

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Concept Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility located at parcels 59281215827 and 59024351652. SC Zone and Town of Sheboygan.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: December 28, 2023

MEETING DATE: January 9, 2024

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:

Van Horn Properties of Sheboygan LLC is proposing to construct a new Van Horn Kia facility located at parcels 59281215827 and 59024351652. In order to develop this site, the property must go through the Planned Unit Development (PUD) process. PUD's provide for the possible relaxation of certain development standards pertaining to the underlying standard zoning district. The PUD process shall essentially combine the process for a zoning map amendment with that required for a conditional use, with several additional requirements.

PUD's are designed to forward both the aesthetic and economic development objectives of the City by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking requirements. In exchange for such flexibility, the PUD shall provide a higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments. The applicant states the following:

- Van Horn Properties of Sheboygan is proposing to construct a new facility and redevelop an existing building with a sales lot. The project will involve annexation, lot combination, and PUD zoning.
- Land use on the site will match that of the existing site of a car dealership and repair center with a vehicle display area. The building will now be on the west lot with the parking primarily on the east lot.

- For the total existing site ratios for both parcels the building area is 13.2% and impervious area is 83.4%. Proposed total ratios for the building area is 15.3% and impervious area is 79.9%.
- The existing pond on the north side of the site is being relocated to the northeast corner of the site. Existing grades and landscaping around the perimeter of the site to remain.
- The two existing parcels have three total driveway accesses to Wilgus Ave. A fourth driveway access is proposed to Wilgus Ave.

STAFF COMMENTS:

Zoning standards not being met:

- Curb and gutter will be used where needed to protect the building from traffic and convey stormwater - Curbing is required for parking areas within 6 ½ feet of the lot line
- Requesting four access drives - Lots with street frontage exceeding 300 feet may have two access points
- Landscape surface ratio of 0.203 – minimum landscape surface ratio is 0.25
- Locational landscaping requirements

ATTACHMENTS:

Concept Plan Attachments