

City of Sheboygan
Plan Commission
828 Center Avenue
Sheboygan, WI 53081

PUD General Development Plan and Precise Implementation Plan *Narrative*

Project Location:

HTT, Inc.
1828 Oakland Ave.
Sheboygan, WI 53081

Existing Parcels 59281425440, 59281425550, and 59281425510

Description: Part of Blocks 4 & 5, Including vacated alleys and adjacent S. 19th Street, Located in the NE ¼ of the NW ¼ of Section 34, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

Zoning: Urban Industrial (UI)

Applicant:

A.C.E. Building Service, Inc.
3510 S. 26th Street
Manitowoc, WI 54220
Contact: Eric Augustine

Property Owner:

HTT, Inc.
1828 Oakland Ave
Sheboygan, WI 53081
Contact: Bob Lischka

Project Description:

32,075 square foot expansion of HTT, Inc. to the west of the existing building.

General project themes and images:

Construction materials to include a pre-cast concrete wear wall, semi-concealed fastener metal panel, horizontal metal panel accent banding, windows, and overhead doors. All proposed material is similar to existing construction. The existing building masonry will also be re-painted as part of this project. See attached renderings of the proposed addition.

The general mix of dwelling unit types or land uses:

Land use will be similar to the existing facility. The expansion will be used for manufacturing and warehousing. Loading dock and at-grade overhead door access will be provided at the south end of the expansion

Approximate residential densities and nonresidential intensities as describe by dwelling units per acre, floor area ratio, and impervious surface area ratio:

The existing site area is 65,523 square feet. The existing impervious area is 64.3%. Proposed impervious area is 69.6%. Proposed building area is 48.9%.

The general treatment of natural features:

A total of (11) trees will be removed as part of the expansion. Greenspace to the west of the expansion will be restored and is to remain from the west edge of the expansion to the west property line.

The general relationship to nearby properties and public streets:

The proposed expansion site will occupy the recently vacated S. 19th street between Union Ave. and Oakland Ave. HTT, Inc. owns the property to the southeast and a portion of the property directly southwest of the expansion. The expansion will stay approximately 15' off the property line (UI zoning states a 5' property line setback) to the two parcels on the west side, owned by others. Drive access to the expansion will be provided from Oakland Ave. No drive access will be provided from Union Ave.

The general relationship of the project to the comprehensive master plan:

The proposed expansion will match the existing Urban Industrial (UI) zoning of the parcels.

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:

Certain barriers with the zoning district requirements exist that would render a Planned Unit Development (PUD) the best option. Exceeding the property line setback on the north side of the expansion allows for loading dock access from Oakland, relieving some traffic at the existing loading dock on Union Ave., as Oakland Ave. does not see the traffic load of Union Ave.

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 15.105(3)(b)(F) of the City of Sheboygan Municipal Code requiring 25 feet of setback from the Building to Rear Lot Line is requested. This would allow the expansion to maximize square footage and provide access from the south, where traffic is reduced to the public.

An exception to Section 105-721(a)(5) of the City of Sheboygan Municipal Code requiring one parking space for the employee on the largest shift is requested. HTT, Inc. will have an offset in total number of parking spaces with the recently vacated section of Oakland Ave. from S. 19th street to Business Drive.

Additionally, HTT, Inc. will utilize an expansion of employee parking to the south of Oakland Ave. as part of a short-term goal, which will account for currently employee parking and future employee growth.

A general outline of the intended organizational structure for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any:

No known property owner association exists. No known deed restrictions exist.

A written description which demonstrates the full consistency of the proposed PIP with the approved GDP:

The General Development Plan (GDP) and Precise Implementation Plan (PIP) have been combined into one step. Applicant seeks approval of both concurrently.

The applicant shall submit proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development:

Proof of financing capability for the project is assumed to be verified at a later date between HTT, Inc. and City of Sheboygan.