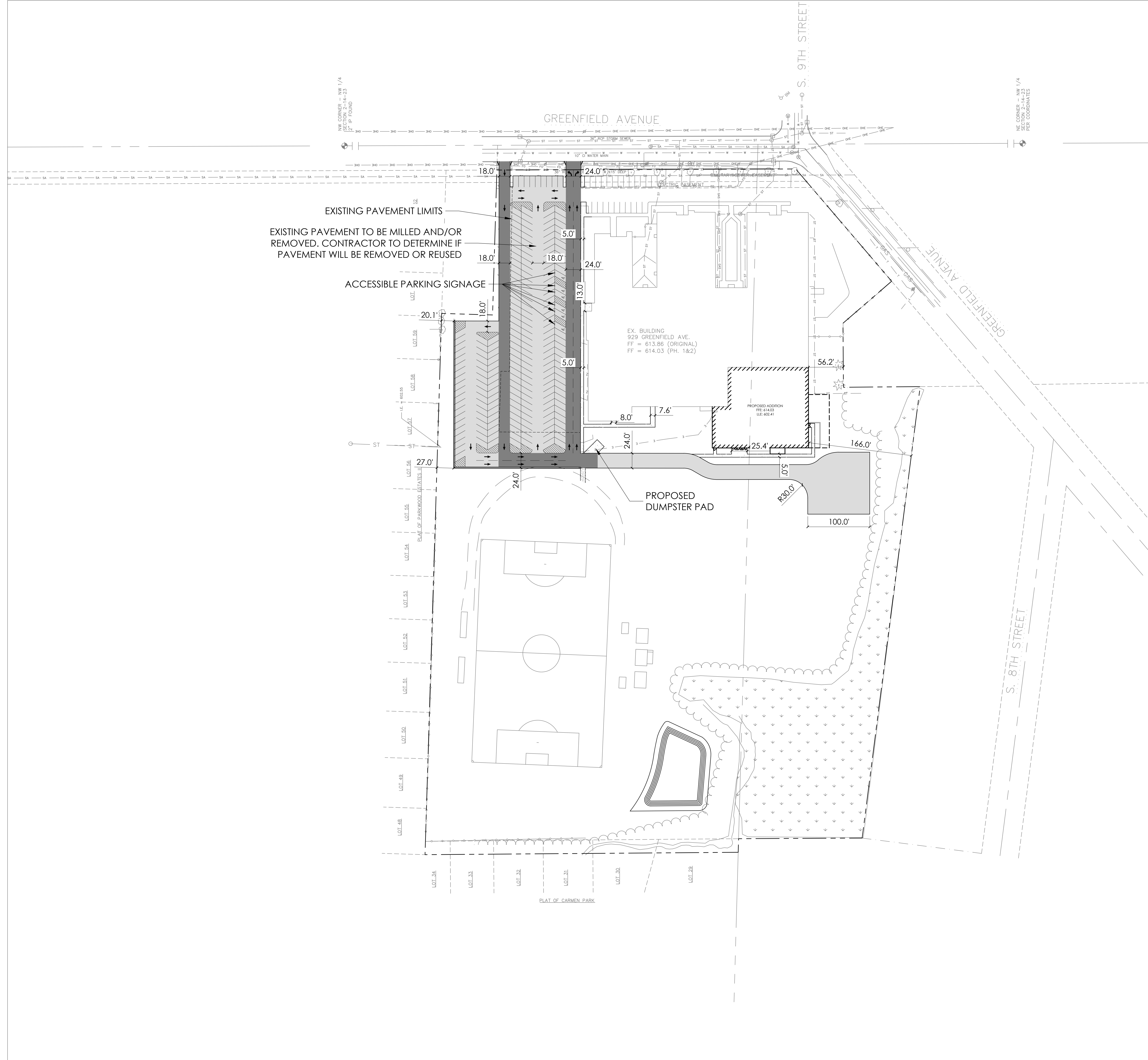
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SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED HEAVY DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED 24" COLLECTOR MOUNTABLE CURB & GUTTER. SEE DETAIL.



FEBRUARY 9, 2024
 BUILDING ADDITION - PHASE 3
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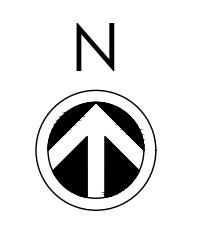
DRAWN BY: JMN
 CHECKED BY: JRV

SITE PLAN

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201

PROJ. NO. 2023-96

SITE PLAN
 SCALE: 1"=60'

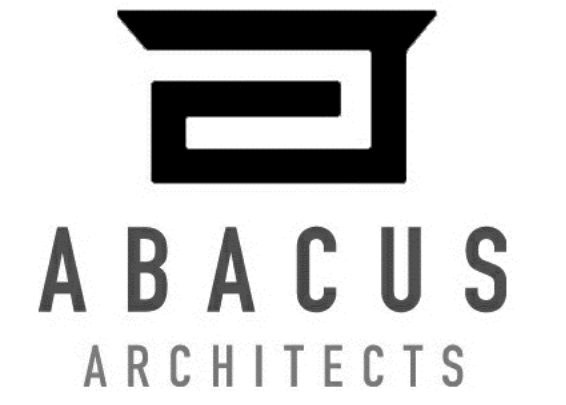


GRADING LEGEND

- 595 - PROPOSED CONTOUR
- 595 - EXISTING CONTOUR
- 595.00 PROPOSED SPOT ELEVATION
- 595.00± MATCH EXISTING ELEVATION
- TC 595.00 PROPOSED TOP OF CURB ELEVATION
- BC 595.50 PROPOSED BOTTOM OF CURB ELEVATION

EROSION CONTROL LEGEND

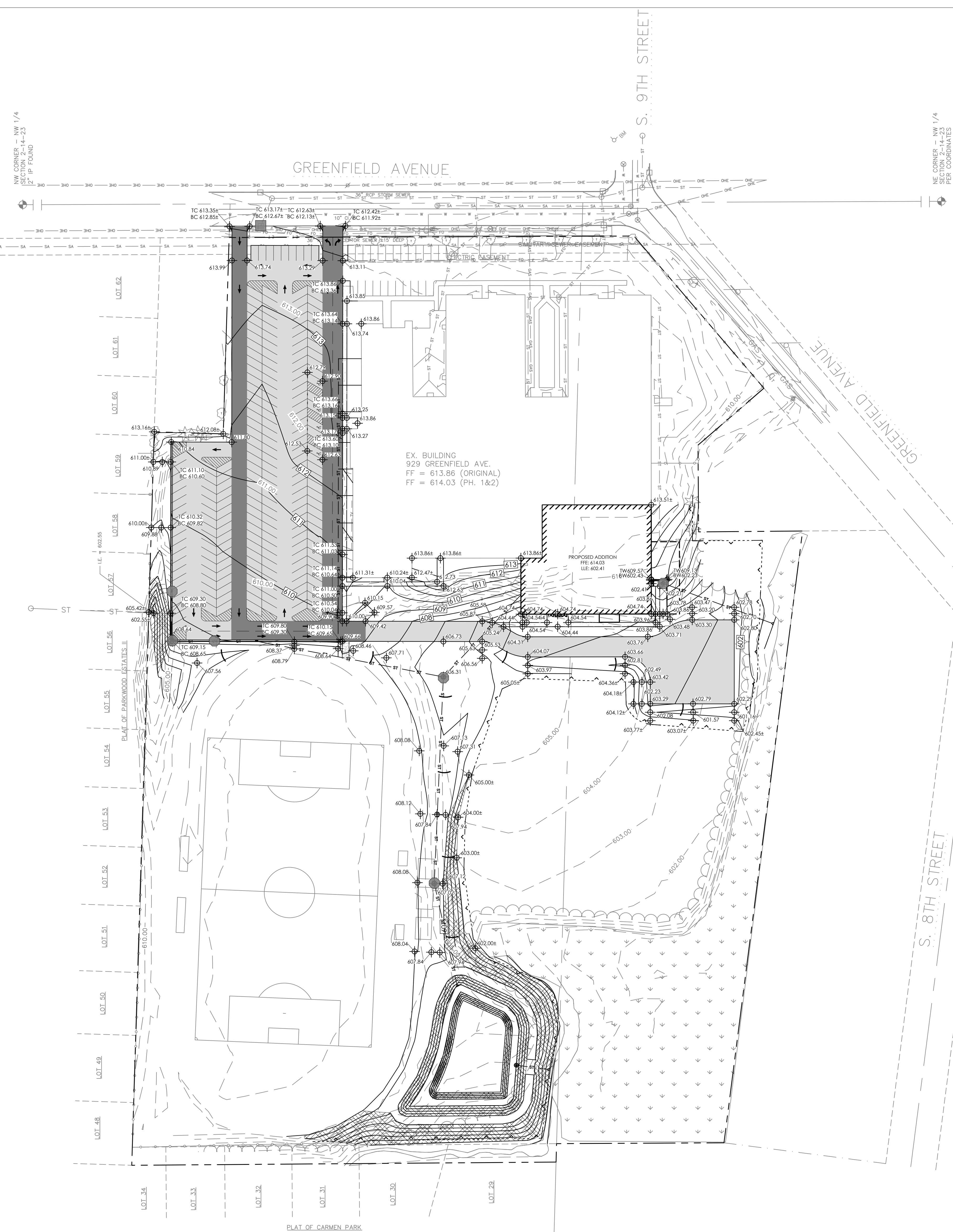
- EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL.
- PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL.
- INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL.
- INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL.
- SILT SOCK DITCH CHECK



REVISIONS:

DATE	ISSUE
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FEBRUARY 9, 2024
 BUILDING ADDITION - PHASE 3
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PERMIT SET

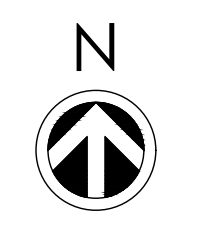
DRAWN BY: JMN
 CHECKED BY: JRV
GRADING AND EROSION CONTROL PLAN

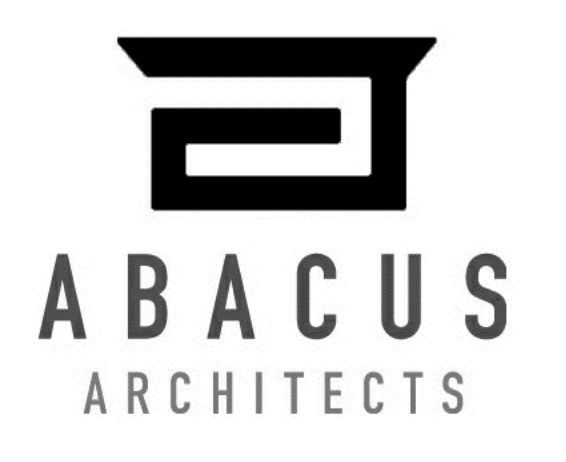
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202

PROJ. NO. 2023-96

GRADING AND EROSION CONTROL PLAN

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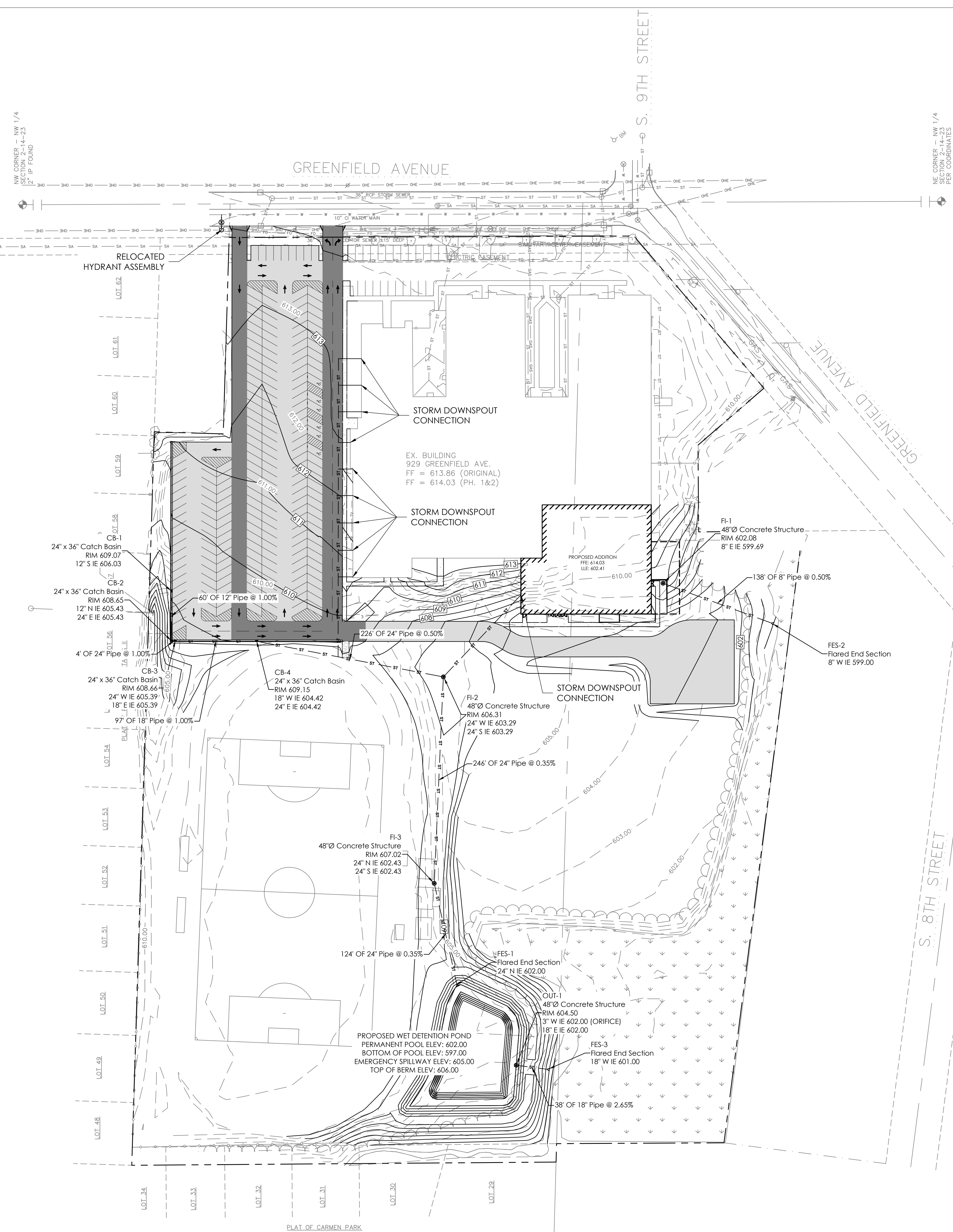




REVISIONS:

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FEBRUARY 9, 2024
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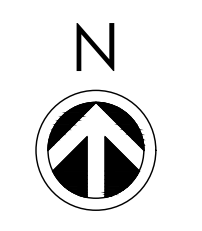
DRAWN BY: JMN
 CHECKED BY: JRV

UTILITY PLAN

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203

PROJ. NO. 2023-96

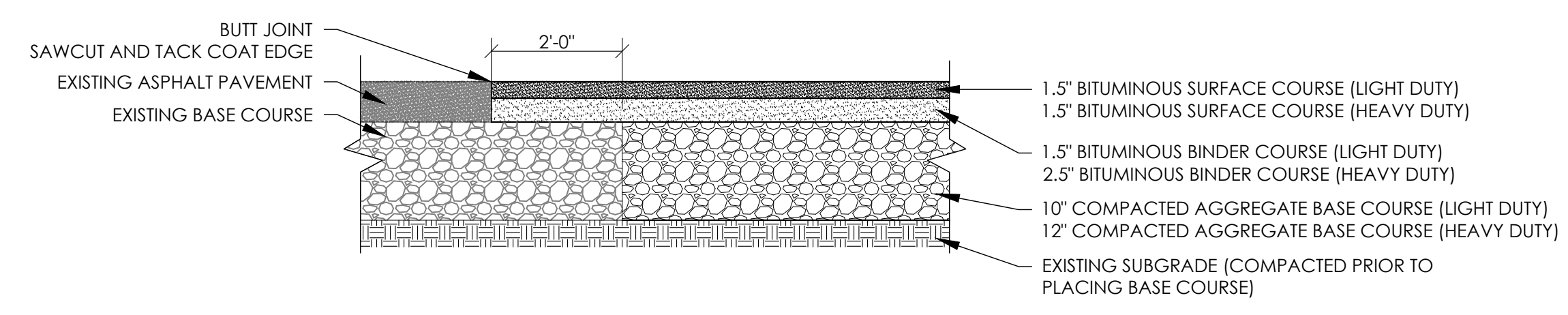
UTILITY PLAN
 SCALE: 1"=60'



