

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Recommend Common Council approval of Resolution Creating Tax Incremental District No. 20, Approving its Project Plan and Establishing Its Boundaries, City of Sheboygan, Wisconsin.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: January 8, 2020

MEETING DATE: January 6 14, 2020

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Tax Incremental District 20 is being created to facilitate redevelopment of the blighted, underused parcel known as VanDerVart Concrete Products along South Business Drive and Georgia Avenue on the north and Broadway Avenue on the south. Green Street Development has received Plan Commission approval for the development of the 248 apartments and support structures at an assessed value of the \$29 million. The purpose of the TID is to provide developer funded incentive payments known as "Pay As You Go" which reimburses the developer a portion of their taxes. The Common Council has previously approved a developer's agreement for the proposed improvements.

STAFF COMMENTS:

The TID will encompass the former VanDerVart property and railroad right-of-way to the east. The project costs consist of infrastructure improvements, recreation trail improvements, and development incentives. The district is being created as rehabilitation district which allows it to be open for up to 27 years.

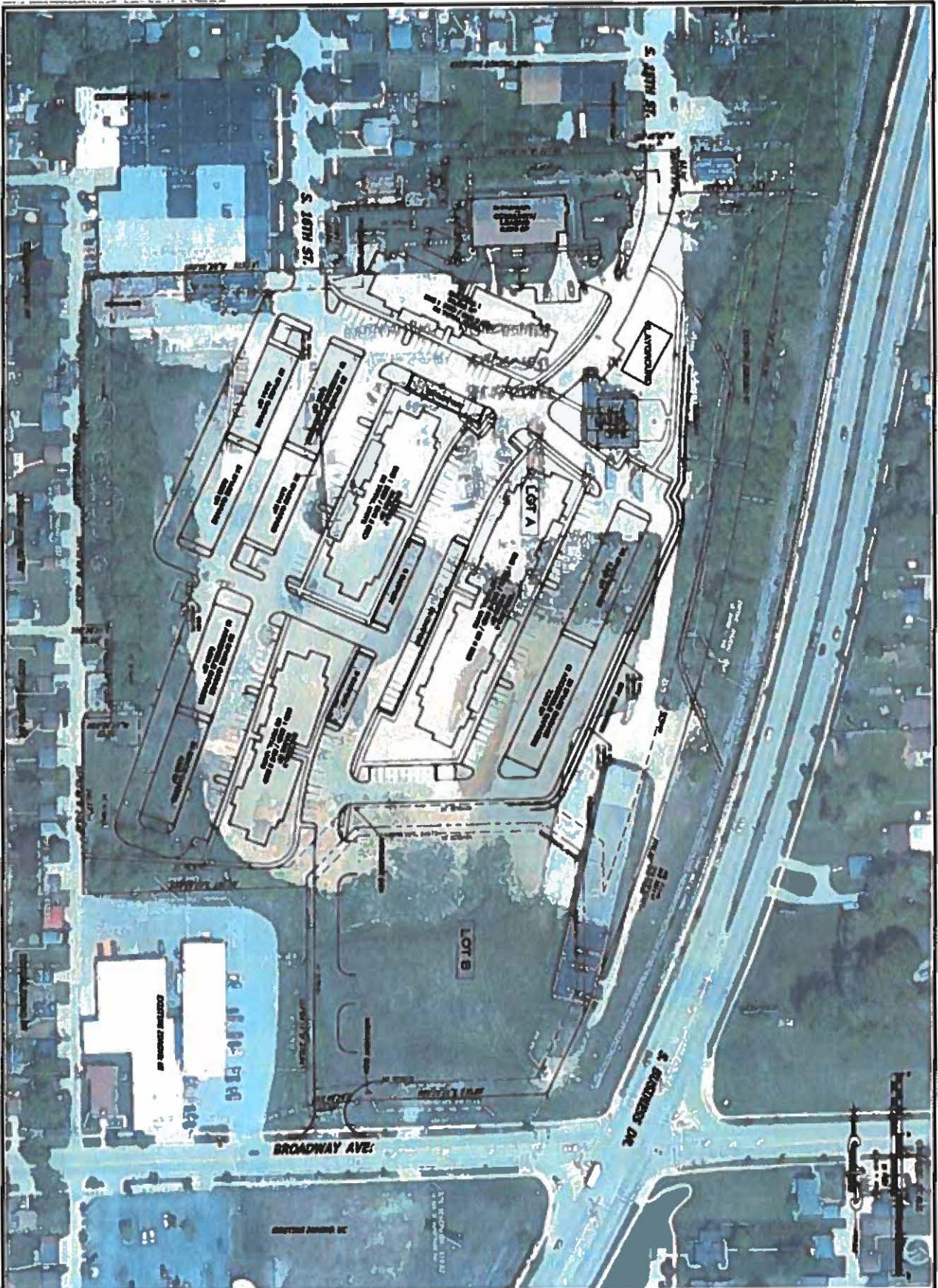
Ehlers Associates will be present at the meeting to discuss the pro-formas for the TID.

ACTION REQUESTED:

Motion to recommend adoption of the Resolution creating Tax Incremental District 20 and recommending the Common Council adopt the Resolution to create the district.

ATTACHMENTS:

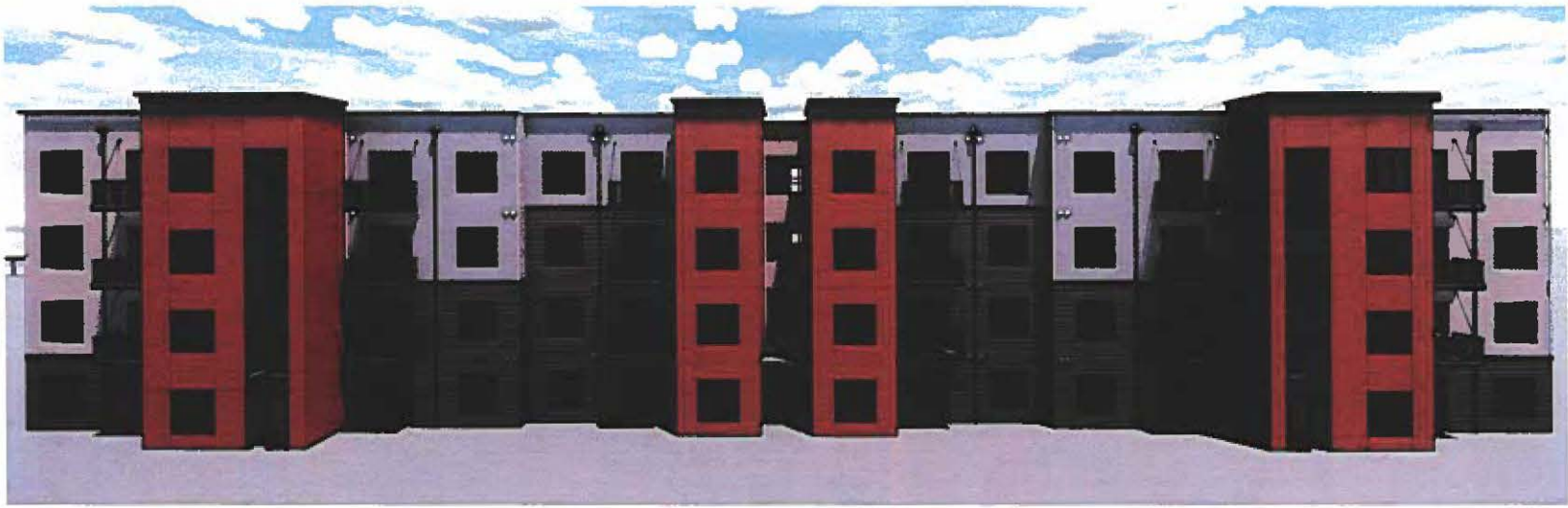
Resolution Creating Tax Incremental District 20.



3.1

GEOMETRIC
PLAN
ANNUAL

NO.	DATE	DESCRIPTION
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BUILDING 1 SOUTH ELEVATION - FACING PARKING AND DRIVE



BUILDING 1 NORTH ELEVATION - FACING COMMUNITY BUILDING

BUILDING A EXTERIOR RENDERS

THE OSCAR

BROADWAY & S. BUSINESS DR.

1

rosemann & ASSOCIATES INC. 



BUILDING 1 SOUTH PERSPECTIVE - FACING PARKING AND DRIVE

BUILDING A EXTERIOR PERSPECTIVE

THE OSCAR
BROADWAY & S. BUSINESS DR.

2

rosemann
& ASSOCIATES INC.

12/18/19



January 2, 2020

Project Plan

Tax Incremental District No. 20

Former VanDerVart Redevelopment Site

City of Sheboygan, Wisconsin

Organizational Joint Review Board Meeting Held:	Scheduled for 1/14/2020
Public Hearing Held:	Scheduled for 1/14/2020
Approval by Plan Commission:	Scheduled for 1/14/2020
Adoption by Common Council:	Scheduled for 2/17/2020
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 20 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 19.7 acres located at the Northwest corner of Broadway Avenue and South Business Drive. The District will be created to pay the costs of intersection improvement, pedestrian trail construction and develop incentives needed (“Project”) to be developed by Oscar Apartments LLC (“Developer”). In addition to the incremental property value that will be created, the City expects the Project will result in a new 230,000 square foot multi-family development.

Authority

The city is creating the District under the provisions of Wis. Stat. § 66.1105.

Estimated Total Project Cost Expenditures

The city anticipates making total expenditures of approximately \$9.2 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$1.4 million of infrastructure costs, \$7.25 million in developer incentives and \$531,000 in administrative and financing costs.

