

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Specific Implementation Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762). SR-5 Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: April 4, 2024

MEETING DATE: April 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:

The Plan Commission will be reviewing the Sheboygan Christian School Specific Implementation Plan (SIP) for property located at parcels 59281321763, 59281321761, and 59281321762.

The applicant states the following about the project:

- A total of about 103,000 sq.ft. of new building additions will be added to the existing Sheboygan Christian High School over multiple phases to bring K through 8th grade students into the same building as the high school students and to add an auditorium and new gym.
- This phase adds multiple classrooms, men and women locker rooms, a kitchen, storage rooms, with alternate bids for a building extension and a small greenhouse.
- Proposed additions this phase will include:
 - The reconstruction of the west side of the existing building and a portion of the existing parking lot.
 - The new building addition to the south of the existing building.
 - Pavement additions and restriping of the west parking lot.
 - A new drive and turnaround on the south side of the building.
 - Relocation of the stormwater pond.
- PUD zoning is proposed to help streamline the review process for the future additions to the proposed site through its multiple phases.

- No modifications are required for land use, density and intensity, or parking and loading requirements. However, the proposed alternate #1 building addition to the southeast falls within the SR-5 nonresidential building to residential side lot line setback of 50 feet at approximately 25 feet from the property line.

STAFF COMMENTS:

Requested exceptions from the underlying zoning district:

- An exception to Section 105-204(b)(3) of the City of Sheboygan Municipal Code requiring 50 feet of setback from the Building to residential side lot line is requested. Applicant is requesting a 25 foot setback.
- An exception to not meet the location requirements for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).

ACTION REQUESTED:

Staff recommends approval of the Sheboygan Christian School Specific Implementation Plan 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, 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. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
4. All areas used for parking/maneuvering of vehicles shall be paved prior to issuance of an occupancy permit.
5. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
6. 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.).
7. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
8. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
9. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
10. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).

11. 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.
12. Any changes to the landscape plan will need City Staff approval prior to installation.
13. Owner and the City of Sheboygan understand that the project will be done in phases. Each construction phase and corresponding landscape will need to be completed at the same time.
14. Owner and City of Sheboygan understand that future phased construction may change. If such changes occur, the landscape plan will need to be re-evaluated at that time.
15. The Department of Planning and Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.
16. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
17. All plantings will need to be maintained per Section 105-894(b) Maintenance.
18. If there are any amendments to the approved SIP (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new SIP application reflecting those amendments.

ATTACHMENTS:

Specific Implementation Plan and required attachments.