

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Camp Evergreen to construct an addition to the Camp Evergreen facilities located at 2776 N. 31st Pl. SR-5 Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: July 1, 2024

MEETING DATE: July 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:

Camp Evergreen is proposing to construct an addition to the Camp Evergreen facilities located at 2776 N. 31st Pl. The applicant states the following:

- Camp Evergreen built the existing facility in 1989. Outdoor pool was added and since modified in 2016 to provide full accessibility.
- Building is set into a well wooded area with grade dropping to the north beyond the pool.
- As the new addition is proposed on the back of the existing facility, the visibility of the high roof is the only element that will be visible from the existing cul du sac.
- Camp Evergreen is continually fundraising for the new addition/pool enclosure. They have also submitted for a State Grant, approval is pending (extending into fall before approval).
- Camp would like to start construction this fall with occupancy, likely spring 2025. Construction cost is estimated at \$1.4Mil to \$2.1Mil, if State grant is approved.

Site improvements include:

- The proposed project is to add an addition to the existing facility that will enclose the existing outdoor pool, thus creating an indoor pool that the camp can use year round.

- Interior structure is proposed to be exposed GluLam.
- The exterior façade is to keep similar aesthetic to the original camp facility. 4 alternates are pursued pending grant approval.
 1. Base project concrete sidewalk to pool door. Add alternate exterior wood deck with composite decking boards and metal guardrail.
 2. Base project wood siding and trim to match existing. Add alternate strand substrate siding and trim.
 3. Base project asphalt singles to match existing. Add alternate 16" wide metal standing seam roof panels.
 4. Base project no skylights. Add alternate roof ridge skylights.
- No additional signage proposed for this project addition.

STAFF COMMENTS:

The applicant is requesting the following exceptions:

- Requesting a variance from the locational landscaping requirements

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions 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, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, 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. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a proposed landscape plan prior to building permit issuance. Landscaping shall be installed prior to issuance of an occupancy permit.
5. Outdoor storage of materials, products or equipment shall be prohibited (except as authorized/approved by the Plan Commission).
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
7. All areas used for parking or maneuvering of vehicles shall be paved (no gravel permitted).
8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
9. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
10. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. shall be discussed with the City Engineering Department and constructed to standard City

specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).

11. 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.).
12. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
13. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
14. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
15. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
16. Applicant shall adequately address all Fire Department concerns related to this development.
17. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
18. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use, architectural review, etc. reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments