



KEN SONNTAG
BUILDING INSPECTOR/ASSESSOR

City of SHEBOYGAN FALLS

PLAN COMMISSION MEETING AGENDA---AUGUST 27, 2019 6:00 P.M. CITY HALL COUNCIL CHAMBERS 375 BUFFALO STREET SHEBOYGAN FALLS

CALL TO ORDER WITH ROLL CALL:

1-PUBLIC HEARING: All interested persons are hereby noticed that the Plan Commission will hold a PUBLIC HEARING in regard to the Conditional Use Permit submitted by Cardinal Capital L.L.C. for the properties located at 320, 334, & 404 Broadway Street in the City of Sheboygan Falls, WI. The Conditional Use Permit applied for is to remove the buildings at 320 and 404 Broadway Street and to construct a 71 Unit, Market Rate Multi-Family Apartment Building on this entire site. The change in use will be from a two unit residential dwelling, and a commercial store building with 2 upper level apartments and a vacant site of the former Tannery site to a site for a single building 71 unit multi-level apartment building with under building and topical parking, a river walk, and green space with landscaping. The Plan Commission will make its recommendation during the meeting agenda below.

NEW BUSINESS: PLAN COMMISSION:

- 1- Cardinal Capital L.L.C. Conditional Use Permit. Discussion and formulation of Conditions of Use by Plan Commission Members regarding the proposed 71 Apartment Building on Broadway Street in Sheboygan Falls, WI.
- 2- Cardinal Capital L.L.C. Architectural Review by Plan Commission. Discussion and viewing of exterior building materials for walls, windows, balconies, trim materials and approval of exterior building component colors.

-NEXT MEETING DATE: The next Plan Commission Meeting is scheduled for September 24, 2019 at 6:00 P.M. in the City Hall Council Chambers.

ADJOURNMENT

A majority of the members of the Sheboygan Falls City Council or any of its committees may be present at this meeting to listen, observe, and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting.

APPLICATION FOR CONDITIONAL USE PERMIT-SHEBOYGAN FALLS CITY

INSTRUCTIONS: Applications are to be filed with City Plan Commission and they shall refuse applications that are not complete or that are not legible.

320: City of Sheboygan Falls 334: Falls Riverfront Properties, LLC
Property Owner: 404: Trans Ventures, LLC Phone Number: 414-395-4452

Applicant: LCM-Sheboygan Falls, LLC Phone Number: 414-395-4452

Address: 320, 334, 404 Broadway St. City of Sheboygan Falls, WI, 53085.

Local Parcel Number: 901930, 901940 + 901800 Current Zoning: C-1 COMMERCIAL DISTRICT

Legal Description: OP THE SW 1/2 OF LOT 3 + NLY 1/2 FEET OF LOT 4 BLOCK 25 AND OP LOT 1 BLOCK 24 EXC. THE WEST 110 FT. THEREOF - ALSO THE SOUTH 1/2 FEET OF LOT 4 AND ALL OF LOTS 5 + 6 BLOCK 25, ALSO ALL OF VACATED MARL STREET LYING BETWEEN BLOCKS 24 + 25 EXTENDING FROM EAST LINE OF BROADWAY STREET TO SHEBOYGAN RIVER AND DRIVEN AC PLAT NORTH 36 FEET OF WEST 110 FEET OF LOT 1 BLOCK 24.

Current or Most Previous Use or Operation: SINGLE FAMILY RESIDENCE, VACANT CONTAMINATED SITE

Proposed Change(s) In Use or Operation: 71 UNIT MULTI-FAMILY, MARKET RATE HOUSING

BUILDINGS:

Type of Existing Structures: 2 STORY WOOD FRAME, 2 STORY BRICK

Type of Proposed Structures: 4 STORY WOOD STRUCTURE

Contractor: QUASIUS Architect or Engineer: ABACUS ARCH.

A Platted Survey by a Registered Land Surveyor is required. The survey shall show location of existing and proposed structures, lot dimensions, building set back dimensions, elevations of building top of block and elevations at the corners of the lot, delineation of any easements or encroachments including utility easements, street frontage labeled with street names, adjacent public ways, off street parking, loading areas, and driveways. In addition to this subject property information, the platted survey shall show adjacent lot elevations and show any abutting structures within fifty (50) feet of the subject site. The platted survey should incorporate a landscape plan required under the City landscape ordinance.

Additional Information may be required by the Plan Commission, City Common Council, City Engineer, Zoning Administrator, Building, Heating, or Electrical Inspectors.

