

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Consolidated Construction Company to construct and operate a new multi-tenant industrial warehouse at the southwest corner of Horizon Drive and S. Business Drive in the SouthPointe Enterprise Campus. SI Zone

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

REPORT DATE: August 19, 2022

MEETING DATE: August 23, 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:

Consolidated Construction Company is proposing to construct and operate a new multi-tenant industrial warehouse at the southwest corner of Horizon Drive and S. Business Drive in the SouthPointe Enterprise Campus. The applicant states the following:

- The site is part of the SouthPointe Enterprise Campus and is currently a grassed meadow with a small portion to the south that was previously a single-family residence (City recently purchased and annexed this former Town of Wilson single-family property for additional development opportunities since it was located right in the middle of the SouthPointe Enterprise Campus).
- The SouthPointe Enterprise Campus was chosen for its visibility and ease of access to major roads (S. Business Drive, I-43, etc.) and geographic location within the state.
- The proposed development consists of a multi-tenant warehouse that will be constructed in two 100,000 square foot phases.
- Phase I will consist of three (3) units that are planned to be rented to businesses – warehousing and/or manufacturing.
- The building will be one-story with a maximum ridge height of 35'-0" above grade.

- Each unit includes three (3) semi-trailer docks and approximately 23 parking stalls (total of 68 stalls).
- There will be a single paved access drive along the west end of the site linking with Horizon Dr. which will provide semi-trailer access south of the warehouse and customer/employee access to the north parking lot.
- The entire site will be graded such that developed storm water runoff will be drained to the SouthPointe stormwater detention basin north of Horizon Dr. Stormwater by-pass swales have also been designed to adequately convey “upstream” runoff from the business park around the developed area to also drain to the stormwater detention basin.
- Both public sanitary sewer and public water main are available within Horizon Dr. and will be extended into the property.

Specific site improvements include:

- The proposed warehouse will be 100,000sf (280 x 360) in size.
- 75 parking spaces are proposed.
- The applicant is proposing one (1) driveway connection to Horizon Drive.
- There will be several dumpster enclosures included as part of this project.
- The development will include the installation of new stormwater piping and fixtures that will tie into the existing storm water pond to the north of the proposed building location.
- Landscaping, lighting and storm water will be provided in accordance with the City ordinance.

The applicant states the following about the structure and architecture:

- The new warehouse will be 100,000sf (280 x 360). There is likely to be an addition to the east of similar size in the future.
- The project wants to present an attractive but efficient look. Materials selected are a combination of materials that are required by the City with the intent to provide an affordable space for our tenants.
- Materials are described on each elevation view and are predominantly prefinished metal panels with concealed fasteners. The dominate vertical metal panels are an off white, the horizontal panels are blue and the split-faced block veneer will be tan as shown on the north elevation.
- The minimal intent for the future east expansion would be to repeat the current east elevation materials and colors. It is hard to say for sure what a future tenant needs or desires will be for this elevation. It may very well be an enhanced elevation with more masonry and windows. The future intended interior use will drive the material and color selections.

STAFF COMMENTS:

The Plan Commission may want to have the applicant address:

- Does the applicant have any proposed tenants at this time?
- What type of tenants will likely make use of this facility?
- Timing of construction? Timing of future construction?

The applicant shows conceptual signage and no other sign information. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building and meet the Sheboygan Business Center Protective Covenants (individual letter signs). Staff may bring the proposed signage design back to the Plan Commission if there are any concerns.

The applicant is requesting the following variances:

- Requesting to have 68 parking stalls – The minimum number of parking stalls required is 75 (1 per each employee on the largest work shift).

The City requires one (1) space per each employee on the largest work shift. The owner is expecting to have up to 25 employees per tenant (3 total tenants x 25 employees = 75 parking spaces). The current site plan only has 68 parking stalls available which is seven (7) stalls short. There currently are no tenants or buyer to confirm the number of employees on the largest work shift so this is based off of an estimated number of employees.

- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) 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, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin 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 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 department, etc.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal/approval of a proposed landscape plan prior to building permit issuance. Applicant will submit a landscape plan that addresses all four (4) landscaping requirements (except for approved landscape locational variance). Landscaping shall be installed prior to issuance of an occupancy permit.
6. If proposing fencing/retaining walls, fencing/retaining walls shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance. Applicant shall submit proposed fence to staff for review. If staff has any concerns with proposed signage design, the matter may be

brought back to the Plan Commission for their consideration. Applicant shall obtain the necessary permits prior to installation.

7. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
8. Outdoor storage of materials, products or equipment shall be prohibited.
9. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, etc.).
10. All new lighting shall be installed per Section 15.707 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.
11. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
12. The proposed signage shall meet the City of Sheboygan Zoning Ordinance and the SouthPointe Enterprise Campus Protective Covenants. All signage must be submitted to and reviewed/approved by the City of Sheboygan Architectural Review Board.
13. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
14. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15-foot vision triangle.
15. All areas used for parking/maneuvering of vehicles and any outdoor storage areas shall be paved (no gravel permitted). Applicant shall meet the minimum required paving setback of 50 feet to front/street and 25 feet to side and rear for all new areas to be paved.
16. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
17. 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.
18. The parking lot and drives shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. The site shall be curbed.
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.
20. 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, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
21. 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.).
22. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
23. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.

24. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
25. 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.
26. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
27. 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.
28. If applicant leases space to tenants, the tenants shall obtain all necessary land use (conditional use, etc.) and building approvals/permits prior to occupancy for these initial and future Phase 2 tenant spaces (multi-tenant industrial facility).
29. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
30. Applicant shall meet all of the SouthPointe Enterprise Campus Protective Covenants.
31. Building permits shall be issued only at such time as the applicant can provide documentation that they own the parcel.
32. 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 application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments