

September 3, 2024

Ellise Rose, Associate Planner
 Diane McGinnis, Director of Planning and Development
 City of Sheboygan
 828 Center Avenue
 Sheboygan, WI 53081

Dear Ms. Rose and Ms. McGinnis,

I hope this message finds you well. I want to express our sincere gratitude for your continued support and for the City Council's approval of our General Development Plan (GDP) and Phase 1 Site Improvement Plan (SIP) earlier this year. Your guidance has been instrumental in advancing our project.

Following recent consultations with local residents and members of the kite surfing community, we have decided to revise our site plan to enhance the project further and better serve the community's needs. We believe these adjustments will improve both the functionality and aesthetic of the development.

Below, I have outlined the proposed changes along with the rationale behind each:

1. **Relocation of the Building:** We propose moving the building 5 feet westward and 6 feet northward. This adjustment aims to increase the distance between the building and the beach, preserving open space and minimizing impact on the natural surroundings. Additionally, this change will accommodate the planned cul-de-sac on Clara Avenue.
2. **Parking Garage Entrance Relocation:** We intend to shift the entrance of the parking garage to the west side of the building. This modification will enhance public street parking availability on Clara Avenue and reduce garage traffic in the vicinity of adjacent properties on the south side of Clara Avenue. Please note that the surface parking lot will retain its two entrances/exits, one on 7th Street and one on Clara Avenue.
3. **Elevation Adjustment:** We propose increasing the building's elevation by 3 feet to ensure it remains well above the new floodplain elevations. This adjustment will require the addition of new clean fill, potentially reducing the amount of contaminated fill that needs to be removed.
4. **New Public Parking and Cul-De-Sac:** By moving the building as mentioned above, the city can incorporate perpendicular public parking along Clara Avenue and establish a cul-de-sac at its end. This will necessitate an easement for the city right-of-way. This will be a large enhancement to the current public access point at the end of Clara.
5. **Removal of Commercial Restaurant Space:** Although we recognize the potential benefits of a restaurant for both tenants and the community, we currently do not have an operator for this space. We believe it is more prudent to allocate this area for beachfront units.
6. **Reconfiguration of 1st Floor Units:** We propose relocating the 1st-floor units from the west side (7th Street) to the east side (Lake Michigan) to maximize lakefront views. The revised layout will feature two 3-bedroom units and two 2-bedroom walk-up units on the beachside, with two 1-bedroom units on Clara Avenue. The total unit count remains unchanged at 157.

Enclosed are the revised site plan and the updated 1st-floor plan for your review. All other floor plans remain as originally submitted.

We appreciate your consideration of these changes and your ongoing support. Thank you for helping us create a project that will enhance the community and complement the beautiful Lake Michigan setting in Sheboygan.

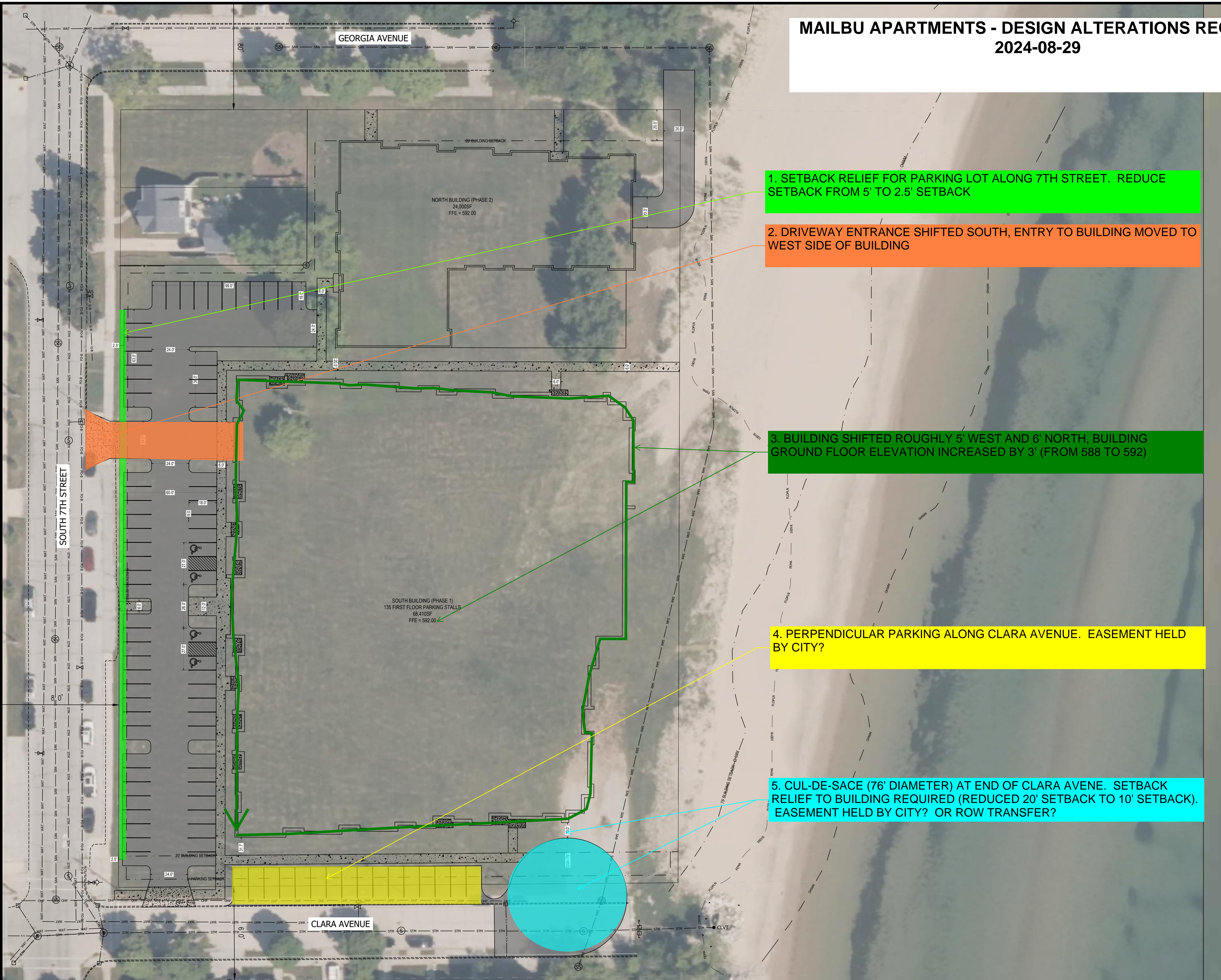
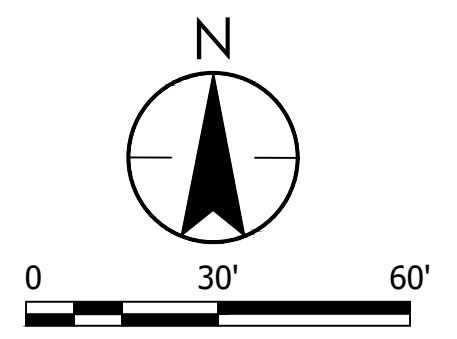
Sincerely,

Jake Buswell
Malibu Apartments, LLC

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. NO USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Plot Date: 08/29/2024 - 3:32pm
Drawing name: I:\193806785\S.DESIGN\1_CADD\DWG\193806785_MALIBU APTS_ENG_DES.dwg
User: 193806785.MALIBU APTS_SHEET BORDER_2024.dwg, 193806785\100_ENG_UPDATE.dwg

MAILBU APARTMENTS - DESIGN ALTERATIONS REQUEST 2024-08-29



1. SETBACK RELIEF FOR PARKING LOT ALONG 7TH STREET. REDUCE SETBACK FROM 5' TO 2.5' SETBACK

2. DRIVEWAY ENTRANCE SHIFTED SOUTH, ENTRY TO BUILDING MOVED TO WEST SIDE OF BUILDING

3. BUILDING SHIFTED ROUGHLY 5' WEST AND 6' NORTH, BUILDING GROUND FLOOR ELEVATION INCREASED BY 3' (FROM 588 TO 592)

4. PERPENDICULAR PARKING ALONG CLARA AVENUE. EASEMENT HELD BY CITY?

5. CUL-DE-SACE (76' DIAMETER) AT END OF CLARA AVENUE. SETBACK RELIEF TO BUILDING REQUIRED (REDUCED 20' SETBACK TO 10' SETBACK). EASEMENT HELD BY CITY? OR ROW TRANSFER?

SITE PLAN - OVERALL
SHEBOYGAN KITE BEACH
MALIBU APARTMENTS, LLC
SHEBOYGAN, SHEBOYGAN COUNTY, WI 53081

NO	REVISION	DATE

DATE OF ISSUANCE: 08.29.2024 DRAFT

SURVEY: STANTEC
DRAWN: MTA
DESIGNED: PJH
CHECKED: SRW
APPROVED: PJH
PROJ. NO.: 193806785
SHEET NUMBER: C200



knothe • bruce
ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900
608.836.3690 Middleton, WI 53562

ISSUED
Issued for GOP/SIP Approval - June 18, 2024
Issued for review - September 3, 2024

PROJECT TITLE
**Buswell Sheboygan
Development**

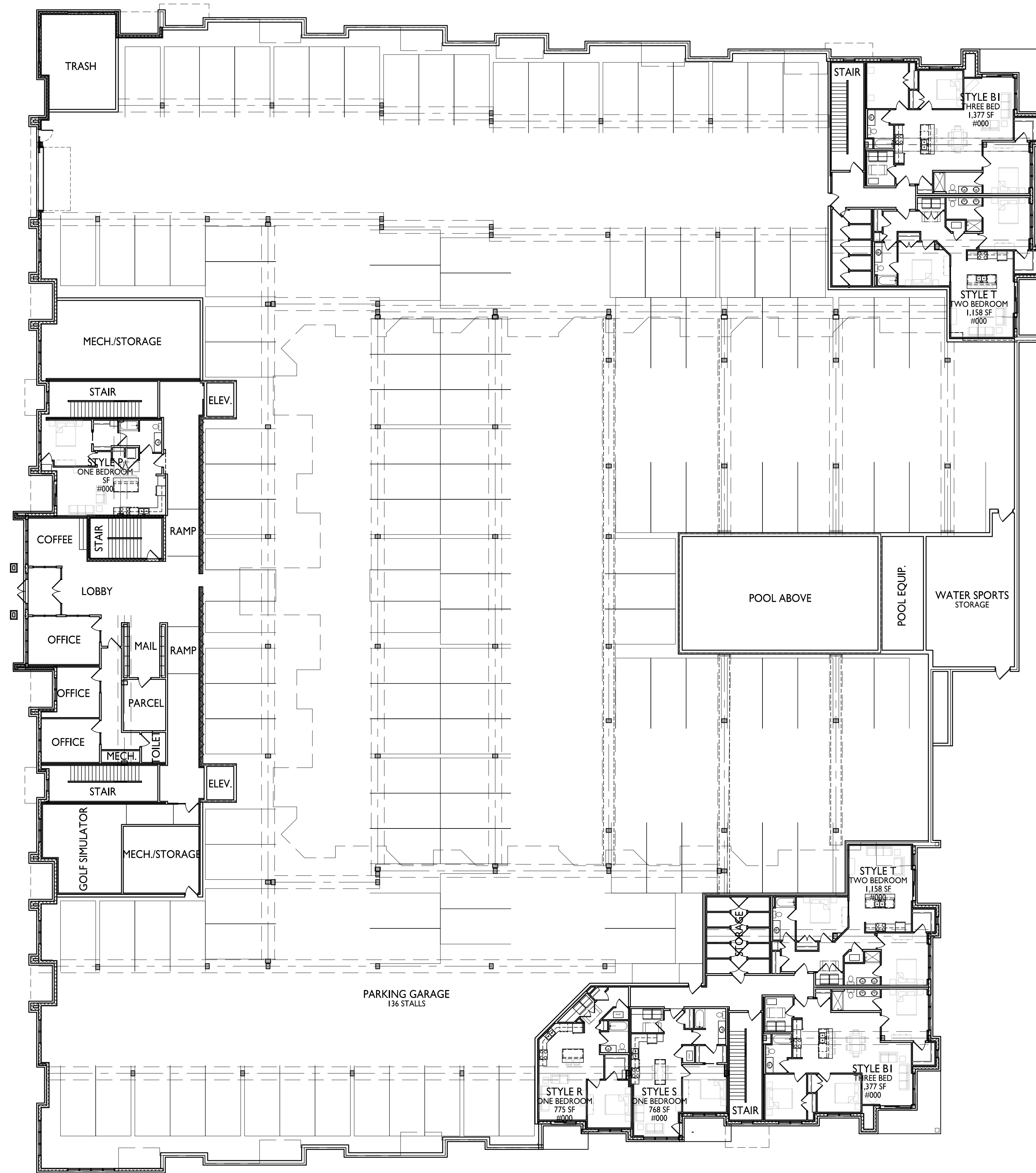
1403-1435 S 7th Street
Sheboygan, Wisconsin
SHEET TITLE
First Floor Plan

SHEET NUMBER

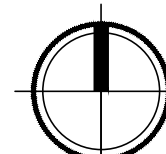
A-1.1

PROJECT NO. **2378**

© Knothe & Bruce Architects, LLC 85



1 FIRST FLOOR PLAN
A-1.1 1/16" = 1'-0"





© Knothe & Bruce Architects, LLC



Buswell Sheboygan Development

1403-1435 S. 7th Sreet Sheboygan, Wisconsin

2024.09.03





© Knothe & Bruce Architects, LLC

Buswell Sheboygan Development

1403-1435 S. 7th Sreet Sheboygan, Wisconsin

2024.09.03





© Knothe & Bruce Architects, LLC



Buswell Sheboygan Development

1403-1435 S. 7th Sreet Sheboygan, Wisconsin

2024.09.03





© Knothe & Bruce Architects, LLC

Buswell Sheboygan Development

1403-1435 S. 7th Sreet Sheboygan, Wisconsin

2024.09.03





© Knothe & Bruce Architects, LLC



Buswell Sheboygan Development

1403-1435 S. 7th Sreet Sheboygan, Wisconsin

2024.09.03





© Knothe & Bruce Architects, LLC



Buswell Sheboygan Development

1403-1435 S. 7th Sreet Sheboygan, Wisconsin

2024.09.03





© Knothe & Bruce Architects, LLC



Buswell Sheboygan Development

1403-1435 S. 7th Sreet Sheboygan, Wisconsin

2024.09.03





© Knothe & Bruce Architects, LLC



Buswell Sheboygan Development

1403-1435 S. 7th Sreet Sheboygan, Wisconsin

2024.09.03





© Knothe & Bruce Architects, LLC



Buswell Sheboygan Development

1403-1435 S. 7th Sreet Sheboygan, Wisconsin

2024.09.03

