

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Precise Implementation Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833. PUD Planned Unit Development Zone.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: February 2, 2024

MEETING DATE: February 13, 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:

Today, the Plan Commission will be reviewing the Van Horn Properties of Sheboygan LLC Precise Implementation Plan (PIP). The process for review and approval of the PIP is similar to that for conditional use permits. The Plan Commission and previously recommended the Van Horn General Development Plan (GDP is a rezoning process – land use designation).

Van Horn Properties of Sheboygan LLC is proposing to construct a new facility and redevelop the existing building with a sales lot on parcels 59281215827 and 59281215833.

The applicant states the following about the Van Horn Kia project:

- Land use on the site will match that of the existing site of car dealership and repair center with vehicle display. The building will now be on the west lot with the parking primarily on the east lot.
- A PUD will best help to meet the needs of the site due to the constraints of existing unique circumstances such as the existing Town of Sheboygan utility lines and easements, building location, and site access. Deviations requested from code help provide public benefit and reduce existing conditions.
- For the total existing site ratios the building area is 13.2% and impervious area is 83.4%. Proposed total ratios for the building area is 15.3% and impervious area is 79.7%.
- The existing pond on the north side of the site is being relocated to the northeast corner of the site. Existing grades and landscaping around the perimeter of the site to remain.

- The site is on the north side of Wilgus Ave., approximately at the intersection of Wilgus Ave. and N. 36th Street. The two existing parcels have three total driveway accesses to Wilgus Ave. A fourth driveway access is proposed to Wilgus Ave.
- From the City of Sheboygan Comprehensive Plan Map 2-1 Future Land Use dated 12/5/2011 it shows both parcels zoned as Community Mixed Use. These uses similarly match the existing zoning of the city parcel as Suburban Commercial.

STAFF COMMENTS:

The applicant is requesting the following exemptions (exemptions/variances are based on the SC zone):

- An exception to Section 105-929(f)(2) of the City of Sheboygan Municipal Code requiring curb and gutter within parking areas is requested. Curb and gutter used where needed to protect building from traffic and convey stormwater.
- An exception to Section 105-927(c)(2)(a)(2)/105-927(c)(2)(a)(9) limiting accesses to two and the distance between access locations. One added drive is proposed to allow for ease of deliveries around the building. Existing drives to remain.
- An exception to table 15.305 City of Sheboygan Nonresidential Intensity Standards Min LSR of 25%. Existing LSR is 16.6%, proposed is 20.3%
- An exception to the required landscaping per Section 105-886/105-888/105-889 for landscaping for building foundations, street frontages, and paved areas. No existing plantings on site. Minimize plantings in front of sales lot to maximize viewing of vehicles.
- An exception to the maximum 0.5 footcandles at a property line per Section 105-932(d)(2). This is required for operation and will provide ownership with more security and better display of vehicles on site. It will also help light the city ROW which currently has no street lights to illuminate Wilgus Ave.

The applicant has provided conceptual sign drawings in this PIP. Staff recommends that the applicant work with staff with regards to appropriate signage. Applicant will be required to submit the final sign package in order to be incorporated into the approved PIP. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage.

ACTION REQUESTED:

Staff recommends approval of the Van Horn Kia PIP 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. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
 4. Outdoor storage of materials, products or equipment shall be prohibited.
 5. 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.).
 6. Applicant shall work with staff with regards to appropriate signage. Applicant will be required to submit the final package in order to be incorporated into the approved PIP. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
 7. All areas used for parking/maneuvering of vehicles shall be paved.
 8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
 9. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
 10. 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.).
 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. 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, art, etc.
 15. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
 16. 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.
 17. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the Van Horn facility.
 18. If there are any amendments to the approved PIP (including but not limited to site plan, architectural design, etc.) the applicant will have to submit an amended PIP for review that accurately reflects any and all proposed changes.

ATTACHMENTS:

Precise Implementation Plan (PIP) and required attachments.