

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Final Plat Approval for Lake Aire Addition #5 in the Town of Wilson. Extra-Territorial Plat Review

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

REPORT DATE: August 9, 2019

MEETING DATE: August 13, 2019

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:

The Final Plat of Lake Aire Addition #5 is located to the east of Moenning Road in the Town of Wilson. The City has extra-territorial platting for subdivisions within three (3) miles of the City limits which this plat falls within. Phase 5 is 20 lots.

STAFF COMMENTS:

The City has extra-territorial platting for subdivisions within three (3) miles of City limits.

ACTION REQUESTED:

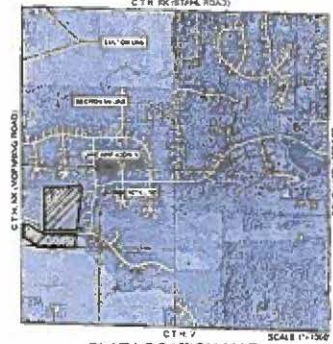
Staff recommends approval of the final plat.

ATTACHMENTS:

Final Plat of Lake Aire Addition #5

LAKE AIRE ADDITION NO. 5

LOCATED PARTLY IN OUTLOT 8 OF LAKE AIRE ADD. 4 AND
LOCATED IN THE NW 1/4 AND SW 1/4
OF THE SW 1/4 ALL IN SECTION 15, T14N, R23E,
TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN



PLAT MAP
SECTION 15, T14N, R23E
SHEBOYGAN COUNTY

GENERAL NOTES

- ALL BREAK-ALL ALIGNMENTS HAVE BEEN MADE TO THE NEAREST ONE EIGHTH OF AN INCH AND ALL ANGLES ARE MEASURED IN DEGREES AND MINUTES INTENDED FOR PUBLIC USE.
- ALL EASEMENTS DESCRIBED HEREIN ARE INTENDED FOR PUBLIC USE.
- ALL UTILITIES SHOWN ALONG CURVES RELY UPON ARC LENGTHS.
- NO UTILITIES MAY BE LAYED WITHIN 10 FEET OF ANY LOT CORNER OR PROXIMITY CORNER OR BALANCE CORNER.
- THE RIGHTS OF THE CHANGE EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO THE TOWN OF WILSON FOR USE WITHIN THE LAKE AIRE ADDITION UTILITIES DISTRICT.
- LOTS 161 & 172 & 183 WILL REQUIRE A PLANNED DEVELOPMENT ZONING FROM THE SHEBOYGAN COUNTY PLANNING AND CONSERVATION DEPARTMENT.
- USE OF THE AREAS OF LAND LYING BETWEEN THE SHADEN LEVEL AND THE CENTERLINE OF THE NAVIGABLE STREAM AS SHOWN HEREON ARE SUBJECT TO:

WISCONSIN ADMINISTRATIVE CODE WR 151.245 FOR PROTECTIVE AREAS
WISCONSIN ADMINISTRATIVE CODE WR 153.02(1) ALLOWED IN VEHICLES
LOCAL SHORTLY AND ZONING ORDINANCES

THE DE-TERMINATION OF NAVIGABILITY OF STREAMS SHOWN HEREON ARE PER THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES

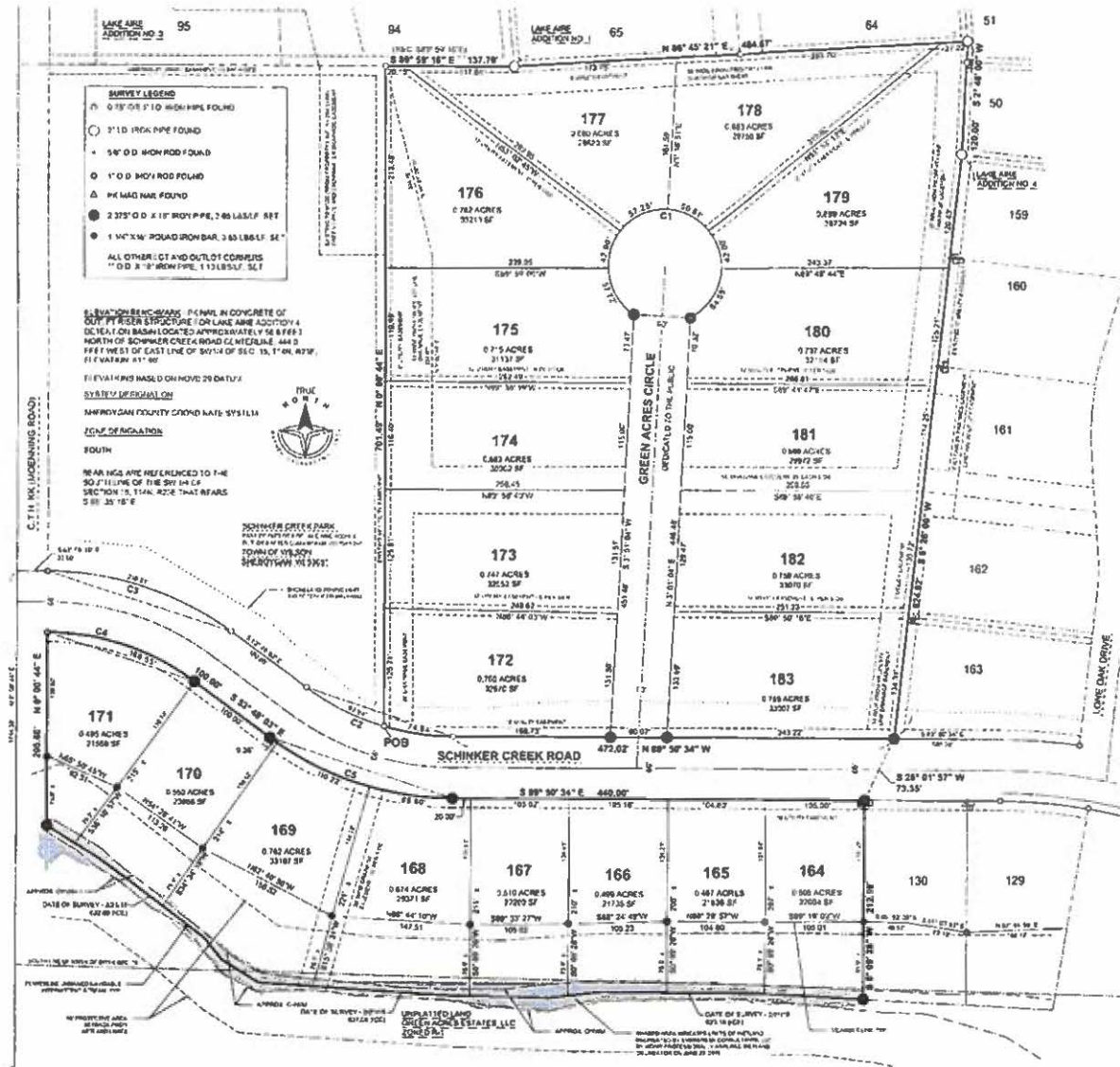
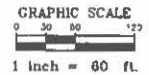
ALL INTERSECTIONS BETWEEN SHADEN LEVEL AND LOT LINES ARE GREATER THAN 20 FEET FROM THE APPROXIMATE ORDINARY HIGH WATER MARK (OSHM). APPROX. OSHM ARE SHOWN FOR REFERENCE ONLY. ANY LAND BELOW THE CHINESE OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

10' HIGH ROUND IRON BARS TO BE PLACED ALONG SHADEN LEVEL AND ALL REQUIRING DAMAGED LOT CORNERS UPON COMPLETION OF CONSTRUCTION AND GRADING WORK (SEE STAKING DRAWING)

CURVE	LOT	ARC		CHORD		CENTRAL ANGLE	TANGENT IN	TANGENT OUT
		LENGTH	RADIUS	LENGTH	BEARING			
C1	ROW	314.17	60.00	60.00	N89°28'23"W	300°00'00"	N83°01'04"E	S30°50'30"E
	175	17.72	60.00	55.82	N89°28'31.5"W	55°00'50"		
	176	42.00	60.00	43.15	N89°31'00"E	40°00'20"		
C2	ROW	97.25	60.00	53.10	N85°24'19"E	54°40'04"		
	178	50.81	60.00	48.12	S82°52'42"E	48°19'49"		
	179	42.00	60.00	41.18	S18°42'38"E	40°00'18"		
C3	ROW	210.21	333.00	208.74	S71°54'10.0"E	30°10'13"	S89°48'18"E	S53°49'03"E
	171	158.53	333.00	158.77	S71°54'10.0"E	30°10'13"	S89°48'18"E	S53°49'03"E
	170	208.38	333.00	205.95	S71°49'48.5"E	30°01'31"	S83°49'03"E	S89°50'34"E
C4	ROW	92.84	287.00	92.47	S83°47'34.8"E	18°04'33"		
	172	74.84	287.00	74.70	N81°47'48.8"W	18°00'22"		
	173	11.00	287.00	10.77	S71°54'10.0"E	30°10'13"	S89°48'18"E	S53°49'03"E
C5	ROW	208.38	333.00	205.95	S71°49'48.5"E	30°01'31"	S83°49'03"E	S89°50'34"E
	168	89.80	333.00	88.33	S82°01'51"E	15°27'05"		
	166	118.22	333.00	109.71	S64°54'33.0"E	18°57'48"		
T10	9.30	333.00	9.30	S54°37'27.8"E	1°30'28"			

There are no easements in this plat with respect to
s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis.
Stats. as amended by a 236.12, Wis. Stats.
Certified July 12th 2019
Ramon P. Poirier
Department of Administration

Wagner
EXCAVATING Co.
2427 PARK AVENUE SHEBOYGAN, WI 53081
920.714.9300 FAX (920) 438.2863
REVISED 6/20/2018 (SHEET 1 OF 2)



- SURVEY LEGEND**
- 0.75" O.D. 1" IRON PIPE FOUND
 - 3" I.D. IRON PIPE FOUND
 - 58" O.D. IRON ROD FOUND
 - 1" O.D. IRON ROD FOUND
 - PK MAG NAIL FOUND
 - 2.375" O.D. X 1" IRON PIPE, 2.46 LB/L.F. SET
 - 1" X 1/2" X 1/4" SQUARE IRON BAR, 3.65 LB/L.F. SET
 - ALL OTHER LOT AND OUTLOT CORNERS
" O.D. X 1" IRON PIPE, 1.13 LB/L.F. SET

ELEVATION BEING MARKED IN CONCRETE OF
OUTLET PIPER STRUCTURE ON LAKE AIRE ADDITION 4
LOCATED ON BARRON LOCATED APPROXIMATELY 56.8 FEET
NORTH OF SCHINKER CREEK ROAD CENTERLINE. 444.8
FEET WEST OF EAST LINE OF SOUTH 1/4 OF SEC. 15, T14N, R23E,
SHEBOYGAN COUNTY, WI.

ELEVATIONS BASED ON MONDRI 2014 DATUM

SYSTEM INFORMATION
SHEBOYGAN COUNTY CROWN WATER SYSTEM

ZONING INFORMATION
SOUTH

NEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SW 1/4 OF
SECTION 15, T14N, R23E THAT BEARS
S 88° 25' 18" E



SCHINKER CREEK PARK
PART OF PARKWAY
AS SHOWN ON A
RECORD MAP
FILED IN THE
OFFICE OF THE
CLERK OF COURTS
IN THE COUNTY OF
SHEBOYGAN, WISCONSIN

DATE OF SURVEY - 03/11/19
DATE OF SURVEY - 03/11/19
DATE OF SURVEY - 03/11/19

III

Res. No. _____ - 19 - 20. By Alderperson Bohren. August 5, 2019.

A RESOLUTION pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan approving the final plat of Lake Aire Subdivision No. 5, no preliminary plat having been submitted.

RESOLVED: That pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan, the final plat of Lake Aire Subdivision No. 5, located partly in Outlot 6 of Lake Aire Addition No. 4 and in the NW¼ and SW¼ of the SW¼, of Section 15, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin, is hereby approved.

BE IT FURTHER RESOLVED: That the approval of the aforementioned is conditioned upon compliance of the plat with the provisions of Chapter 236, Wis. Stats.; approval by the Department of Safety and Professional Services of a sanitary permit for a public sewer extension to the area covered by the plat; the rules of the Department of Transportation relating to provision for the safety of entrance upon and departure from the abutting state trunk highways or connecting highways, if any, and for the preservation of the public interest and investment in such highways; and the recording of the plat with the Register of Deeds for Sheboygan County, and the filing of two (2) true copies with the City Clerk.

City Plan

I HEREBY CERTIFY that the foregoing Resolution 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



RESOLUTION NO. _____

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF
TAX INCREMENTAL DISTRICT NO. 12,
CITY OF SHEBOYGAN, WISCONSIN**

WHEREAS, the City of Sheboygan (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (the “District”) was created by the City on February 21, 2000 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will allow excess revenue to be transferred to Tax Incremental District No. 17 (the “Recipient District”) as permitted under Wisconsin Statutes Section 66.1105(6)(f)2.

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sheboygan County, the Sheboygan Area School District, and the Lakeshore Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 13, 2019 held a public hearing concerning the proposed amendment to the Project Plan of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan, and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Sheboygan that:

1. The boundaries of the District named "Tax Incremental District No. 12, City of Sheboygan" remain unchanged.
2. That this Amendment is effective as of the date of adoption of this resolution.
3. The Common Council finds and declares that:
 - (a) There are no additional improvements as a result of this amendment.
 - (b) The amount of retail business will not change as a result of this amendment.
 - (c) Under the amended Project Plan, excess tax increments will be transferred to the Recipient District.
 - (d) The District and the Recipient District lie within the same overlapping taxing jurisdictions.
 - (e) The District has sufficient revenue to pay for all current Project Costs and has sufficient excess revenue to pay for eligible project costs of the Recipient District.
 - (f) The Recipient District is a blighted area district which qualifies it as an eligible recipient of excess revenue.
4. The Project Plan for "Tax Incremental District No. 12, City of Sheboygan" (attached as Exhibit A), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

Adopted this _____ day of _____, 2019.

Mayor

City Clerk

PROJECT PLAN

[DISTRIBUTED SEPARATELY]



August 5, 2019

Project Plan for the Project Plan Amendment of Tax Incremental District No. 12 In Order to Share Increment With Tax Incremental District No. 17



Organizational Joint Review Board Meeting Held:	Scheduled for: August 13, 2019
Public Hearing Held:	Scheduled for: August 13, 2019
Consideration for Adoption by Plan Commission:	Scheduled for: August 13, 2019
Consideration for Adoption by Common Council:	Scheduled for: September 16, 2019
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD

Tax Incremental District No. 12 Project Plan Amendment

City of Sheboygan Officials

Common Council

Mike Vandersteen	City Mayor
Barb Felde	Council Member
Todd Wolf	Council Member
Mary Lynne Donohue	Council Member
Betty Ackley	Council Member
Markus Savaglio	Council Member
Dean Dekker	Council Member
Rose Phillips	Council Member
Ryan Sorenson	Council Member
Trey Mitchell	Council Member
Jim Bohren	Council Member

City Staff

Meredith DeBruin	City Clerk
Darrell Hofland	Administrator
Chad Pelishek	Director of Planning & Development
Marty Halverson	Finance Director
Charles C. Adams	City Attorney

Joint Review Board

City Representative
Sheboygan County
Lakeshore Technical College District
Sheboygan Area School District
Public Member

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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 12 (The “TID” or “Donor District” or “District”) is an existing blighted area district, created by a resolution of the City of Sheboygan (“City”) Common Council adopted on February 21, 2000 (the “Creation Resolution”).

Type of District, Size and Location

Tax Incremental District (“TID”) No. 17 (The “Recipient District”) is an existing rehabilitation - conservation district, created by a resolution of the Common Council adopted on August 20, 2018.

Amendments

The Donor District was previously amended on August 6, 2007, whereby a resolution was adopted to add additional territory to the District, and to amend the list of projects to be undertaken. This amendment was the first of four territory amendments permitted for this District.

The Donor District was also previously amended on August 6, 2012, whereby a resolution was adopted to allow the District to share surplus increment with TID No. 6.

Purpose of this Amendment

Allow for the Donor District to share surplus increments with the Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2.

Estimated Total Project Expenditures.

The additional project costs to be incurred under this amendment are limited to the sharing of surplus increment with the Recipient District. It is expected that the Donor District will generate approximately \$1.9 million in increment that can be shared with the Recipient District during the eligible sharing period.

Economic Development

Authorizing the Donor District to share increments with the Recipient District will provide additional resources needed to assist the Recipient District in accomplishing the economic development goals set forth in its Project Plan. Without this assistance, it is unlikely this will happen, or will happen within the timeframe, or at the levels projected. The application of the Donor District’s surplus increment, as permitted by Wisconsin Statutes, promotes the overall economic development of the City to the benefit of all overlapping taxing jurisdictions.

Expected Termination of District

The Donor District has a maximum statutory life of 27 years, and must close not later than February 21, 2027, resulting in a final collection of increment in budget year 2027. Considering only existing increment value and assuming no additional projects are undertaken the anticipated total cumulative revenues will exceed total liabilities by the year 2019, enabling the District to close eight years earlier than its maximum life. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District would shift the projected closure year from 2019 to 2027.

