

## SITE NARRATIVE - CONDITIONAL USE APPLICATION

February 19, 2024

### PROJECT NAME AND ADDRESS:

NEW INDOOR VEHICLE REPAIR BUILDING  
2209/2223 South Business Drive  
Sheboygan, Wisconsin 53081

### PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel to be developed are defined as tax parcel 59281416410, 59281416420 and 59281416430 (to be combined by Certified Survey Map prior to construction)
- The parcels are legally defined as 'Kroeff Realty Subdivision, Lot 1, 2, 3, 4, and 5, City of Sheboygan (Section 34, Township 15 N, Range 23E).
- The proposed lot area (after Certified Survey Map consolidation) is 38,525 square feet (0.884 acres).

### ZONING CLASSIFICATION/ZONING REQUIREMENTS:

#### **UC-Urban Commercial**

Building to Front or Street Side Lot Line: 0 feet

Building to Residential Side Lot Line: 25 feet

**Building to Residential Rear Lot Line: 25 feet\***

Building to Nonresidential Side Lot Line: 5 feet or 0 feet on zero lot line side

**Building to Nonresidential Rear Lot Line: 10 feet\***

Minimum Paved Surface Setback: 5 feet from side or rear; 5 feet from street

Minimum Building Separation: 10 feet or 0 feet on zero lot line side

Maximum Building Height: 50 feet (Can exceed 50 feet w/conditional use permit)

- \* Bold text defines variance to be requested, see Variance Description.

### EXISTING SITE CONDITIONS/LAND USE:

The current site consists of three separate parcels with two separate and independent buildings. A single story 1,855 square foot restaurant building (Pho VN Vietnamese Restaurant) and a single story 3,352 square foot auto repair shop (Bret's Towing). The remainder of the lot consists entirely of asphalt pavement. There is NO EXISTING GREEN SPACE associated with the entire three parcels.

### PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Both existing buildings to be completely demolished as part of the proposed development.
- The complete removal of all asphalt north of the Bret's Towing property defined as 2223 South Business Drive (tax parcel 59281416430).
- The complete demolition of the existing fueling canopy located on the Bret's Towing property.
- The proposed development consists of a single 75'-0" x 150'-0" long (11,250 square foot) indoor vehicle repair shop building with overhead doors on the south (entry) and north (exit) sides. The proposed building will be set back 15.6-feet back from the South Business Drive Right of Way. **The rear of the proposed building will be 8-feet from the rear property line.**
- The proposed building will be single story with a maximum wall height of 26'-0" above grade.
- The two southernmost driveway aprons within South Business Drive (within the Bret's Towing property) will be maintained. The remainder of driveway aprons to the north to Oakland Avenue to be removed and the curb/gutter to be restored. **No** new driveway access or apron construction required within South Business Drive Right of Way.
- Pursuant to City of Sheboygan Zoning Ordinance section 15.206 (e.), (4.) Indoor Maintenance Service, Parking Regulations: One space for every 300 square feet of gross floor area.

- The proposed extent of new asphalt pavement will be limited to the exiting of the north side of the proposed building to maximize proposed landscape areas. The accumulative (Post Developed) impervious surface area will be reduced by 9,472 square foot.
- Both public sanitary sewer and public water main are available within South Business Drive and Oakland Avenue and will be extended into the property.

EXISTING ASPHALT PAVEMENT TO BE REMOVED	=	21,878 SQUARE FEET
EXISTING BUILDING FOOTPRINT TO BE REMOVED	=	5,207 SQUARE FEET
EXISTING FUELING CANOPY TO BE REMOVED	=	972 SQUARE FEET
EXISTING CONCRETE PAVEMENT TO REMAIN	=	<u>10,468 SQUARE FEET</u>
TOTAL PRE-DEVELOPED IMPERVIOUS AREA	=	38,525 SQUARE FEET

PROPOSED BUILDING FOOTPRINT	=	11,250 SQUARE FEET
PROPOSED PAVEMENT	=	7,620 SQUARE FEET
PROPOSED CONCRETE WALK	=	310 SQUARE FEET
EXISTING CONCRETE PAVEMENT TO REMAIN	=	<u>9,873 SQUARE FEET</u>
TOTAL POST DEVELOPED IMPERVIOUS AREA	=	29,053 SQUARE FEET (9,472 SQ. FT. REDUCTION)

- Because the property is less than an acre and we have an overall reduction in impervious area, storm water management will consist of pre-treatment (water quality) standards with the City but should be exempt from City of Sheboygan peak discharge requirements. Final review/discussion of the storm water requirements will still need to take place and infrastructure incorporated into the final grading/storm water plan as developed.

#### SITE SELECTION

- The development allows the new owner of the previous Bret's towing site to expand their business capability/capacity.
- The proposed indoor vehicle repair coincides with the existing vehicle repair facility directly south.

#### LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement). The post developed green space created as part of pavement setbacks and paved parking lot designs will be utilized to meet the landscape ordinance requirements.

#### PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- 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 will be limited to wall mounted fixtures over each door (internal to the development).
- No pole lighting will be provided.

#### ARCHITECTURE:

- The proposed exterior building construction (exterior elevations included) will consist of 48" high colored brick around the entire perimeter of the building with colored vertical wall panels above. The roof will be flat with a 24" high parapet.
- The proposed building includes overhead door entry on the south end and exiting on the north end. Overhead doors to be solid with transom windows within the top panel(s). On the southern and northern end of the site landscaping will be provided to screen the overhead doors from traffic on South Business Drive.

EXCEPTIONS/VARIANCE REQUEST - VARIANCE DESCRIPTION:

(2) Total exceptions/variances to be requested:

1. Building Rear yard setback (abutting an NR-6 Residential zoned property).

1. REAR YARD SETBACK ABUTTING NR-6 RESIDENTIAL ZONING

The requested variance is to allow a REDUCTION in the 25-foot building rear setback adjacent to the NR-6 Residential zoned properties. There is an alleyway between the NR-6 Residential properties to the east and the UC-Urban Commercial property we're proposing to develop. With the alleyway, the actual NR-6 Residential properties are an additional 20-feet separated from the subject property.

The requested variance is to reduce the 25-foot setback to 8.00' along the entire rear side of the building.

The current northeast corner of the building onsite (scheduled to be demolished) has a rear yard setback of 1.7-feet. The remainder of the existing building rear wall has a rear setback of 12-feet.

The proposed rear setback reduction will allow for the proposed building to be setback back 15+ feet off of South Business Drive (front yard). Pursuant to the current zoning the front yard setback is zero.