PARCEL NO.
MAP NO
ZONING CLASSIFICATION:

	Office Use Only				
APPLICATION/FILE NO					
REVIEW DATE:					

FILING FEE: \$250.00 (Payable to City of Sheboygan)

# CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT

Requirements Per Section 15.905 Revised May 2018

Completed 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 two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

#### 1. APPLICANT INFORMATION

APPLICANT: Consolidated Construction Co., Inc.

ADDRESS: 4300 N. Richmond St. Appleton, WI 54913

E-MAIL: baubrey@1call2build.com

PHONE: (920) 882-2524 FAX NO. N/A

### 2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Consolidated Construction Co., Inc.

ADDRESS OF PROPERTY AFFECTED: SW Corner of Horizon Drive & South Business Drive (no address established yet)

#### LEGAL DESCRIPTION:

PART OF LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658 PLUS ADDITIONAL UNPLATTED LANDS ALL BEING LOCATED IN PARTS OF THE NE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN. (DRAFT by City of Sheboygan)

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: See attached narrative for conditional use permit and architectural review applications.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: See attached narrative for conditional use permit and architectural review applications.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: See attached narrative for conditional use permit and architectural review applications.

#### 3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? See attached narrative for conditional use permit and architectural review applications.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? See attached narrative for conditional use permit and architectural review applications.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? See attached narrative for conditional use permit and architectural review applications.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. See attached narrative for conditional use permit and architectural review applications.

#### SITE NARRATIVE - CONDITIONAL USE APPLICATION

August 3, 2022

#### PROJECT NAME AND ADDRESS

Multi-Tenant Warehouse SW Corner of Horizon Dr. and S. Business Dr. Sheboygan, Wisconsin 53081

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

- PART OF LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658 PLUS ADDITIONAL UNPLATTED LANDS ALL BEING LOCATED IN PARTS OF THE NE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN. (DRAFT by City of Sheboygan)
- The entire lot area is 14.7 acres.

#### ZONING CLASSIFICATION/ZONING REQUIREMENTS

- SI-Suburban Industrial
- Setbacks based on South Pointe Enterprise Campus covenants

50-foot front yard setback (Horizon Dr.)

25-foot interior side yard setback (water tower)

50-foot street yard setback (S. Business Dr.)

25-foot rear yard setback (south)

(1) off-street parking spaces per employee on largest work shift

(35)-foot maximum building height

#### EXISTING SITE CONDITIONS/LAND USE

• The site is part of the South Pointe Enterprise Campus. Currently the site is predominately a grassed meadow with a small portion to the south that was a single-family residence, which has since burned down. No portion of the proposed property boundary overlaps the house's previous footprint.

#### PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of one multi-tenant warehouse that will be constructed in two 100,000 square foot phases.
- Phase I will consist of three 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 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 the South Pointe 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 also draining to the stormwater detention basin north of Horizon Dr.
- Both public sanitary sewer and public water main are available within Horizon Dr. and will be extended into the property.

Proposed pavement area
 Proposed building footprint
 81,103 square feet (13-percent of total lot)
 100,710 square feet (16-percent of total lot)

Proposed green space
 458,519 square feet (72-percent of total lot)

Tenant 'A' Tenant 'B' Tenant 'C' 33,051 square foot building footprint
 33,237 square foot building footprint
 32,656 square foot building footprint

#### SITE SELECTION

- South Pointe Enterprise Campus was chosen for ease of access to major roads as well as geographic location within the state.
- The site within South Pointe was selected due to having good visibility and access from S. Business Dr.

#### 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).

#### PERFORMANCE STANDARDS/POTENTIAL NUISANCES

• 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 submitted once a contractor is selected and a photometric plan can be produced.

#### **ARCHITECTURE**

• See attached documents.

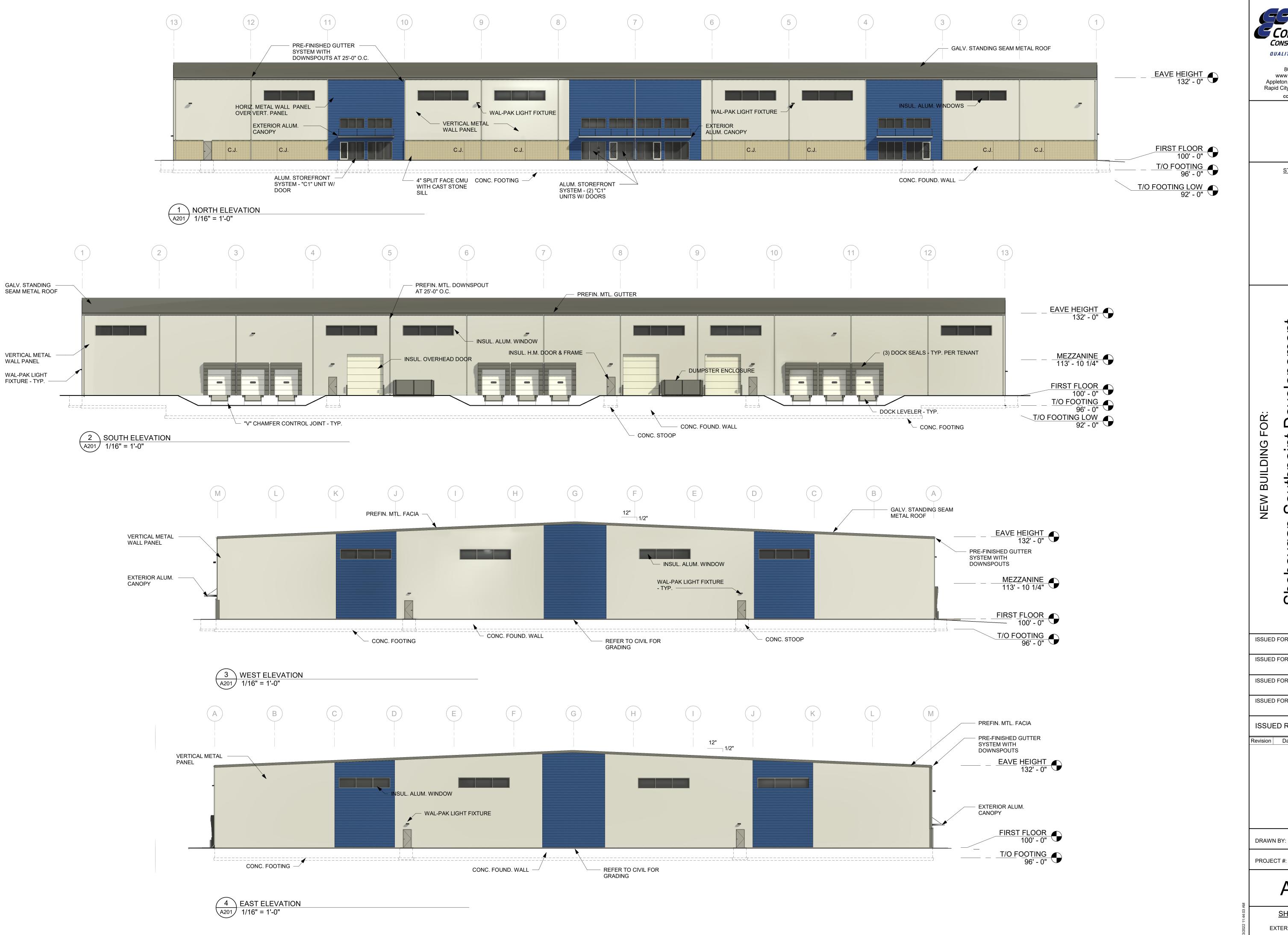
#### VARIANCE REQUEST/VARIANCE DESCRIPTION

- (2) Total Variances to be requested:
  - 1. Minimum Parking Count Variance
  - 2. Landscaping Locational Variance
  - 1. Minimum Parking Count Variance

The City requires one space per each employee on the largest work shift. The owner is expecting to have up to 25 employees per tenant (3 total tenants); however, there is currently no renter or buyer to confirm the number of employees on the largest work shift. The current site plan only has 68 parking stalls available. Assuming 75 employees for the whole Phase I building working on the same shift the site will be 7 stalls short.