Summary of Findings

As required by Wisconsin Statutes Section.66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” amendment of the Donor District’s Project Plan, the remaining development projected to occur as detailed in this Project 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 making this determination, the City has considered the following information:

- Current and projected tax increment collections for the Recipient District will be insufficient to pay for project costs already incurred and/or the additional projects that need to be completed in that District to achieve the objectives of its Project Plan.
- In order to cover the increased expenses, in Recipient District, and to meet its goals, it is likely that revenue sharing from the Donor District will be necessary. Therefore, the City expects that “but for” this revenue sharing, the planned development in the Recipient District will not be fully realized.
- **That “but for” amendment of the Donor District’s Project Plan, the economic development objectives of the Recipient District’s Project Plan will not be achieved.** In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to allow for the sharing of the Donor District’s increment with the Recipient District, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded, in the case of both the Donor District and the Recipient District, that the “but for” test was met. As demonstrated in the Economic Feasibility section of this Project Plan Amendment, the Recipient District is not likely to recover its Project Costs without the receipt of shared increment from the Donor District. This would create a significant financial burden for City taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment projects and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.a.*

2. **The economic benefits of amending the Donor 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:

- As demonstrated in the Economic Feasibility Section of this Project Plan amendment, the tax increments projected to be collected are more than sufficient to pay for the remaining proposed project costs. On this basis alone, the finding is supported.
- Approval of the ability to share increment with the Recipient District is necessary to enable that District to fully realize the economic benefits projected in its Project Plan. Since the Donor District is generating sufficient increment to pay for its project costs, and has surplus increment available to pay for some of the project costs of the Recipient District, the economic benefits that have already been generated are more than sufficient to compensate for the cost of improvements in the Donor and Recipient Districts.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - Given that it is likely that the Recipient District will not achieve all of the objectives of its Project Plan or in the same manner without the ability to share in the surplus increments of the Donor District (see finding # 1), and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.c.*
4. The boundaries of the District are not being amended. At the time of creation, and any subsequent additions of territory, not less than 50%, by area, of the real property within the District, as amended, is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.
5. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution and in any subsequent resolutions amending the boundaries of the District, the District remains declared a blighted area district based on the identification and classification of the property included within the District.
6. The Project Costs will not change as a result of this amendment.
7. There are no additional improvements as a result of this amendment.
8. 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 Wisconsin Statutes Section 66.1105(5)(b).
9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on February 21, 2000 by resolution of the Common Council. The District’s valuation date, for purposes of establishing base value, was January 1, 2000.

The District is a “Blighted Area District,” created on a finding that at least 50%, by area, of the real property within the District was blighted, as defined in Wisconsin Statutes Section 66.1105(2)(ae)1.

Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four

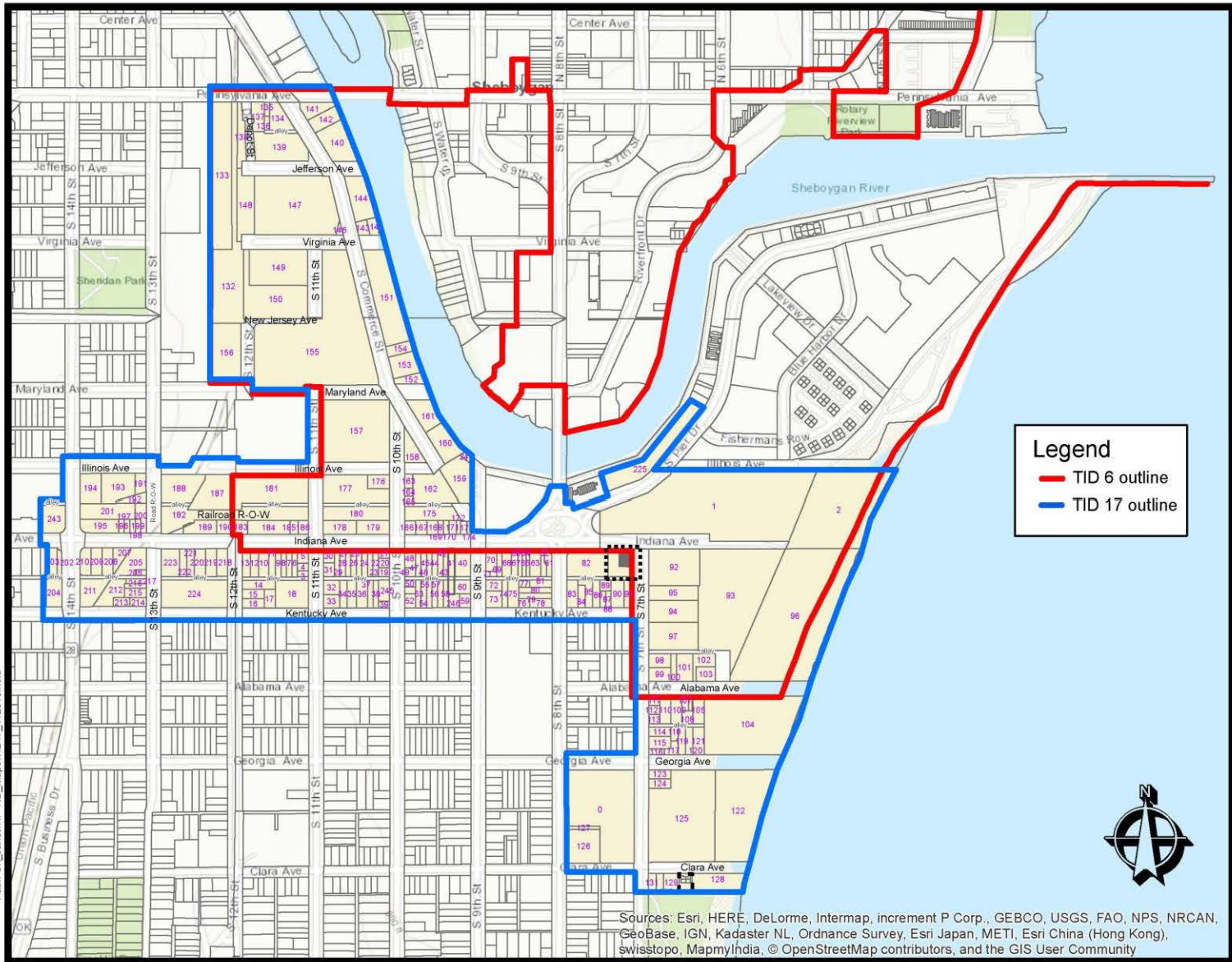
times during the life of the District. The boundaries of the Donor District have been amended once prior to this Amendment. Since this amendment does not involve the addition or subtraction of territory from the District, it is not counted against the number of available boundary amendments.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan, or any component of previously adopted Project Plan Amendments, unless specifically stated. All components of the original Project Plan, and its previously adopted Project Plan Amendments, remain in effect.

