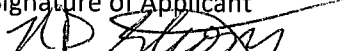
	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: <u>\$250.00</u> Review Date: _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Breakwater Church	Authorized Representative Nathan Strom	Title Pastor	
Mailing Address 707 N 8th St Suite 211	City Sheboygan	State WI	ZIP Code 53070
Email Address pastor@breakwateropc.com	Phone Number (incl. area code) 920-889-9716	Fax Number (incl. area code)	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Boy's & Girls Club of Sheb. Cnty	Contact Person Christina Singh	Title Executive Director	
Mailing Address 107 Cedar Street	City Sheboygan Falls	State WI	ZIP Code 53085
Email Address bgcsc@thepositiveplace.com	Phone Number (incl. area code) 920-467-9733	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 733 Broadway Ave Sheboygan, WI 53070		Parcel No. 316520	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Breakwater Church		
Existing Zoning:	Neighborhood Commercial--NC		
Present Use of Parcel:	Vacant Building, previously Indoor institutional--community center		
Proposed Use of Parcel:	Indoor Institutional--church/community center		
Present Use of Adjacent Properties:	Residences, Office Space, Car Lot & Repair Shop		
SECTION 5: Certification and Permission			
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.			
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) Nathan Strom	Title Pastor	Phone Number 920-889-9716	
Signature of Applicant 		Date Signed 11-1-2022	

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.

SITE NARRATIVE - CONDITIONAL USE APPLICATION

November 1, 2022

PROJECT NAME AND ADDRESS:

Breakwater Church & Community Center
733 Broadway Avenue
Sheboygan, WI 53081

PARCEL INFORMATION & LEGAL DESCRIPTION:

- Parcel is defined as tax parcel 316520 [Property is Tax Exempt]
- Legal description is:
 - OTTEN & SAEMANNS ADDN LOTS 5 & 6 BLOCK 7
 - OR**
 - Part of the E 1/2 of SW ¼, Section 26, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin
- The entire lot area is 0.427 acres.

ZONING CLASSIFICATION & REQUIREMENTS

NC-Neighborhood Commercial

Zoning Requirements (per City of Sheboygan Zoning Ordinance [henceforth CSZO] Section 15)

- Building Size: 4,106 square feet (MBS: 5,000)
- Setbacks (per Table 15.403 in CSZO):
 - 0-foot front setback (Broadway Avenue)
 - 5-foot side yard set back (South 8th Street)
 - 10-foot rear side yard set-back
 - 25-foot side yard setback (adjoining to 719 Broadway Ave)
- Parking: ***One space per five seats at the maximum capacity (Per CSZO Section 15.206(3)(c)4.)**
- Developed Landscaping: 135 ft² of developed (per Table 15.605 in CSZO)

EXISTING SITE CONDITIONS & LAND USE

This building and grounds were formerly used for the programming offerings of the Boys & Girls Club of Sheboygan County, Inc.. The building is currently vacant with no functioning programming, primarily used for storage.

PROPOSED LAND USE & LOT COVERAGE SITE DATA

- The proposed land use would be for a public worship gathering of the congregation of Bethel Church d/b/a Breakwater Church (henceforth Breakwater Church).
 - The worship gathering will be handled in the multi-purpose space indicated on Attachment A.
 - Breakwater currently holds one worship gathering at 10:00 AM on Sunday mornings, which averages 40-55 attendees consisting of 12 families.
 - There is a single employee who would be occupying the building during officer hours throughout the week.
 - Additional program offerings could be offered in the same space and would run on Wednesday evenings or Saturday mornings.
- | | |
|--------------------------|--|
| ○ Existing Building | 4,106 square foot (22-percent of total) |
| ○ Current pavement area | 2,596 square foot (14-percent of total) |
| ○ Proposed concrete area | 821 square foot (4-percent of total) |
| ○ Current greenspace | 10,788 square foot (58-percent of total) |
| ○ Landscaped space | 395 square foot (2-percent) |

SITE SELECTION

- The site was selected due to its location within the NR-6 district which is designed to contain single- and two-family units.
- It was also selected due to its proximity to neighborhoods which are seeking to establish a cohesiveness. This is a point of emphasis for our organization.
- Additionally, our organization aims to provide a positive environment for youth and families. This location makes it a key site for a “facility for youth” identified in the Community Development Block Grant 2020-2024--Consolidated Plan. Our interactions with neighbors have anecdotally confirmed that there is a desire for such an organization.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6.

PERFORMANCE STANDARDS

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners. ‘

SITE LIGHTING

- Site lighting consists of wall-mounted fixtures near each entry point.
- Parking lighting consists of wall-mounted lights aimed to illuminate the parking lot.

ARCHITECTURE

The building was designed by Edward A. Kuul, who also designed the Sheboygan Press building. The exterior architecture incorporates classical elements with modern building materials—brickwork and modern finishes on the windows combined with pillar impressions on front entrance. The exterior architecture will be preserved as much as possible due to the visible connection to the Sheboygan Press building, a historic fixture in the city.

PROPOSED RENOVATIONS

The previous occupant did significant work to preserve the structure of the building. The proposed renovations, apart from replacing broken ceiling tiles and a fresh coat of paint, are designed to bring the building into compliance with modern accessibility standards. The updates include the following:

EXTERIOR

- install an entrance walk on the southeastern corner of the building and install a wheel-chair accessible entry way there. This walk will be connect to the off-street unloading area to provide safe access off a busy street.

INTERIOR

- Installation of a ramp to the stage to provide access for individuals who are otherwise abled.
- Installation of a two-stall, two sink women’s restroom and renovation of a single occupant men’s restroom located off the multi-purpose space.

Abacus Architects were consulted for their expertise with renovations. They may be contacted at 1135A Michigan Ave, Sheboygan Wisconsin 53081 or 920.452.4444. Please reference *project number 2022-97* in discussing any matters related to this project.

ACCESSIBILITY & PARKING

- There are currently 10-off street parking spaces which provide a safe loading area for members.
- Upon completion of the renovations, there will be ADA-compliant access to the building via a walk from the off-street parking.

PROPOSED SIGNAGE

Existing signage will be left intact and repurposed to include the logos and information concerning to Breakwater Church.

PROJECT TIMELINE & COST

We anticipate that our renovation project will be completed in the months of January or February. We would humbly request temporary occupancy until the work is completed. We estimate that the renovation project will cost \$100,000 in addition to the agreed purchase price of \$325,000.

COMPATIBILITY

The purpose of the organization is to partner with neighbors to achieve positive outcomes in the community. This fits with a building that is situated in neighborhoods. We also intend to provide a space for young people in the community to enjoy recreation and instruction.

NEIGHBORHOOD PEACEKEEPING

Breakwater Church has “our city” as a stated core value. Our goal is to see the city flourish and to see our neighborhoods flourish. Those big ideas only come to fruition when we take simple steps to be good neighbors. We will avoid causing any disruptions, as far as it remains with us. We have already spoken with the business to the immediate south and have offered to continue their use of the parking lot during our off-hour times. This illustrates the cooperative spirit we intend to make the hallmark of our neighborhood interactions.

VARIANCE REQUEST/VARIANCE DESCRIPTION

1 Total Variance to be Requested

1. Rationale for Variance Request:

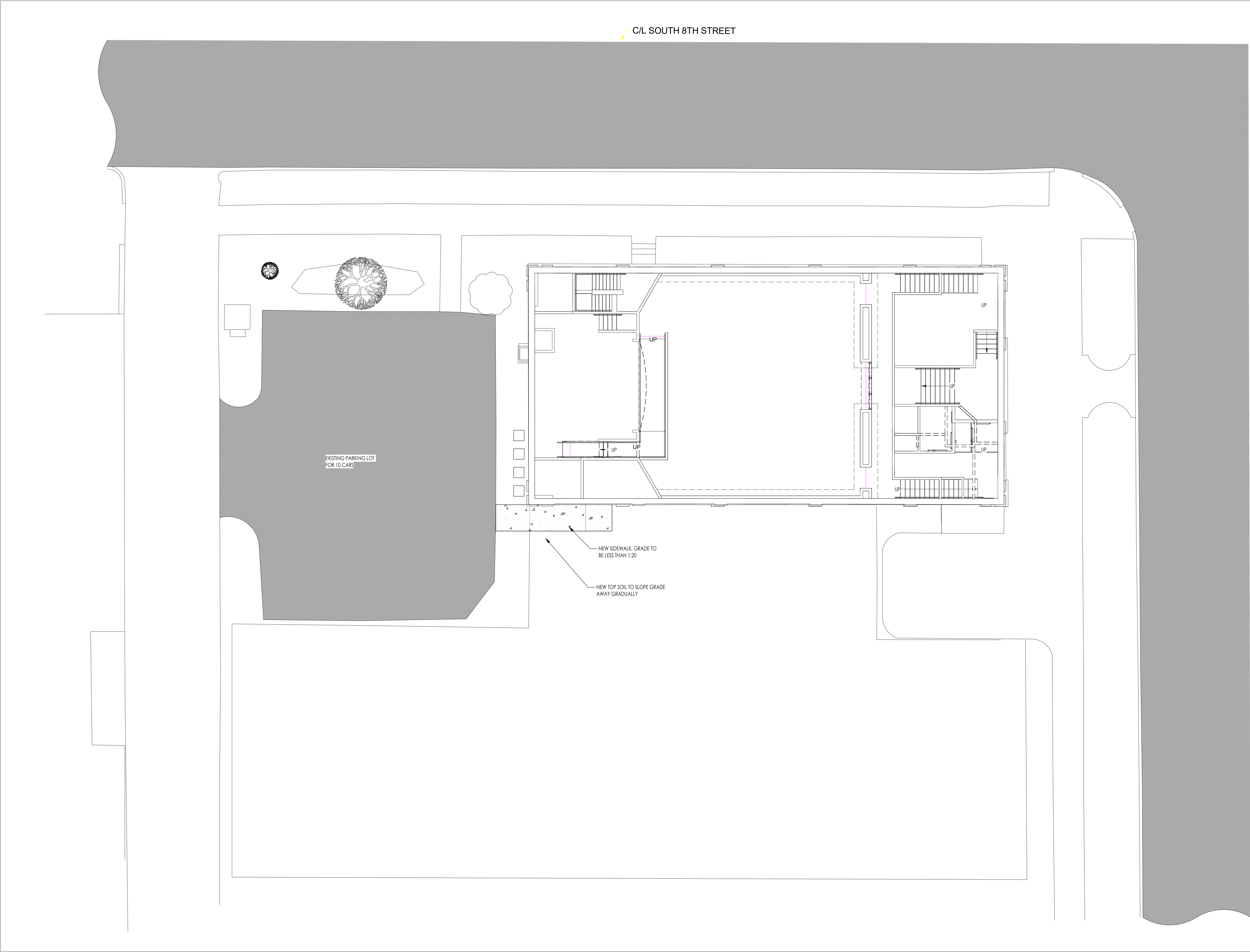
- a. ***The current parking will hold our existing congregation.*** The congregation currently averages Sunday attendance of 40-55 congregants, with approximately 10 families. The current parking lot, which consists of 10 parking spaces, would hold the entirety of our congregation as it presently stands.
 - b. ***The existing lot provides for an off-street loading area per CSZO Section 15.206(3)(c)2.b.***
 - c. ***The addition of necessary parking would make it difficult, if not impossible, to comply with necessary setbacks and the lower maximum Floor Area Ratios and Landscape Surface Area Ratio requirements.*** Installing the necessary parking would create other suitability issues since it would drastically reduce the possibility for screening, would potentially interfere with setbacks, and overall would undermine the desired community character of a N.C. property.
 - d. ***40 landscaping points per 100 ft of building foundation permitter.***
 - e. ***Should adjoining on-street parking be included, we would have enough spaces for 112 seated persons.*** Although we do not suspect it will be needed immediately, there are approximately 16 on-street parking spaces immediately adjoining the parcel. This would permit congregant parking while avoiding nuisance for neighbors.
 - f. ***New parking needs will not exceed previous parking impact and will occur less often.*** The specified land use with NC will continue to be indoor institutional (Community or Recreation Center → Church). Prior land use involved more weekly hours of traffic (75 hours of traffic) than will be anticipated by current land use (3 hours of traffic). Weekly service times will run Sundays from 9 AM-12 noon, with possible addition of Wednesday evening programming.
2. Variance Request: We humbly request to operate within the existing parking spaces until our regular Sunday attendance exceeds 100.

