

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Concept Plan by A.C.E. Building Services, Inc. to construct a new addition to HTT, Inc. located at 1828 Oakland Avenue. UI Zone.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: February 7, 2023

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:

A.C.E. Building Services, Inc. is proposing to construct a new addition to HTT, Inc. located at 1828 Oakland Avenue. In order to develop this site, the property must go through the Planned Unit Development (PUD) process. PUD's provide for the possible relaxation of certain development standards pertaining to the underlying standard zoning district. The PUD process shall essentially combine the process for a zoning map amendment with that required for a conditional use, with several additional requirements.

PUD's are designed to forward both the aesthetic and economic development objectives of the City by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking requirements. In exchange for such flexibility, the PUD shall provide a higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments. The applicant states the following:

- This project is a 29,120 SF pre-engineered metal building manufacturing expansion.
- The expansion will be located on the west side of the existing building.
- The expansion will include (1) loading dock and (2) at-grade sectional overhead doors on the south.
- Construction goal for substantial completion is the end of 2024.

STAFF COMMENTS:

Zoning standards not being met:

- Minimum Parking Requirements – The addition will reduce the amount of parking on site to 67 spaces
- Setbacks – The addition will not meet the 25' street yard setback
- Landscape requirements may not be able to be met depending on utility easement factors.

ATTACHMENTS:

Concept Plan Attachments