

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Precise Implementation Plan by A.C.E Building Service, Inc. to construct a new addition to HTT, Inc. located at 1828 Oakland Avenue. PUD Planned Unit Development Zone.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: March 5, 2024

MEETING DATE: March 12, 2024

FISCAL SUMMARY:

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| Budget Line Item: | N/A |
| Budget Summary: | N/A |
| Budgeted Expenditure: | N/A |
| Budgeted Revenue: | N/A |

STATUTORY REFERENCE:

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|-----------------|-----|
| Wisconsin | N/A |
| Statutes: | |
| Municipal Code: | N/A |

BACKGROUND / ANALYSIS:

Today, the Plan Commission will be reviewing the HTT, Inc. Precise Plan (PIP) for property located at parcels 59281425440, 59281425550, and 59281425510.

The applicant states the following about the HTT, Inc. project:

- This project will be a 32,075 square foot expansion of HTT, Inc. to the west of the existing building.
- 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.
- 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.
- The existing site area is 65,523 square feet. The existing impervious area is 64.3%. Proposed impervious area is 69.9%. Proposed building area is 48.9%.
- 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 proposed expansion site will occupy the recently vacated S. 19th Street between Union Ave. and Oakland Ave. HTT, Inc. owns the property to the southwest 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 access will be provided from Union Ave.
- The proposed expansion will match the existing Urban Industrial (UI) zoning of the parcels.
- 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 Ave., relieving some traffic at the existing loading dock on Union Ave., as Oakland Ave. does not see the traffic load of Union Ave.
- The General Development Plan (GDP) and Precise Implementation Plan (PIP) have been combined into one step. Applicant seeks approval of both concurrently.

Requested exceptions from the underlying zoning district:

- An exception to Section 105-530(b)(3) of the City of Sheboygan Municipal Code requiring 25 feet of setback from the Building to nonresidential rear/front 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.
- An exception to the landscape points required and to the required location of said plantings. The plan that has been submitted has been approved with the following notes: The new trees to be planted on parcel # 59281425650 located south of Oakland Avenue are to be used for the addition to the west side of the existing building located at 1828 Oakland Avenue and cannot be used towards points of the future development of parcel # 59281425650.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the east are zoned Railroad (RR).

- The properties to the north are zoned Urban Commercial (UC) and Neighborhood Residential-6 (NR-6).
- The properties to the south are zoned Urban Industrial.
- The properties to the west are zoned Urban Industrial.

ACTION REQUESTED:

Staff recommends approval of the HTT Precise Implementation Plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire/police departments, etc.).
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance. Landscaping shall be installed prior to occupancy.
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. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
7. All areas used for parking/maneuvering of vehicles shall be paved prior to issuance of an occupancy permit.
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 shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
10. 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.).
11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
13. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
14. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
15. 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.
16. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc. Nothing shall be located on the City Union Avenue public right-of-way. It is up to the applicant to ensure that all of the construction takes place on their private property and not in the City right-of-way.
 17. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
 18. If there are any amendments to the approved PIP (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new PIP application reflecting those amendments.

ATTACHMENTS:

Precise Implementation Plan and required attachments.