2. Landscaping Locational Variance

The City's landscaping ordinance requires landscaping features be located in certain areas based on certain dimensions of the proposed development (street frontage, building foundation, paved area, etc.). The owner is requesting a landscaping locational variance as a precautionary measure because the landscaping plan is not yet ready for City review.



CONSOLIDATED
CONSTRUCTION CO., INC.

QUALITY EXPERIENCED™

800-642-6774
www.1call2build.com
Appleton, WI Columbus, WI
Rapid City, SD Bismarck, ND

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<u>STAMPS</u>

ment,

Sheboygan Southpoint Developement LLC HORIZON DRIVE, SHEBOYGAN, WI

ISSUED FOR REVIEW:

08/03/22

ISSUED FOR BID:

08/03/22

ISSUED FOR PERMIT:

08/03/22

ISSUED FOR CONSTRUCTION:
00/00/00
ISSUED REVISIONS

Revision Date Rev. Description

PROJECT #: 0474004

A201

Designer

SHEET TITLE

EXTERIOR ELEVATIONS



NORTHWEST CORNER

NORTHEAST CORNER

eboygan Southpoint Developement,

CONSOLIDATED
CONSTRUCTION CO., INC.

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800-642-6774 www.1call2build.com Appleton, WI Columbus, WI Rapid City, SD Bismarck, ND

<u>STAMPS</u>

ISSUED FOR REVIEW: 08/03/22
ISSUED FOR BID:

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ISSUED FOR CONSTRUCTION: 00/00/00

ISSUED REVISIONS

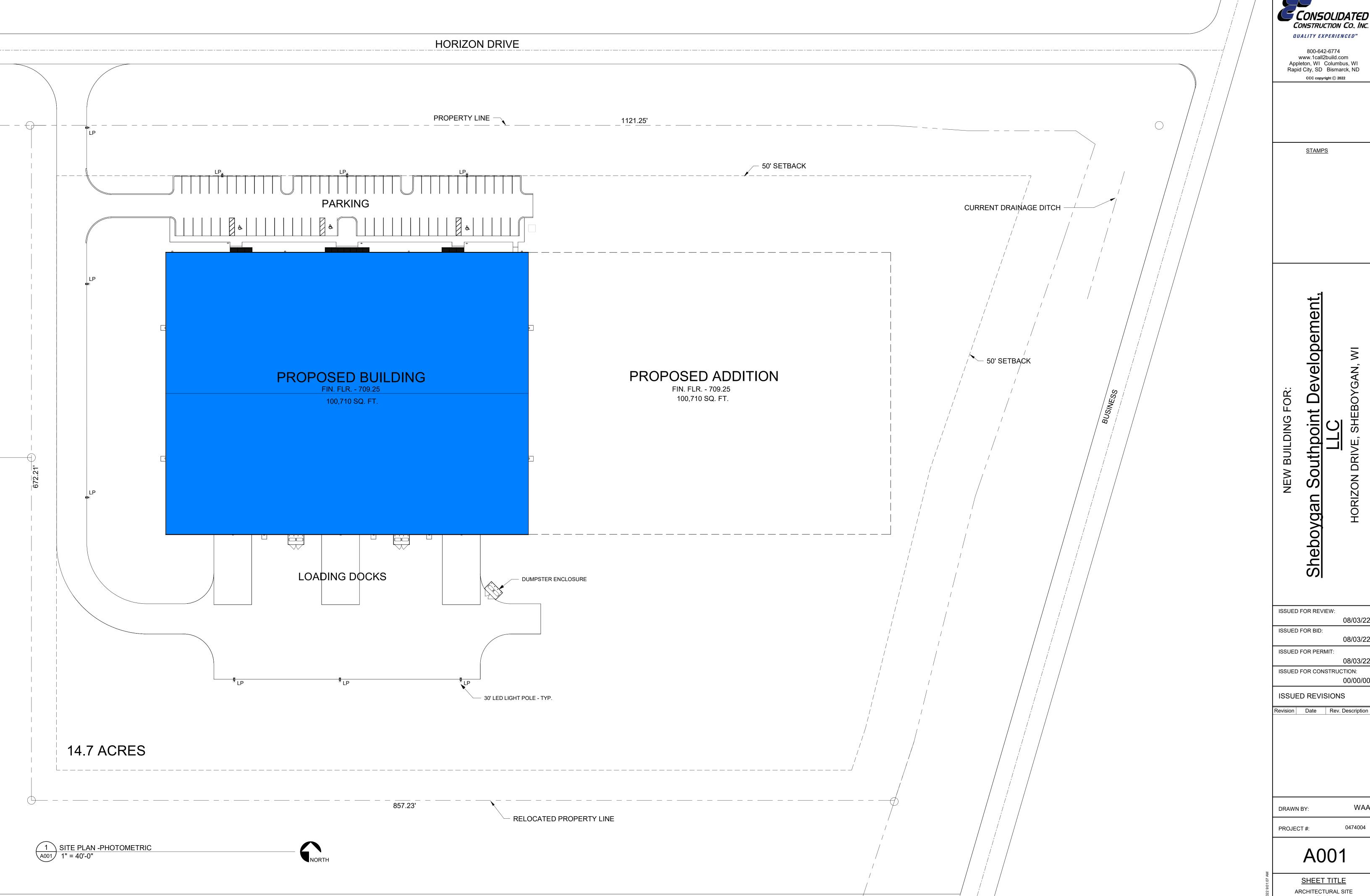
Revision Date Rev. Description

DRAWN BY: Designer
PROJECT #: 0474004

3D

SHEET TITLE
3D VIEWS

SOUTHEAST CORNER





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<u>STAMPS</u>

Developement Sot

ISSUED FOR REVIEW: ISSUED FOR BID:

ISSUED FOR PERMIT:

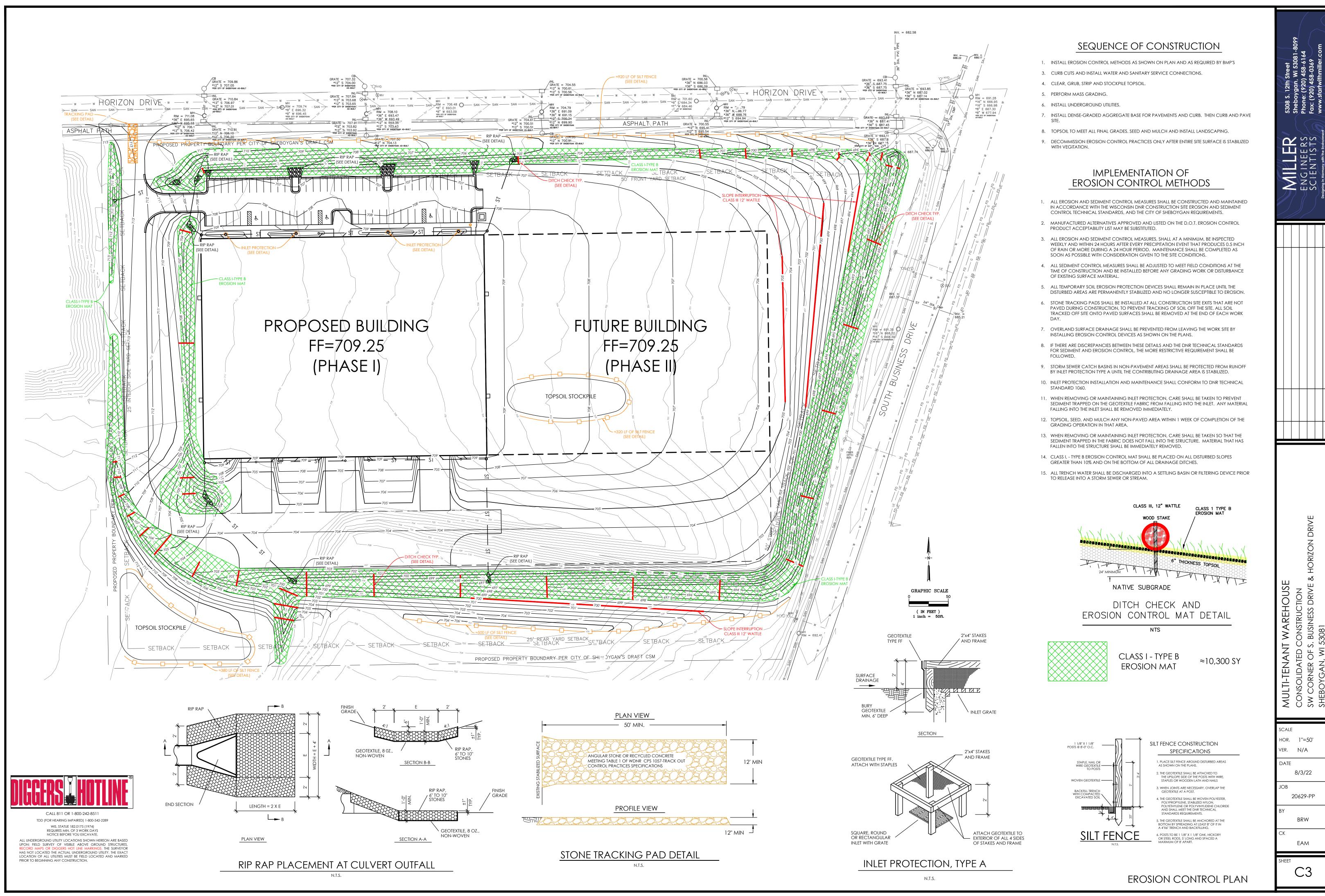
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ISSUED REVISIONS

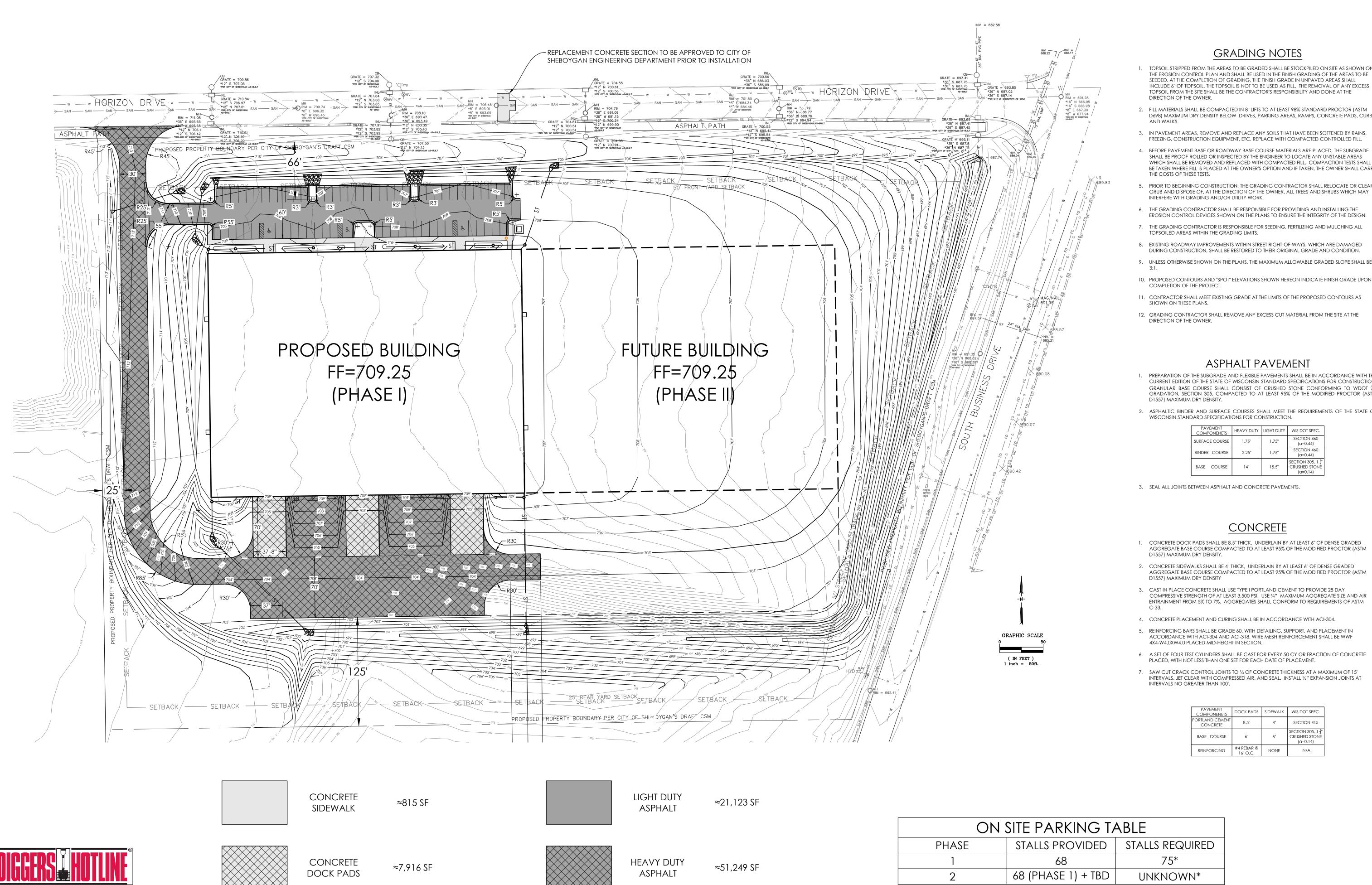
PROJECT #:

A001

SHEET TITLE ARCHITECTURAL SITE PLAN



I:\DATA\20600\20629 - Consolidated Construction (Horizon & S. Buisness)\CAD\DESIGN\20629-C-PP.dwg 8/3/2022 3:47 PM MILLER ENGINEERS & SCIENTISTS EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MILLER ENGINEERS & SCIENTISTS EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS. THESE DOCUMENTS. THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MILLER ENGINEERS & SCIENTISTS AND CONSENT OF MILLER ENGINEERS & SCIENTI



## **GRADING NOTES**

- TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE AS SHOWN ON THE EROSION CONTROL PLAN AND SHALL BE USED IN THE FINISH GRADING OF THE AREAS TO BE SEEDED. AT THE COMPLETION OF GRADING, THE FINISH GRADE IN UNPAVED AREAS SHALL INCLUDE 6" OF TOPSOIL. THE TOPSOIL IS NOT TO BE USED AS FILL. THE REMOVAL OF ANY EXCESS TOPSOIL FROM THE SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND DONE AT THE
- 2. FILL MATERIALS SHALL BE COMPACTED IN 8" LIFTS TO AT LEAST 98% STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY BELOW DRIVES, PARKING AREAS, RAMPS, CONCRETE PADS, CURBS,
- 3. IN PAVEMENT AREAS, REMOVE AND REPLACE ANY SOILS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC. REPLACE WITH COMPACTED CONTROLLED FILL.
- 4. BEFORE PAVEMENT BASE OR ROADWAY BASE COURSE MATERIALS ARE PLACED, THE SUBGRADE SHALL BE PROOF-ROLLED OR INSPECTED BY THE ENGINEER TO LOCATE ANY UNSTABLE AREAS WHICH SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL. COMPACTION TESTS SHALL BE TAKEN WHERE FILL IS PLACED AT THE OWNER'S OPTION AND IF TAKEN, THE OWNER SHALL CARRY THE COSTS OF THESE TESTS.
- PRIOR TO BEGINNING CONSTRUCTION, THE GRADING CONTRACTOR SHALL RELOCATE OR CLEAR, GRUB AND DISPOSE OF, AT THE DIRECTION OF THE OWNER, ALL TREES AND SHRUBS WHICH MAY INTERFERE WITH GRADING AND/OR UTILITY WORK.
- 6. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE EROSION CONTROL DEVICES SHOWN ON THE PLANS TO ENSURE THE INTEGRITY OF THE DESIGN.
- THE GRADING CONTRACTOR IS RESPONSIBLE FOR SEEDING, FERTILIZING AND MULCHING ALL TOPSOILED AREAS WITHIN THE GRADING LIMITS.
- 8. EXISTING ROADWAY IMPROVEMENTS WITHIN STREET RIGHT-OF-WAYS, WHICH ARE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO THEIR ORIGINAL GRADE AND CONDITION.
- 10. PROPOSED CONTOURS AND "SPOT" ELEVATIONS SHOWN HEREON INDICATE FINISH GRADE UPON
- 11. CONTRACTOR SHALL MEET EXISTING GRADE AT THE LIMITS OF THE PROPOSED CONTOURS AS SHOWN ON THESE PLANS.
- 12. GRADING CONTRACTOR SHALL REMOVE ANY EXCESS CUT MATERIAL FROM THE SITE AT THE DIRECTION OF THE OWNER.

## **ASPHALT PAVEMENT**

- PREPARATION OF THE SUBGRADE AND FLEXIBLE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR CONSTRUCTION. Granular base course shall consist of crushed stone conforming to whot  $^3\!4''$  gradation, section 305, compacted to at least 95% of the modified proctor (astm D1557) MAXIMUM DRY DENSITY.
- 2. ASPHALTIC BINDER AND SURFACE COURSES SHALL MEET THE REQUIREMENTS OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR CONSTRUCTION.

COMPONENETS	HEAVY DUTY	LIGHT DUTY	WIS DOT SPEC.
SURFACE COURSE	1.75"	1.75"	SECTION 460 (a=0.44)
BINDER COURSE	2.25"	1.75"	SECTION 460 (a=0.44)
BASE COURSE	14"	15.5"	SECTION 305, 1 $\frac{1}{4}$ CRUSHED STONE (a=0.14)

3. SEAL ALL JOINTS BETWEEN ASPHALT AND CONCRETE PAVEMENTS

- 1. CONCRETE DOCK PADS SHALL BE 8.5" THICK, UNDERLAIN BY AT LEAST 6" OF DENSE GRADED AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY.
- 2. CONCRETE SIDEWALKS SHALL BE 4" THICK, UNDERLAIN BY AT LEAST 6" OF DENSE GRADED AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY
- 3. CAST IN PLACE CONCRETE SHALL USE TYPE I PORTLAND CEMENT TO PROVIDE 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 3,500 PSI. USE ¾" MAXIMUM AGGREGATE SIZE AND AIR ENTRAINMENT FROM 5% TO 7%. AGGREGATES SHALL CONFORM TO REQUIREMENTS OF ASTM
- 4. CONCRETE PLACEMENT AND CURING SHALL BE IN ACCORDANCE WITH ACI-304.
- 5. REINFORCING BARS SHALL BE GRADE 60, WITH DETAILING, SUPPORT, AND PLACEMENT IN ACCORDANCE WITH ACI-304 AND ACI-318. WIRE MESH REINFORCEMENT SHALL BE WWF 4X4-W4.0XW4.0 PLACED MID-HEIGHT IN SECTION.
- 6. A SET OF FOUR TEST CYLINDERS SHALL BE CAST FOR EVERY 50 CY OR FRACTION OF CONCRETE PLACED, WITH NOT LESS THAN ONE SET FOR EACH DATE OF PLACEMENT.
- 7. SAW CUT CRACK CONTROL JOINTS TO 1/4 OF CONCRETE THICKNESS AT A MAXIMUM OF 15' INTERVALS, JET CLEAR WITH COMPRESSED AIR, AND SEAL. INSTALL  $\frac{1}{2}$ " EXPANSION JOINTS AT INTERVALS NO GREATER THAN 100'.

PAVEMENT COMPONENETS	DOCK PADS	SIDEWALK	WIS DOT SPEC.
RTLAND CEMENT CONCRETE	8.5"	4"	SECTION 415
BASE COURSE	6"	6"	SECTION 305, 1 $\frac{1}{4}$ CRUSHED STONE (a=0.14)
REINFORCING	#4 REBAR @	NONE	N/A



SITE AND PAVING PLAN

WAREHOUSE SCALE HOR. "=50" VER. N/A 8/3/22 20629-PP

BRW

EAM

— 6" CONCRETE CURB

CALL 811 OR 1-800-242-851

TDD (FOR HEARING IMPAIRED) 1-800-542-2289 WIS, STATUE 182,0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED

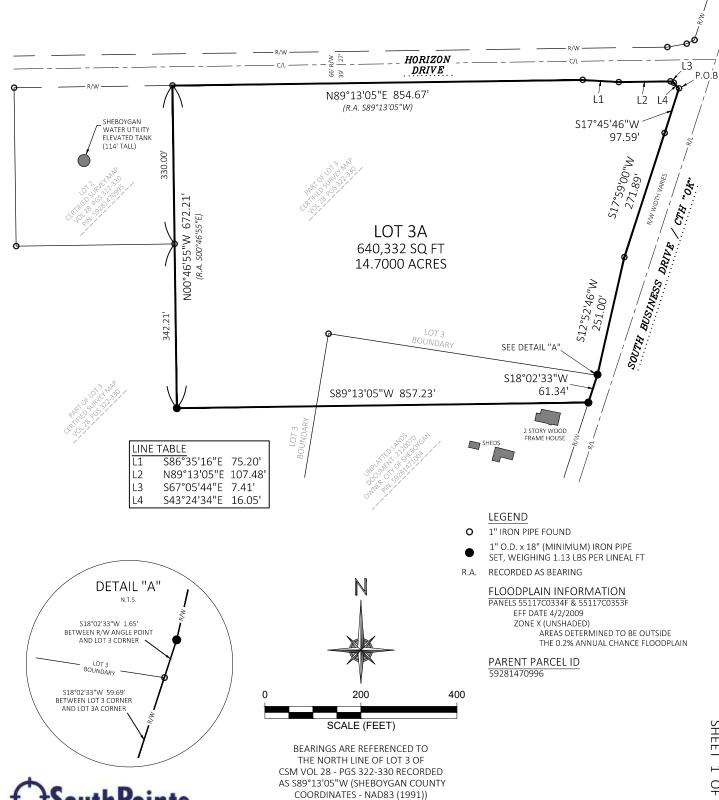
UPON; FIELD SURVEY OF VISIBLE ABOVE GROUND STRUCTURES, RECORD MAPS OR DIGGERS HOT LINE MARKINGS. THE SURVEYOR HAS NOT LOCATED THE ACTUAL UNDERGROUND UTILITY. THE EXACT

LOCATION OF ALL UTILITIES MUST BE FIELD LOCATED AND MARKED PRIOR TO BEGINNING ANY CONSTRUCTION.

## **CERTIFIED SURVEY MAP**

PART OF LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658 PLUS ADDITIONAL UNPLATTED LANDS ALL BEING LOCATED IN PARTS OF THE NE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.







Only if the surveyor's signature or stamp is only it the sarveyor's signature or stamp in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original. The surveyor accepts no responsibility for non-original copies of this document.







