

January 17, 2024

PUD General Development Plan and Precise Implementation Plan Narrative

Project Location:

Van Horn Properties of Sheboygan LLC
3512 Wilgus Ave.
Sheboygan, WI 53081

Existing East City Parcel #59281215827
SC-Suburban Commercial District
1.95 acres

Existing West Town Parcel #59024351652 (to be annexed)
B-4C Planned Business Park
1.56 acres

Applicant Information:

Excel Engineering, Inc.
100 Camelot Drive
Fond du Lac, WI 54935
Contact: Eric Drazkowski, P.E., Project Manager
Eric.drazkowski@excelengineer.com
920-926-9800

Landowner Information:

Van Horn properties Sheboygan LLC
P.O. Box 298
Plymouth, WI 53073
Contact: Jeff Niesen, President and CEO
jniesen@vhcars.com
920-892-6466

General Description of Proposed PUD:

1. General project themes and images;

Constructed new facility and redevelopment of existing building with sales lot. Project will involve annexation, lot combination, and PUD zoning. Please see the attached drawings and rendering for a general idea of the project.

2. The general mix of dwelling unit types or land uses;

Land use on site will match that of the existing site of car dealership and repair center with vehicle display area. The building will now be on the west lot with the parking primarily on the east lot.

3. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

For the total existing site ratios (town and city parcels) 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%.

4. The general treatment of natural features;

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.

5. The general relationship to nearby properties and public streets;

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 3 total driveway accesses to Wilgus Ave. A fourth driveway access is proposed to Wilgus Ave.

6. The general relationship of the project to the comprehensive master plan;

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.

7. A statement of rationale as to why PUD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PUD zoning;

Due to the unique site constraints a PUD is best suited to meet the needs of the site. The existing building, site access, and Town of Sheboygan utility easement limits where a new building can be placed on the site. Exceeding the lighting limit at the property line will allow for additional lighting along the ROW since there are no existing light poles along Wilgus Ave. Moving additional landscaping from the minimum requirements to the front yard will better screen headlights from the ROW. An additional access point will reduce the amount of traffic at the access across from the intersection of Wilgus Ave. and N 36th St. Reducing the amount of total impervious for a same use will increase greenspace and landscaped area.

8. A complete list of zoning standards which will not be met by the proposed PUD and the locations in which they apply and a complete list of zoning standards which will be more than met by the proposed PUD and the locations in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility;

- 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. 1 added drive is proposed to allow for ease of deliveries around the building. Existing drives 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 operations 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.

9. Description of potentially requested exemptions

1. Land use exemptions;

- The land use of outdoor display (including vehicle sales) is a conditional use in the Suburban Commercial District.

2. Density and intensity exemptions;

- Existing maximum impervious is 75% currently proposed is 79.7%.
- Proposed lighting above 0.5 footcandles at property line

3. Bulk exemptions;

- Curb and gutter is required. Curb and gutter is provided on site where needed to protect building from traffic and convey stormwater. Existing facility has no curb.
- Construction of a 4th driveway.

4. Landscaping exceptions;

- Required Landscaping:
 - Building Foundation (280 pts): Providing 5 trees (150 pts) and 19 shrubs (95 pts) in island adjacent to building. Limited ability to landscape around building due to garage and show room accesses to building. Remained of landscaping points moved elsewhere on site.

Justification for the proposed planned unit development:

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 either help provide public benefit and reduce existing conditions as listed above.

Outline of intended organizational structure for property owners association, if any; deed restrictions and provisions for private provision of common services

No existing or proposed property owners association. Per most recent deed (document 1987739 recorded on 06/19/2014) no deed restrictions.

Written description which demonstrates the full consistency of the proposed PIP with the approved GDP

GDP and PIP submitted concurrently and proposed to follow this narrative and associated plan set.

Proof of financing

To be coordinated between owner and city.