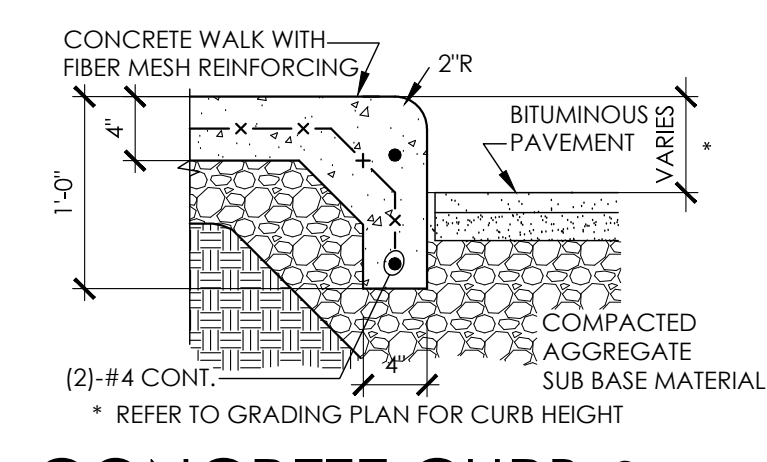
REVISIONS:

DATE	ISSUE
02-23-2023	ADDENDUM #1

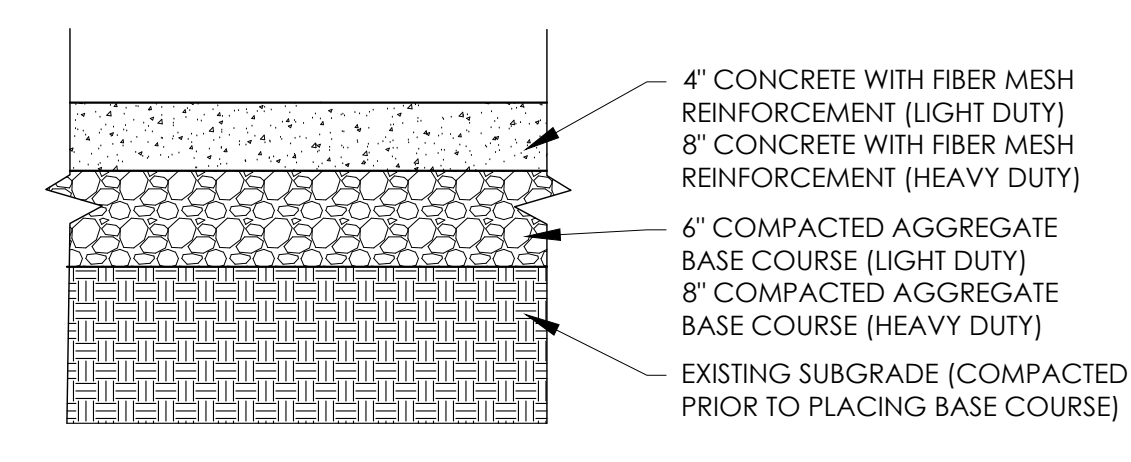
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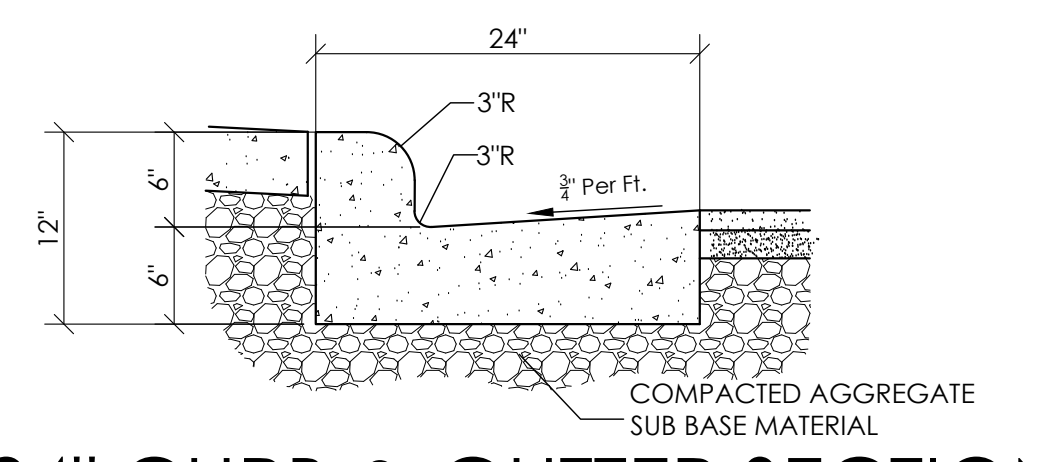
ASPHALT PAVEMENT CROSS SECTION



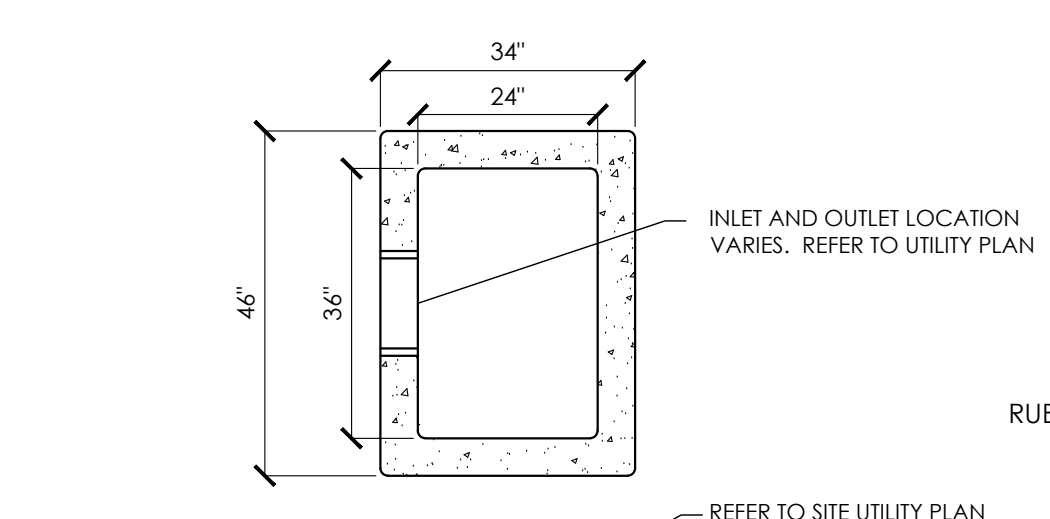
CONCRETE CURB & SIDEWALK SECTION



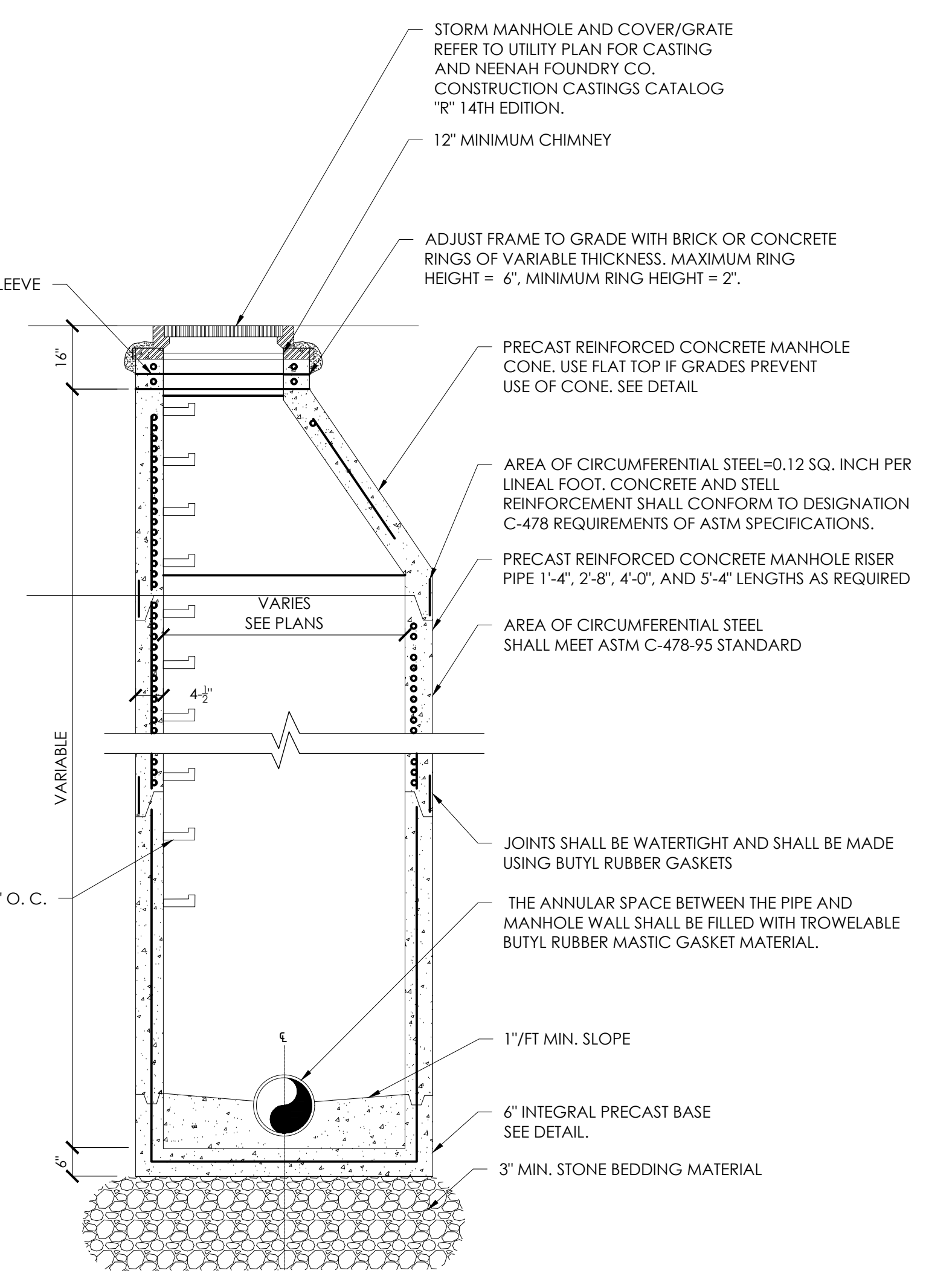
CONCRETE PAVEMENT CROSS SECTION



24\"/>

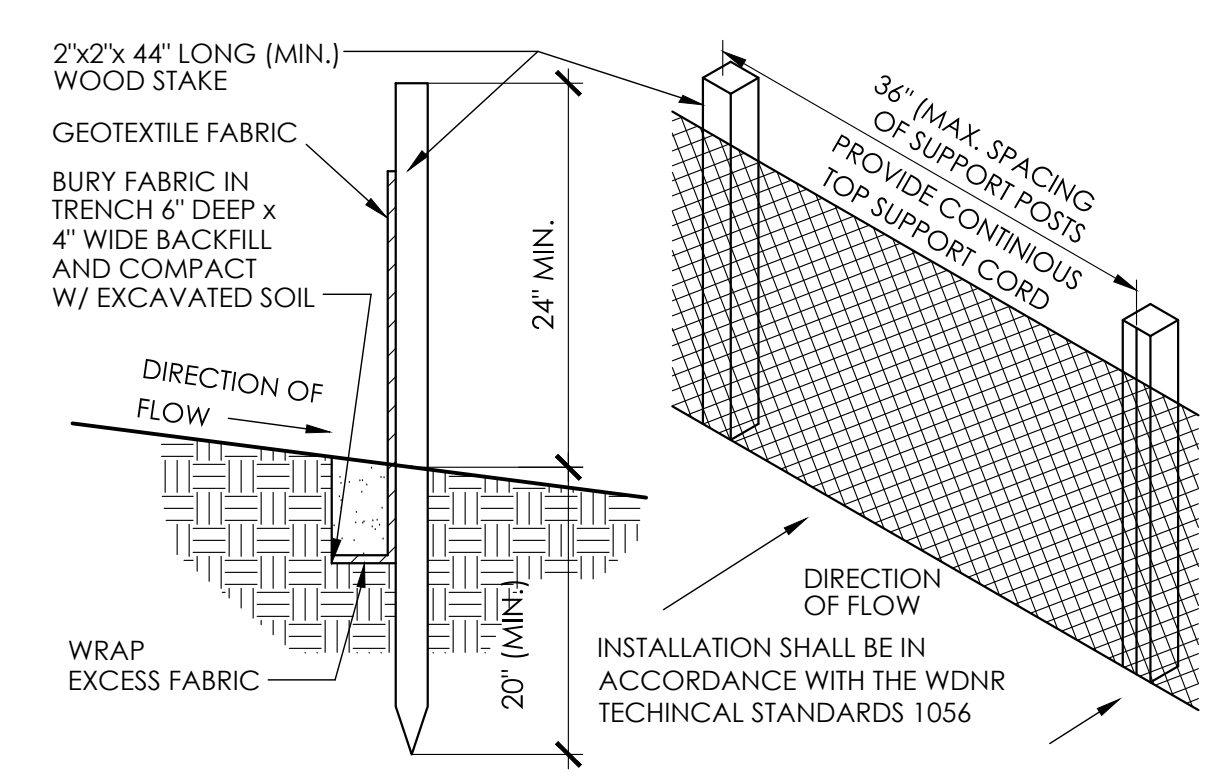


PRECAST REINFORCED CONCRETE ACCEPTABLE CURB INLET SECTION

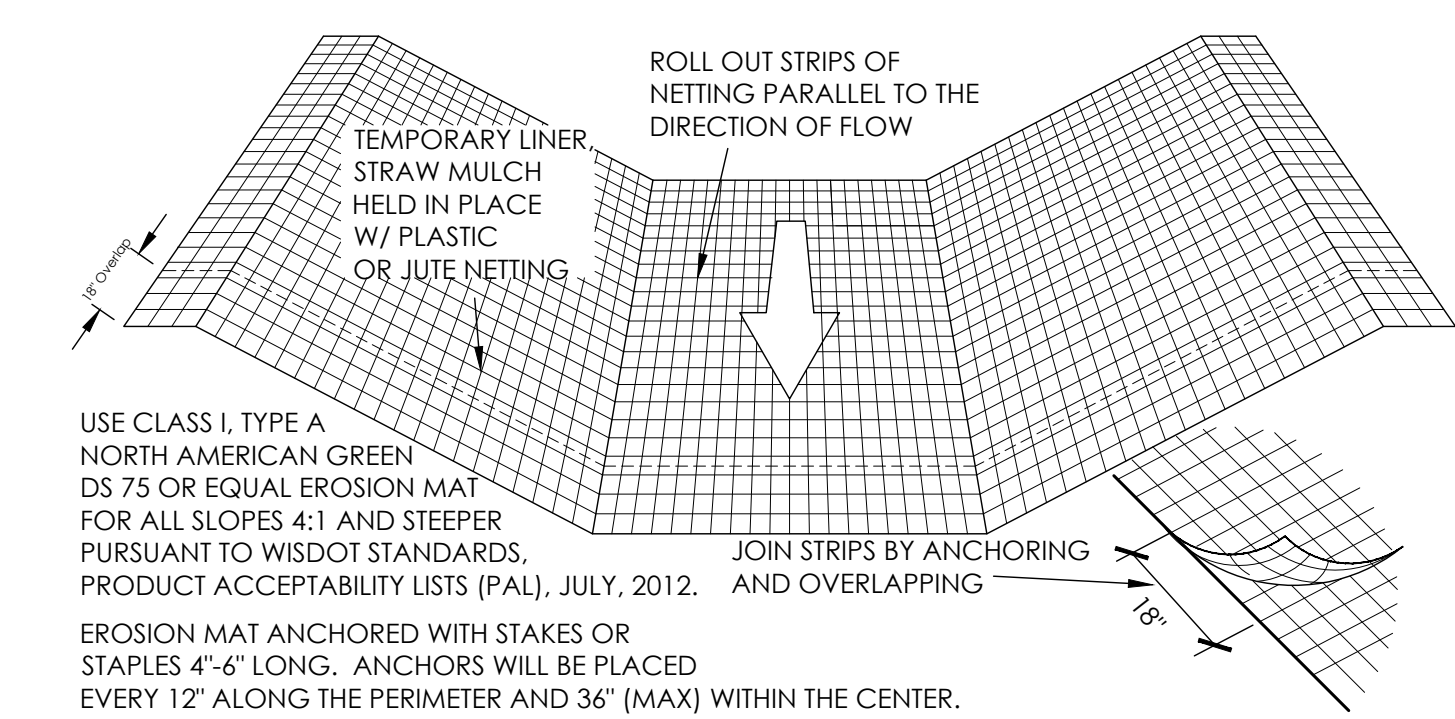


STORM MANHOLE NOTES:

