

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 118-22-23 and G.O. 29-22-23 by Alderperson Perrella granting Sheboygan Self Storage, LLC, its successors and assigns, the privilege of encroaching upon described portions of South 13th Street and Kentucky Avenue right of way in the City of Sheboygan for the purpose of addressing the existing building structure, emergency egress, and adding a sun shade feature.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: March 24, 2023

MEETING DATE: March 28, 2023

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:

In April 2021, the Plan Commission approved a conditional use permit at 1234 Kentucky Avenue to remodel the exterior of the building and to convert the vacant and unfinished interior into multiple work spaces that will be comprised of self-storage/mini-storage, small office space, flexible office and conference rooms, conventional office space, virtual office space, maker space, artist studios and event space.

The building is being renovated to account for multiple small business and entrepreneurs to share open space along with private offices. The plan is to build out the self-storage units in the basement and 2nd floor, with a number of offices, coworking and shared spaces along with conference rooms on the 1st and 3rd floors (1st floor is along Kentucky Avenue).

The applicant states that they are formally petitioning the City of Sheboygan to consider the encroachment within South 13th Street and Kentucky Avenue for the following reasons:

- **EXISTING BUILDING STRUCTURE** - As defined within the boundary survey generated by Cedar Creek Surveying as part of the proposed redevelopment of the property, it was determined that the existing building currently encroaches within the S. 13th Street Right of Way and the Kentucky Avenue Right of Way. A portion of the proposed Encroachment petition would address the current building being within the both Right of Way.
- **PROPOSED EMERGENCY EGRESS** - The existing (4) story building will be broken into multiple uses. The topography of the site defines Kentucky Avenue as being one story

higher than the City of Sheboygan alleyway on the north side of the building. The grade transition occurs along the east and west sides of the building. The first floor, which is below the existing Kentucky Avenue grade line, will be self-storage which only requires access from the existing loading dock area at the northeast corner of the building. The second and fourth floors are designated for office space use and the third floor is designated for additional self-storage. Two internal stair towers have been constructed, one on the east side of the building and one on the west. The east stair tower allows for access 'at grade' through an existing man-door at the southeast corner of the building (Kentucky Avenue). Due to the grade transition along South 13th Street, the existing grade outside of the west second floor stair toward is approximately 3-feet lower. The encroachment petition includes a 5-foot x 5-foot poured concrete landing and stairs directed south down to existing grade.

- **PROPOSED SUN SHADE** - As part of the proposed exterior architectural finishes to upgrade/enhance the overall appearance of the building, a four (4) foot wide sun shade feature is being added. The proposed sun shade would be located at the southwest corner of the building, extending 34-foot east along Kentucky Avenue and 44-foot north along South 13th Street. It is to be constructed at the approximate third floor. That would translate to being approximately 13-feet above the existing Kentucky Avenue sidewalk

STAFF COMMENTS:

The Plan Commission should be aware that the proposed emergency egress portion of the encroachment (the new exterior stairs) will require the existing public sidewalk on S. 13th Street to be shifted and reconstructed from Kentucky Avenue north to the existing concrete apron. The new walk will be positioned so it's centered on the east/west dimension between the existing building and existing curb/gutter. If the encroachment is granted, it will be up to the applicant to install the new sidewalk to City standards and to have the existing street tree replaced. This includes the removal of driveway that is no longer being used.

It will be up to the applicant to work with the City Engineering and Building Departments to get all approvals, permits, etc. to complete this work.

If the encroachment is approved, Sheboygan Self Storage, LLC, will need to pay the required encroachment fee prior to building permit issuance for the new deck.

The Plan Commission may want to have the applicant explain the status of the 1234 Kentucky project - both the exterior renovation schedule and status of any potential building uses.

Staff does not object to the encroachment as proposed.

ACTION REQUESTED:

Staff is recommending approving R.O. 118-22-23 and G.O. 29-22-23 granting Sheboygan Self Storage, LLC, its successors and assigns, the privilege of encroaching upon described portions of South 13th Street and Kentucky Avenue right of way in the City of Sheboygan for the purpose of addressing the existing building structure, emergency egress, and adding a sun shade feature

ATTACHMENTS:

R.O. 118-22-23 and G.O. 29-22-23