

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Seneca Capital Partners to create new mobile home lots in the Indian Meadows Mobile Home Park located at 3636 S. Business Drive. MR-8 Zone

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

REPORT DATE: July 19, 2022

MEETING DATE: July 26, 2022

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:

Seneca Capital Partners is proposing to create new mobile home lots in the Indian Meadows Mobile Home Park located at 3636 S. Business Drive. The applicant states:

- This is a 70 acre mobile home park that presently has 292 residential sites.
- Phase 5 is proposing to add 24 residential sites on the west side of existing private road North Hiawatha Circle. The new lots will back up to a drainage ditch and railroad right-of-way on the west of the site.
- The site is currently served by private sanitary sewer and water main. Sanitary sewer and water main will need to be extended in Phase 5 to serve the 24 new homes. There is capacity in existing piping and the watermain will have more than the required flows for fire protection.
- Fisherman's Creek flows through the existing developed portion of the mobile home park. It flows from the north west to the south east. There is a mapped floodplain and floodway associated with the creek. This development is not located in the floodway or floodplain. Lot 5-24 is the closest to the 100-year floodplain at approximately 276' away. Lot 5-24 is approximately 570' away from the floodway, and approximately 630' away from the center of the creek.
- A new stormwater detention facility will be constructed with Phase-5 and will be located outside of the floodway and floodplain. It will not be directly connected to the creek.

- There is no new community lighting associated with this project. Only new coach lights on the individual proposed homes will be added. (Anticipated near the porches and possibly near driveways.) These will be standard residential light fixtures.
- There will not be any new permanent signage, dumpster enclosures, or outdoor storage required for or as a result of this proposed Phase 5.
- Each home site will have its own off street driveway/parking area. Driveways are shown on the plans as 19' wide. The shortest drive will be approximately 23' for lot 5-2. Many driveways will have driveways of 30' or longer.
- Access to the park will not change and is currently located on South Business Drive.
- No fencing or landscaping is being proposed with this Phase 5.
- Home sizes are expected to be either 16'x 76' or 24' x 48' depending on the lot layout.
- The Management intends to install 3-5 spec homes which will either be sold for new residents to occupy or used to order homes for new residents that want upgraded features on a different lot than where the spec homes are located. Management will control placement of homes to ensure same colors and same elevations do not end up next to each other.

STAFF COMMENTS:

There are a couple of very large top soil piles that are located in the areas where the 24 new homes are proposed to be installed. The applicant indicates that this top soil will either be used as part of the project and/or removed. Once these lots are created this top soil pile will be removed from the site and these areas shall be appropriately graded and permanently stabilized with grass.

The Plan Commission may want to have the applicant explain:

- Expected timeframes as to when development is to occur (initial site improvements, 1st phase, future phases, etc.).
- The home design, sizes, features, estimated costs for these homes, etc.
- There is a guardrail that is damaged and in need of repair on the south side of the interior street that crosses Fisherman's Creek. When is the applicant intending to fixing this guardrail?

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, DNR, floodplain, 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/approval of a proposed storm drainage plan prior to building permit issuance.
3. 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.).
4. 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, retaining walls, street trees, etc.).
5. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
6. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
7. 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.
8. The large topsoil pile shall be used and/or removed from the site and these areas shall be permanently stabilized with grass.
9. Prior to building permit issuance for installation of any new mobile home, the owner shall fix the guardrail on the south side of the street that crosses Fisherman's Creek.
10. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.