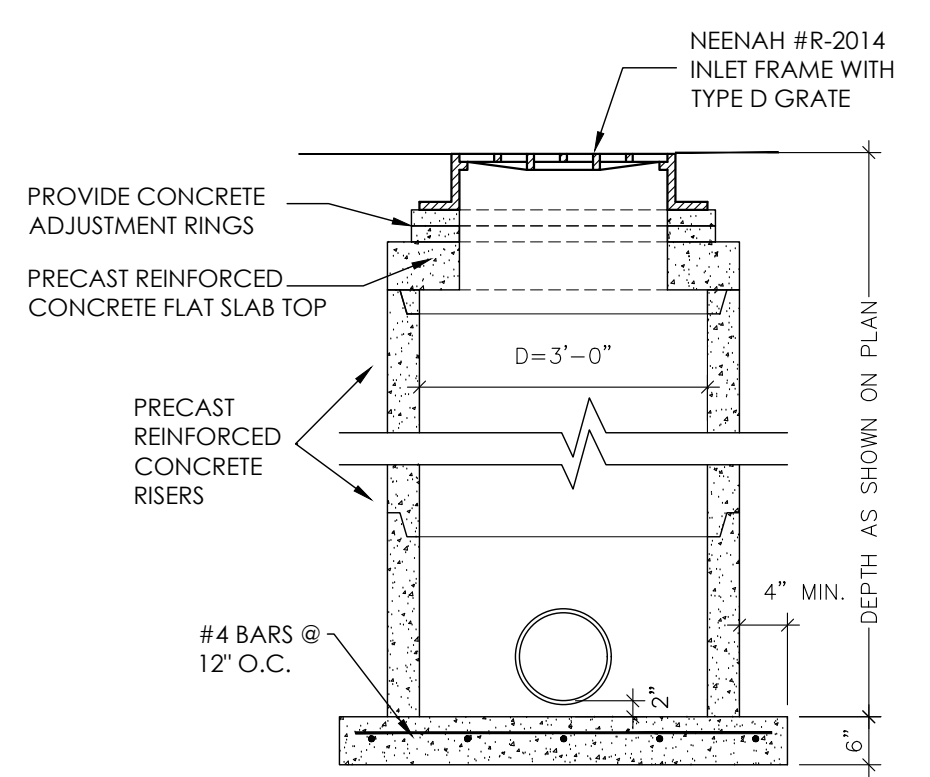
1. PRECAST ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITH THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
3. 3\"/>



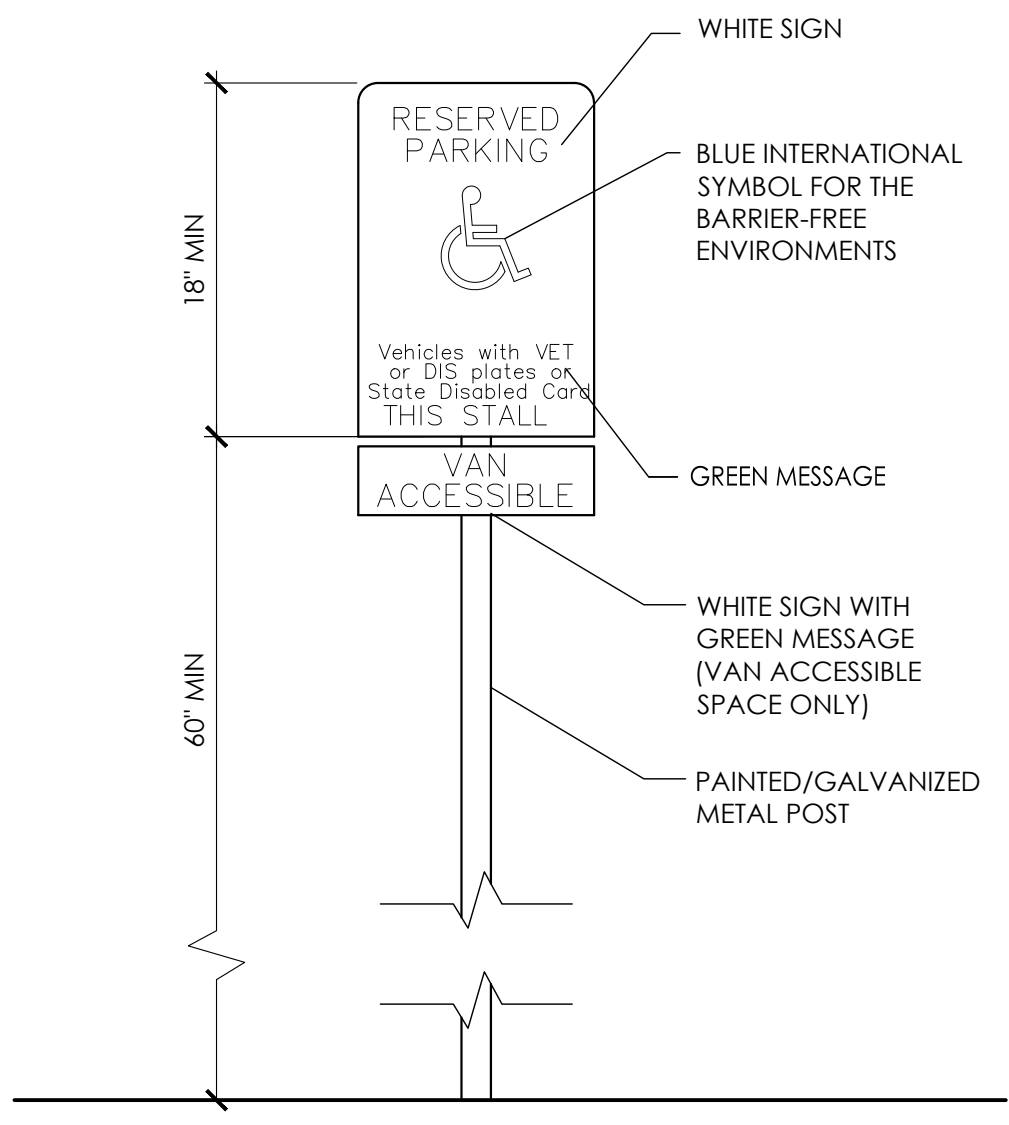
SILT FENCE SECTION & DETAIL



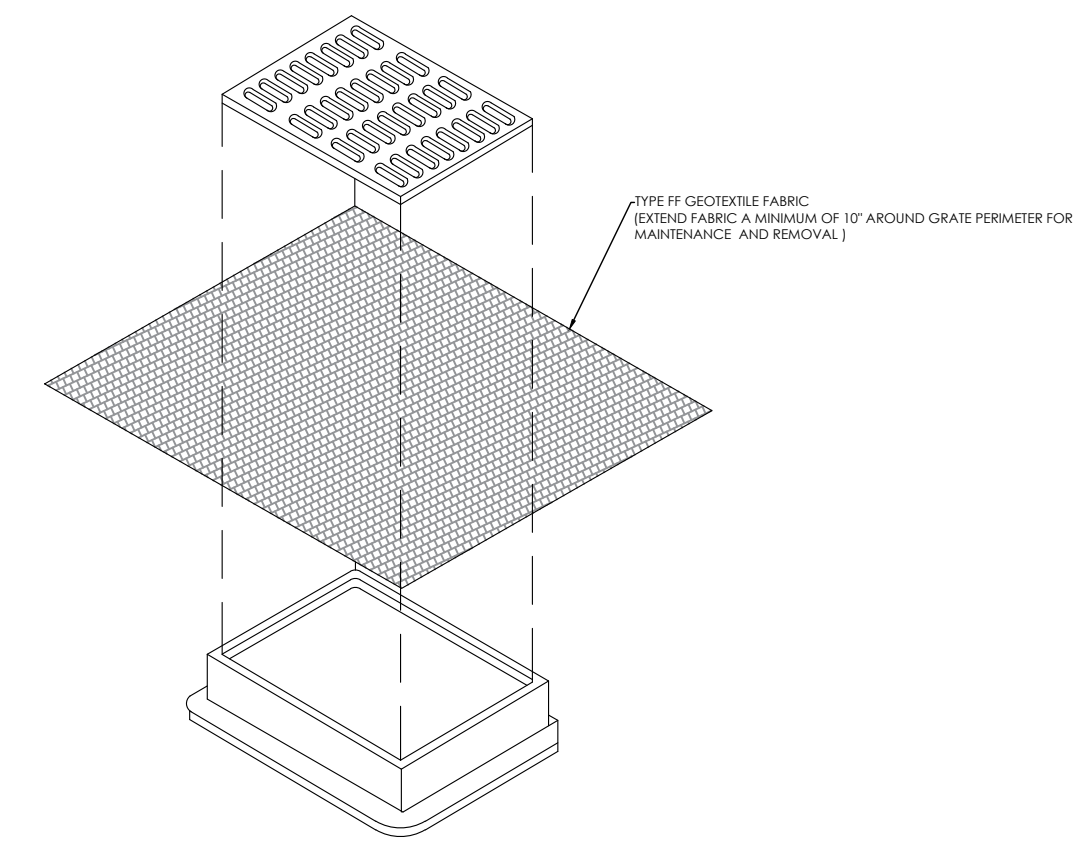
EROSION MATTING DETAIL (FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)



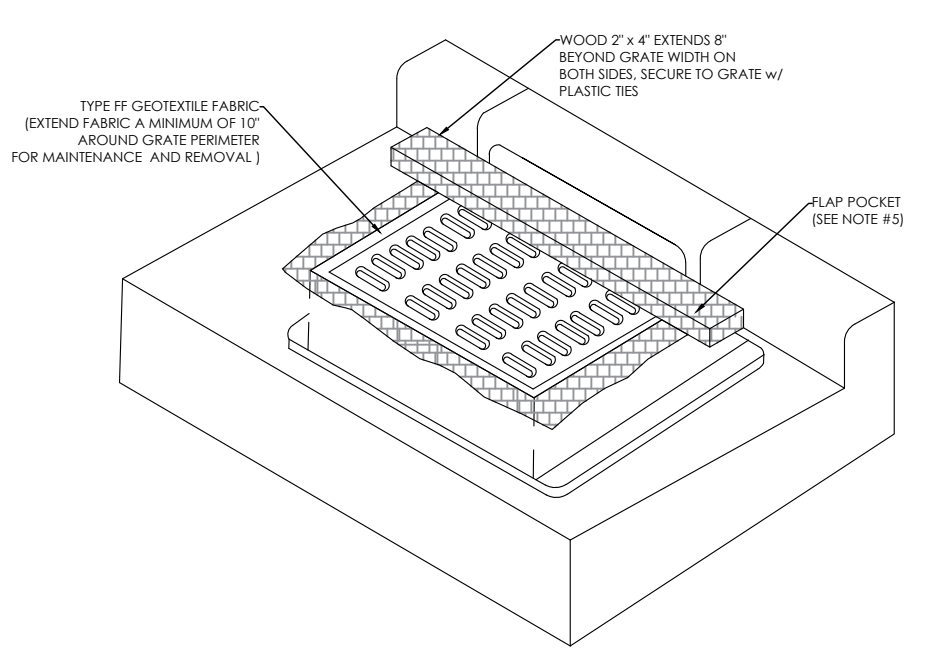
PRECAST REINFORCED CONCRETE ACCEPTABLE STORM INLET SECTION



ACCESSIBLE PARKING SIGNAGE DETAIL



INLET PROTECTION TYPE \"/>

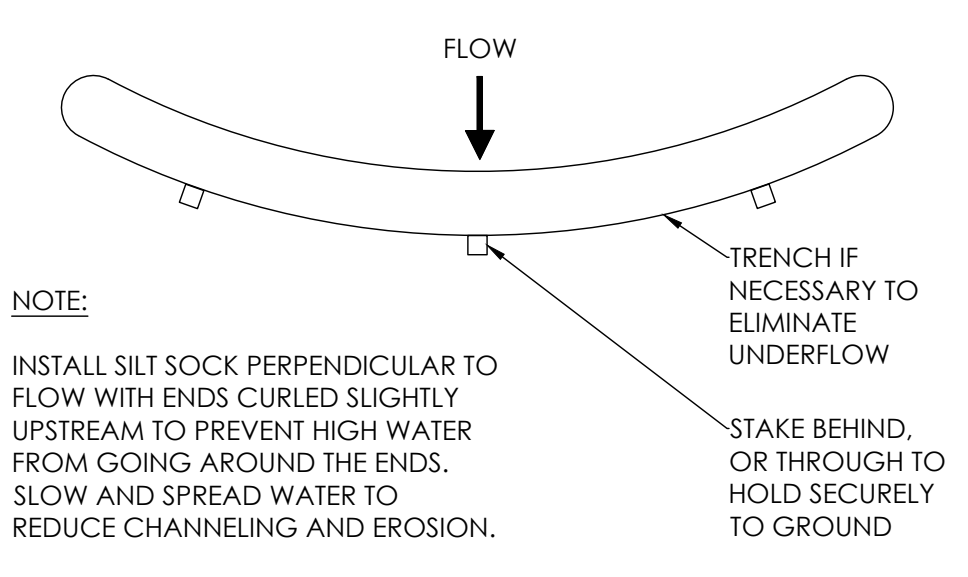


INLET PROTECTION TYPE \"/>

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

STORM MANHOLE DETAIL



NOTE:
INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION.

SILT SOCK DITCH CHECK

FEBRUARY 9, 2024

BUILDING ADDITION - PHASE 3

SHEBOYGAN CHRISTIAN SCHOOL
929 GREENFIELD AVENUE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 400 N. VEL R. PHILLIPS AVE., SUITE 210, MILWAUKEE, WI 53202 | (414) 837-4450