JUSTIFICATION OF PROPOSED USE

The proposed usage of the building is in significant alignment with its previous use. Our goal is to provide a positive place for kids, but also to create positivity in the community beyond our own walls. This makes our organization a good fit for the key initiatives named in the City of

Sheboygan's Comprehensive Plan. We intend for our presence to strengthen the existing community and to foster connectivity within the neighborhood.

We do not foresee our presence to cause any adverse impact on the neighborhood, traffic, or environment. Our proposed use will be adequately served by the existing utilities and public services.



REVISIONS:

△ DATE ISSUE

NOTICE TO BIDDERS
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ISSUE DATE: OCTOBER 26th, 2022
BUILDING RENOVATION FOR:

BREAKWATER CHURCH

733 BROADWAY AVE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203

DRAWN BY: Author

CHECKED BY: Checker

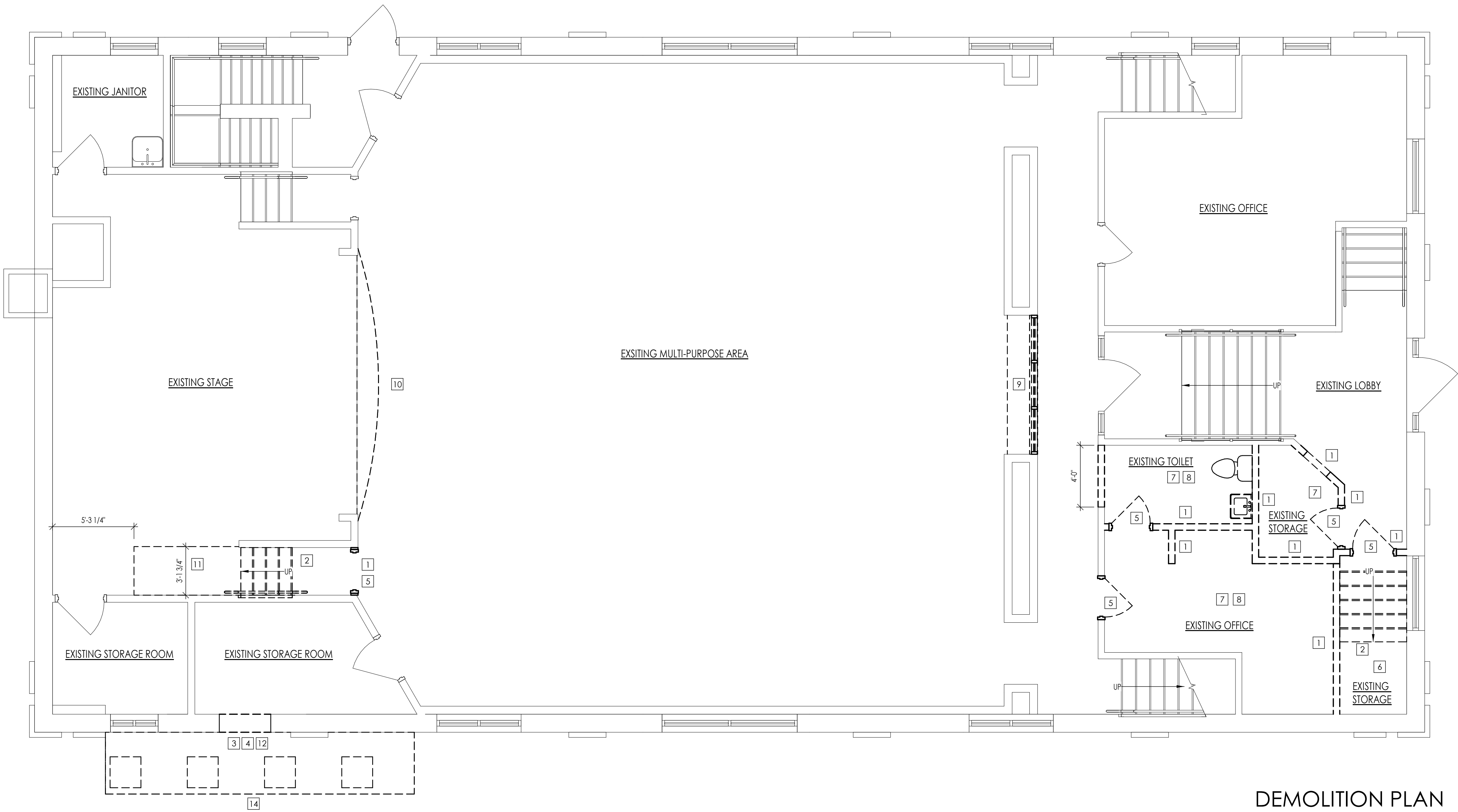
SITE PLAN

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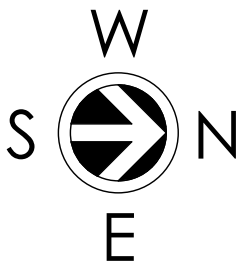
PROJ. NO. 2022-97

DEMOLITION PLAN KEYNOTES	
NO.	DESCRIPTION
1	REMOVE EXISTING WALL IN ITS ENTIRETY. THIS INCLUDES ALL ELECTRICAL, PLUMBING AND HVAC WORK.
2	REMOVE EXISTING STAIRS.
3	REMOVE EXISTING FRAMING & GLAZING IN ITS ENTIRETY. PREP ADJACENT SURFACES AS REQUIRED FOR NEW CONSTRUCTION.
4	CUT OPENING IN EXISTING PARTITION FOR NEW CONSTRUCTION. PREP ADJACENT SURFACES AS REQUIRED FOR NEW CONSTRUCTION.
5	REMOVE EXISTING DOOR & FRAME ENTIRETY.
6	REMOVE EXISTING PLATFORM.
7	REMOVE EXISTING CEILING ASSEMBLY & LIGHT FIXTURES.
8	REMOVE FLOOR FINISH & BASE IF REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
9	REMOVE WOODEN BENCH, WALL, PLEXIGLASS & FRAMING. PATCH & REPAIR ADJACENT SURFACES.
10	CUT & REMOVE CURVED PORTION OF STAGE. TO BE FLUSH WITH FRONT FACE OF ADJACENT WALL. PREP SURFACES FOR NEW CONSTRUCTION.
11	CUT & REMOVE STAGE AS SHOWN. PREP SURFACES FOR NEW CONSTRUCTION.
12	RELOCATE ELECTRICAL BOX & WIRING
14	REMOVE EXISTING CONCRETE PAD AS NEEDED FOR NEW STOOP & RAMP

- GENERAL DEMOLITION NOTES
- GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS.
 - PRIOR TO DEMOLITION PHASE, OWNER SHALL REMOVE ALL MOVABLE FURNISHINGS AND EQUIPMENT WHICH IS NOT MECHANICALLY FASTENED TO EXISTING. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER.
 - WHERE ITEMS ARE TO BE REMOVED, PATCH & REPAIR ADJACENT SURFACES AS NECESSARY TO RECEIVE NEW FINISHES.
 - GENERAL CONTRACTOR TO CONFIRM EXTENT OF DEMOLITION/RENOVATION PRIOR TO BIDDING.



DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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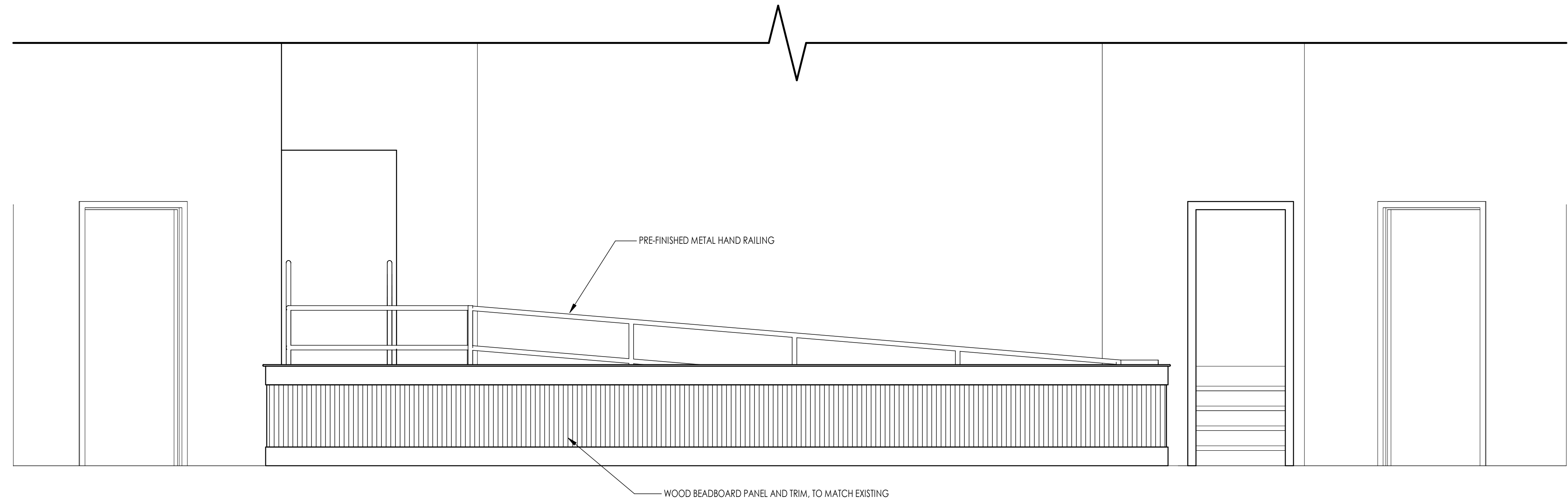
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CHECKED BY: PGM

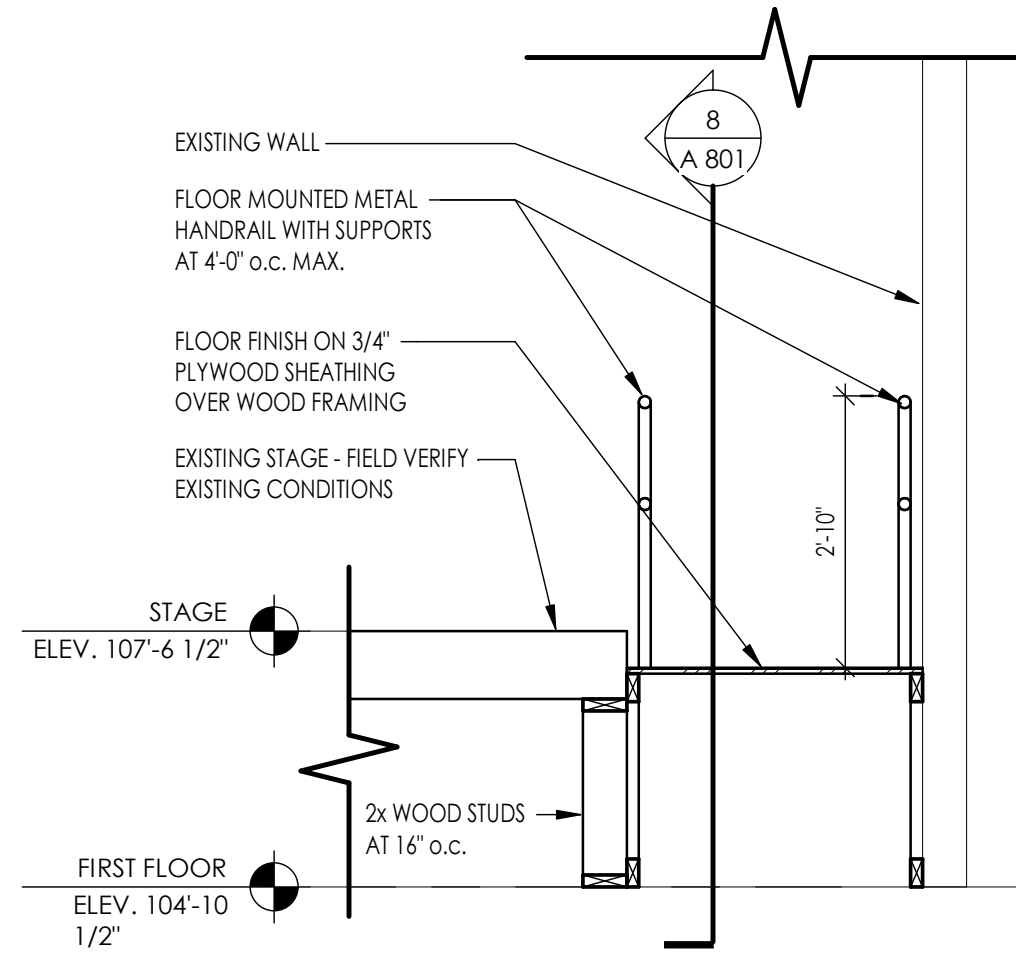
DEMOLITION PLAN

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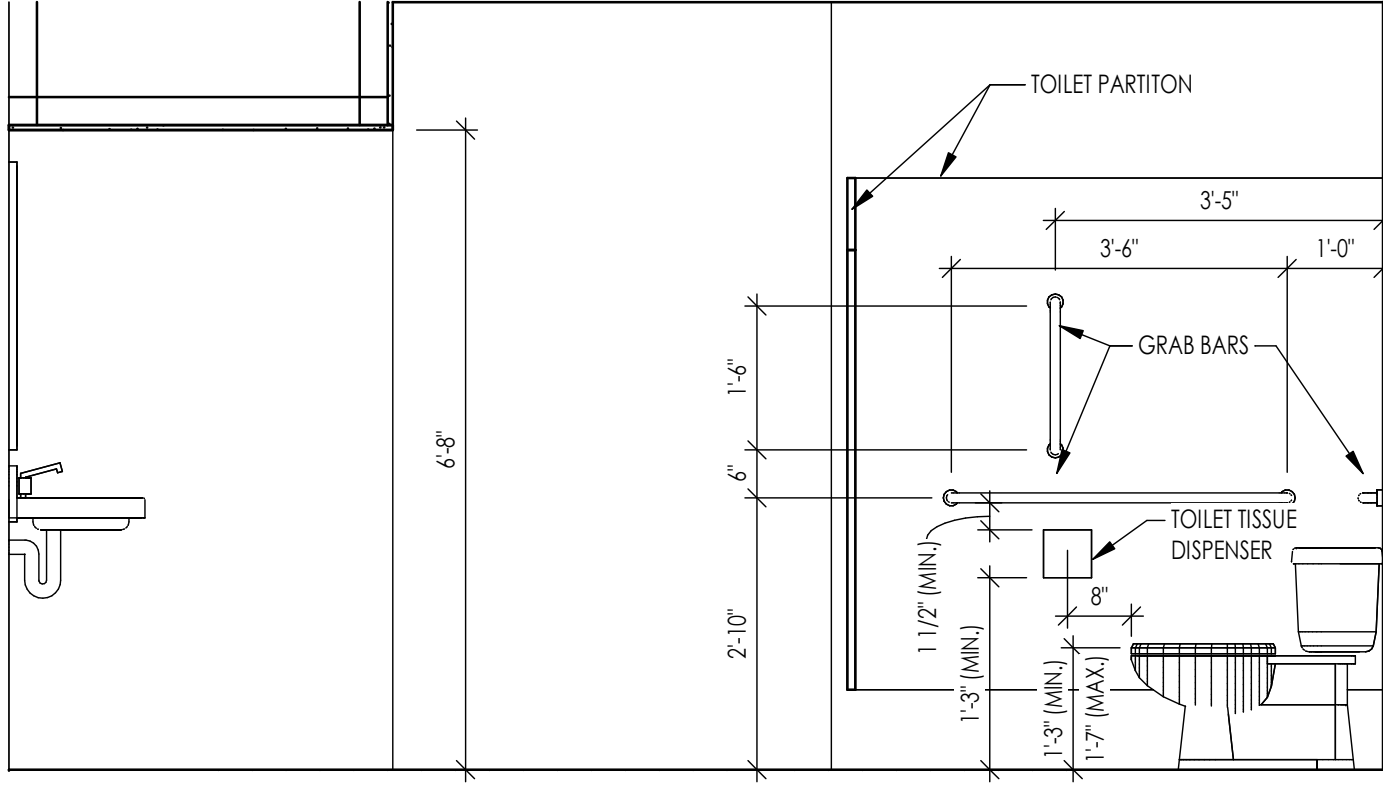
PROJ. NO. 2022-97



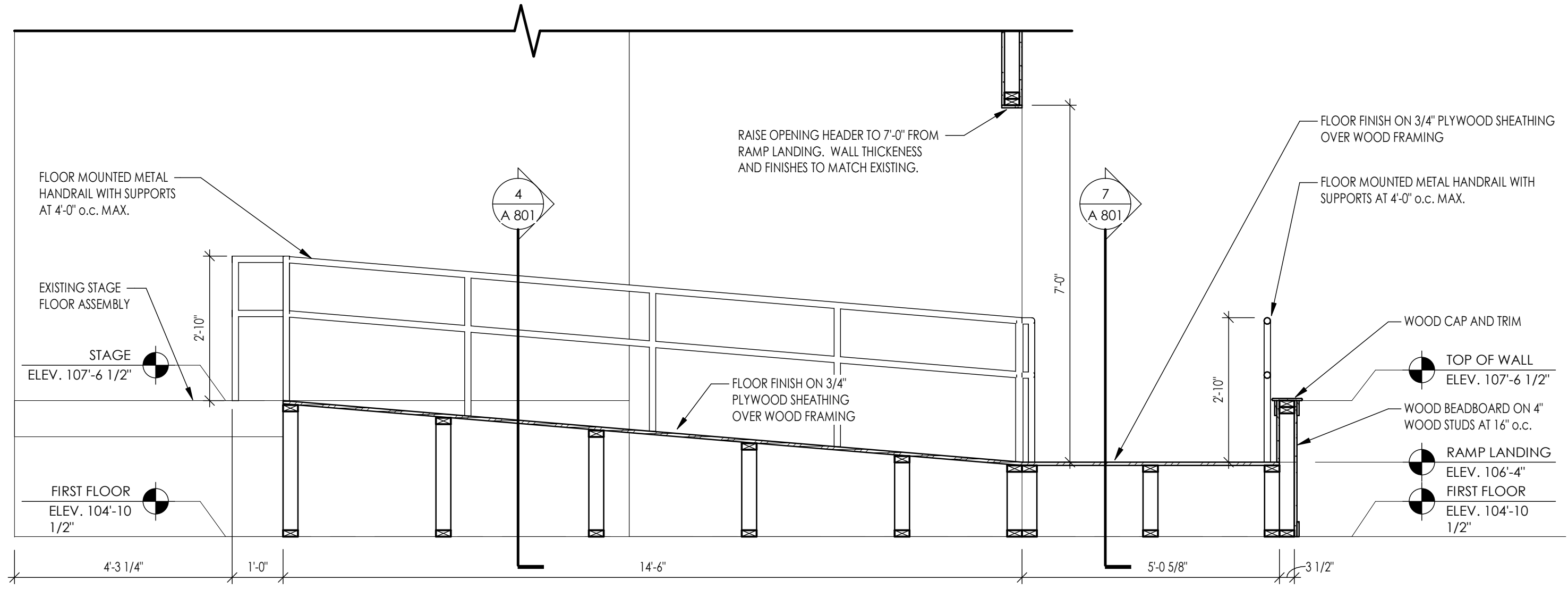
RAMP ELEVATION
SCALE: 1/2" = 1'-0" A 801



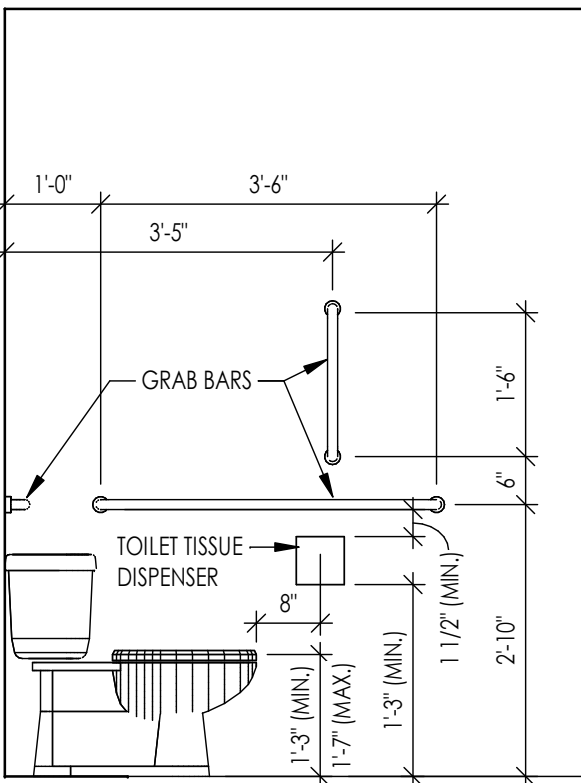
RAMP SECTION
SCALE: 1/2" = 1'-0" A 801



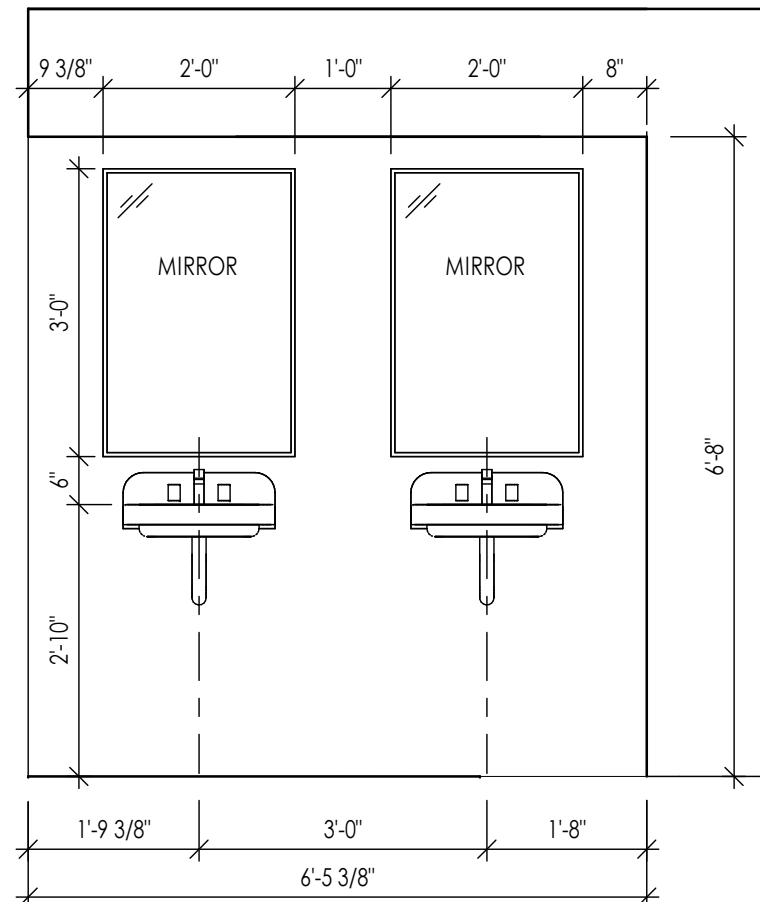
WOMEN'S TOILET ROOM - SOUTH
SCALE: 1/2" = 1'-0" A 801



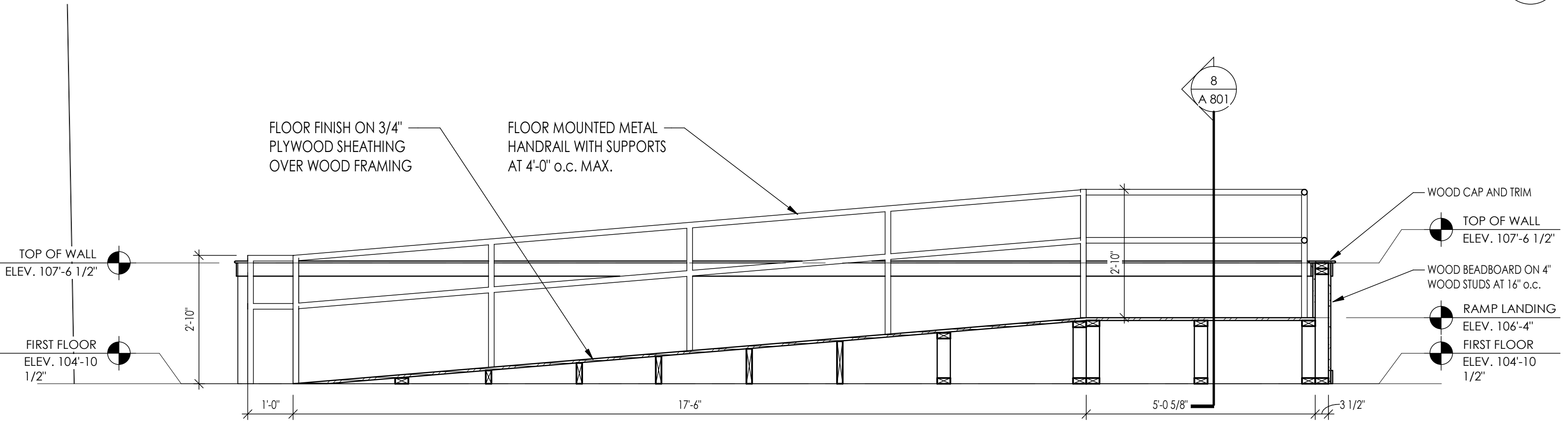
RAMP SECTION
SCALE: 1/2" = 1'-0" A 801



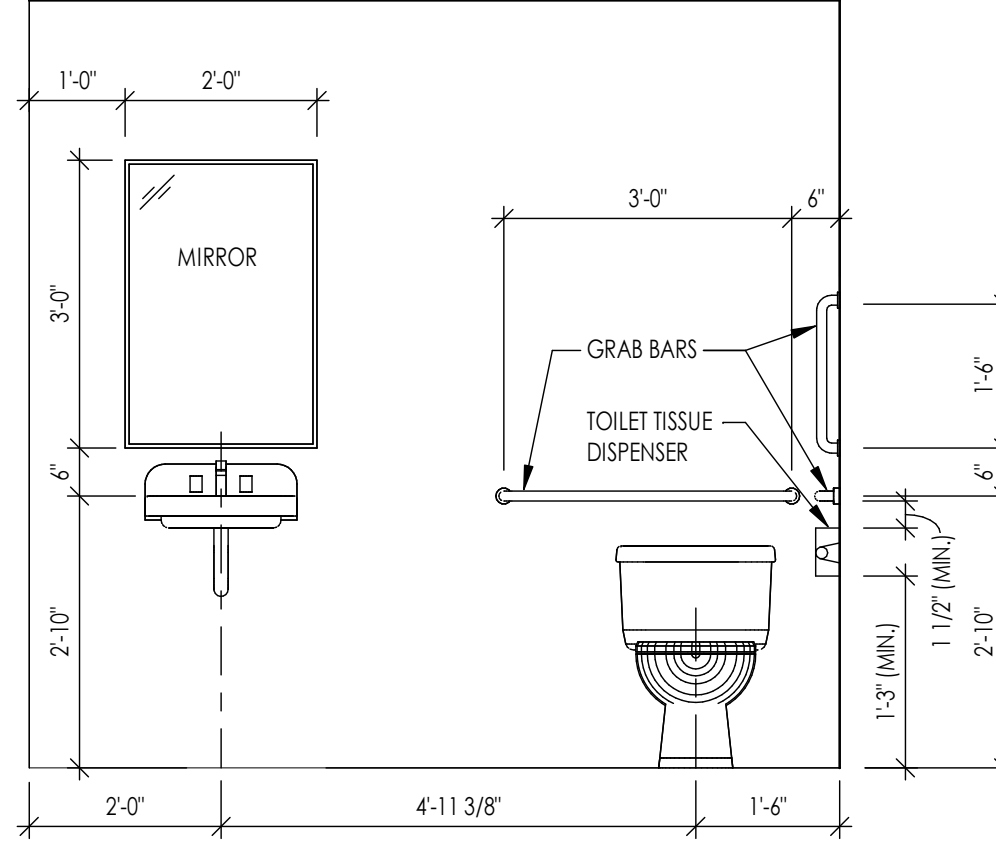
MEN'S TOILET ROOM - EAST
SCALE: 1/2" = 1'-0" A 801



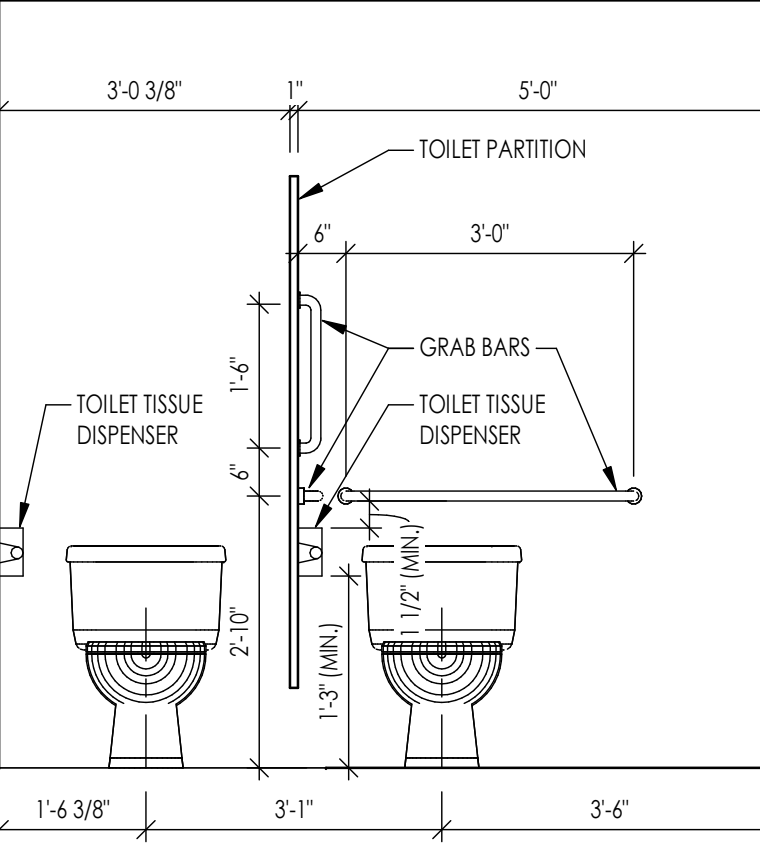
WOMEN'S TOILET ROOM - EAST
SCALE: 1/2" = 1'-0" A 801



RAMP SECTION
SCALE: 1/2" = 1'-0" A 801



MEN'S TOILET ROOM - NORTH
SCALE: 1/2" = 1'-0" A 801



WOMEN'S TOILET ROOM - WEST
SCALE: 1/2" = 1'-0" A 801



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DRAWN BY: AJK
CHECKED BY: PGM

INTERIOR ELEVATIONS
& SECTIONS

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PROJ. NO. 2022-97