A map depicting the current boundaries of the District is found in Section 3 of this Plan. Based upon the findings stated above, the original findings stated in the Creation Resolution, and the findings contained in any subsequent resolution adding territory to the District, the District remains a blighted area district based on the identification and classification of the property included within the District.

SECTION 3: Maps of Current Districts Boundary





Date: 11/28/2018

SECTION 4: Map Showing Existing Uses and Conditions

There will be no change to District boundaries, nor any changes to the existing uses and conditions within the District as a result of this amendment. A copy of this map can be found in the Original and/or Amended Project Plan Documents.

SECTION 5: Equalized Value Test

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

SECTION 6: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original and/or Amended Project Plan Documents remains in effect.

SECTION 7: Map Showing Proposed Improvements and Uses

There will be no change to District boundaries, nor any changes to the proposed improvements or uses within the District as a result of this amendment. A copy of this map can be found in the Original and/or Amended Project Plan Documents.

SECTION 8: Detailed List of Updated Project Costs

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original and/or Amended Project Plan Documents remains in effect.

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

This Project Plan Amendment allows the Donor District to allocate positive tax increments to the Recipient District. The authority for this Amendment is Wisconsin Statutes Section 66.1105 which provides for the allocation of increments providing that the following are true:

- The Donor District, the positive tax increments of which are to be allocated, and the Recipient District have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- The amendment takes place before collecting tax increments in excess of project costs, but not later than the allowable maximum life.
- The Exhibits following this section demonstrate that the Donor District is generating sufficient tax increments to pay for its project costs, and that surplus increments remain that can be allocated to pay some of the project costs of the Recipient District. Accordingly, the statutory criteria under which this amendment can be approved are met.

This amendment further allows for the Donor District to share surplus increments with the Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2. The authority for this Amendment provides that the following are true:

- The Donor District cannot request or receive an extension to its maximum life.
- The Recipient District was created on a finding that not less than 50 percent, by area, of the real property within the District was in need or rehabilitation - conservation.

Development Assumptions

<div style="background-color: #003366; color: white; padding: 10px; text-align: center;"> <h3>City of Sheboygan, Wisconsin</h3> <h4>Tax Increment District # 12</h4> <h4>Development Assumptions</h4> </div>					
Construction Year		Actual	Annual Total	Construction Year	
17	2000-2016	6,347,100	6,347,100	2000-2016	17
18	2017	667,800	667,800	2017	18
19	2018		0	2018	19
20	2019		0	2019	20
21	2020		0	2020	21
22	2021		0	2021	22
23	2022		0	2022	23
24	2023		0	2023	24
25	2024		0	2024	25
26	2025		0	2025	26
Totals		<u>7,014,900</u>	<u>7,014,900</u>		

Notes:

Increment Revenue Projections

City of Sheboygan, Wisconsin Tax Increment District # 12 Tax Increment Projection Worksheet																																																																																																																					
Type of District	Blighted Area				Base Value	3,825,700																																																																																																															
District Creation Date	February 21, 2000				Appreciation Factor	0.00%																																																																																																															
Valuation Date	Jan 1,	2000			Current Tax Rate	\$24.87																																																																																																															
Max Life (Years)	27				Rate Adjustment Factor	0.00%																																																																																																															
Expenditure Period/Termination	22	2/21/2022																																																																																																																			
Revenue Periods/Final Year	26	2027																																																																																																																			
Extension Eligibility/Years	Yes	7			Tax Exempt Discount Rate	0.00%																																																																																																															
Eligible Recipient District	Yes				Taxable Discount Rate	0.00%																																																																																																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 10%;">Construction Year</th> <th style="width: 15%;">Value Added</th> <th style="width: 10%;">Valuation Year</th> <th style="width: 10%;">Inflation Increment</th> <th style="width: 10%;">Total Increment</th> <th style="width: 10%;">Revenue Year</th> <th style="width: 10%;">Tax Rate</th> <th style="width: 10%;">Tax Increment</th> </tr> </thead> <tbody> <tr> <td>17</td> <td>2000-2016</td> <td style="text-align: right;">6,347,100</td> <td>2017</td> <td style="text-align: center;">0</td> <td style="text-align: right;">6,347,100</td> <td>2018</td> <td style="text-align: right;">\$25.89</td> <td style="text-align: right;">164,337</td> </tr> <tr> <td>18</td> <td>2017</td> <td style="text-align: right;">677,800</td> <td>2018</td> <td style="text-align: center;">0</td> <td style="text-align: right;">7,024,900</td> <td>2019</td> <td style="text-align: right;">\$24.87</td> <td style="text-align: right;">174,704</td> </tr> <tr> <td>19</td> <td>2018</td> <td style="text-align: center;">0</td> <td>2019</td> <td style="text-align: center;">0</td> <td style="text-align: right;">7,024,900</td> <td>2020</td> <td style="text-align: right;">\$24.87</td> <td style="text-align: right;">174,704</td> </tr> <tr> <td>20</td> <td>2019</td> <td style="text-align: center;">0</td> <td>2020</td> <td style="text-align: center;">0</td> <td style="text-align: right;">7,024,900</td> <td>2021</td> <td style="text-align: right;">\$24.87</td> <td style="text-align: right;">174,704</td> </tr> <tr> <td>21</td> <td>2020</td> <td style="text-align: center;">0</td> <td>2021</td> <td style="text-align: center;">0</td> <td style="text-align: right;">7,024,900</td> <td>2022</td> <td style="text-align: right;">\$24.87</td> <td style="text-align: right;">174,704</td> </tr> <tr> <td>22</td> <td>2021</td> <td style="text-align: center;">0</td> <td>2022</td> <td style="text-align: center;">0</td> <td style="text-align: right;">7,024,900</td> <td>2023</td> <td style="text-align: right;">\$24.87</td> <td style="text-align: right;">174,704</td> </tr> <tr> <td>23</td> <td>2022</td> <td style="text-align: center;">0</td> <td>2023</td> <td style="text-align: center;">0</td> <td style="text-align: right;">7,024,900</td> <td>2024</td> <td style="text-align: right;">\$24.87</td> <td style="text-align: right;">174,704</td> </tr> <tr> <td>24</td> <td>2023</td> <td style="text-align: center;">0</td> <td>2024</td> <td style="text-align: center;">0</td> <td style="text-align: right;">7,024,900</td> <td>2025</td> <td style="text-align: right;">\$24.87</td> <td style="text-align: right;">174,704</td> </tr> <tr> <td>25</td> <td>2024</td> <td style="text-align: center;">0</td> <td>2025</td> <td style="text-align: center;">0</td> <td style="text-align: right;">7,024,900</td> <td>2026</td> <td style="text-align: right;">\$24.87</td> <td style="text-align: right;">174,704</td> </tr> <tr> <td>26</td> <td>2025</td> <td style="text-align: center;">0</td> <td>2026</td> <td style="text-align: center;">0</td> <td style="text-align: right;">7,024,900</td> <td>2027</td> <td style="text-align: right;">\$24.87</td> <td style="text-align: right;">174,704</td> </tr> <tr> <td colspan="2" style="text-align: right;">Totals</td> <td style="text-align: right; background-color: #f4a460;">7,024,900</td> <td colspan="2"></td> <td style="text-align: center; background-color: #f4a460;">0</td> <td colspan="2" style="text-align: right; background-color: #f4a460;">Future Value of Increment</td> <td style="text-align: right; background-color: #f4a460;">1,736,674</td> </tr> </tbody> </table>											Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	17	2000-2016	6,347,100	2017	0	6,347,100	2018	\$25.89	164,337	18	2017	677,800	2018	0	7,024,900	2019	\$24.87	174,704	19	2018	0	2019	0	7,024,900	2020	\$24.87	174,704	20	2019	0	2020	0	7,024,900	2021	\$24.87	174,704	21	2020	0	2021	0	7,024,900	2022	\$24.87	174,704	22	2021	0	2022	0	7,024,900	2023	\$24.87	174,704	23	2022	0	2023	0	7,024,900	2024	\$24.87	174,704	24	2023	0	2024	0	7,024,900	2025	\$24.87	174,704	25	2024	0	2025	0	7,024,900	2026	\$24.87	174,704	26	2025	0	2026	0	7,024,900	2027	\$24.87	174,704	Totals		7,024,900			0	Future Value of Increment		1,736,674
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Actual results will vary depending on development, inflation of overall tax rates. NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).																																																																																																																					

Cash Flow

City of Sheboygan, Wisconsin

Tax Increment District # 12

Cash Flow Projection Before Increment Sharing with TID 17

Year	Projected Revenues				Expenditures					Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Exempt Computer Aid	Total Revenues	Series 2010B Taxable Series GO Bonds Dated Date: 06/23/10 Principal Interest		Admin.	Share Payments to TID #17	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2018	164,337	2,295	1,953	168,585	90,000	1,710	650	0	92,360	76,225	341,690		2018
2019	174,704			174,704			650		650	174,054	515,744		2019
2020	174,704			174,704			650		650	174,054	689,798		2020
2021	174,704			174,704			650		650	174,054	863,852		2021
2022	174,704			174,704			650		650	174,054	1,037,907		2022
2023	174,704			174,704			650		650	174,054	1,211,961		2023
2024	174,704			174,704			650		650	174,054	1,386,015		2024
2025	174,704			174,704			650		650	174,054	1,560,069		2025
2026	174,704			174,704			650		650	174,054	1,734,123		2026
2027	174,704			174,704			5,650		5,650	169,054	1,903,177		2027
Total	1,736,674	2,295	1,953	1,740,922			11,500	0	103,210				Total
Notes:										Projected TID Closure			

City of Sheboygan, Wisconsin

Tax Increment District # 12

Cash Flow Projection After Sharing with TID 17

Year	Projected Revenues				Expenditures					Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Exempt Computer Aid	Total Revenues	Series 2010B Taxable Series GO Bonds Dated Date: 06/23/10		Admin.	Share Payments to TID #17	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2018	164,337	2,295	1,953	168,585	90,000	1,710	650	0	92,360	76,225	341,690		2018
2019	174,704			174,704			650	515,744	516,394	(341,690)	0		2019
2020	174,704			174,704			650	174,054	174,704	0	0		2020
2021	174,704			174,704			650	174,054	174,704	0	0		2021
2022	174,704			174,704			650	174,054	174,704	0	1		2022
2023	174,704			174,704			650	174,054	174,704	0	1		2023
2024	174,704			174,704			650	174,054	174,704	0	1		2024
2025	174,704			174,704			650	174,054	174,704	0	1		2025
2026	174,704			174,704			650	174,054	174,704	0	1		2026
2027	174,704			174,704			5,650	169,054	174,704	0	1		2027
Total	1,736,674	2,295	1,953	1,740,922			11,500	1,903,176	2,006,386				Total
Notes:										Projected TID Closure			

City of Sheboygan, Wisconsin

Tax Increment District # 17

Cash Flow Projection After Donations from TID 12 and TID 13

Year	Projected Revenues							Expenditures											Balances			Year							
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Grants and other funds on hand	TID #12 Donation	TID #13 Donation	Total Revenues	G.O. Bond 3,360,000		G.O. Bond 5,855,000		G.O. Bond 2,925,000		G.O. Bond 1,945,000		G.O. Bond 5,175,000		Badger State Lofts					Total Expenditures	Annual	Cumulative	Principal Outstanding & Incentives			
								Dated Date: 07/29/19	Interest	Dated Date: 08/01/20	Interest	Dated Date: 08/01/21	Interest	Dated Date: 08/01/22	Interest	Dated Date: 08/01/23	Interest	Developer Incentives	Development Incentive	Project Costs	Revolving Loan Program						Admin.		
2018								12/1															0	0	0	22,260,000	2018		
2019			134,579	0	515,744	608,318	1,258,641																30,000	5,000	35,000	1,223,641	1,223,641	22,260,000	2019
2020		51,000	204,925		174,054	387,335	817,314																5,100	140,060	677,254	1,900,895	22,260,000	2020	
2021	185,276	4,752	117,000		174,054	387,335	868,417																5,202	326,470	541,947	2,442,842	22,260,000	2021	
2022	591,888	6,107	87,525		174,054	387,335	1,246,910	50,000	100,800														5,306	540,204	706,705	3,149,547	22,210,000	2022	
2023	666,496	7,874	258,750		174,054	387,335	1,494,509	160,000	99,300	50,000	204,925												5,412	786,335	708,174	3,857,721	22,000,000	2023	
2024	915,189	9,644			174,054	387,335	1,486,222	165,000	94,500	100,000	203,175	50,000											5,520	1,193,644	292,579	4,150,300	21,635,000	2024	
2025	1,101,708	10,376			174,054	387,335	1,673,473	170,000	89,550	150,000	199,675	100,000	115,000	75,000									5,631	1,463,304	210,169	4,360,469	20,990,000	2025	
2026	1,288,228	10,901			174,054	387,335	1,860,518	175,000	84,450	200,000	194,425	105,000	111,000	75,000	84,150								5,743	1,601,942	258,576	4,619,045	20,185,000	2026	
2027	1,337,966	11,548			169,054	387,335	1,905,903	180,000	79,200	225,000	187,425	110,000	106,800	75,000	80,775								5,858	1,662,231	243,672	4,862,717	19,295,000	2027	
2028	1,387,705	12,157				387,335	1,787,197	190,000	73,800	250,000	179,550	125,000	102,400	100,000	77,400								5,975	1,718,799	68,398	4,931,115	18,320,000	2028	
2029	1,536,920	12,328				387,335	1,936,583	195,000	68,100	275,000	170,800	155,000	97,400	125,000	72,900								6,095	1,806,968	129,615	5,060,730	17,225,000	2029	
2030	1,586,659	12,652				387,335	1,986,646	200,000	62,250	300,000	161,175	160,000	91,200	150,000	67,275								6,217	1,841,290	145,356	5,206,086	16,060,000	2030	
2031	1,586,659	13,015				387,335	1,987,009	210,000	56,250	325,000	150,675	165,000	84,800	175,000	60,525								6,341	1,877,764	109,245	5,315,331	14,820,000	2031	
2032	1,586,659	13,288				387,335	1,987,282	215,000	49,950	350,000	139,300	170,000	78,200	180,000	52,650								6,468	1,886,241	101,041	5,416,372	13,530,000	2032	
2033	1,586,659	13,541				382,339	1,982,539	225,000	43,500	375,000	127,050	175,000	71,400	185,000	44,550								6,597	1,875,597	106,942	5,523,313	12,145,000	2033	
2034	1,586,659	13,808					1,600,467	230,000	36,750	400,000	113,925	180,000	64,400	190,000	36,225								6,729	1,924,279	(323,812)	5,199,501	10,665,000	2034	
2035	1,586,659	12,999					1,599,658	240,000	29,850	425,000	99,925	185,000	57,200	200,000	27,675								6,864	1,996,264	(396,606)	4,802,895	9,065,000	2035	
2036	1,586,659	12,007					1,598,666	245,000	22,650	450,000	85,050	190,000	49,800	205,000	18,675								7,001	2,060,426	(461,760)	4,341,135	7,350,000	2036	
2037	1,586,659	10,853					1,597,512	250,000	15,300	475,000	69,300	200,000	42,200	210,000	9,450								7,141	2,075,641	(478,129)	3,863,006	5,565,000	2037	
2038	1,586,659	9,658					1,596,316	260,000	7,800	500,000	52,675	205,000	34,200		0								7,284	1,872,959	(276,643)	3,586,363	3,925,000	2038	
2039	1,586,659	8,966					1,595,625	500,000	35,175	500,000	35,175	210,000	26,000		0								7,430	1,292,105	303,520	3,889,883	2,815,000	2039	
2040	1,586,659	9,725					1,596,384	505,000	17,675	505,000	17,675	215,000	17,600		0								7,578	6,306,353	(4,709,970)	(820,087)	1,645,000	2040	
2041	1,586,659	(2,050)					1,584,609					225,000	9,000		0								7,730	782,730	801,879	(18,208)	950,000	2041	
2042	1,586,659	(46)					1,586,613								0								7,884	530,384	1,056,229	1,038,021	475,000	2042	
2043	1,586,659	2,595					1,589,254								475,000								8,042	506,792	1,082,462	2,120,483	0	2043	
2044	1,586,659	5,301					1,591,960																8,203	8,203	1,583,757	3,704,240	0	2044	
2045	1,586,659	9,261					1,595,920																8,367	8,367	1,587,552	5,291,793	0	2045	
2046	1,586,659	13,229					1,599,888																8,534	8,534	1,591,354	6,883,147	0	2046	
Total	35,984,580	295,489	802,779	0	1,903,176	6,026,012	45,012,036	3,360,000	1,249,760	5,855,000	2,801,750	2,925,000	1,509,600	1,945,000	894,825	5,175,000	3,498,250	3,000,000	699,448	30,000	5,000,000	185,256	38,128,889					Total	

Notes: The City reserves the right to use alternate financing solutions for the projects as they are implemented.