PERMIT SET

DRAWN BY: JMN

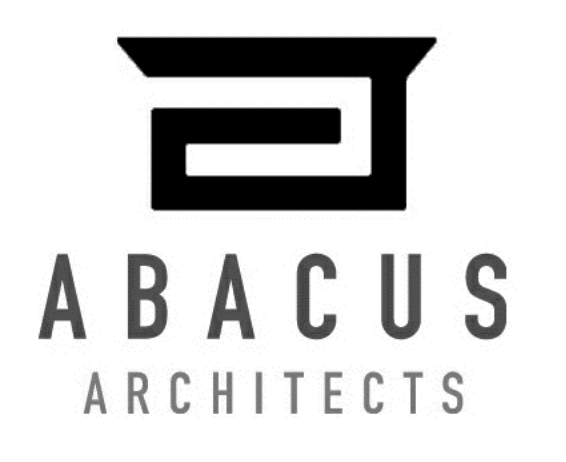
CHECKED BY: JRV

DETAILS

A
204

PROJ. NO. 2023-96

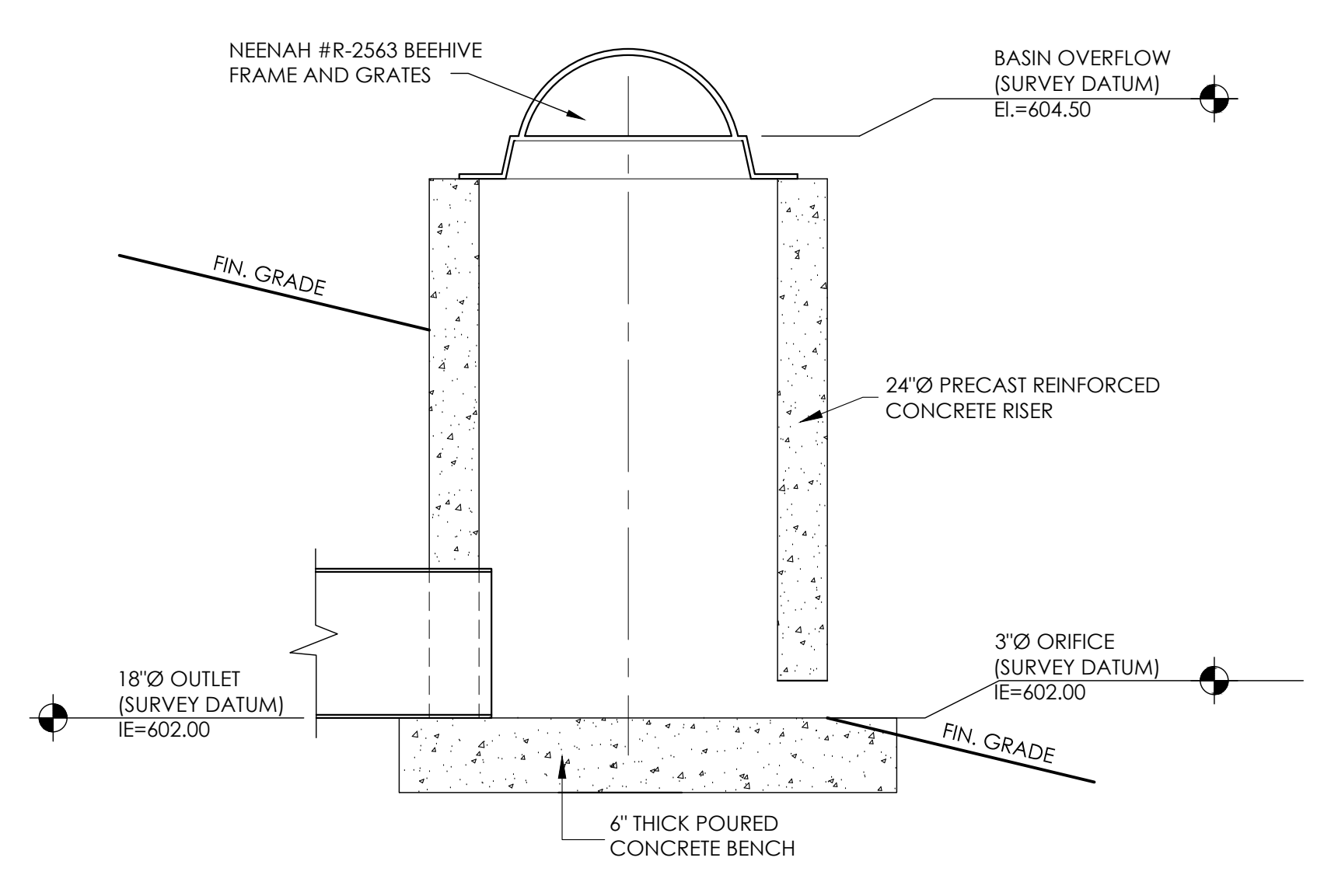
DETAILS



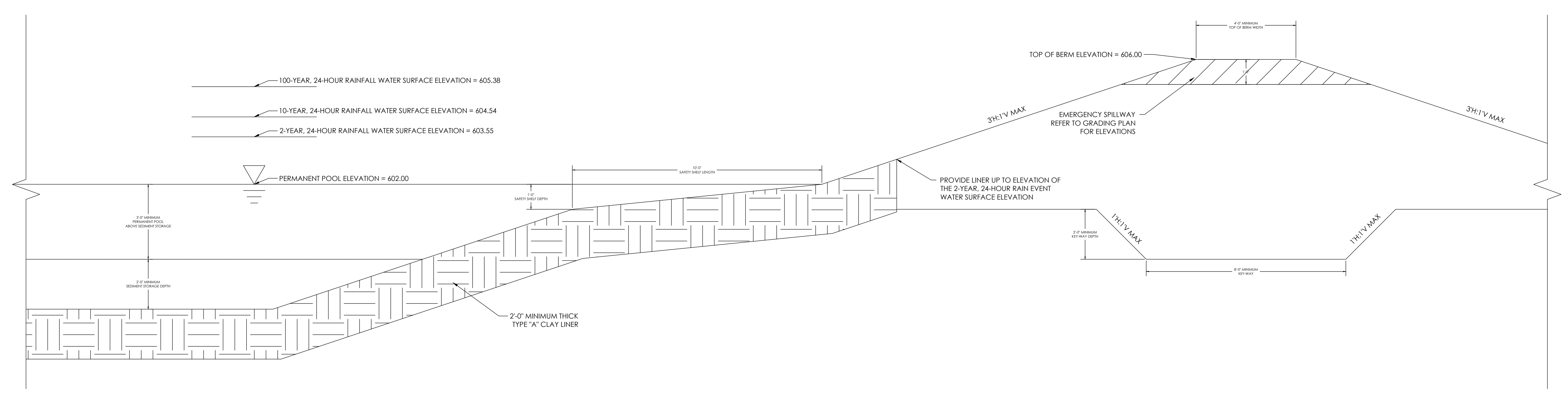
REVISIONS:

DATE	ISSUE
02-23-2023	ADDENDUM #1

NOTICE TO BIDDERS
 BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.
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POND OUTLET SECTION



WET DETENTION POND CROSS SECTION

FEBRUARY 9, 2024
BUILDING ADDITION - PHASE 3

SHEBOYGAN CHRISTIAN SCHOOL
929 GREENFIELD AVENUE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 400 N. VEL. R. PHILLIPS AVE., SUITE 210, MILWAUKEE, WI 53202 | (414) 837-4450

PERMIT SET

DRAWN BY: JMN
CHECKED BY: JRV

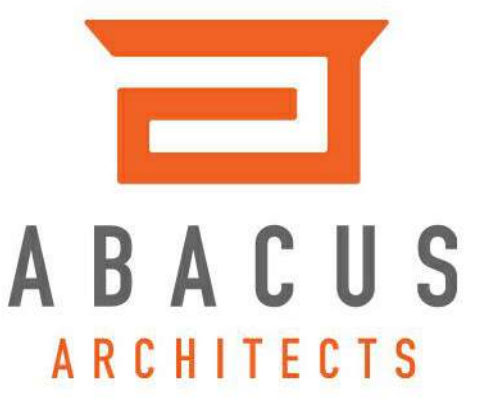
DETAILS

A
205

PROJ. NO. 2023-96

DETAILS

ARCHITECTURAL PLAN SET



REVISIONS:

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FEBRUARY 9, 2024
PHASE THREE
SHEBOYGAN CHRISTIAN SCHOOL
929 GREENFIELD AVE. SHEBOYGAN, WI 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (720) 452-4444 | 3131 N. PLANKINGTON AVE. SUITE 208, MILWAUKEE, WI 53203

DRAWN BY: DG / SLL
CHECKED BY: PGM

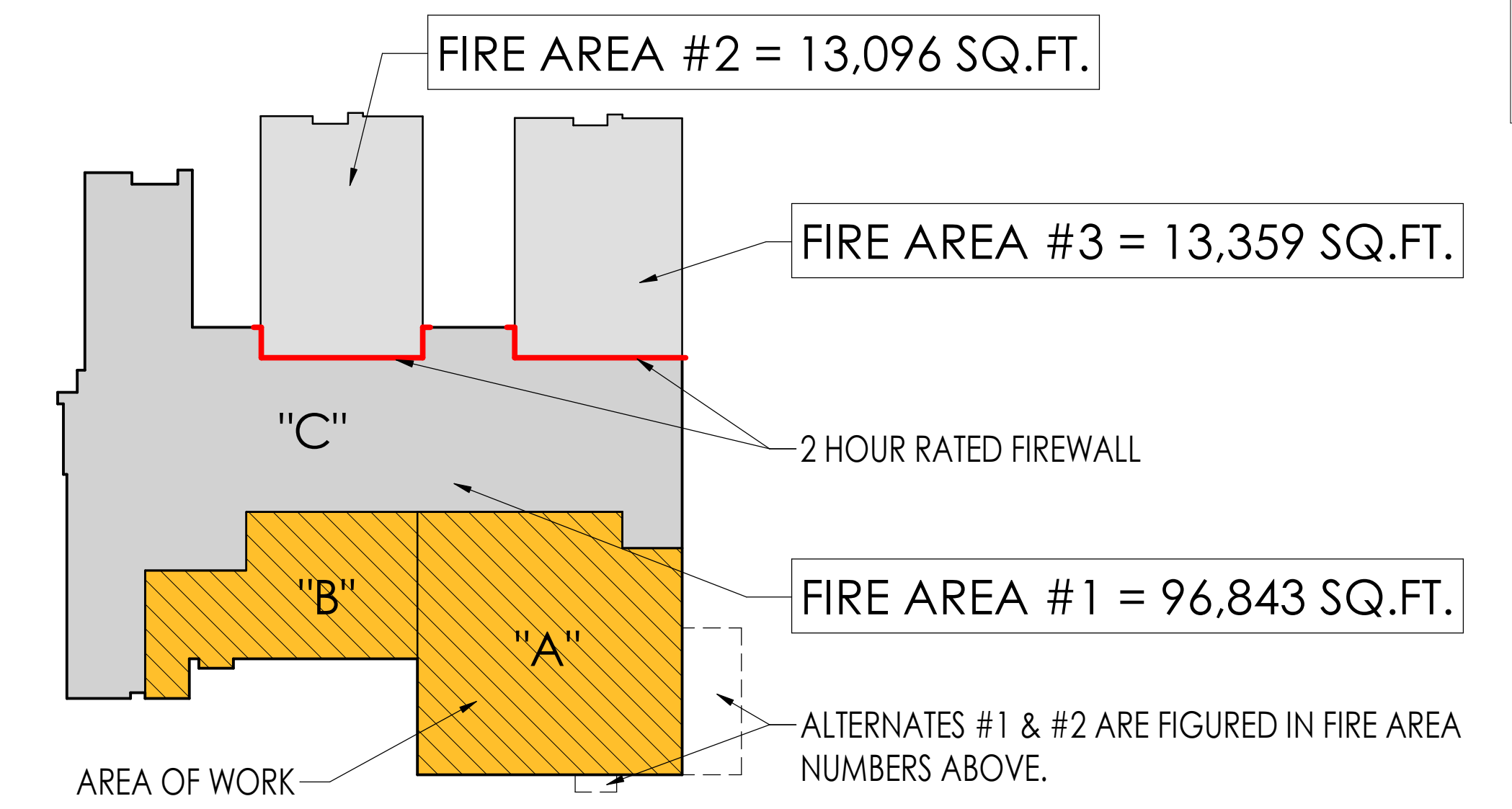
LIFE SAFETY PLAN

A
301

PROJ. NO. 2023-96

- ### GENERAL PLAN NOTES
- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
 - EXTERIOR DIMENSIONS TAKEN FROM FACE OF SHEATHING, FACE OF CONCRETE, OR FACE OF MASONRY.
 - INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD, FACE OF CONC. FACE OF MASONRY OR FINISH FACE OF EXISTING CONSTRUCTION.
 - GENERAL CONTRACTOR VERIFY ALL FIELD CONDITIONS & DIMENSIONS.
 - ALL DOORS IN STUD WALLS TO BE 6" FROM PERPENDICULAR WALL OPENINGS UNLESS OTHERWISE NOTED.
 - ALL INSULATION SHOWN IN INTERIOR STUD WALLS TO BE MINERAL FIBER BATT INSULATION FOR SOUND.
 - INSTALL MOISTURE RESISTANT GYPSUM DRYWALL IN TOILET ROOMS, WALL AREAS WITHIN 8 FEET OF SINKS, AND OTHER DAMP OR HIGH HUMIDITY AREAS.
 - PROVIDE BLOCKING FOR ALL WALL SUPPORTED EQUIPMENT AND ACCESSORIES MOUNTED ON STUD WALLS - COORDINATE WITH OWNER.
 - WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT ADA STANDARD MOUNTING HEIGHTS FOR THE PARTICULAR APPLICATION INDICATED (SEE DETAIL 3/A301).
 - ALL COLUMN BOX-OUTS ARE WALL TYPE 'E' UNLESS OTHERWISE NOTED.
 - ALL INTERIOR ELEVATION TAGS SHOWN ON FINISH PLANS.

- ### LIFE SAFETY PLAN LEGEND
- ACCESSIBLE PATH OF EGRESS
 - 33" EXIT AND AVAILABLE EXIT INCHES
 - FE-1 & FE-2 FIRE EXTINGUISHER
 - FIRE AND SMOKE PROTECTION FEATURES
 - 2-HOUR FIRE WALL
 - REQUIRED AT WALLS INDICATED ON PLAN
 - EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE
 - 30" MIN. ABOVE ADJACENT ROOFS
 - AT STEPPED ROOF LOCATIONS, EXTEND 30" MIN ABOVE TOP OF ADJACENT ROOF
 - 1-HOUR FIRE BARRIER
 - REQUIRED AT WALLS WHICH ENCLOSE RATED ROOMS
 - EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE

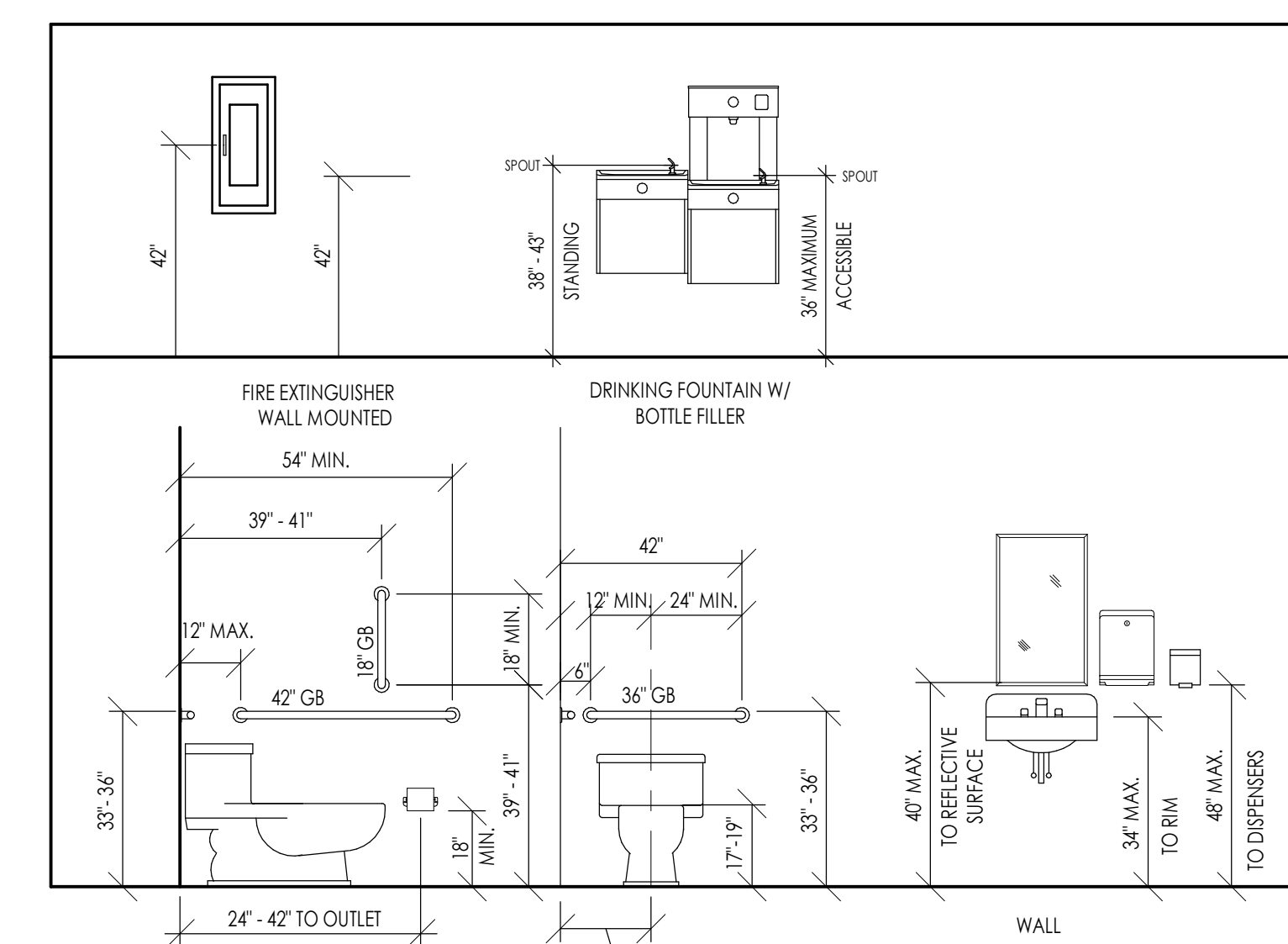


KEY PLAN - OVERALL

SANITARY FIXTURES

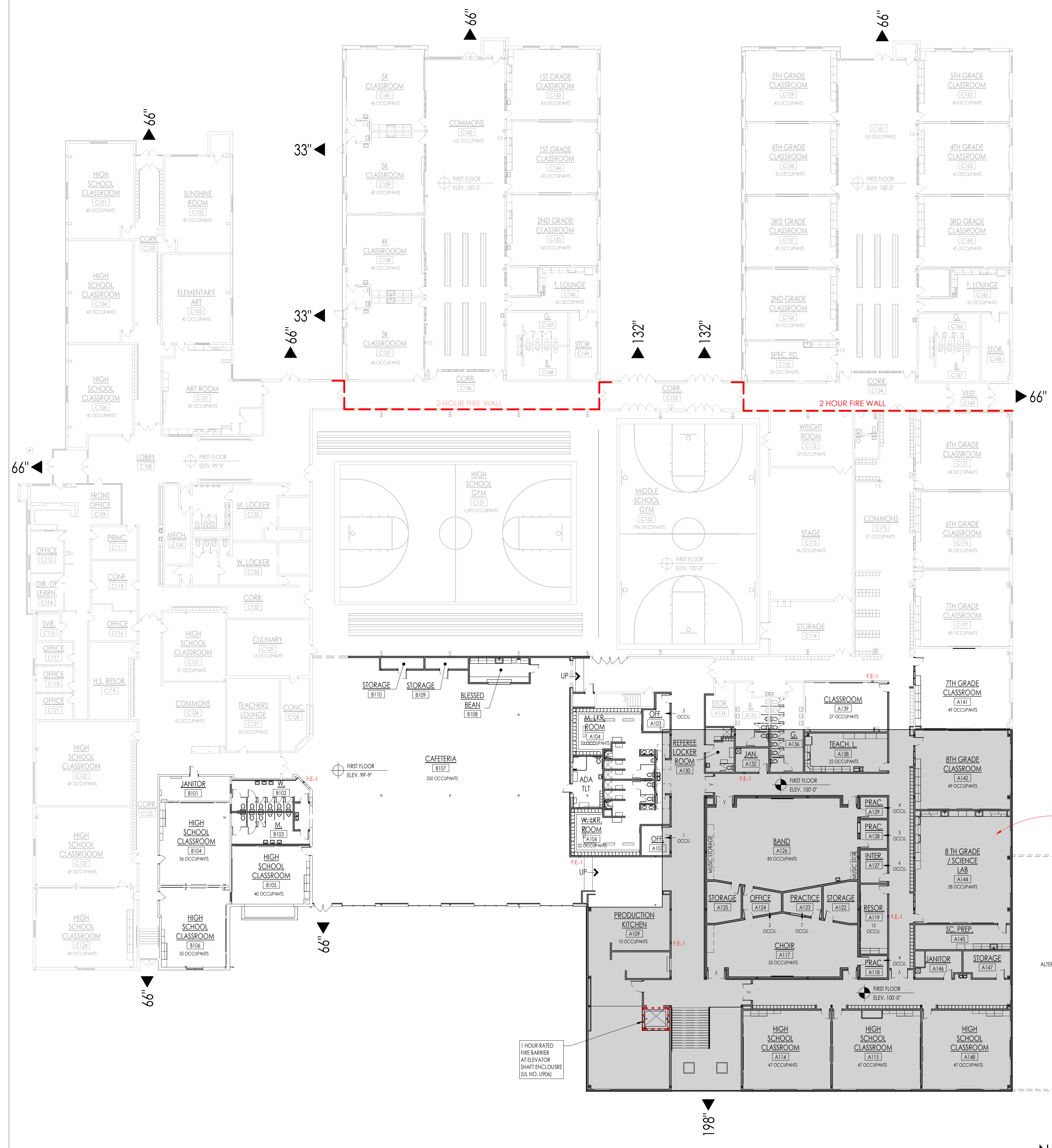
A-3 OCCUPANT LOAD	- 2,738
E OCCUPANT LOAD	- 2,338
TOTAL OCCUPANT LOAD	- 5,041
A-3 FIXTURE OCCUPANT LOAD	- 2,738 x .55 = 1,506
E FIXTURE OCCUPANT LOAD	- 2,338 x .55 = 1,286
TOTAL FIXTURE OCCUPANT LOAD	- 2,792

OCCUPANCY	WATER CLOSETS	LAVATORIES	DRINKING
A-3	M 1:150 W 1:75	M 1:200 W 1:200	1:1000
E	M 1:150 W 1:50	M 1:150 W 1:50	1:1000
REQUIRED			
A-3	M 6 W 11	M 4 W 4	2
E	M 13 W 13	M 13 W 13	13
TOTAL	M 19 W 24	M 17 W 17	15
PROVIDED			
	M 26 W 38	M 20 W 22	16

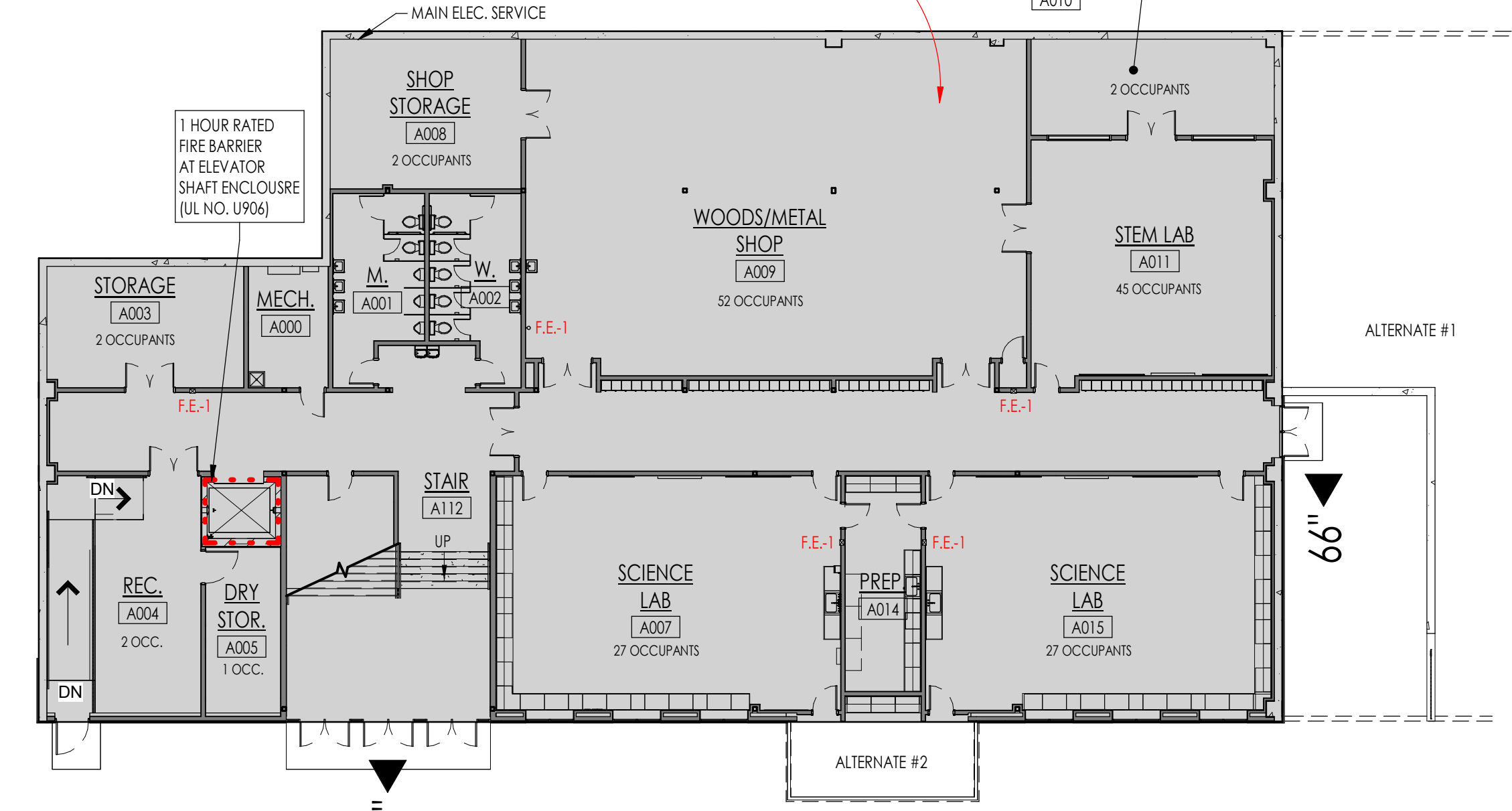
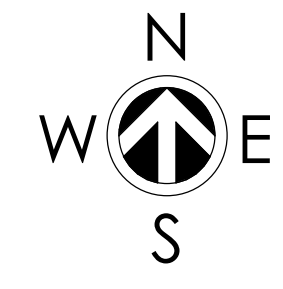


ACCESSORY MOUNTING HEIGHTS SCALE: 3/8" = 1'-0" (A 301)

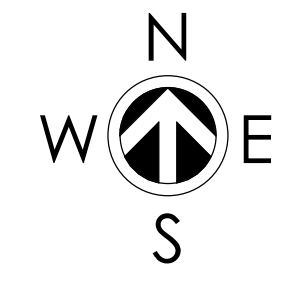
SHADED AREA DENOTES NEW ADDITION

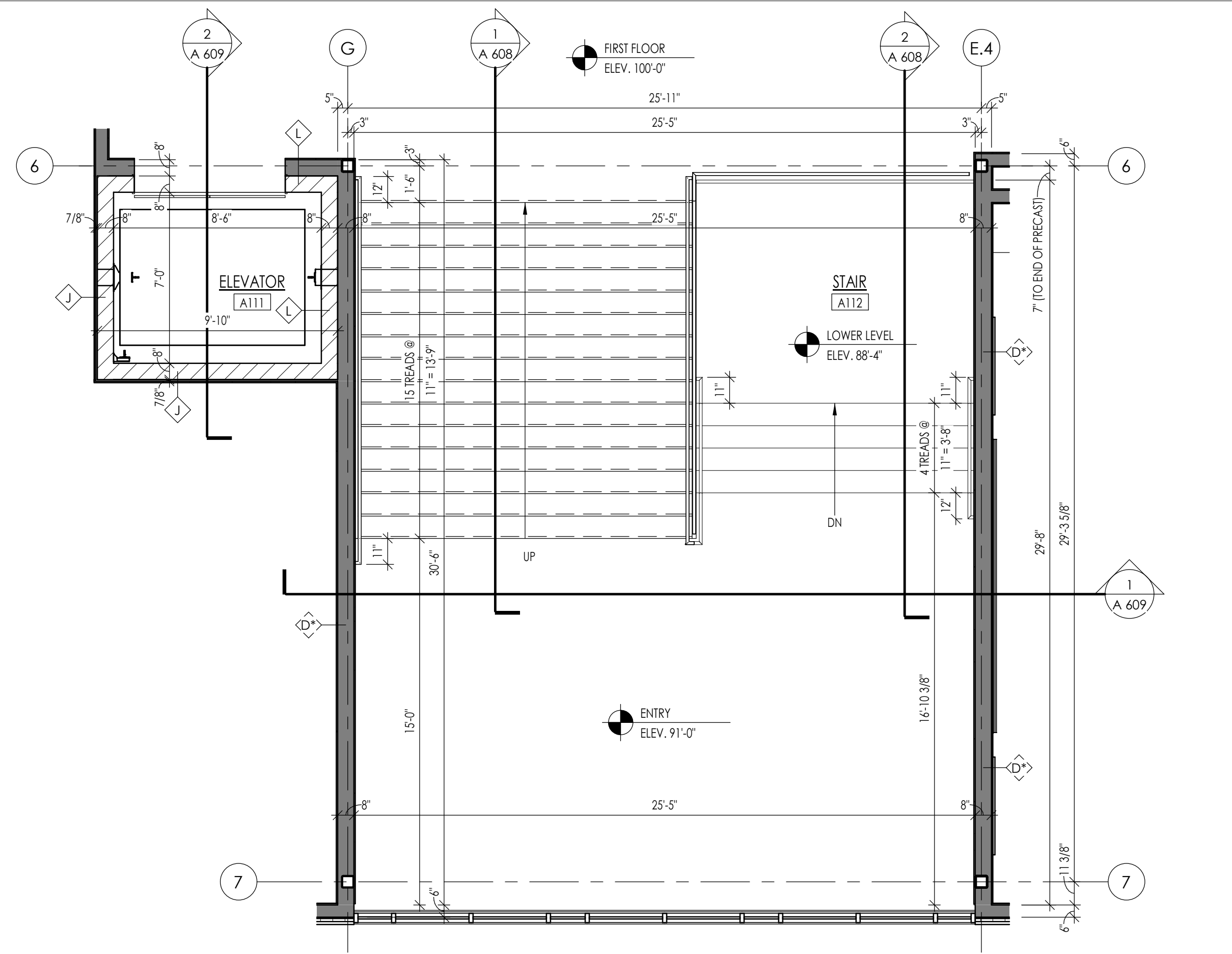


FIRST FLOOR LIFE SAFETY PLAN SCALE: 1/16" = 1'-0" (A 301)

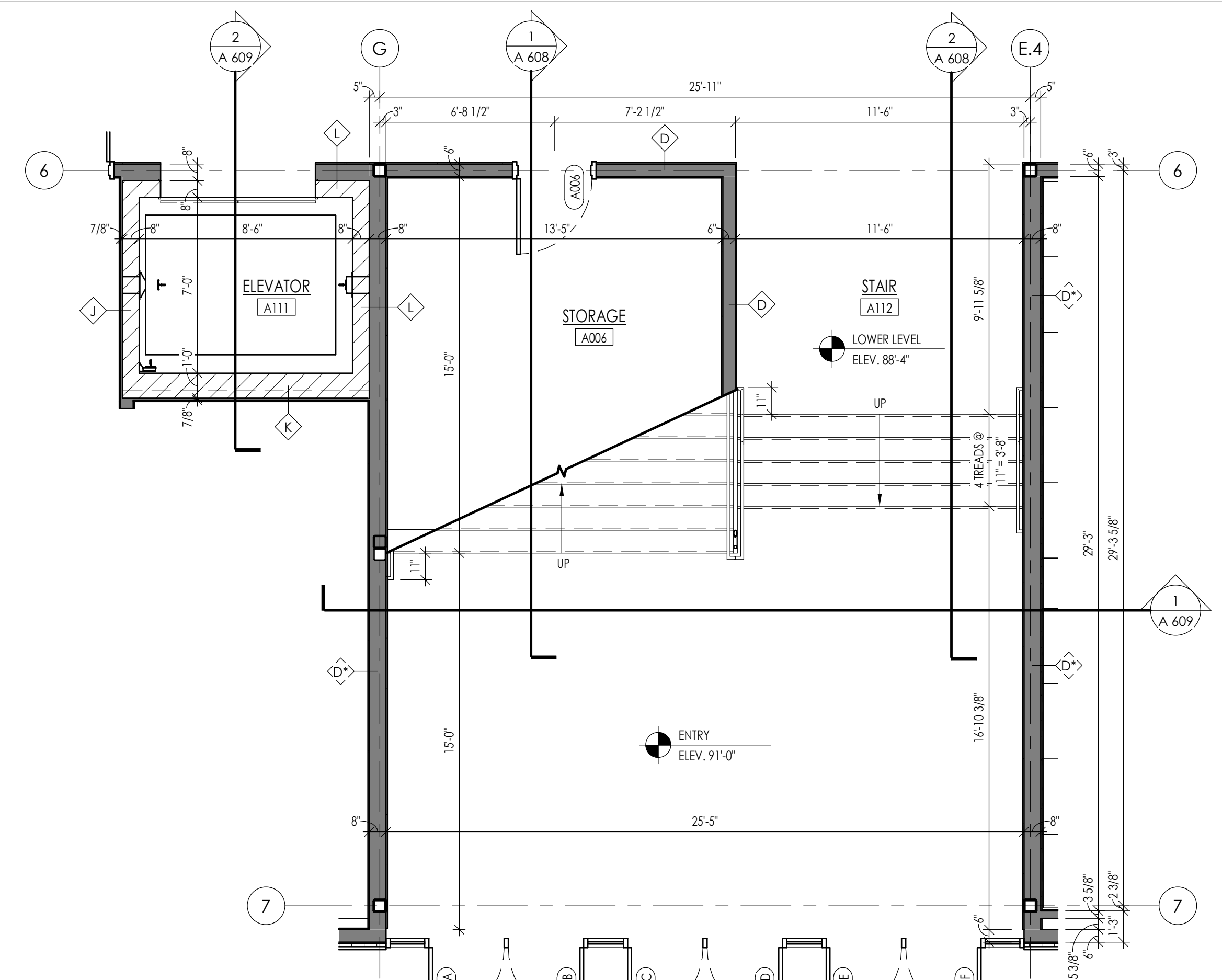


LOWER LEVEL LIFE SAFETY PLAN SCALE: 1/16" = 1'-0" (A 301)