Incremental Valuation

The city projects that new land and improvements value of approximately \$31.2 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the city anticipates that the District will generate sufficient tax increment to pay all Project Costs within 17 of its allowable 27 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the city. In reaching this determination, the city has considered:

2. A review of the Project's sources and uses, and cash flow proforma. The Project's projected return on investment (Internal Rate of Return, or "IRR") over 10 years without TIF assistance is (-5.17%). The Developer has requested that the city provide incentive payments on a pay-as-you-go basis with a present value of \$7,275,000, which does not contain an interest component. Provision of the requested assistance would improve the Project's return on investment to 0.89% in Year 10. If held for a 15 year investment horizon, an 8.96% IRR may be achieved. Projects of this type asking market rental rates typically need to provide a return in the range of 11% to 18% to attract the necessary investment capital. In this instance, however, the Project is funded in most part by a low-interest rate loan from Housing & Urban Development (HUD), which provides the developer with the ability to offer lower-than-market rents on almost 98% of the units. Based on Ehlers review, the provision of a pay as you go incentive in the amount requested is necessary to provide a positive return on investment and satisfy HUD lending requirements, and indicates that "but for" the incentives, the project would not likely proceed.
3. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the city has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.
4. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the city finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).

5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation and conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the city does not exceed 12% of the total equalized value of taxable property within the city.
9. The city estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the city.
11. That there are no parcels to be included within the District that were annexed by the city within the preceding three-year period.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



Path: G:\Janet\TIF-TID_Maps\TID 20.mxd

Date: 11/15/2019

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



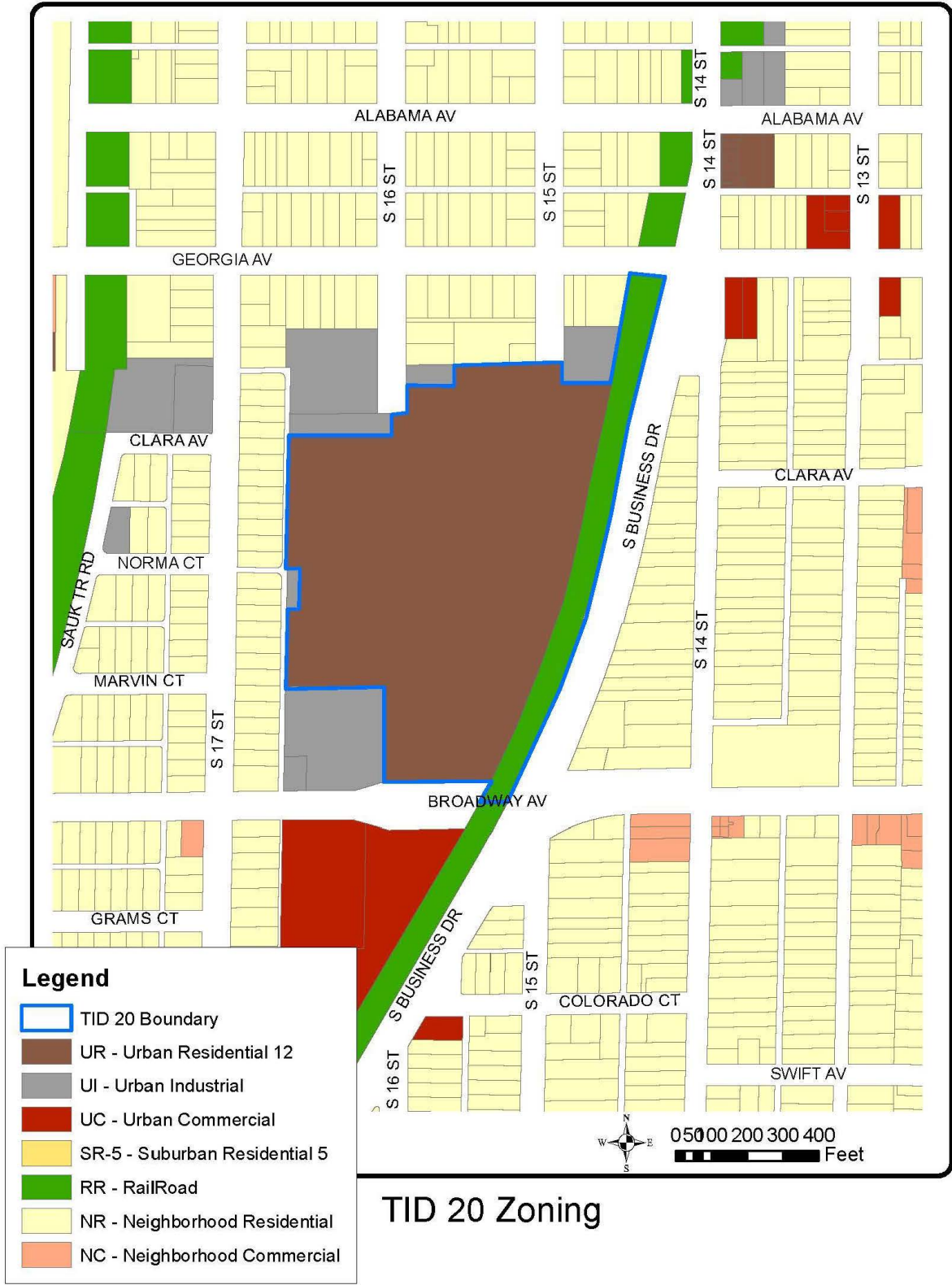
TID 20 BOUNDARY



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin																		
Tax Increment District # 20																		
Base Property Information																		
Property Information							Assessment Information				Equalized Value			District Classification				
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Rehab/ Blighted	Conservation	Vacant
	59281509840	Union Pacific RR		2.60	No	No	Exempt	Exempt	Exempt	0	100.00%	0	0	0	0			0.00
	59281513391	1436 S. 15th Street	Lohr Properties, Sheboygan, LLC	17.08	No	No	247,300	189,700	34,000	471,000	100.00%	247,300	189,700	34,000	471,000		17.08	17.08
				Total Acreage	19.68		247,300	189,700	34,000	471,000		247,300	189,700	34,000		0	17.08	17.08
											Estimated Base Value 471,000			0.00%	86.79%	86.79%		

SECTION 5: Equalized Value Test

The following calculations demonstrate that the city expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the city.

The equalized value of the increment of existing tax incremental districts within the city, plus the base value of the proposed District, totals \$190,457. This value is less than the maximum of \$350,308,716 or 12% LIMIT in equalized value that is permitted for the city.

City of Sheboygan, Wisconsin				
Tax Increment District # 20				
Valuation Test Compliance Calculation				
District Creation Date	1/1/2020			
	Valuation Data Currently Available 2019	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	2,919,239,300			2,919,239,300
12% Test	350,308,716			350,308,716
Total Existing Increment	189,986,000			0
Projected Base of New or Amended District	471,000			471,000
Less Value of Any Underlying TID Parcels	0			0
Total Value Subject to 12% Test	190,457,000			471,000
Compliance	PASS			PASS

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating city ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the city expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the city may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the city from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the city to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the city may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The city may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the city to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The city may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the city to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the city related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the city may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The city may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the city for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the city may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the city will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the city construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the city may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the city will

make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the city may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the city will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the city construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the city may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the city to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the city may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the city to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the city may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the city to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the city may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development and/or redevelopment consistent with the objectives of this Plan, the city may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the city are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The city may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the city executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the city are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the city may provide funds to its RDA to be used for administration, planning

operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the city, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the city may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the city's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The city intends to make the following project cost expenditures outside the District: Street Improvements, Intersection Improvements and Pedestrian Pathways and Trails.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The city may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by city employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.



Path: G:\Janet\TIF-TID_Maps\TID 20 Project Location.mxd

Date: 11/18/2019



TID 20 Project Locations



SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the city currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Sheboygan, Wisconsin			
Tax Increment District # 20			
Estimated Project List			
Project ID	Project Name/Type	Phase I Year	On going Various Years
			Total (Note 1)
1	Developer Incentive	7,250,000	7,250,000
2	Trail Construction	425,000	425,000
3	Intersection Improvements within 1/2 mile	500,000	500,000
4	Trail Construction within 1/2 mile	500,000	500,000
5	Financing Cost		351,375
6	Administration		180,443
Total Projects		8,675,000	9,206,818

Notes:
Note 1 Project costs are estimates and are subject to modification

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the city plans to make are expected to create \$31.3 million in incremental value by 1/1/22. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the city's current equalized TID Interim tax rate of \$24.87 per thousand of equalized value, and 1% appreciation on the new development, the Project would generate \$23.5 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

City of Sheboygan, Wisconsin

Tax Increment District # 20

Development Assumptions

Construction Year		Actual	Oscar Apartments	Out Lot	Annual Total	Construction Year	
1	2020		17,490,660		17,490,660	2020	1
2	2021		11,297,815	2,500,000	13,797,815	2021	2
3	2022				0	2022	3
4	2023				0	2023	4
5	2024				0	2024	5
6	2025				0	2025	6
7	2026				0	2026	7
8	2027				0	2027	8
9	2028				0	2028	9
10	2029				0	2029	10
11	2030				0	2030	11
12	2031				0	2031	12
13	2032				0	2032	13
14	2033				0	2033	14
15	2034				0	2034	15
16	2035				0	2035	16
17	2036				0	2036	17
18	2037				0	2037	18
19	2038				0	2038	19
20	2039				0	2039	20
21	2040				0	2040	21
22	2041				0	2041	22
23	2042				0	2042	23
24	2043				0	2043	24
25	2044				0	2044	25
26	2045				0	2045	26
27	2046				0	2046	27
Totals		0	28,788,475	2,500,000	31,288,475		

Notes: Development Values provided by Developer and City

Table 1 - Development Assumptions

City of Sheboygan, Wisconsin

Tax Increment District # 20

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	471,000
District Creation Date	January 1, 2020	Appreciation Factor	1.00%
Valuation Date	Jan 1, 2020	Base Tax Rate	\$24.87
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 1/1/2042	Tax Exempt Discount Rate	
Revenue Periods/Final Year	27 2048	Taxable Discount Rate	1.50%
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