Projected TID Closure

SECTION 10: Annexed Property

No territory will be added or subtracted from the District as a result of this amendment.

SECTION 11: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Project Plan amendment.

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

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 13: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes chapter 32.

SECTION 14: Orderly Development and/or Redevelopment of the City of Sheboygan

This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and/or redevelopment of the City.

SECTION 15: List of Estimated Non-Project Costs

Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with tax incremental finance funds.

Examples would include:

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.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 16:
Opinion of Attorney for the City of Sheboygan Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

August 5, 2019

SAMPLE

Mayor Mike Vandersteen
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

RE: City of Sheboygan, Wisconsin Tax Incremental District No. 12 Amendment

Dear Mayor:

As City Attorney for the City of Sheboygan, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Charles C. Adams
City of Sheboygan

Exhibit A:
**Calculation of the Share of Projected Tax Increments
 Estimated to be Paid by the Owners of Property in the
 Overlying Taxing Jurisdictions**

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying 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%		
Total		67,397,461					
Revenue Year	County	Technical College	Municipality	School District of Sheboygan Area	Total	Revenue Year	
2018	33,132	5,156	67,601	58,449	164,337	2018	
2019	35,222	5,481	71,865	62,136	174,704	2019	
2020	35,222	5,481	71,865	62,136	174,704	2020	
2021	35,222	5,481	71,865	62,136	174,704	2021	
2022	35,222	5,481	71,865	62,136	174,704	2022	
2023	35,222	5,481	71,865	62,136	174,704	2023	
2024	35,222	5,481	71,865	62,136	174,704	2024	
2025	35,222	5,481	71,865	62,136	174,704	2025	
2026	35,222	5,481	71,865	62,136	174,704	2026	
2027	35,222	5,481	71,865	62,136	174,704	2027	
		<u>350,127</u>	<u>54,489</u>	<u>714,388</u>	<u>617,670</u>	<u>1,736,674</u>	

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: Consideration of Resolution Approving a Project Plan Amendment for Tax Incremental District No. 12, City of Sheboygan, Wisconsin.

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

REPORT DATE: August 5, 2019

MEETING DATE: August 13, 2019

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

The City is interested in amending TID 12, which was established for the office building at the corner of N. 8th Street and Niagara Avenue and the GrandStay as blight district. Under state excess increment in a TID may be shared with recipient district of like kind. Under the project plan amendment, TID 12 would share excess increment with TID 17 for about \$174,000 per year. At this time, there is not expansion of TID 12 planned and no outstanding debt payments to cover.

STAFF COMMENTS:

TID 17 is known as Indiana Avenue. Due to the amount of infrastructure needed in this area as well redevelopment of the large parcels of land, city staff feels the need to share increment from TID 12 to cover upcoming debt payments the city will incur.

ACTION REQUESTED:

Motion to approve Resolution Approving a Project Plan Amendment for Tax Incremental District 12, City of Sheboygan, Wisconsin.

ATTACHMENTS:

- I. Resolution Approving a Project Plan Amendment.
- II. Project Plan Amendment



August 5, 2019

Project Plan for the Project Plan Amendment of Tax Incremental District No. 13 In Order to Share Increment With Tax Incremental District No. 17



Organizational Joint Review Board Meeting Held:	Scheduled for: August 13, 2019
Public Hearing Held:	Scheduled for: August 13, 2019
Consideration for Adoption by Plan Commission:	Scheduled for: August 13, 2019
Consideration for Adoption by Common Council:	Scheduled for: September 16, 2019
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD

Tax Incremental District No. 13 Project Plan Amendment

City of Sheboygan Officials

Common Council

Mike Vandersteen	City Mayor
Barb Felde	Council Member
Todd Wolf	Council Member
Mary Lynne Donohue	Council Member
Betty Ackley	Council Member
Markus Savaglio	Council Member
Dean Dekker	Council Member
Rose Phillips	Council Member
Ryan Sorenson	Council Member
Trey Mitchell	Council Member
Jim Bohren	Council Member

City Staff

Meredith DeBruin	City Clerk
Darrell Hofland	Administrator
Chad Pelishek	Director of Planning & Development
Marty Halverson	Finance Director
Charles C. Adams	City Attorney

Joint Review Board

City Representative
Sheboygan County
Lakeshore Technical College District
Sheboygan Area School District
Public Member

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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 13 (The “TID” or “Donor District” or “District”) is an existing blighted area district, created by a resolution of the City of Sheboygan (“City”) Common Council adopted on November 21, 2005 (the “Creation Resolution”).

Type of District, Size and Location

Tax Incremental District (“TID”) No. 17 (The “Recipient District”) is an existing rehabilitation - conservation district, created by a resolution of the Common Council adopted on August 20, 2018.

Amendments

The Donor District was previously amended on September 18, 2017, whereby a resolution was adopted to amend the list of projects to be undertaken.

Purpose of this Amendment

Allow for the Donor District to share surplus increments with the Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2.

Estimated Total Project Expenditures.

The additional project costs to be incurred under this amendment are limited to the sharing of surplus increment with the Recipient District. It is expected that the Donor District will generate approximately \$6 million in increment that can be shared with the Recipient District during the eligible sharing period.

Economic Development

Authorizing the Donor District to share increments with the Recipient District will provide additional resources needed to assist the Recipient District in accomplishing the economic development goals set forth in its Project Plan. