

VILLAGE OF SHERWOOD

CALUMET COUNTY, WISCONSIN

VILLAGE CENTER MASTER PLAN CONCEPT 2019

APRIL 16, 2019



1695 BELLEVUE STREET
GREEN BAY, WI 54311

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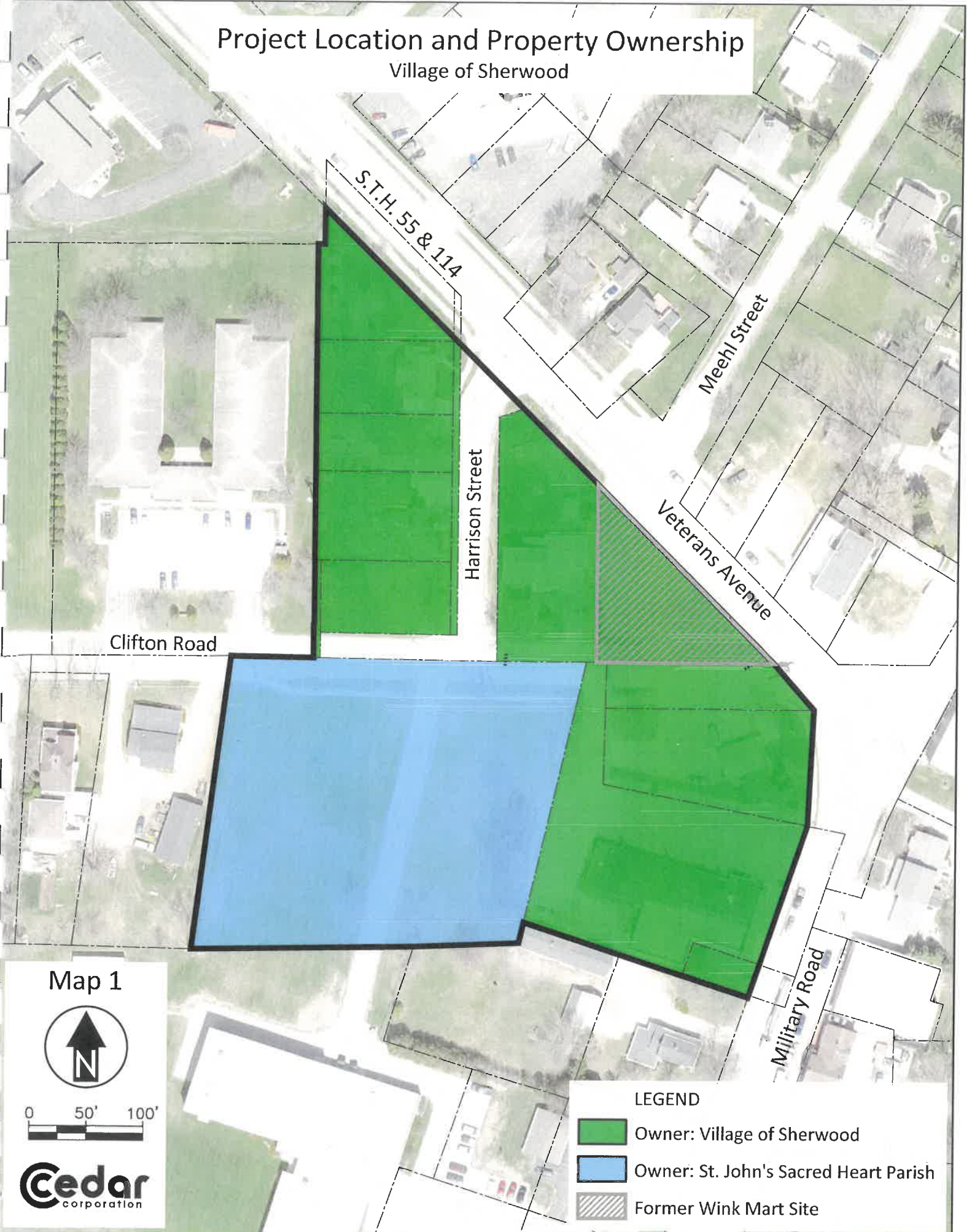
MAP 2 VILLAGE CENTER MASTER PLAN CONCEPT DRAFT2

MAP 3 VILLAGE CENTER MASTER PLAN CONCEPT 20192

FIGURE 1 DOWNTOWN DEVELOPMENT PLAN: OPTION 12

Project Location and Property Ownership

Village of Sherwood



Clifton Road

S.T.H. 55 & 114

Harrison Street

Meehl Street




Veterans Avenue

Military Road

Map 1



LEGEND

-  Owner: Village of Sherwood
-  Owner: St. John's Sacred Heart Parish
-  Former Wink Mart Site

Community Design

1. Prefer small scale development over strip malls
2. No parking lots in the front of buildings
3. Parking lot landscaping and screening
4. Lighting that minimizes glare
5. Outdoor spaces and street furniture
6. Public space



Community Development Authority

Cedar Corporation met with the Community Development Authority to review the concepts and ideas in the Master Plan. Additional thoughts for consideration when developing the Village Center Master Plan included:

1. Keeping the existing Post Office building and service at its current location at this time but repurposing and/or expanding the building to the west if needed.
2. Meeting with WisDOT as soon as possible to discuss highway setbacks, intersections, pedestrian crossings in the State Trunk Highways and parking on the highways to determine development layout.
3. Showing potential commercial buildings between 1,000 sq. ft. to 2,500 sq. ft. based on initial interest.
4. Building two-story buildings with low-impact businesses on second floor.
5. Buildings having a front and rear entrance.
6. Needing loading zones and room for a semi-trailer for the Post Office.

7. Incorporating outdoor seating behind the buildings.
8. Cleaning up overhead utilities when developed.
9. Adding bike racks, water stations and bike fixit stations.
10. Incorporating an area for a Memorial VFW including all arms of the service.
11. Addressing stormwater issues.
12. Looking at options for the Wink Mart Contaminated Site because it must stay capped or be addressed.
13. Creating individual parcels for sale.

Wisconsin Department of Transportation

Cedar Corporation met with the Wisconsin Department of Transportation (WDOT) to discuss the Downtown Development Plan: Option 1 and other thoughts related to the proposed redevelopment including highway setbacks, intersections, pedestrian crossings in the State Trunk Highways and parking on the highways. The WDOT provided the following comments.

1. If the land is subdivided with a Certified Survey Map, there will be no setbacks along S.T.H. 55/114 but if the land is split by a plat, 50' setbacks will be required.
2. There are no long range planning efforts for this area at this time.
3. Move the proposed road on Veterans Avenue further south to be across from Stumpf Avenue.
4. The proposed out road on Harrison Street is acceptable but may be confusing to have a one way in/out. Would recommend consolidating the entrance/exit into one. The WDOT would prefer one road with a two-way access.
5. Only want a one-way out at the former Shenanigans site.
6. Some parking on the highway would be allowed because some on-street parking within this area of highway currently exists.
7. Possible loading/unloading areas on the highway on each side of the proposed bump out on the west side of road.
8. Curb and gutter should be mountable to allow vehicles to ride over if necessary. Also there should be concrete pavement behind the curb as a travel lane to traverse it.
9. Items not allowed in the right of way include:
 - Non-Crash Compliant – Fixed Items such as permanent benches, water fountains, sculptures, stationary planters, etc.
 - Planters at the Bump Outs should have a sloped finish/traversable and not be higher than 2' - 3' so they can be seen over.
 - No stamped concrete or brick pavers. Colored concrete is acceptable.
 - Outside Areas within the RW – No sales/sidewalk sales, eating areas, seating
10. WisDOT Permits
 - a. Cross Walk Permit
 - b. Intersection/Access Control/Connections
 - c. Bump Outs – Work in Right of Way

3 Village Center Master Plan Concept Draft

Cedar Corporation took the information gathered from the Master Plan, Community Development Authority discussion and comments from the WDOT and created a draft Village Center Master Plan Concept (See Map 2). During the process, a number of challenges were identified that made it difficult to closely match the Downtown Development Plan: Option 1.

Zoning

1. Parking requirements for retail trade type businesses is one space for every 200 sq. ft. of floor space. The proposed buildings cannot meet the parking space requirements.
2. The C-1 Central Business District zoning classification has a minimum lot size of 10,000 square feet which makes it difficult to combine a building and adequate parking on each lot.
3. A solution would be to request a PUD zoning overlay that would allow more freedom in redeveloping the site in regards to lot sizes and parking requirements.

Wisconsin Department of Transportation

1. The original street and parking concepts had to be adjusted.
2. Some amenities originally planned in the front of the buildings were not allowed.

Former Wink Mart Site

1. The former Wink Mart Contaminated Site is capped. Any disturbance of this area will likely require additional clean up.

Land Ownership

1. A portion of the planning area is owned by St. Johns Sacred Heart Parish and is not under the control of the Village.

The first draft of the Village Center Master Plan Concept was presented to the Community Development Authority for review and discussion. The concept incorporated the following:

1. Green space and gathering spaces.
2. Benches and planters.
3. Bicycle parking and fixit stations.
4. Pedestrian infrastructure.
5. Bicycle lanes.
6. Loading areas.
7. Dispersed parking.
8. Picnic pavilion.
9. New commercial spaces.
10. A monument space in the traffic circle.

Village Center Master Plan Concept DRAFT

Village of Sherwood



Map 2



Additional items were brought up for discussion:

1. Screening methods for parking areas.
2. Drinking fountains.
3. Building size and orientation.
4. Public restrooms.
5. Trash and recycling stations.
6. Incorporation of a water feature.
7. PUD overlay zoning.
8. Clean-up site restrictions.

Cedar Corporation and the Community Development Authority discussed the concept in detail and the following revisions were requested.

1. Incorporate a "Drive Thru" type business. The buildings in the northwest area appear to be the most cost effective to allow such a design. Move the northern building north to accommodate the drive thru.
2. The circle area at the intersection of Clifton Road and Harrison Street could contain a monument such as flags, statuary or other type honorary amenities. Otherwise, the flags/monument could be placed to the east in the green space.
3. The proposed roadway north of the Village Hall and south of the Gas Station and Credit Union will be shown on the plans for future consideration while discussing development.
4. Could Harrison Street accommodate any on-street parking?
5. Flip the parking lot within the loop road to abut the buildings/sidewalks versus crossing the drive lane to access the sites. However, after further discussion, the parking as it is shown should be highlighted to allow the CDA to see how parking on both sides would affect the remaining green space.

4 Village Center Master Plan Concept 2019

After review and discussion of the Village Center Master Plan Concept Draft, Cedar Corporation incorporated comments into the current Village Center Master Plan Concept 2019 (See Map 3). The revised concept integrates the suggestions provided by the Community Development Authority.

This concept also includes legal requirements outlined in the Village Municipal Code and WDOT requirements. Where some local code requirements couldn't be met, the option to apply for a PUD Overlay District is suggested as a solution.

The Village Center Master Plan Concept 2019 is meant to further the vision presented in the Plan for Development. Actual site plans should include the concepts outlined in this Plan and be approved by the Community Development Authority and Village Board to ensure it meets their vision of the "Village Center".

Village Center Master Plan Concept 2019

Village of Sherwood



Map 3