	Construction		Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
	Year	Value Added						
1	2020	17,490,660	2021	0	17,490,660	2022	\$24.87	434,980
2	2021	13,797,815	2022	174,907	31,463,382	2023	\$24.87	782,471
3	2022	0	2023	314,634	31,778,016	2024	\$24.87	790,296
4	2023	0	2024	317,780	32,095,796	2025	\$24.87	798,199
5	2024	0	2025	320,958	32,416,754	2026	\$24.87	806,181
6	2025	0	2026	324,168	32,740,921	2027	\$24.87	814,243
7	2026	0	2027	327,409	33,068,331	2028	\$24.87	822,385
8	2027	0	2028	330,683	33,399,014	2029	\$24.87	830,609
9	2028	0	2029	333,990	33,733,004	2030	\$24.87	838,915
10	2029	0	2030	337,330	34,070,334	2031	\$24.87	847,304
11	2030	0	2031	340,703	34,411,037	2032	\$24.87	855,777
12	2031	0	2032	344,110	34,755,148	2033	\$24.87	864,335
13	2032	0	2033	347,551	35,102,699	2034	\$24.87	872,978
14	2033	0	2034	351,027	35,453,726	2035	\$24.87	881,708
15	2034	0	2035	354,537	35,808,264	2036	\$24.87	890,525
16	2035	0	2036	358,083	36,166,346	2037	\$24.87	899,430
17	2036	0	2037	361,663	36,528,010	2038	\$24.87	908,425
18	2037	0	2038	365,280	36,893,290	2039	\$24.87	917,509
19	2038	0	2039	368,933	37,262,223	2040	\$24.87	926,684
20	2039	0	2040	372,622	37,634,845	2041	\$24.87	935,951
21	2040	0	2041	376,348	38,011,193	2042	\$24.87	945,310
22	2041	0	2042	380,112	38,391,305	2043	\$24.87	954,763
23	2042	0	2043	383,913	38,775,218	2044	\$24.87	964,311
24	2043	0	2044	387,752	39,162,970	2045	\$24.87	973,954
25	2044	0	2045	391,630	39,554,600	2046	\$24.87	983,694
26	2045	0	2046	395,546	39,950,146	2047	\$24.87	993,531
27	2046	0	2047	399,501	40,349,648	2048	\$24.87	1,003,466
Totals		31,288,475		9,061,172		Future Value of Increment		23,537,934

Notes:

Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of off funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

The project plan was developed with the issuance of debt to finance the public improvement projects, municipal revenue bonds on a pay as you go basis for all development incentives and cashflow of the increment revenue to cover the administration and interest financing costs. The city reserves the right to use other financing options available to them as the plan is implemented. Table 3. provides a summary of the District’s financing plan.

City of Sheboygan, Wisconsin				
Tax Increment District # 20				
Estimated Financing Plan				
	G.O. Promissory Note 2020	Municipal Revenue Obligation (MRO) 2020	Ongoing cash flow 2020-2048	Totals
Projects				
Phase I	1,425,000	7,250,000		8,675,000
Admin & Financing Costs			531,818	531,818
Total Project Funds	1,425,000	7,250,000	531,818	9,206,818
Estimated Finance Related Expenses	54,750			
Underwriter Discount	10.00 14,950	0.00 0		
Debt Service Reserve				
Capitalized Interest				
Total Financing Required	1,494,700	7,250,000		
Estimated Interest	0.25%	(1,781)	0.00%	0
Assumed spend down (months)	6			
Rounding	2,081	0		
Net Issue Size	1,495,000	7,250,000		8,745,000
Notes:				

Table 3 - Financing Plan

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2033-2037 to pay off all Project cost liabilities and obligations. The projected early closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

City of Sheboygan, Wisconsin														
Tax Increment District # 20														
Cash Flow Projection														
Year	Projected Revenues			Expenditures						Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	G.O. Promissory Note 1,495,000 Dated Date: 08/01/21			MRO Oscar			Total Expenditures	Annual	Cumulative		Principal Outstanding & MRO
		1.50%		Principal	Est. Rate	Interest	Apartments	Other	Admin.					
2020			0							0	0	0	8,745,000	2020
2021		0	0							0	0	0	8,745,000	2021
2022	434,980	0	434,980	50,000	3.75%	56,063	278,496		6,525	391,083	43,897	43,897	8,416,504	2022
2023	782,471	658	783,130	100,000	3.75%	54,188	461,171		10,804	626,163	156,967	200,864	7,855,333	2023
2024	790,296	3,013	793,309	125,000	3.75%	50,438	465,782		10,913	652,132	141,176	342,040	7,264,551	2024
2025	798,199	5,131	803,329	150,000	3.75%	45,750	470,440		11,022	677,212	126,117	468,157	6,644,111	2025
2026	806,181	7,022	813,203	160,000	3.75%	40,125	471,250		11,132	682,507	130,696	598,854	6,012,861	2026
2027	814,243	8,983	823,225	170,000	3.75%	34,125	471,250		11,243	686,618	136,607	735,461	5,371,611	2027
2028	822,385	11,032	833,417	175,000	3.75%	27,750	471,250		11,356	685,356	148,061	883,522	4,725,361	2028
2029	830,609	13,253	843,862	180,000	3.75%	21,188	471,250		11,469	683,907	159,955	1,043,477	4,074,111	2029
2030	838,915	15,652	854,567	190,000	3.75%	14,438	471,250		11,584	687,271	167,296	1,210,773	3,412,861	2030
2031	847,304	18,162	865,466	195,000	3.75%	7,313	471,250		11,700	685,262	180,204	1,390,976	2,746,611	2031
2032	855,777	20,865	876,642				471,250		11,817	483,067	393,575	1,784,552	2,275,361	2032
2033	864,335	26,768	891,103				471,250		11,935	483,185	407,918	2,192,470	1,804,111	2033
2034	872,978	32,887	905,865				471,250		12,054	483,304	422,561	2,615,031	1,332,861	2034
2035	881,708	39,225	920,934				471,250		12,175	483,425	437,509	3,052,540	861,611	2035
2036	890,525	45,788	936,313				471,250		12,296	483,546	452,767	3,505,306	390,361	2036
2037	899,430	52,580	952,010				390,361		12,419	402,780	549,230	4,054,536	(0)	2037
2038	908,425	60,818	969,243							0	969,243	5,023,779	(0)	2038
2039	917,509	75,357	992,866							0	992,866	6,016,645	(0)	2039
2040	926,684	90,250	1,016,934							0	1,016,934	7,033,578	(0)	2040
2041	935,951	105,504	1,041,455							0	1,041,455	8,075,033	(0)	2041
2042	945,310	121,125	1,066,436							0	1,066,436	9,141,469	(0)	2042
2043	954,763	137,122	1,091,885							0	1,091,885	10,233,354	(0)	2043
2044	964,311	153,500	1,117,811							0	1,117,811	11,351,166	(0)	2044
2045	973,954	170,267	1,144,222							0	1,144,222	12,495,387	(0)	2045
2046	983,694	187,431	1,171,125							0	1,171,125	13,666,512	(0)	2046
2047	993,531	204,998	1,198,528							0	1,198,528	14,865,040	(0)	2047
2048	1,003,466	222,976	1,226,442							0	1,226,442	16,091,482	(0)	2048
Total	23,537,934	1,830,366	25,368,300	1,495,000		351,375	7,250,000	0	180,443	9,276,818				Total

Notes: Projected TID Closure

Table 4 - Cash Flow

SECTION 10: Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the city on or after January 1, 2004.

SECTION 11: Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the city estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed plan is in general conformance with the city's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed plan is in general conformance with the city's Comprehensive Plan identifying the area as appropriate for the proposed development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the city's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the city by rehabilitating and conserving property, providing necessary public infrastructure improvements and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the city can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and addition housing opportunities within the city.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

**SECTION 16:
Legal Opinion Advising Whether the Plan is
Complete and Complies with Wis. Stat. §
66.1105(4)(f)**

Legal Opinion Found on Following Page.

Insert Legal Opinion

SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2018			Percentage	
County		13,587,854			20.16%	
Technical College		2,114,616			3.14%	
Municipality		27,724,221			41.14%	
School District of Sheboygan Area		23,970,770			35.57%	
					0.00%	
					0.00%	
Total		67,397,461				
Revenue Year	County	Technical College	Municipality	School District of Sheboygan Area	Total	Revenue Year
2022	87,695	13,648	178,931	154,706	434,980	2022
2023	157,752	24,550	321,873	278,296	782,471	2023
2024	159,330	24,796	325,091	281,079	790,296	2024
2025	160,923	25,044	328,342	283,890	798,199	2025
2026	162,532	25,294	331,626	286,729	806,181	2026
2027	164,158	25,547	334,942	289,596	814,243	2027
2028	165,799	25,803	338,291	292,492	822,385	2028
2029	167,457	26,061	341,674	295,417	830,609	2029
2030	169,132	26,321	345,091	298,371	838,915	2030
2031	170,823	26,584	348,542	301,355	847,304	2031
2032	172,531	26,850	352,027	304,368	855,777	2032
2033	174,257	27,119	355,548	307,412	864,335	2033
2034	175,999	27,390	359,103	310,486	872,978	2034
2035	177,759	27,664	362,694	313,591	881,708	2035
2036	179,537	27,940	366,321	316,727	890,525	2036
2037	181,332	28,220	369,984	319,894	899,430	2037
2038	183,146	28,502	373,684	323,093	908,425	2038
2039	184,977	28,787	377,421	326,324	917,509	2039
2040	186,827	29,075	381,195	329,587	926,684	2040
2041	188,695	29,366	385,007	332,883	935,951	2041
2042	190,582	29,659	388,857	336,212	945,310	2042
2043	192,488	29,956	392,746	339,574	954,763	2043
2044	194,413	30,256	396,673	342,970	964,311	2044
2045	196,357	30,558	400,640	346,399	973,954	2045
2046	198,320	30,864	404,646	349,863	983,694	2046
2047	200,304	31,172	408,693	353,362	993,531	2047
2048	202,307	31,484	412,780	356,896	1,003,466	2048
	4,745,431	738,510	9,682,425	8,371,568	23,537,934	

Notes:
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Creative Sign Company, Inc. to install a new wall sign for CTI and Associates in the multi-tenant facility located at 2124 Kohler Memorial Drive. SO Zone

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: January 10, 2020

MEETING DATE: January 14, 2020

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Creative Sign Company is proposing to install a new wall sign for CTI and Associates located in the multi-tenant facility located at 2124 Kohler Memorial Drive. The applicant states:

- CTI would like the ability to install new signage on this office building in order to advertise their location to customers. The 14sf (3 x 4.6) internally lit individual letter sign is located on the south side of the building facing Kohler Memorial Drive. The sign advertises CTI.

STAFF COMMENTS:

The applicant is requesting a variance to have three (3) wall signs – The maximum number of wall signs is two (2).

There are presently two (2) wall signs installed for HUB and Advanced Pain Management (approximately 9 tenants total). Staff does not object to the proposal.

ACTION REQUESTED:

Staff recommends approval of the conditional use and variance subject to the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. Any additional signage for this facility will be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (variance, sign permits, etc.).

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 206630
MAP NO. _____
ZONING CLASSIFICATION: 50

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 1/14/20

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Kelsy-Ann Hayes
ADDRESS: 505 Lawrence Drive De Pere, WI 54115
E-MAIL: kelsy@creativesigncompany.com
PHONE: (920)-495-0485

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: CTI & Associates
ADDRESS OF PROPERTY AFFECTED: 2124 KOHLER MEMORIAL DR. SUITE 200
SHEBOYGAN, WI

LEGAL DESCRIPTION

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: MULTI-TENANT BUILDING

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____

The building is currently used as a multi-tenant building and still is proposed that way.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE:

The current zoning only allows two signs on the building (2 different tenants). The variance we are proposing would be to allow another tenant to add their sign to the building.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

The current building has multiple tenants inside, but with the current code, there can only be two building signs, which means only two of the nine tenants get one. The monument sign has all of the tenants, but it's easy for the business to get lost amongst the others. People only have a few seconds to read the sign, so it's easy to miss. A building sign would allow CTI's customers to easily find them.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?

The proposed signage would follow the codes set by the city if it were zoned commercial.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

The sign will be mounted to the building, so there would be no impact on parking, right-of-way or the environment. The sign would help direct traffic. Instead of customers looking for CTI & Associates, they would easily be able to find it.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

The proposed signage is reasonably sized, as to not be too large or gaudy. It also will follow suit with the other building signs (same brown backer panel to blend with the brick, and single-color channel letters) to be aesthetically pleasing. Beyond that it follows the code of a building sign, "A wall sign shall not extend beyond the edge of any wall or other surface to which it is mounted, nor shall it project more than twelve (12) inches from its surface. The height of a wall sign shall be measured from the base of the building below the sign to the top of the sign face. The top of the sign shall be no higher than the nearest portion of the building to which it is mounted."

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

N/A

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: Gottsacker Commercial Real Estate

December 13, 2019

City of Sheboygan Plan Commission
828 Center Avenue, Suite 208
Sheboygan, WI 53081

Kelsy-Ann Hayes
505 Lawrence Drive
DePere, WI 54115

Dear Planning Commission:

The current zoning for the property at 2124 Kohler Memorial Drive only allows two building signs. This letter is to seek permission for a variance to allow CTI & Associates to install their building sign.

The property itself holds nine tenants, yet only two can have a building sign. Limiting to only two building signs provides a disadvantage to tenants like CTI that came into the building after the first two. Not allowing a building sign yields the issue of CTI & Associates branding themselves and being found. CTI relies on their customers finding them to connect and brand awareness by having a street exposure.

The multi-tenant pylon is congested with other tenants and has a very limiting space for CTI's logo. This does not give the public enough time to read the sign and make the decision to turn into the driveway. A building sign would allow them to be easily found from a further distance, therefore giving customers an opportunity to slow down and make the turn into the parking lot.

The proposed signage is reasonably sized, as to not be too large or gaudy. It also will follow suit with the other building signs (same brown backer panel to blend with the brick, and single-color channel letters) to be aesthetically pleasing. Beyond that it follows the code of a building sign, "A wall sign shall not extend beyond the edge of any wall or other surface to which it is mounted, nor shall it project more than twelve (12) inches from its surface. The top of the sign shall be no higher than the nearest portion of the building to which it is mounted."

The sign will be mounted directly to the building, so there would be no impact on parking, right-of-way or the environment. The sign would help direct traffic. Instead of customers looking for CTI & Associates, they would easily be able to find it.

Given the above reasoning, we are proposing a building sign to be granted to CTI & Associates as a variance at 2124 Kohler Memorial Drive.

Thank you for your consideration,



Kelsy-Ann Hayes

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: Kelsy-Ann Hayes
ADDRESS: 505 Lawrence Drive De Pere, WI 54115
E-MAIL ADDRESS: kelsy@creativesigncompany.com
PHONE: 920-495-0485

2. OWNER INFORMATION

OWNER OF SITE: James Dickson, CTI & Associates
ADDRESS: 2124 KOHLER MEMORIAL DR. SUITE 200 SHEBOYGAN, WI

PHONE: 920-560-1820 FAX NO: () _____

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: CTI & Associates _____

ADDRESS OF PROPERTY AFFECTED: 2124 KOHLER MEMORIAL DR. SUITE 200
SHEBOYGAN, WI

USE OF PROPERTY: _____

TYPE OF SIGN: Channel letters

DESCRIPTION OF PROPOSED SIGN: LED illuminated channel letters mounted to
backer panel, installed onto exterior of building.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 3' X WIDTH: 4' 8" = TOTAL SQUARE FOOTAGE: 14

AMOUNT OF PUBLIC STREET FRONTAGE: approximately 126'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: approximately 126'

SETBACK: approx. 100'

METHOD OF ATTACHMENT: FLUSH TO WALL. BOLT DIRECTLY TO BUILDING

METHOD OF ILLUMINATION: Internal LED illumination

SIGN MATERIALS: 3/16" IMPACT MOD WHT TRANS ACRYLIC FACES; DIGITAL PRINT GRAPHICS ON VINYL LAMINATE, 3/4" JEWELITE (BLACK) TRIM CAP, AND 5" STANDARD (BLACK) ALUMINUM RETURNS, LETTERS MOUNTED ON PAN FORMED ALUMINUM

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: APPROX. 100 ON BUILDING & 45 ON THE PYLON

BEFORE PROPOSED SIGN: 145 TOTAL AFTER PROPOSED SIGN: 159 TOTAL

5. CERTIFICATE

I hereby certify that all of the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

KELSY-ANN HAYES
APPLICANT'S SIGNATURE

12/9/19
DATE

KELSY-ANN HAYES
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. *For new development*, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. *For existing development*, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.

creative Sign
company inc

505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 GREENBAYSIGNS.COM

CLIENT: CTI & ASSOCIATES

LOCATION: 2124 KOHLER MEMORIAL DR, SUITE 200

DRAWN BY: BILL V

SALESPERSON: KELSY H

DATE: 11/05/2019

DESIGN #: D16050

PAGE: 4

REVISION LOG:	INTL	DATE	DESCRIPTION
---	00/00/0000	DESCRIPTION	

FACELIT CHANNEL LETTERS

QUANTITY: 1
LETTERS: FACELIT CHANNEL LETTERS
LIGHTING: LED (WHITE)
FACES: 3/16" IMPACT MOD WHT TRANS ACRYLIC
GRAPHICS: DIGITAL PRINT, DUAL SURFACE
VINYL: PREMIUM CLEAR W/ GLOSS LAM
TRIM CAP: 3/4" JEWELITE (BLACK)
RETURNS: 5" STANDARD (BLACK)
FONT: LOGO
MOUNTING: FLUSH TO BACK CABINET

BACK CABINET: PAN-FORMED ALUMINUM (3")
LIGHTING: NON-ILLUMINATED
FACE: .125" ALUMINUM
PHOTO EYE: TBD
RACEWAY: NO
MOUNTING: FLUSH TO WALL

INSTRUCTION: CSC TO FABRICATE AND INSTALL CHANNEL LETTERS ON BACK CABINET.

COLORS:

- C-1 WHITE
- C-2 BLACK
- P-3 PMS 7567C
- C-4 GRAY GRADIENT

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE

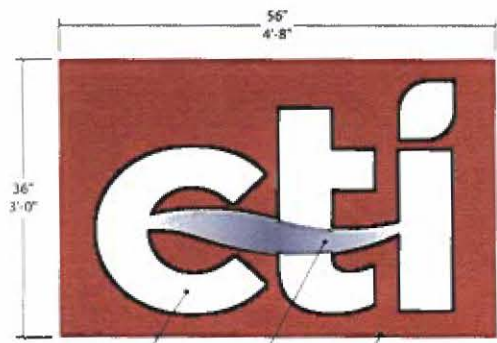


A LOCATION VIEW (AFTER)
1 SCALE 3/32" = 1"

A LOCATION VIEW (BEFORE)
2 SCALE NTS



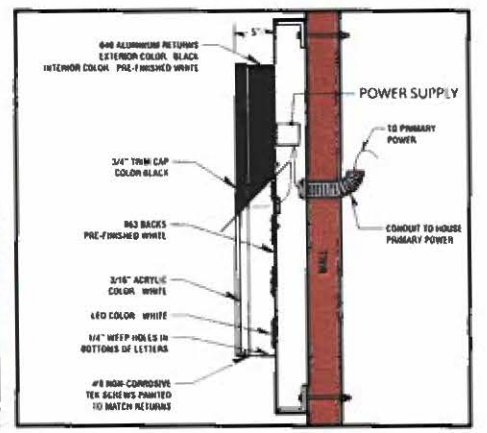
A NIGHT VIEW
3 SCALE NTS



45.875" X 30" facelit Channel Letter

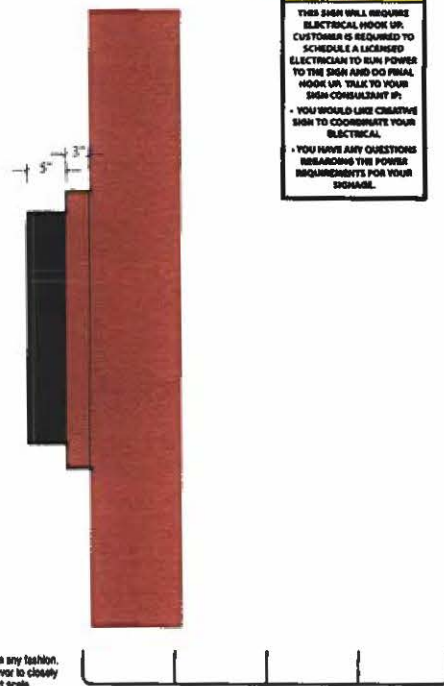
A DETAIL VIEW
4 SCALE 3/8" = 1"

CHL-1: LOC-1
OPTION A



FACE-ILLUMINATED CH. LTRS. ON A RACEWAY

LIT SIGN
THIS SIGN WILL REQUIRE ELECTRICAL WIRE. CUSTOMER IS REQUIRED TO SCHEDULE A LICENSED ELECTRICIAN TO RUN POWER TO THE SIGN AND DO FINAL WIRE WORK. TALK TO YOUR SIGN CONSULTANT IF:
• YOU WOULD LIKE CREATIVE SIGN TO COORDINATE YOUR ELECTRICAL.
• YOU HAVE ANY QUESTIONS REGARDING THE POWER REQUIREMENTS FOR YOUR SIGNAGE.



CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APPROX)

This is an original, unpublished drawing by Creative Sign Co, Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co, Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or exact scale.



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 128-19-20 and G. O. No. 41-19-20 by Alderperson Donohue granting Schroeder & Holt Architects LLC, its successors and assigns, the privilege of encroaching upon described portions of Niagara Avenue on the property located at 832 N. 8th Street in the City of Sheboygan for the purpose of constructing a balcony.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: January 10, 2020

MEETING DATE: January 14, 2020

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

On November 26, 2019, the Plan Commission approved a conditional use permit by Jim DuBois to construct a new 2nd floor apartment above DuBois Formal Wear located at 832 N. 8th Street. As part of the conditional use and site plan approval, Jim DuBois proposed and the Plan Commission conditionally approved a 2nd floor balcony to be located within City of Sheboygan Niagara Avenue public right-of-way. The 2nd floor balcony was approved provided the applicant obtained the required encroachment permitting such improvements to be constructed within the City public right-of-way.

STAFF COMMENTS:

Applicant is proposing to utilize City of Sheboygan Niagara Avenue public right-of-way for construction of an exterior balcony. The applicant indicates that a balcony is required on Niagara Avenue as a rescue platform which will serve as the required 2nd exit by the building code. Instead of constructing a rescue jump platform or stairs, the applicant thought they could accomplish the 2nd exit requirement by constructing a well-designed balcony that can be used as an amenity.

In order to utilize this public right-of-way for these purposes, the applicant needs to obtain the required encroachment. The encroachment is required to be obtained prior to issuance of building permits for this project.

The current ordinance reads states that the proposed encroachment is for the architectural firm "Schroeder & Holt Architects, LLC." Schroeder & Holt Architects, LLC is the architect on this project and also submitted the encroachment on behalf of the owner Jim DuBois.

Therefore, if the Plan Commission recommends approval of the proposed encroachment, the Plan Commission should approve the request subject to submitting a substitute ordinance that accurately reflects who the City is approving the encroachment for. The City is approving the encroachment for Jim DuBois, the property owner of 832 N. 8th Street.

ACTION REQUESTED:

Staff recommends approval of the encroachment as proposed.

ATTACHMENTS:

R.O. 128-19-20 and G. O. No. 41-19-20

II

4.1

R. O. No. 128 - 19 - 20. By CITY CLERK. January 6, 2020.

Submitting a request from Schroeder & Holt Architects LLC to encroach upon portions of Niagara Avenue on property located at 832 N. 8th Street for the purpose of constructing a balcony.

City Plan

CITY CLERK

December 12th, 2019

City of Sheboygan
828 Center Ave Suite 300
Sheboygan WI, 53081

Re: DuBois Building 832 N. 8th Street

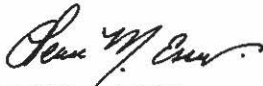
Mayor Vandersteen and Common Council

We are writing you to request an encroachment into the public right of way on the property located at 832 N. 8th Street – the DuBois building. Built of wood framing and brick veneer around the turn of the century, the building originally had two apartments on the second floor. The entrance stairs to the second floor is located at the rear of the building. To provide egress from the front apartment a balcony was constructed on the Niagara Ave. side of the building. This balcony was removed at some time in the past, but the door to the balcony still remains.

The owner of the building would like to renovate the second floor of the building into a single, three bedroom, Airbnb. We are seeking permission to construct a new balcony in the location of the original balcony. This balcony is necessary to provide a second means of egress from the front apartment. The small and narrow size of the building does not allow us to construct a second internal stair. Our design will be consistent with the age of the building as well as the children's museum egress stair directly across the street.

Please contact me if you have any questions.

Thank you,



Steven M. Essor - Architect

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-276-1760
f. 414-276-1764

www.sha-a2k.com

I

7.1

Gen. Ord. No. 41 - 19 - 20. By Alderperson Donohue. January 6, 2020.

AN ORDINANCE granting Schroeder & Holt Architects LLC, its successors and assigns, the privilege of encroaching upon described portions of Niagara Avenue on the property located at 832 N. 8th Street in the City of Sheboygan for the purpose of constructing a balcony.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Subject to the terms and conditions contained herein, Schroeder & Holt Architects LLC, its successors and assigns, is hereby granted the privilege of encroaching upon Niagara Avenue on the property located at 832 N. 8th Street, City of Sheboygan, as follows:

Being a part of the Southeast Quarter of the Northwest Quarter of Section 23, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin described as follows:

Commencing at the Center of said Section 23; Thence North 00°44'25" East along the East Quarter line of the Northwest Quarter of said section 23, 68.41 feet; thence North 89°15'33" West, 920.86 feet to the Northeast corner of Lot 1 of Block 127 of the Original Plat of the City of Sheboygan and the intersection of the West right of way line of North 8th Street and the South right of way line of Niagara Street; thence North 89°37'37" West along said North lot line, 16.75 feet to the Point of Beginning. Thence North 89°37'37" West along said North lot line, 20.25 feet; Thence North 00°51'51" East, 4.57 feet; Thence South 89°08'09" East, 20.25 feet; Thence South 00°51'51" West, 4.39 feet to the Point of Beginning. Containing 91 square feet or 0.002 acres, more or less

for the purpose of constructing a balcony, in accordance with the sketch attached hereto and made a part hereof.

Section 2. The privilege as granted above is granted only on the condition that by the acceptance of the privilege, the said Schroeder & Holt Architects LLC, its successors and assigns:

- a. Shall become primarily responsible and liable for all and any damage to persons or property caused by and arising from the grant and exercise of such privilege.
- b. Shall remove the encroachment allowed herein within ten (10) days after notice so to remove given by the State of Wisconsin or the City of Sheboygan; in the event of the failure so to remove, the said Schroeder & Holt Architects LLC, its successors and assigns: shall pay the costs of removal by the State of Wisconsin or the City of Sheboygan, waiving all claim or claims for damages resulting from such removal, whether the removal is done by the said Schroeder & Holt Architects, its successors and assigns, or by the State of Wisconsin or by the City of Sheboygan.

City
1/6/20

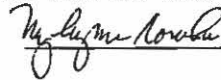
c. Shall pay such compensation to the City of Sheboygan for the grant of this privilege as may be determined by a board consisting of the Mayor, the Director of Public Works and the City Attorney; the compensation shall be paid into the General Fund.

d. Shall make such construction and/or alterations and maintain the same subject to the approval of the City Building Inspector and Director of Public Works, and shall waive the right to contest in any manner the validity of this ordinance or the amount of compensation charged.

Section 3. The provisions of §66.045(1)(2) of the Wisconsin Statutes are incorporated herein by reference to all intents and purposes as if set out fully.

Section 4. The City Clerk is authorized and directed to record a certified copy of this ordinance in the office of the Register of Deeds for Sheboygan County, Wisconsin, the costs thereof to be charged to the General Fund.

Section 5. This ordinance shall take effect and be in full force from and after its passage and publication and upon payment of the consideration to be determined hereunder, provided, however, that in the event of failure to exercise the privilege herein granted and the payment of such consideration within six (6) months from the effective date hereof, then and in that event such privilege shall be rendered null and void.

