

## CITY OF SHEBOYGAN

### REQUEST FOR PLANNING COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Specific Implementation Plan by Abacus Architects to construct site additions for outdoor learning experiences at Visit Sheboygan located at parcel 59281110034. PUD Zoning.

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**REPORT PREPARED BY:** Ellise Rose, Associate Planner

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**REPORT DATE:** June 26, 2025

**MEETING DATE:** July 15, 2025

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**FISCAL SUMMARY:**

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|-----------------------|-----|
| Budget Line Item:     | N/A |
| Budget Summary:       | N/A |
| Budgeted Expenditure: | N/A |
| Budgeted Revenue:     | N/A |

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**STATUTORY REFERENCE:**

|                 |     |
|-----------------|-----|
| Wisconsin       | N/A |
| Statutes:       |     |
| Municipal Code: | N/A |

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**BACKGROUND / ANALYSIS:**

Today the Plan Commission will be reviewing the SOAR (Science on a River) Specific Implementation Plan (SIP) for property located at parcel 59281110034.

The applicant states the following about the project:

- A total of about 10,000 sq.ft. of site additions will be added to the outside of the existing building at 826 South 8<sup>th</sup> Street to bring in children/students for a series of outdoor learning experiences.
- Proposed additions will include:
  - Asphalt, limestone, concrete and pavers pathways throughout the site.
  - A proposed solar tree and solar table.
  - A proposed pavilion.
  - A proposed greenhouse.
  - A proposed bio-filtration pond and rain garden.
- The current zoning of the site is Unit Development.
- No modifications are required for land use, density and intensity, or parking and loading requirements.
- Civil plans found in the appendix show the extent of proposed changes for the project, as well as a proposed grading plan, and a proposed stormwater and utility plan.
- The original landscape plan for the project can be found in the appendix. A future landscape plan will be updated and sent when received.

Requested Modifications to Zoning District

- No modifications to the requirements of the underlying zoning district are requested for this project.

### **STAFF COMMENTS:**

The surrounding neighborhood zoning is:

- The properties to the north are zoned Central Commercial and Urban Residential 12
- To the south is the Sheboygan River.
- The properties to the west are zoned Central Commercial.
- The properties to the east are zoned Central Commercial.

### **ACTION REQUESTED:**

Motion to recommend the Common Council approve the proposed Specific Implementation Plan 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, 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. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All areas used for parking/maneuvering of vehicles shall be paved.
6. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
7. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
8. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
9. 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.).
10. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
11. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
12. Applicant is responsible for working with all private and public utilities in order to adequately service this development.

13. 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.
14. Owner/Developer is responsible for installation of the entire approved landscape plan. If the owner/developer elects to amend the landscape plan in any fashion, the owner/developer shall resubmit an amended plan to Department of City Planning & Development for approval.
15. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.

If there are any amendments to the approved SIP the applicant will have to submit an amended GDP for review that accurately reflects any and all proposed changes.

**ATTACHMENTS:**

Specific Implementation Plan and required attachments.