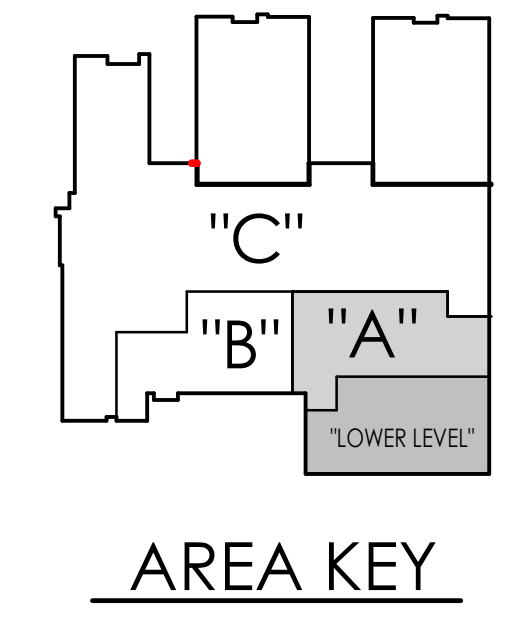


FIRST FLOOR STAIR PLAN
SCALE: 1/4" = 1'-0"
A 305

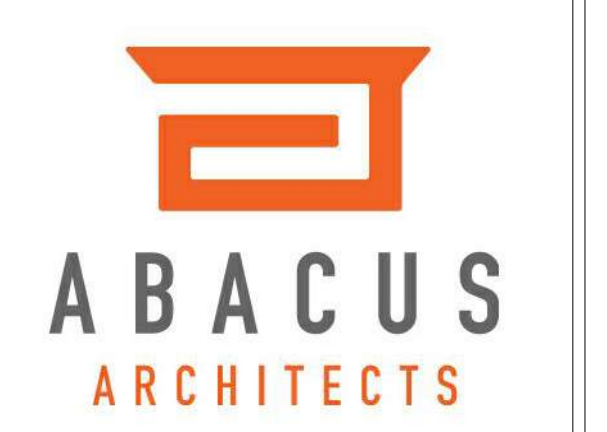


LOWER LEVEL STAIR PLAN
SCALE: 1/4" = 1'-0"
A 305

FLOOR PLAN KEYNOTES	
NO.	DESCRIPTION
1	INFILL WALL WITH SIMILAR MATERIALS TO EXISTING ADJACENT CONSTRUCTION - PROVIDE SMOOTH, SEAMLESS TRANSITION BETWEEN NEW & EXISTING CONSTRUCTION
2	EXACT LOCATION OF TRANSITION BETWEEN EXISTING AND NEW CONSTRUCTION TO BE DETERMINED IN FIELD.
3	NEW DRINKING FOUNTAIN WITH BOTTLE FILLER AT ACCESSIBLE HEIGHT
4	EXISTING ELECTRICAL PANEL
5	NEW LOCKERS - SEE DETAIL 2/A306
6	PAINT EXPOSED EXISTING/NEW STEEL COLUMN
7	EXISTING MASONRY PIER TO REMAIN - VERIFY EXTENTS IN FIELD
8	ALIGN FINISH FACE OF NEW & EXISTING CONSTRUCTION
9	ELECTRICIAN TO SUPPLY OUTLET BOX ABOVE EACH TABLE FOR DROPDOWN POWER CORD.
10	OWNER SUPPLIED REFRIGERATOR
11	COOLER & FREEZER TO BE SET 8" BELOW FIRST FLOOR ON TOP OF PRECAST PLANK IN HATCHED AREA - COORDINATE WITH PRODUCTION KITCHEN DRAWINGS AND OTHER TRADES AS NEEDED.
12	CONCRETE RETAINING WALL w/ PAINTED STEEL GUARDRAIL SYSTEM - SEE STRUCTURAL DRAWINGS
13	CONCRETE STOOP - SEE STRUCTURAL DRAWINGS
14	SCIENCE ISLANDS BASED OFF OF FLINN SCIENTIFIC CLASSROOM LAB STATIONS ITEM #AP6205
15	EXISTING RELOCATED STORAGE CABINETS
16	WALLS WITH PLUMBING FIXTURES TO RECEIVE VERTICAL TILE AS SHOWN, WALLS WITHOUT PLUMBING FIXTURES TO RECEIVE 4" HIGH HORIZONTAL TILE WAINSCOTTING (CT-1)
17	NEW TILE PATTERN TO START AND FOLLOW EXISTING TILE PATTERN AS SHOWN
18	FIBERGLASS FLOOR MOUNTED SLOP SINK, PROVIDE FIBERGLASS PANELS ON WALL BEHIND SINK.
19	INSTRUCTORS DEMONSTRATION TABLE BASED OFF OF FLINN SCIENTIFIC ITEM #AP6548
20	OWNER SUPPLIED WASHING MACHINE & DRYER
21	PLASTIC LAMINATE COUNTERTOP ON BRACKETS AT 2'-10" A.F.F.
24	RUN TILE AROUND CORNER TO FACE OF LOCKERS

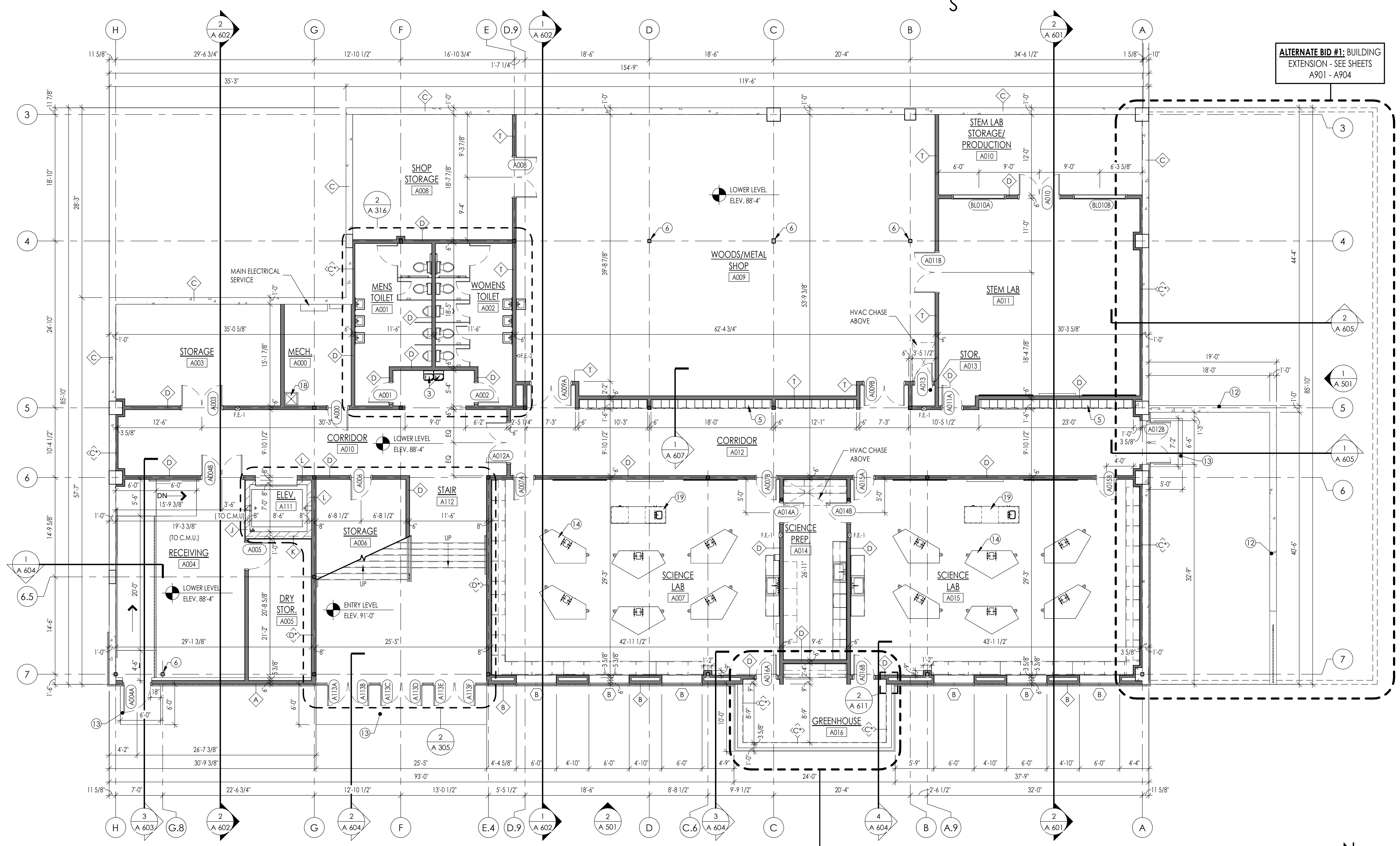


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ALTERNATE BID #1: BUILDING EXTENSION - SEE SHEETS A901 - A904

NOTE: BASE BID FOR ALTERNATE BID #2 (GREENHOUSE) OMIT GREENHOUSE CONSTRUCTION AND EXTEND EXTERIOR WALL THROUGH LOCATION WHERE GREENHOUSE IS SHOWN ON PLAN. OMIT GREENHOUSE CASWORK AND DOORS A016A & A016B. EXTEND ROOM #404 (SCIENCE PREP) 2'-4" SOUTH AND ADJUST LOCATION OF SCIENCE PREP CASWORK ACCORDINGLY.

ALTERNATE BID #2: GREENHOUSE

LOWER LEVEL FLOOR PLAN - AREA "A"
SCALE: 1/8" = 1'-0"
A 305

FEBRUARY 9, 2024
PHASE THREE

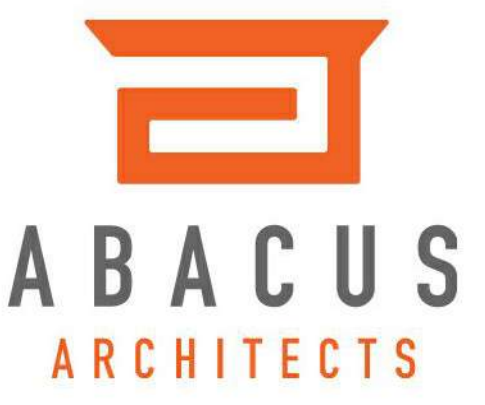
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LOWER LEVEL FLOOR PLAN

A
305

PROJ. NO. 2023-96



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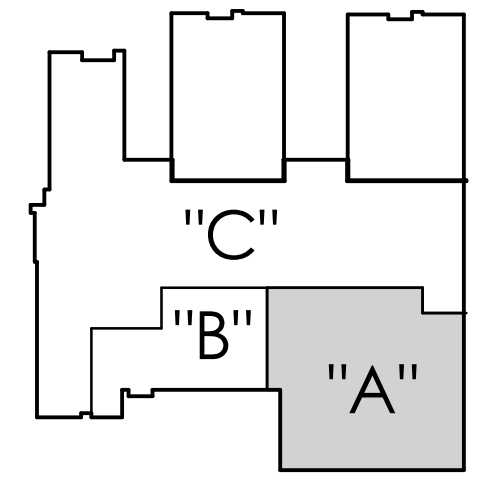
FEBRUARY 9, 2024
PHASE THREE

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FIRST FLOOR PLAN - AREA "A"

A
306

PROJ. NO. 2023-96



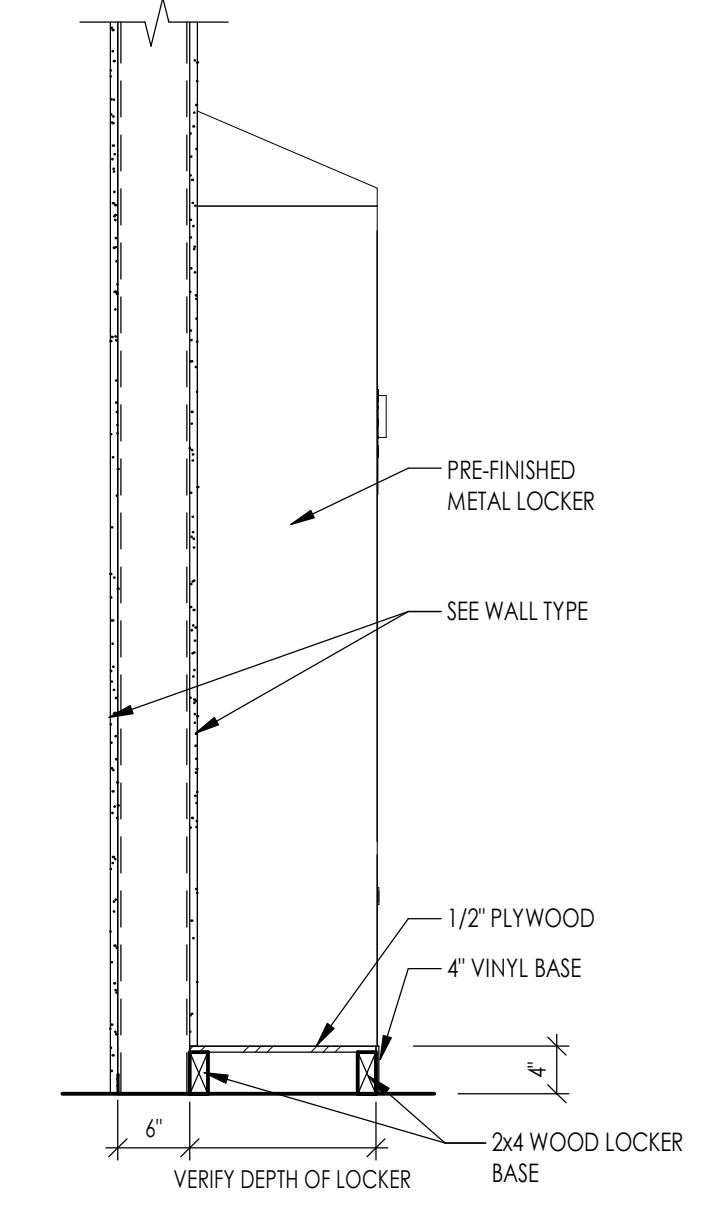
AREA KEY

GENERAL PLAN NOTES

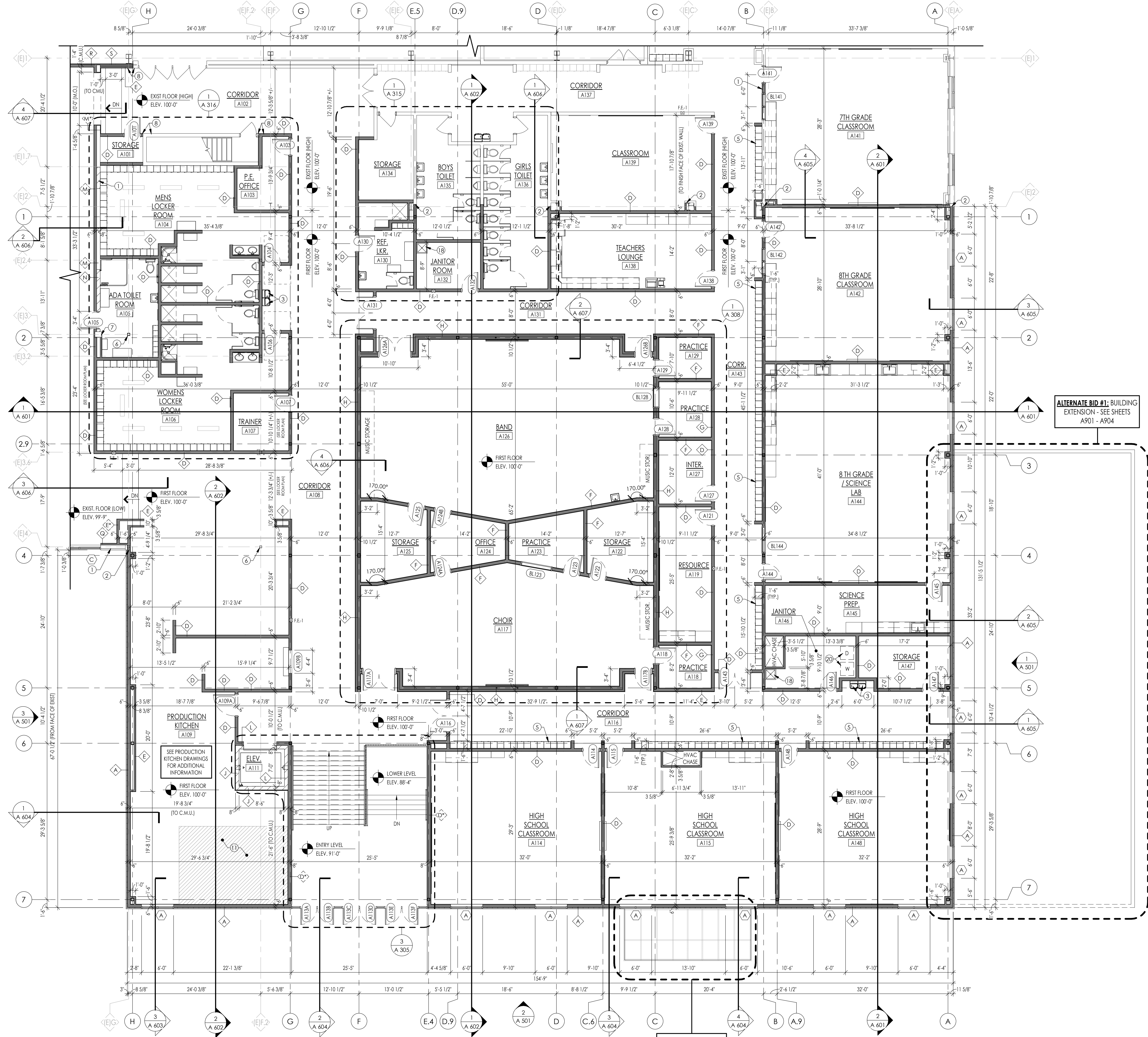
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FLOOR PLAN KEYNOTES

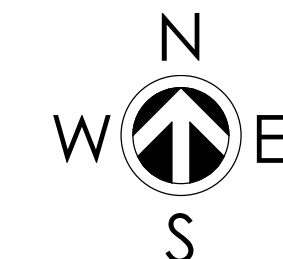
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5	NEW LOCKERS - SEE DETAIL 2/A306
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13	CONCRETE STOOP - SEE STRUCTURAL DRAWINGS
14	SCIENCE ISLANDS BASED OFF OF FLINN SCIENTIFIC CLASSROOM LAB STATIONS ITEM #AP6205
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16	WALLS WITH PLUMBING FIXTURES TO RECEIVE VERTICAL TILE AS SHOWN, WALLS WITHOUT PLUMBING FIXTURES TO RECEIVE 4" HIGH HORIZONTAL TILE WAINSCOTTING (C1-1)
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18	FIBERGLASS FLOOR MOUNTED SLOP SINK. PROVIDE FIBERGLASS PANELS ON WALL BEHIND SINK
19	INSTRUCTOR DEMONSTRATION TABLE BASED OFF OF FLINN SCIENTIFIC ITEM #AP6548
20	OWNER SUPPLIED WASHING MACHINE & DRYER
21	PLASTIC LAMINATE COUNTERTOP ON BRACKETS AT 2'-10" A.F.F.
24	RUN TILE AROUND CORNER TO FACE OF LOCKERS



LOCKER WALL
DETAIL
SCALE: 3/4" = 1'-0" A 306



FIRST FLOOR PLAN - AREA "A"
SCALE: 1/8" = 1'-0" A 306



ALTERNATE BID #2:
GREENHOUSE (BELOW)

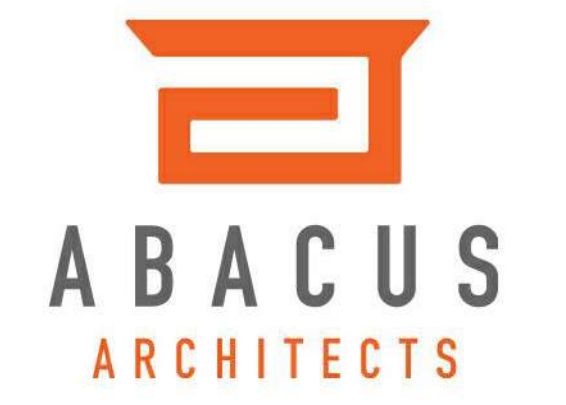
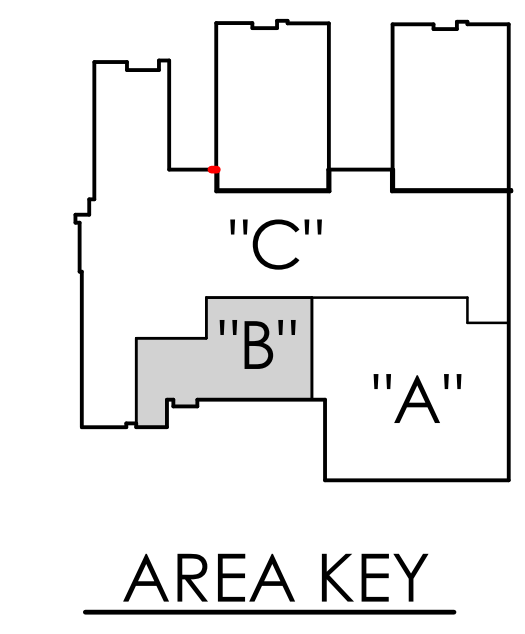
ALTERNATE BID #1: BUILDING
EXTENSION - SEE SHEETS
A901 - A904

FLOOR PLAN KEYNOTES

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5	NEW LOCKERS - SEE DETAIL Z/A306
6	PAINT EXPOSED EXISTING/NEW STEEL COLUMN
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GENERAL PLAN NOTES

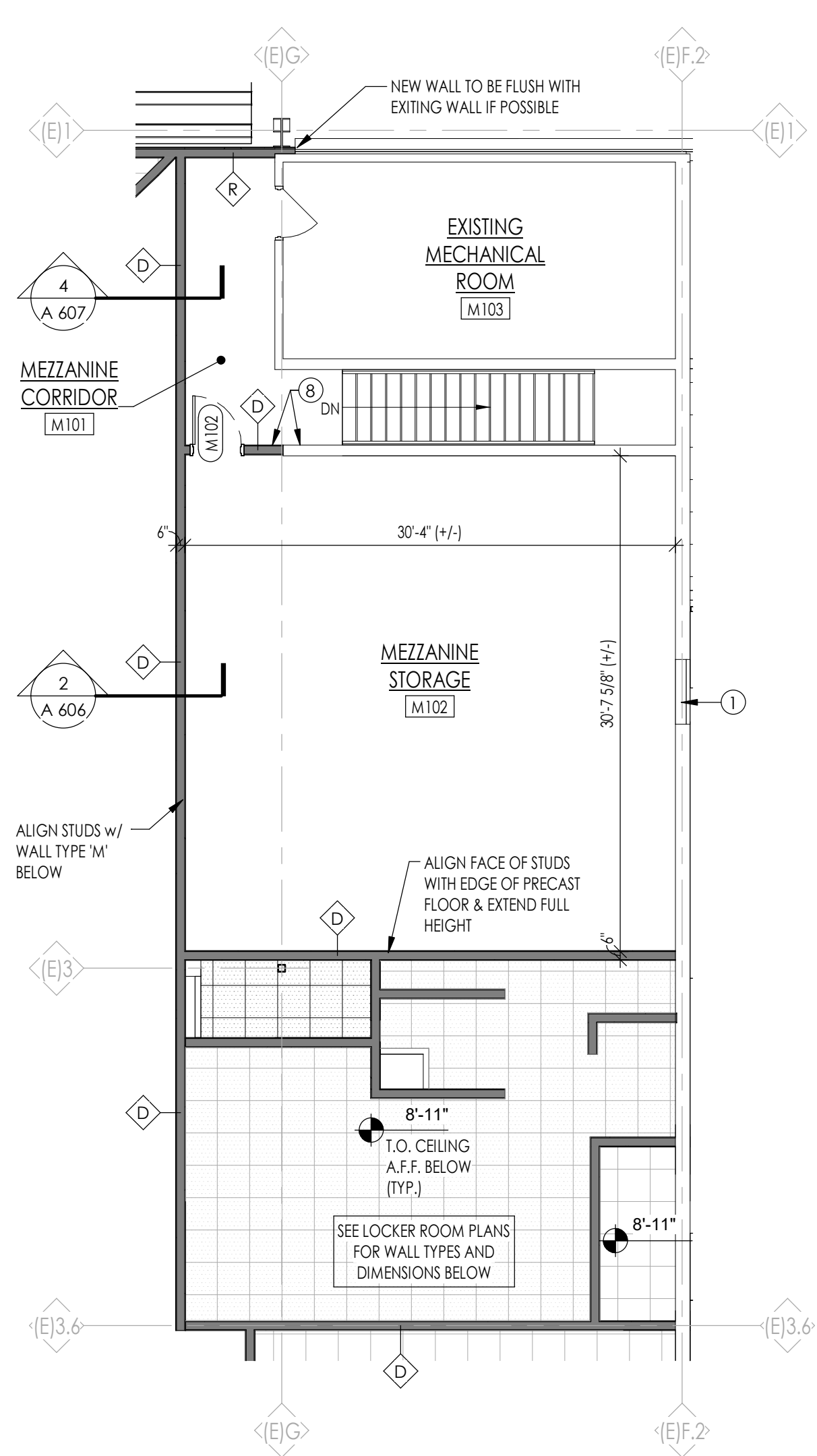
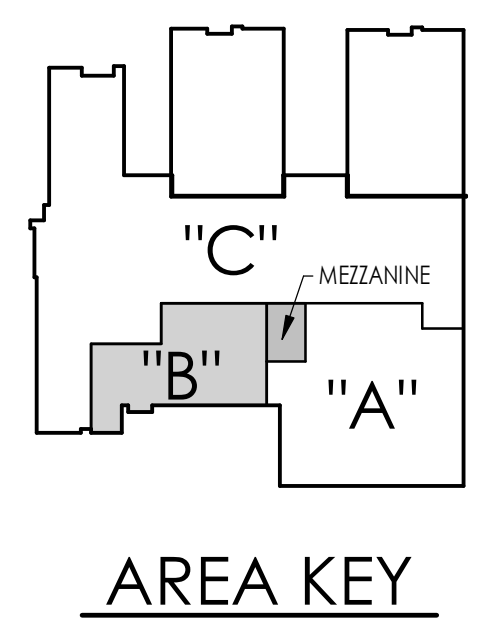
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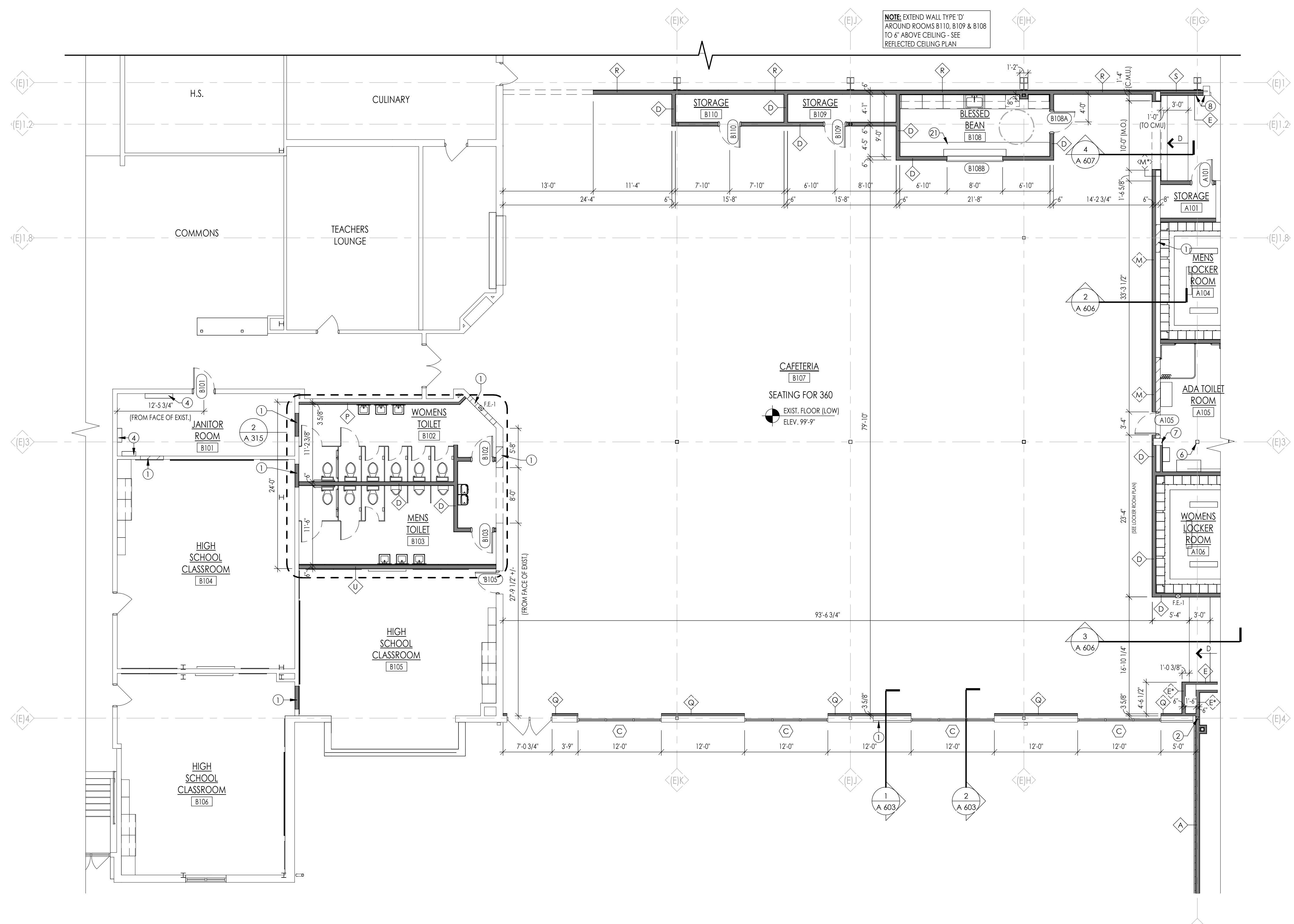
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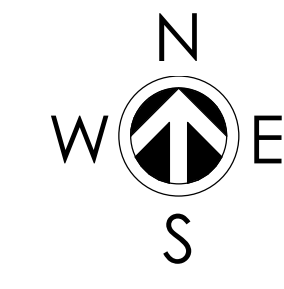
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MEZZANINE PLAN
 SCALE: 1/8" = 1'-0"
 2 A 307



FIRST FLOOR PLAN - AREA "B"
 SCALE: 1/8" = 1'-0"
 1 A 307



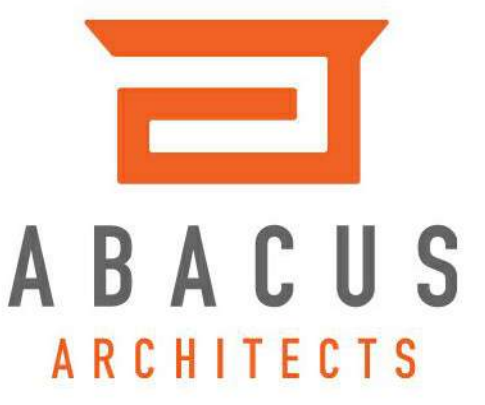
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DRAWN BY: DG/SLL
 CHECKED BY: PGM

FIRST FLOOR PLAN - AREA "B"

A
307

PROJ. NO. 2023-96



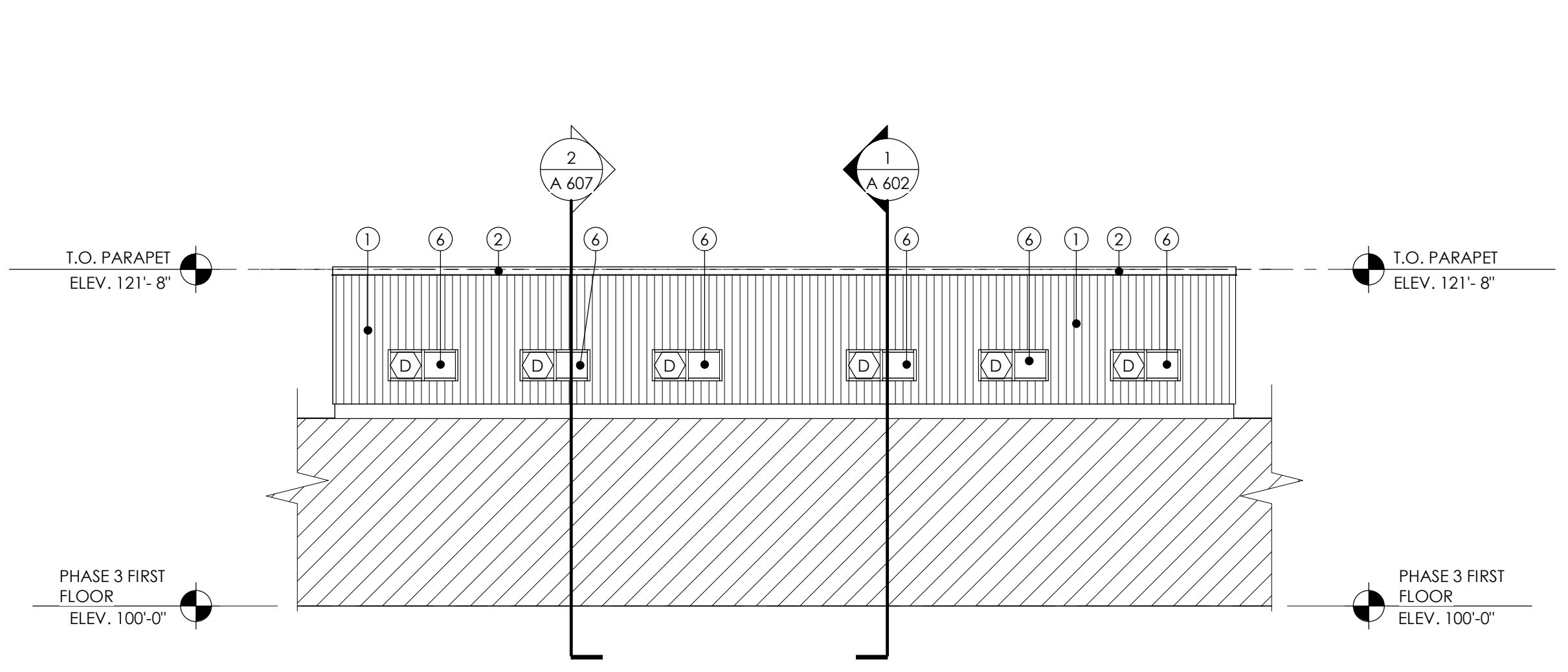
ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	VERTICAL METAL WALL PANEL
2	PRE-FINISHED METAL COPING
3	INSULATED HOLLOW METAL DOOR & FRAME
4	EXISTING BUILDING
5	ALUMINUM STOREFRONT ENTRANCE DOOR AND FRAME
6	ALUMINUM STOREFRONT WINDOW ASSEMBLY
7	INFILL EXISTING METAL WALL PANEL (MATCH EXISTING)
8	FOUNDATION & FOOTING - SEE STRUCTURAL DRAWINGS
9	RETAINING WALL WITH PAINTED STEEL GUARDRAIL - SEE STRUCTURAL DRAWINGS
10	PRE-FABRICATED GREENHOUSE FRAME AND GLAZING. ALTERNATE #2

GENERAL EXTERIOR ELEVATION NOTES

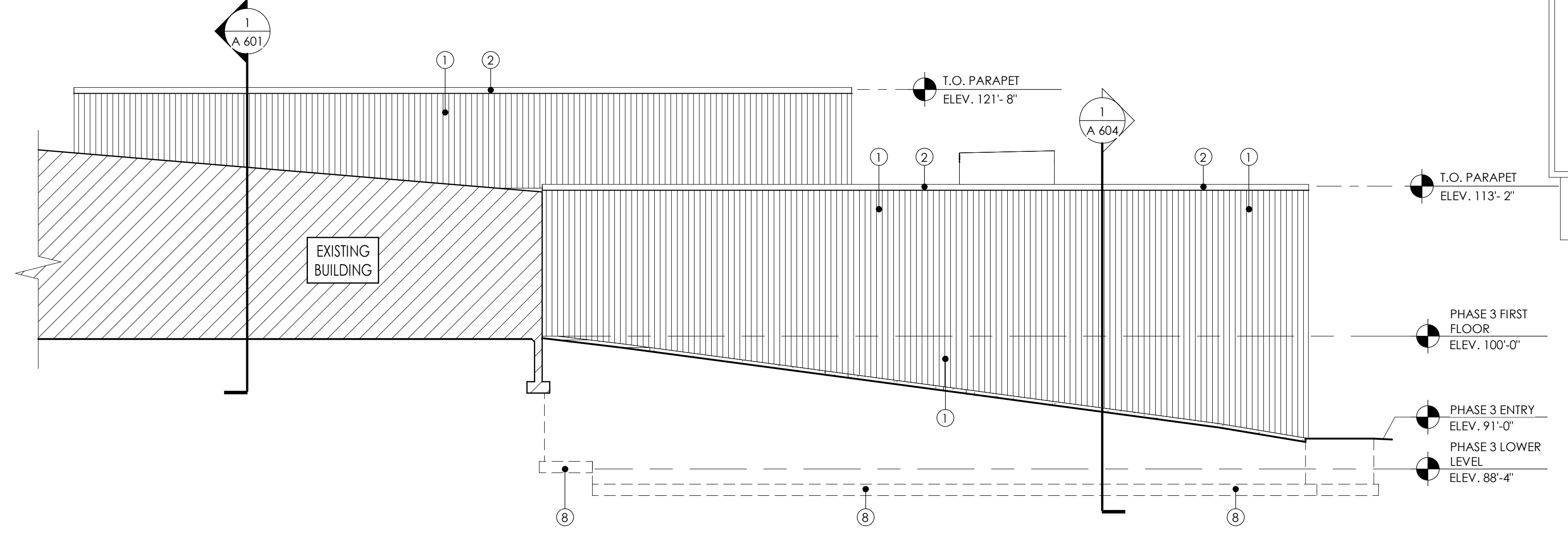
- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.

REVISIONS:

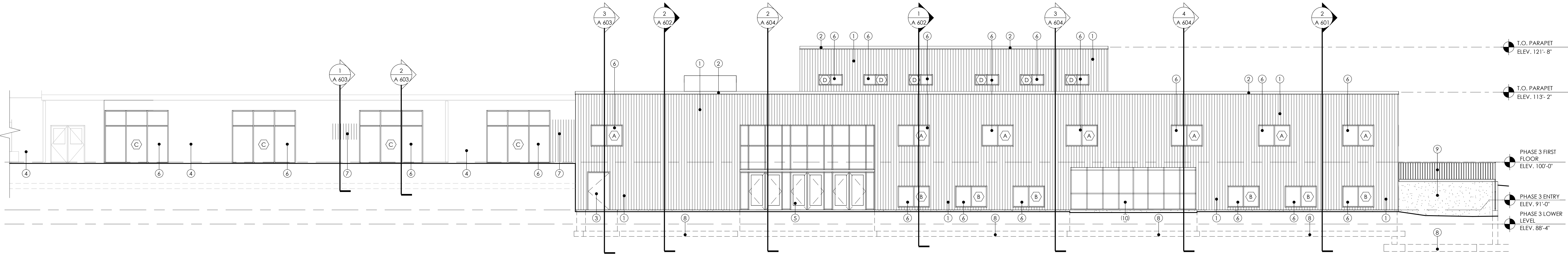
NOTICE TO BIDDERS
 BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK, ON THEIR OWN WORK
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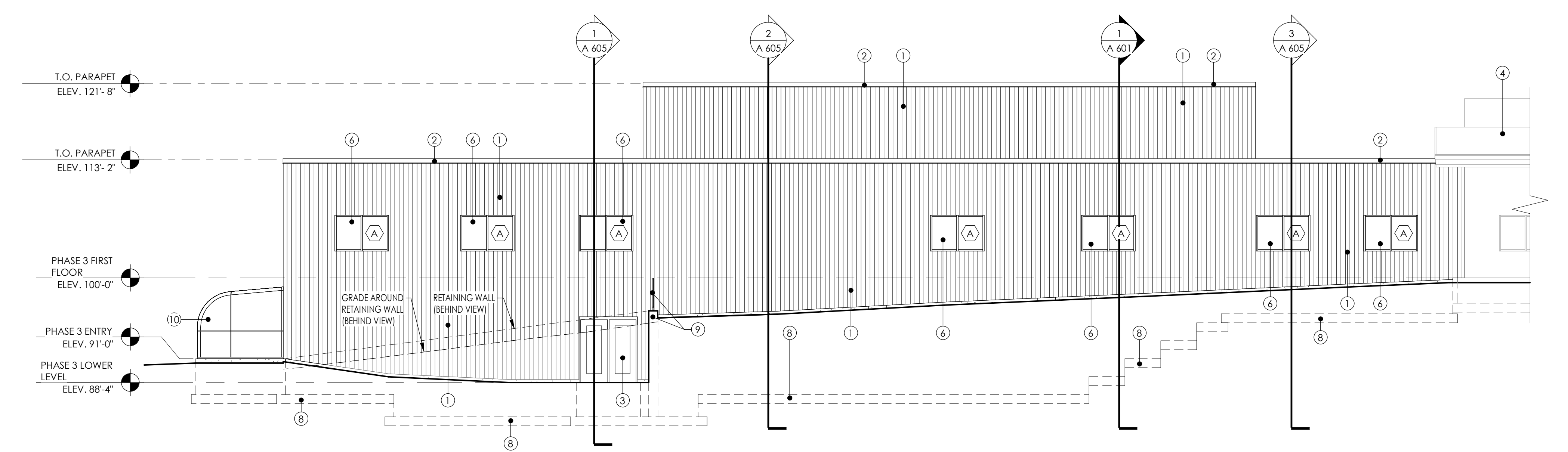
NORTH ELEVATION 4
 SCALE: 1/8" = 1'-0" A 501



WEST ELEVATION 3
 SCALE: 1/8" = 1'-0" A 501



SOUTH ELEVATION 2
 SCALE: 1/8" = 1'-0" A 501



EAST ELEVATION 1
 SCALE: 1/8" = 1'-0" A 501

FEBRUARY 9, 2024
 PHASE THREE
 SHEBOYGAN CHRISTIAN SCHOOL
 929 GREENFIELD AVE. SHEBOYGAN, WI 53081
 1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (720) 452-4444 | 313N. PLANKINGTON AVE. SUITE 208, MILWAUKEE, WI 53203

DRAWN BY: DG/SLL
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EXTERIOR ELEVATIONS

A
501

PROJ. NO. 2023-96

NOTE: ALL VERTICAL METAL PANEL SIDING AT BUILDING ADDITION WILL MATCH THE SIDING ON THE EXISTING ADJACENT BUILDING SHOWN IN THE IMAGES BELOW



REVISIONS:

DATE	ISSUE

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ISSUE DATE: FEBRUARY 9, 2024
PHASE THREE

SHEBOYGAN CHRISTIAN SCHOOL

929 GREENFIELD AVE. SHEBOYGAN, WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (727) 462-4444 | 640 VEIL E. PHILIPS AVE. SUITE 210, MILWAUKEE, WI 53203

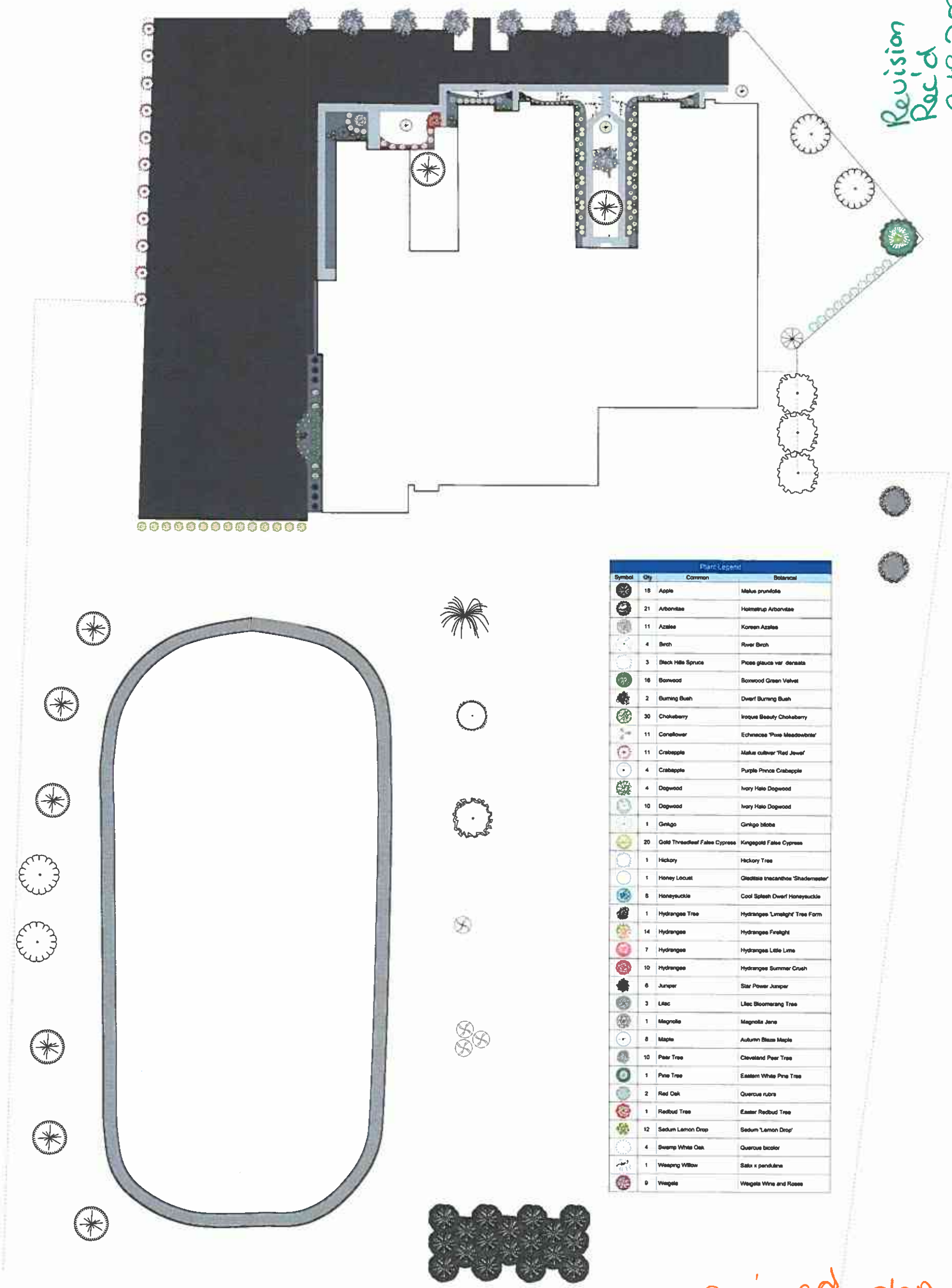
DRAWN BY: Author
CHECKED BY: Checker

EXTERIOR PHOTOS

M1

PROJ. NO. 2023-96

LANDSCAPE PLAN



Revision
Rec'd
8-18-2021
jmc

Plant Legend			
Symbol	Qty	Common	Botanical
[Symbol]	18	Apple	Malus prunifolia
[Symbol]	21	Arborvitae	Hormosira Arborvitae
[Symbol]	11	Azalea	Korean Azalea
[Symbol]	4	Birch	River Birch
[Symbol]	3	Black Hills Spruce	Picea glauca var. densata
[Symbol]	18	Borwood	Borwood Green Velvet
[Symbol]	2	Burning Bush	Dwarf Burning Bush
[Symbol]	30	Chokeberry	Iroquo Beauty Chokeberry
[Symbol]	11	Cornflower	Echinacea 'Pure Meadowbrite'
[Symbol]	11	Crabapple	Malus cultivar 'Red Jewel'
[Symbol]	4	Crabapple	Purple Prince Crabapple
[Symbol]	4	Dogwood	Ivory Halo Dogwood
[Symbol]	10	Dogwood	Ivory Halo Dogwood
[Symbol]	1	Ginkgo	Ginkgo biloba
[Symbol]	20	Gold Threadleaf False Cypress	Kinggold False Cypress
[Symbol]	1	Hickory	Hickory Tree
[Symbol]	1	Honey Locust	Gleditsia inaequalis 'Shademaster'
[Symbol]	8	Honeysuckle	Cool Splash Dwarf Honeysuckle
[Symbol]	1	Hydrangea Tree	Hydrangea 'Lunelight' Tree Form
[Symbol]	14	Hydrangea	Hydrangea Frelight
[Symbol]	7	Hydrangea	Hydrangea Little Lime
[Symbol]	10	Hydrangea	Hydrangea Summer Crush
[Symbol]	6	Juniper	Star Power Juniper
[Symbol]	3	Lilac	Lilac Blooming Tree
[Symbol]	1	Magnolia	Magnolia Jane
[Symbol]	8	Maple	Autumn Blaze Maple
[Symbol]	10	Pear Tree	Cleveland Pear Tree
[Symbol]	1	Pine Tree	Eastern White Pine Tree
[Symbol]	2	Red Oak	Quercus rubra
[Symbol]	1	Redbud Tree	Easter Redbud Tree
[Symbol]	12	Sedum Lemon Drop	Sedum 'Lemon Drop'
[Symbol]	4	Swamp White Oak	Quercus bicolor
[Symbol]	1	Weeping Willow	Salix x pendulina
[Symbol]	9	Weigela	Weigela Wine and Roses

Designed by:
**Texture
Not Found**

Designer:
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Designed For:
Sheboygan Christian
School

Revised
Landscape Plan
Approved w/
Conditions
8-20-2021
jmc