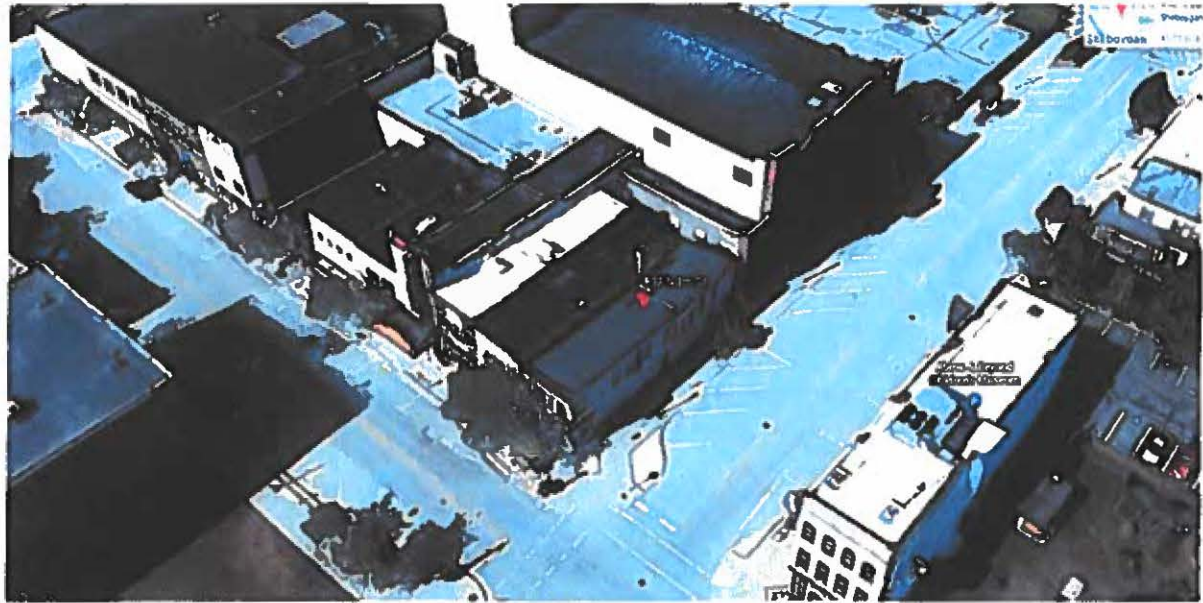


I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor





CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 119-19-20 and G.O. 38-19-20 by Alderperson Dekker amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1108 South Wildwood Avenue (Parcel #59281215710) from Class Urban Industrial (UI) to Class Suburban Office (SO) Classification.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: January 10, 2020

MEETING DATE: January 14, 2020

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Jack Collier of Rogers Behavioral Health is proposing to rezone property located at 1108 South Wildwood Avenue (Parcel #59281215710) from Class Urban Industrial (UI) to Class Suburban Office (SO) Classification.

The applicant states the following:

- The 3.13 acre parcel is currently vacant; however, the site was the former location for an automotive repair business which operated until approximately 2004. Between the time the automotive repair business ceased operations and the summer of 2007, the site remained abandoned. In 2007, Wagner Excavating tore down the existing metal building and removed the at-grade junk that had accumulated. Once the site was cleared, Wagner Excavating began filling the site with unregulated material from the west side (S. Taylor Drive) continuing to move east. Approximately ¾ of the parcel was filled with imported fill material with depths varying from 22 feet on the west to 10 feet at the east.
- The rezone to Suburban Office would permit the applicant to propose a development that includes a single story, (12) bed Community Based Residential Facility (CBRF) and a single story therapeutic meeting facility defined as an outpatient facility for one on one or group therapy meetings associated with addiction. The outpatient facility operation and use is consistent with the permitted land use for a Suburban Office (SO).

- Per the 2011 City of Sheboygan Comprehensive Master Plan, the property is designated as Community Mixed Use. The proposed Suburban Office (SO) zoning designation is consistent with the Community Mixed Use comprehensive plan designation.
- The original Urban Industrial (UI) zoning designation was applicable at the time given the previous automotive repair facility business and the surrounding industrial operations to the east. However, with the commercial development and redevelopment along the S. Taylor Drive corridor over the past 15-years, the proposed rezoning is more consistent with surrounding commercial land use conditions.

The proposed rezone goals and objectives of comprehensive plan that include:

- Promote the expansion, retention, and upgrading of professional services.
- Promote catalytic new mixed use developments at key infill and redevelopment sites.
- Actively promote infill development and redevelopment of aging or previously passed-over sites for productive, compatible uses, engaging in public/private partnerships as a way to encourage investment in the City.
- Follow the future land use pattern mapped and described in the Comprehensive Plan when considering development and land use decisions, such as rezoning requests.

The proposed rezone meets the above stated goals and sets the stage for this proposed project which continues the City's goal of redeveloping and revitalizing properties along very visible and important commercial corridors like Taylor Drive.

STAFF COMMENTS:

The City's comprehensive plan is to be "consistent" with the zoning map. Presently, the Urban Industrial (UI) zoning designation of this property is inconsistent with the Community Mixed Use comprehensive plan designation. Rezoning 1108 South Wildwood Avenue (Parcel #59281215710) to Suburban Office (SO) will make this property's zoning classification consistent with the property's comprehensive plan designation of Community Mixed Use.

The Urban Industrial (UI) zone does not permit or conditionally permit the proposed use. The Suburban Office (SO) zone conditionally permits a CBRF and professional service clinic, etc. Thus, if the proposed SO rezone is approved, the applicant may submit a conditional use permit to construct and operate such a CBRF and professional service clinic.

The surrounding neighborhood zoning is:

- The properties to the north are zoned Suburban Commercial (SC)
- The properties to the south are zoned Suburban Residential (SR-5)
- The properties to the east are zoned Urban Industrial (UI).

- The properties to the west are zoned Suburban Office (SO)

ACTION REQUESTED:

Motion to recommend the Common Council approve R.O. 119-19-20 and G.O. 38-19-20 amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1108 South Wildwood Avenue (Parcel #59281215710) from Class Urban Industrial (UI) to Class Suburban Office (SO) Classification.

ATTACHMENTS:

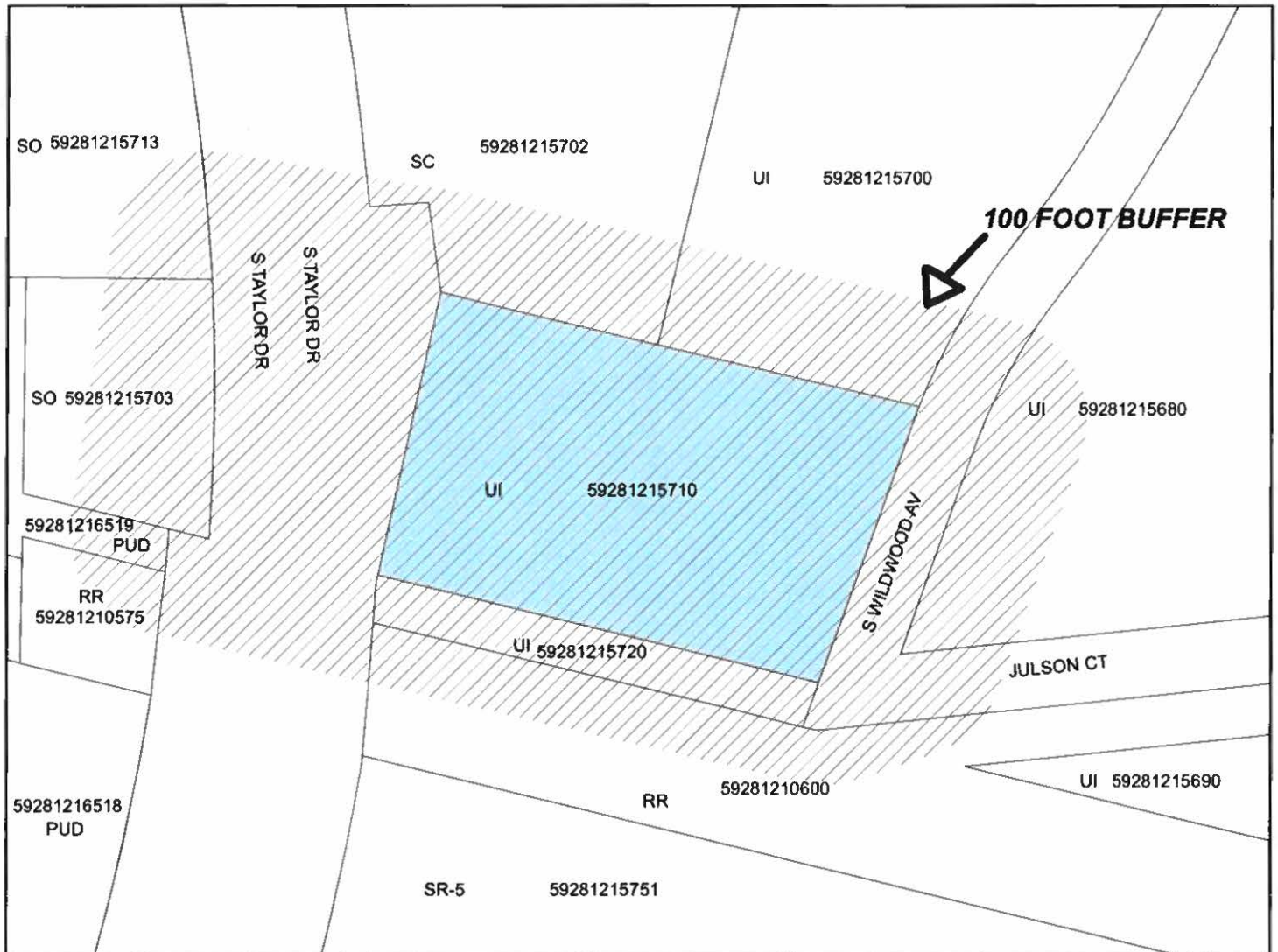
R.O. 119-19-20 and G.O. 38-19-20



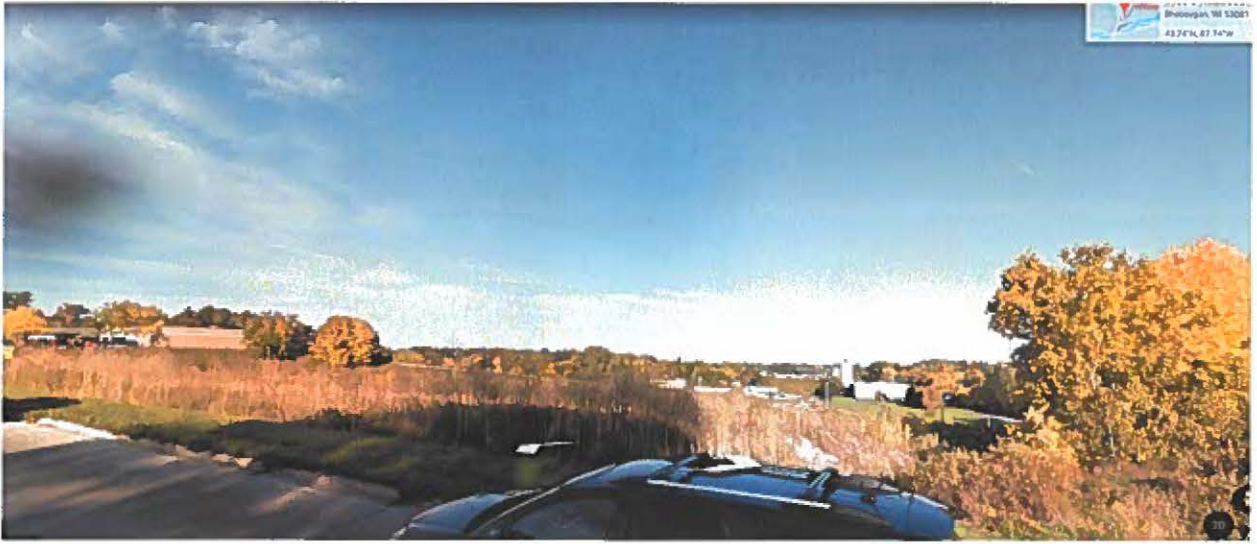
PROPOSED REZONE OF PARCEL NO. 59281215710 FROM URBAN INDUSTRIAL (UI) TO SUBURBAN OFFICE (SO)

TOWN: 15N RANGE: 23E SECTION: 28

SEC 28 T15N R23E PART OF THE E 1/2 OF THE NE OF SEC 28, COM AT INTERSECT OF CEN OF WILDWOOD AVE WITH N LINE OF A 41.5' STRIP OF LAND LOCATED N OF & ADJACENT TO THE N R/W LINE OF C&NW RR, TH N 18 DEG E ALONG CEN OF SD AVE 290.9', TH N-70- DEG-W TO E LINE OF S. TAYLOR DR., TH SLY TO THE N LINE OF SD 41.5' STRIP, TH S-78-DEG- E ALONG N LINE OF SD STRIP TO BEG.











II

44

R. O. No. 119 - 19 - 20. By CITY CLERK. December 16, 2019.

Submitting an application from Jack Collier, Rogers Behavioral Health, for a change in zoning classification of property located at 1108 South Wildwood Avenue (Parcel #59281215710) from Class Urban Industrial (UI) to Class Suburban Office (SO).

City
Plan

CITY CLERK

Rec'd 12-3-19

OFFICE USE ONLY
APPLICATION NO.:
RECEIPT NO.: <u>191750</u>
FILING FEE: \$200.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Rogers Behavioral Health PHONE NO.: (262) 646-1305
 ADDRESS: 34700 Valley Road Oconomowoc, WI 53066, E-MAIL: Jack.collier@rogersbh.org
 OWNER OF SITE: Anthony ZavrI PHONE NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 1108 South Wildwood Avenue
 LEGAL DESCRIPTION: Part of the East 1/2 of Government Lot 1, Section 28, Township 15 North, Range 23 East
 PARCEL NO. 59281215710 MAP NO. _____
 EXISTING ZONING DISTRICT CLASSIFICATION: Urban Industrial (UI)
 PROPOSED ZONING DISTRICT CLASSIFICATION: Suburban Office (SO)
 BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: See Rezoning Narrative, attached

 BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: See Rezoning Narrative, attached

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? See Rezoning Narrative, attached

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
 - A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
 - Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 - Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
 - Explain: See Rezoning Narrative, attached
-
-

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? See Rezoning Narrative, attached

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

See Rezoning Narrative, attached

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

APPLICANT'S SIGNATURE

November 26, 2019
DATE

Jack Collier, Rogers Behavioral Health
PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 200 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.



SITE DESIGN AND ENGINEERING, LLC.

DATE: November 22, 2019

RE: **REZONING REQUEST**
1108 S. Wildwood Avenue
Sheboygan, Wisconsin 53018

Pursuant to the City of Sheboygan requirement as part of the requested rezoning application to rezone the subject property from Urban Industrial (UI) to Suburban Office (SO), the current landowner must provide authorization to complete the submittal process.

I, Anthony Zavel (landowner/seller),
authorize Rogers Behavioral Health, 34700 Valley Road, Oconomowoc, WI 53066 (developer/buyer) to
submit a rezone and comprehensive plan map amendment application for the property located on
1108 S. Wildwood Avenue (address of property buyer would operate from).

Landowner Signature: Anthony Zavel

Dated: Nov 22 - 2019



SITE DESIGN AND ENGINEERING, LLC

REZONING NARRATIVE

PROPOSED ROGERS BEHAVIORAL HEALTH FACILITY
1108 South Wildwood Avenue
Part of the East ¼ of Government Lot 1, Section 28, Township 15 North, Range 23 East
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN
Tax parcel #59281215710
November 25, 2019

CURRENT ZONING: Urban Industrial (U1)
PROPOSED RE-ZONING: Suburban Office (SO)

EXISTING SITE OPERATIONS:

The 3.13 acre parcel is currently vacant; however, the site was the former location for an automotive repair business which was in operation until approximately 2004. Between the time the automotive repair business ceased operations and the summer of 2007 the site remained abandoned. In 2007 Wagner Excavating tore down the existing metal building onsite and removed the at-grade junk that had accumulated. Once the site was cleared of above grade components, Wagner Excavating began filling the site with unregulated material (as evident within soil boring logs) from the west side (South Taylor Drive) continuing to move east. Approximately ¾ of the parcel was filled with imported material with depths varying from 22 feet on the west to 10 feet at the east end of imported fill.

PROPOSED SITE OPERATIONS:

The proposed development includes a single story, (12) bed CBRF and a single story therapeutic meeting facility building, defined as an Outpatient facility for one on one or group therapy meetings associated with addiction. The outpatient facility operation and use is consistent with the permitted land use for a Suburban Office (SO).

Based upon the Comprehensive Master Plan, dated 2011, the site is located within the Community Mixed Use designation. A Suburban Office (SO) rezoning would be consistent with the Community Mixed Use designation.

The proposed Zoning Map amendment furthers the purposes of the current Zoning Ordinance (pursuant to Section 15.005) by isolating the parcel from surrounding neighbors allowing only access from Wildwood Avenue. The proposed development would be visible from South Taylor Drive, but not direct vehicular access would be allowed. With the proposed rezoning to Suburban Office (SO) and subsequent construction of the proposed CBRF and Outpatient facility, the site will be required to adhere to current WDNR and City of Sheboygan storm water ordinances related to water quality and water quantity restrictions. Currently, the associated storm water discharge from the parcel is allowed to connect to existing storm sewer which is ultimately directly discharged into the Sheboygan River. It should also be noted that the site design intent is to provide pedestrian access to the existing pedestrian path on South Taylor Drive to allow foot traffic to nearby local business for residence of the CBRF.

The original Urban Industrial zoning designation related to the automotive repair facility was applicable at the time given the type of business and surrounding industrial operations to the east. However, with the re-development of the South Taylor Drive corridor over the past 15-years to incorporate as much business use as currently exists, the proposed re-zoning is consistent with surrounding land use conditions.



SITE DESIGN AND ENGINEERING, LLC

LETTER OF TRANSMITTAL

TO

DATE: November 26, 2019

Steve Sokolowski
City of Sheboygan Planning Department
828 Center Avenue
Sheboygan, WI 53081

RE: Rezoning submittal
Rogers Behavioral Health
1108 South Wildwood Avenue
Sheboygan, WI

COPIES	DESCRIPTION
(1) copy	Completed application for Amendment of Official Zoning Map
(2) copy	Rezoning Request authorization from current landowner
(1) copy	Rezoning Narrative
(1) copy	Existing site ALTA survey (11"x17")
(1) copy	Schematic Proposed Site Plan (11"x17")
	Check # 365 in the amount of \$200

TRANSMITTED as checked below:

FOR APPROVAL AND EXECUTION

FOR YOUR USE

AS REQUESTED

X FOR REVIEW AND APPROVAL

APPROVED AS SUBMITTED

APPROVED AS NOTED

REMARKS

Please let me know if additional information is required to complete the rezoning submittal application.

Sincerely,

Joseph Bronoski

COPY TO: _____ SIGNED: _____

JB Site Design and Engineering, LLC
1129 Kentucky Avenue Sheboygan, Wisconsin 53081 jbsitedesign@gmail.com (920) 207-8977

ADDITIONAL NOTES:

1. The proposed site is located within the boundaries of the existing site plan.

2. The proposed site is located within the boundaries of the existing site plan.

3. The proposed site is located within the boundaries of the existing site plan.

4. The proposed site is located within the boundaries of the existing site plan.

5. The proposed site is located within the boundaries of the existing site plan.

6. The proposed site is located within the boundaries of the existing site plan.

7. The proposed site is located within the boundaries of the existing site plan.

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9. The proposed site is located within the boundaries of the existing site plan.

10. The proposed site is located within the boundaries of the existing site plan.

GENERAL NOTES:

1. The proposed site is located within the boundaries of the existing site plan.

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LEGEND:

1. Proposed Site

2. Existing Site

3. Proposed Site

4. Existing Site

5. Proposed Site

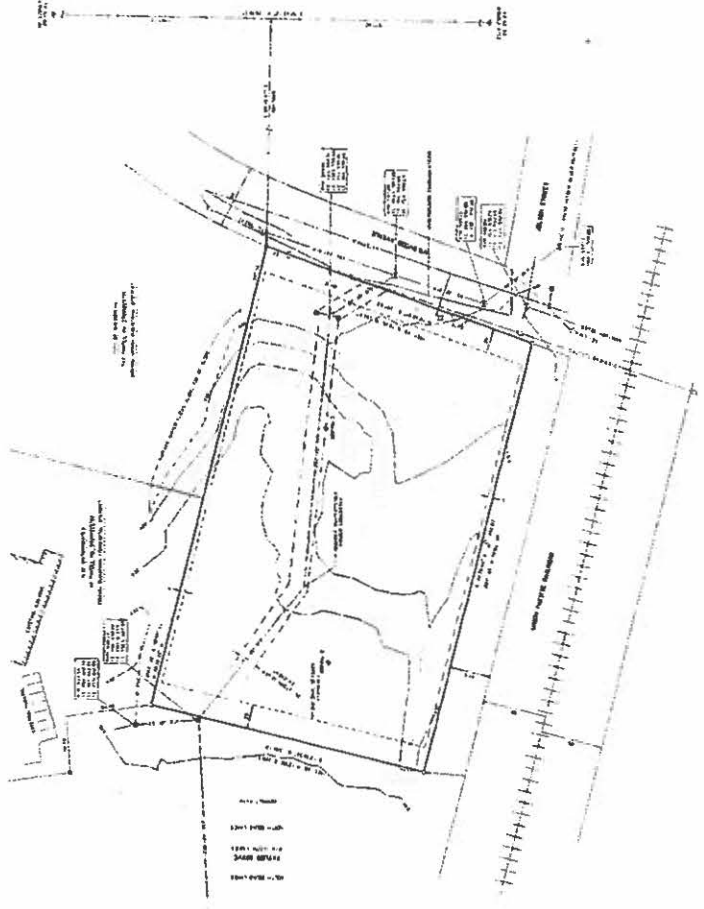
6. Existing Site

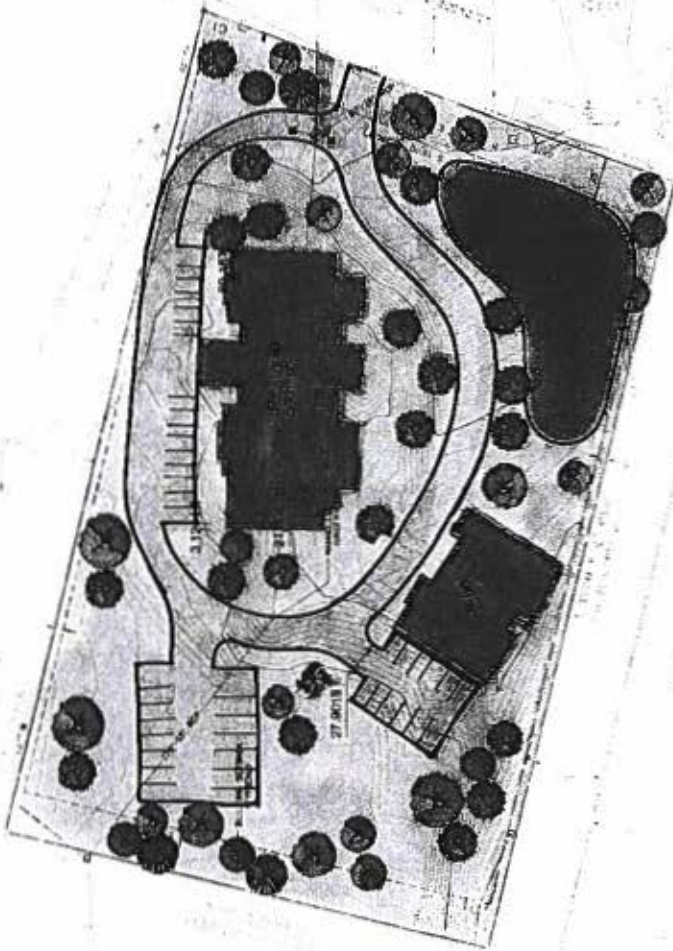
7. Proposed Site

8. Existing Site

9. Proposed Site

10. Existing Site





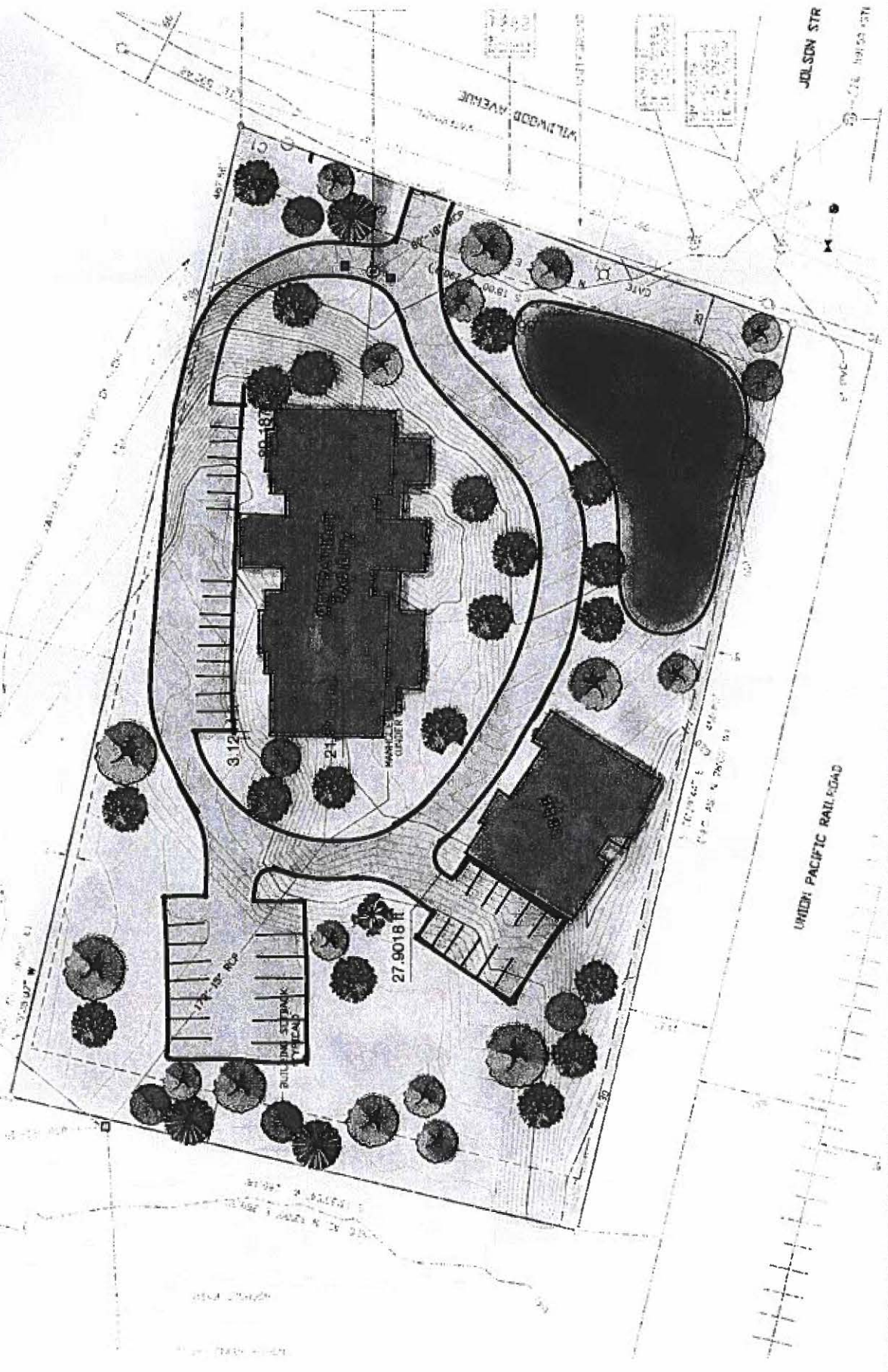
SECTION 214

GREEN PARKWAY PARKING

100 20' WILLOW AVE

200' 0" 100' 0" 100' 0" 100' 0"

100' 0" 100' 0" 100' 0" 100' 0"



UNION PACIFIC RAILROAD

JULSON STR

WILLOW AVENUE



**PROPOSED REZONE
OF PARCEL NO. 59281215710
FROM URBAN INDUSTRIAL (UI)
TO SUBURBAN OFFICE (SO)**

TOWN: 15N RANGE: 23E SECTION: 28

SEC 28 T15N R23E PART OF THE E 1/2 OF THE NE OF SEC 28, COM AT INTERSECT OF CEN OF WILDWOOD AVE WITH N LINE OF A 41.5' STRIP OF LAND LOCATED N OF & ADJACENT TO THE N R/W LINE OF C&NW RR, TH N 18 DEG E ALONG CEN OF SD AVE 290.9', TH N-70- DEG-W TO E LINE OF S. TAYLOR DR., TH SLY TO THE N LINE OF SD 41.5' STRIP, TH S-78-DEG- E ALONG N LINE OF SD STRIP TO BEG.

