

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: General Development Plan and Specific Implementation Plan by Jake Buswell to construct the new Jakum Hall Apartments located at parcels 59281718350 and 59281712930. UR-12 with PUD Overlay Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: January 28, 2025

MEETING DATE: February 11, 2025

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Jake Buswell is proposing to construct new Jakum Hall Apartments located at parcels 59281718350 and 59281712930. The applicant states the following:

- This three-story residential development offers a diverse mix of unit types, designed to appeal to a wide range of demographics in Sheboygan County.
- Jakum Hall Apartments will be an ideal option for workforce housing, senior residents, and small families alike.
- The proximity to Urban Middle School, North High School, and numerous employers enhances the appeal for teachers, administrators, and employees in the area.
- This project not only optimizes the use of an underdeveloped urban core site but also contributes to the aesthetic improvement of the area.
- The buildings are designed with large windows, high-quality masonry, board and batten, and lap siding accents that will complement the surrounding neighborhood.
- Below is a summary of the unit mix and parking for each building:

Building 1

- 6 One-bedroom units (650 sq. ft.)
- 6 Two-bedroom Townhomes (1,474 – 1,500 sq. ft.)
- 6 Three-bedroom Townhomes (1,686 – 1,713 sq. ft.)
- 18 total units
- 12 garages

Building 2

- 5 One-bedroom units (650 sq. ft.)
- 5 Two-bedroom Townhomes (1,474 – 1,500 sq. ft.)
- 5 Three-bedroom Townhomes (1,686 – 1,713 sq. ft.)

15 total units
10 garages
Surface Parking Stalls: 42
Garage Parking stalls: 22
Total Parking Stalls: 64 stalls
Parking Ratio: 1.94 stalls per unit

- We have carefully considered the potential of this site to both maximize land use and contribute to addressing the housing needs within the city.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north are zoned Urban Commercial
- The properties to the south are zoned Urban Commercial and Neighborhood Residential 6
- The properties to the west are zoned Urban Commercial
- The properties to the east are zoned Neighborhood Residential 6

This development will require several exceptions from the underlying zoning district including:

- Density: 12 dwelling units per acre allowed. Developer is requesting 33 dwelling units per acre.
- Setbacks: Front or street side required setback is 20 ft. Developer is requesting a 11.37 ft setback on Luedke Ct and 14.62 ft setback on N 15th St. Side yard required setback is 10 ft. Developer is requesting a 8.43 ft setback on the north side.
- Maximum Height: Maximum allowed height of dwelling unit is 35ft. Developer is requesting a height of 51 ft.
- Landscaping: Required number of points for this development is 1,173. Developer is requesting 584 points. The locational landscape requirements will not be met.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed General Development Plan and Specific Implementation Plan 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 buildings 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. All areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

8. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
9. 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.).
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. 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.
14. 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).
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. Owner/Developer is responsible for installation of the entire approved landscape plan. If the owner/developer elects to amend the landscape plan in any fashion, the owner/developer shall resubmit an amended plan to Department of City Planning & Development for approval.
17. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
18. Plantings located by light poles should be maintained to keep areas well lite.
19. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants.
20. All plantings will need to be maintained per Section 105-894(b) Maintenance.

If there are any amendments to the approved GDP or SIP the applicant will have to submit an amended GDP and/or SIP for review that accurately reflects any and all proposed changes.

ATTACHMENTS:

General Development Plan, Specific Implementation Plan, and required attachments.