

SITE NARRATIVE - CONDITIONAL USE APPLICATION

January 15, 2024

PROJECT NAME AND ADDRESS:

New Indoor Vehicle Repair Building
Bret's Towing
2223 South Business Drive
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel to be developed are defined as tax parcel 59281416410 and 59281416420 (to be combined by Certified Survey Map prior to construction)
- The parcels are legally defined as 'Kroeff Realty Subdivision, Lot 1, 2, 3, 4, and 5, City of Sheboygan, Sheboygan County' (Section 34, Township 15 N, Range 23E).
- The proposed lot area is 23,732.73 square feet (0.545 acres).

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UC-Urban Commercial

Building to Front or Street Side Lot Line: 0 feet

Building to Residential Side Lot Line: 25 feet

Building to Residential Rear Lot Line: 25 feet*

Building to Nonresidential Side Lot Line: 5 feet or 0 feet on zero lot line side

Building to Nonresidential Rear Lot Line: 10 feet*

Minimum Paved Surface Setback: 5 feet from side or rear; 5 feet from street

Minimum Building Separation: 10 feet or 0 feet on zero lot line side

Maximum Building Height: 50 feet (Can exceed 50 feet w/conditional use permit)

- * Bold text defines variance to be requested, see Variance Description.

EXISTING SITE CONDITIONS/LAND USE:

The current site consists of 21,877 square feet of asphalt pavement and a single 1,855 square foot single story restaurant building (Pho VN Vietnamese Restaurant) scheduled to be demolished as part of the proposed construction. Pre-developed impervious area covers 100-percent of the property and equates to 23,732 square feet.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of a single 75'-0" x 150'-0" long (11,250 square foot) indoor vehicle repair shop building with overhead access doors on the south (entry) and north (exit) sides.
- Building will be single story with a maximum wall height of 26'-0" above grade.
- The southernmost existing driveway apron within South Business Drive to be maintained. The remainder of driveway aprons to the north between the southernmost driveway apron and Oakland Avenue to be removed and the curb/gutter to be restored. **No** new driveway access or apron construction required within South Business Drive Right of Way.
- Pursuant to City of Sheboygan Zoning Ordinance section 15.206 (e.), (4.) Indoor Maintenance Service, Parking Regulations: One space for every 300 square feet of gross floor area. Based upon gross floor area of 11,250 square feet divided by 300 equates to 37.5 (38) spaces required. Total proposed parking spaces provided at grade ONSITE is (22) standard spaces, (2) handicap spaces AND (8) indoor repair parking spaces for a total of (32) spaces onsite. The remaining required (6) at grade parking spaces have been provided on the neighboring property (2209 South Business Drive) which is under the same ownership as the subject property.

- The development will remove all of the current asphalt pavement and building footprint. The proposed site grading will be set to ensure surface drainage is diverted away from the proposed footing and foundation.
- Both public sanitary sewer and public water main are available within South Business Drive and Oakland Avenue and will be extended into the property.

EXISTING ASPHALT PAVEMENT TO BE REMOVED =	21,877 SQUARE FEET
EXISTING BUILDING FOOTPRINT TO BE REMOVED=	1,855 SQUARE FEET
TOTAL PRE-DEVELOPED IMPERVIOUS AREA =	23,732 SQUARE FEET

PROPOSED BUILDING FOOTPRINT	=	11,250 SQUARE FEET
PROPOSED PAVEMENT	=	8,860 SQUARE FEET
PROPOSED CONCRETE WALK	=	250 SQUARE FEET
TOTAL POST DEVELOPED IMPERVIOUS AREA	=	20,360 SQUARE FEET (3,372 SQ. FT. REDUCTION)

- Because the property is less than an acre and we have an overall reduction in impervious area, storm water management will consist of pre-treatment (water quality) standards with the City but should be exempt from City of Sheboygan peak discharge requirements. Final review/discussion of the storm water requirements will still need to take place and infrastructure incorporated into the final grading/storm water plan as developed.

SITE SELECTION

- The current site was selected as Bret' Towing owns all three parcels. The developed allows Bret's towing to expand their business while still maintaining their current facility to the south.
- The proposed indoor vehicle repair development coincides with the existing vehicle repair facility directly south.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement). The post developed green space created as part of pavement setbacks and paved parking lot designs will be utilized to meet the landscape ordinance requirements.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.

SITE LIGHTING:

- Site lighting will be limited to wall mounted fixtures over each door (internal to the development).
- No pole lighting will be provided.

ARCHITECTURE:

- The proposed exterior building construction (exterior elevations included) will consist of 48" high colored brick around the entire perimeter of the building with colored vertical wall panels above. The roof will be flat with a 24" high parapet.
- The proposed building includes overhead door entry on the south end and exiting on the north end. Overhead doors to be solid with transom windows within the top panel(s). On the southern and northern end of the site landscaping will be provided to screen the overhead doors from traffic on South Business Drive.

EXCEPTIONS/VARIANCE REQUEST - VARIANCE DESCRIPTION:

(2) Total exceptions/variances to be requested:

1. Building Rear yard setback (abutting an NR-6 Residential zoned property).

1. REAR YARD SETBACK ABUTTING NR-6 RESIDENTIAL ZONING

The requested variance is to allow a REDUCTION in the 25-foot building rear setback adjacent to the NR-6 Residential zoned properties. There is an alleyway between the NR-6 Residential properties to the east and the UC-Urban Commercial property we're proposing to develop. With the alleyway, the actual NR-6 Residential properties are an additional 20-feet separated from the subject property.

The requested variance is to reduce the 25-foot setback to 7.00' at the northeast corner which is the closest point to the alleyway angled property line. The remainder of the requested variance is to reduce the 25-foot setback to 18.00' along the remainder of the rear wall (east wall) adjacent to the existing alleyway.

The current northeast corner of the building onsite (scheduled to be demolished) has a rear yard setback of 1.7-feet. The remainder of the existing building rear wall has a rear setback of 12-feet.

The proposed rear setback reduction will allow for the proposed building to be held back off of South Business Drive (front yard). Pursuant to the current zoning the front yard setback is zero. We have elected to provide 5-foot building setback in lieu of a zero setback scenario to ensure we can provide landscaping along the South Business Drive side of the site.