

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Precise Implementation Plan by South Pier Family Investments, LLC, to construct the 2nd Phase of SP Riverfront Condominiums located in the S. Pier District along S. Pier Drive (between Phase 1 Condos and the fish cleaning station). PUD Zone

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

REPORT DATE: June 24, 2022

MEETING DATE: June 28, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

In October of 2021, the Plan Commission approved a proposal from South Pier Family Investments, LLC, to construct the 2nd Phase of SP Riverfront Condominiums located in the S. Pier District along S. Pier Drive (between Phase 1 condos and the fish cleaning station). However, the applicant indicates that the costs and the timeframe involved in obtaining those materials has required the owner to reconsider the previously approved project and submit a new design.

The applicant states the following about the SP Riverfront Condominiums development project:

- SP Riverfront Condominiums previously received approval for a two phase condominium project on a previously vacant city owned parcel of land along the north side of South Pier Drive. This City owned site is approximately one (1) acre in size and is located between S. Pier Drive, the Sheboygan River, The Reiss River Condominiums and the public Fish Shanty. The parcel is bisected by a 35 feet wide public utility easement and the placement of the two (2) buildings has taken this easement into consideration.
- Phase 1 was recently completed and is almost fully occupied. Phase 1 included a new 4-story building, featuring 21 dwelling units with an enclosed on-grade parking structure. This building was constructed on the western portion of the site, whereas Phase 2 will occur on the eastern portion of the site.
- Phase 2 was going to be a complimentary 4-story building, featuring 15 dwelling units with an enclosed on-grade parking structure.

- Phase 2 is now proposed to be a 3-story building featuring six (6) townhouse units with first floor garage parking for each individual unit.
- Five (5) units will have 4 bedrooms, 3-1/2 bathrooms and will be 3,012sf. The sixth unit will be 3,707 total square feet, 3 bedrooms, and 3-1/2 bathrooms. Each unit will have an outdoor deck on the second and third floor. Each unit has its own individual entry.

The applicant states the following about the proposed building and architecture:

- The second building for South Pier Apartments (Phase 2) will be different in design but similar materials and colors to the first building.
- The exterior will consist of thin brick masonry on the lower level and smartside lap siding above, the colors matching the Phase 1 apartments. The main entrances to the units are located next to the garage in each individual unit. In conjunction with the individual unit entry, a parking lot and driveway will be included on the south side of the building.
- Phase 1 was 11,200sf and 7 units per floor (total floor area of approximately 45,552sf).
- Phase 2 will be a total of 6,350sf per floor- 6 townhouse units with 3 stories (total floor area of approximately 22,180sf). Approximately 3,000sf per unit.
- Each unit has a main entry and a two-car garage, with a shared parking lot and driveway area, as well as patio space on each floor.
- The masonry base will match the existing masonry but will be a thin brick veneer.
- The siding will be the same color and LP Smartside system as Phase 1.
- The windows will be dark bronze sliding windows like the existing building.
- The new building will have decks similar in color and materials to the existing building but configured differently.
- The building will be located and fit in the footprint that was previously approved as part of Phase 1.
- Site plan will include new parking locations and a driveway entry to each unit garage. The drives and landscaping will be adjusted to fit the new plans.
- Targeted unit sale prices will range from \$499,000. The estimated approximate value of the Phase 2 building and site improvements will be approximately \$3,000,000.

- Site improvements include new public and private sidewalks along South Pier Drive along with landscaping integrated into the streetscape theme. The river side (rear of the site) will feature landscaping that will complement the “river walk” as it extends north and south from the site including accent lighting for the large lawn area.
- Parking for Phase 1 included 25 interior spaces and 21 of the 23 exterior spaces shown on the site plan, thus yielding a total existing parking stall count of 46 spaces. The construction of Phase 2 will include a two-car garage for each unit (12 spaces) with three (3) at grade parking spaces on the south side of the building. We believe the proposed parking stall count is sufficient for the development.

Site improvements include:

- There will be a total of six (6) units in Phase 2.
- Five (5) units will have 4 bedrooms, 3-1/2 bathrooms and will be 3,012sf.
- The sixth unit will be 3,707 total square feet, 3 bedrooms, and 3-1/2 bathrooms.
- Each unit will have an outdoor deck on the second and third floor. Each unit has its own individual entry.
- Targeted unit sale prices will be \$499,000.
- Phase 2 will include 15 total parking spaces - 12 interior garage parking spaces and three (3) exterior parking spaces.
- The building is 33 feet 3 inches tall (Grade to the top of the perimeter roof parapet). The top of the stair tower 40.
- There will be two (2) access drives to S. Pier Drive. One drive will be located in the middle of the property and one drive will be located at the south end of the property. The southernmost driveway is shared with the Reiss Condos to the west.
- Total number of units for the South Pier Riverfront Condominiums will be 27 units (Phase 1 has 21 units and Phase 2 has 6 units).

The SP Riverfront Condominiums development is focused on creating another opportunity for residential ownership within the South Pier Development District which complies with the comprehensive plan as envisioned by the City of Sheboygan for the South Pier District. These condos will provide residents easy access to restaurants, shopping, walking trails, the river walk, the Sheboygan River, Lake Michigan, etc.

STAFF COMMENTS:

There is a large 35 foot public utility easement that runs through the center of the property and that is why you see the site developed in phases as you do – building on the east and west side of the easement.

There is a significant amount of utilities that will be required to be relocated as a result of the building location on the north side of the property. Thus, staff will be recommending a condition of approval that the applicant is responsible for all of the work and costs involved in relocating these utilities as necessary.

Applicant will work with the engineering department regarding installation of City sidewalk to standard City specifications to be completed along S. Pier Drive.

The applicant has not provided sign drawings in this PIP. Staff recommends that the applicant work with staff with regards to appropriate signage. Applicant will be required to submit the final design 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.

The applicant is requesting the following exemptions (exemptions based on the CC zone):

- Applicant is requesting a building height of 33.3 feet (condo roof 33.3 feet and stair tower roofline is 40 feet) - Maximum building height is 20 feet (zoning).

Building 1 - The top of the roof is at 45 feet and the top of the stair tower is at 54.3 feet.

Building 2 - The top of our roof is at 33.3 and the top of the stair tower is at 40 feet.

- Applicant is requesting a zero (0) foot rear building setback - Minimum rear yard setback is 10 feet.

ACTION REQUESTED:

Staff recommends approval of the SP Riverfront Condominiums PIP 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, floodplain, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant is responsible to ensure that the proposed buildings are meeting all Federal, State and Local codes pertaining to the Sheboygan River Floodplain.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster shall be completed prior to issuance of an occupancy permit.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
8. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
9. Applicant shall install signage meeting the South Pier Design Guidelines and shall work with staff with regards to appropriate signage. Applicant will be required to submit the final design 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.
10. Wall signage will be individual letter signs (no flat panel or interior lit cabinet signs).

11. All areas used for parking/maneuvering of vehicles shall be paved.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
14. Applicant is responsible for installing sidewalk and all public improvements along S. Pier Drive and/or fish cleaning station to standard City specifications.
15. Applicant will provide adequate public access along all streets, sidewalks and riverfront promenade and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the SP Riverfront Condominiums development (utilities, streets, etc.).
16. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
17. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
18. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
19. 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. Nothing will be located on the City Sheboygan public right-of-way unless the required encroachments are obtained (stairs on riverside).
20. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
21. If necessary, the applicant shall be required to obtain the necessary encroachment to utilize the riverfront promenade public right-of-way and/or the 35 foot utility easement for building, landscaping, etc. Applicant shall work with City Development and Engineering staff to determine the exact locations of these improvements. No building and/or sign permits shall be issued for any of the structures that will utilize the riverfront promenade public right-of-way and/or the 35 foot utility easement until such time as the encroachment has been obtained.
22. Applicant is responsible for working with all private and public utilities in order to adequately service this condo development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
23. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
24. Applicant shall not negatively impact soils, deadmen tie backs of the seawall, etc.
25. The applicant is responsible for all of the documentation, construction and costs involved in relocating the utilities as necessary for Phase 2.
26. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the SP Riverfront Condominiums.
27. If applicant has not obtained building permits for Phase 2 within a one (1) year after PIP approval, the applicant will assign the remaining property back to the City of Sheboygan Redevelopment Authority (area east of the center line of the City public utility easement).
28. If the applicant does not proceed with Phase 2, the applicant shall grade and landscape/grass all private and public lands/property, temporary roads, temporary access drives, etc. 60 days after the City is notified that the applicant is not proceeding with Phase

2. Within this same 60 day period, the applicant shall also be required to remove any permanent/temporary off-premise signage, structures, etc. from this parcel.
29. If there are any amendments to the approved PIP (including but not limited to site plan, architectural design, etc.) the applicant will have to submit an amended PIP for review by the Plan Commission that accurately reflects any and all proposed changes.

ATTACHMENTS:

Conditional Use and required attachments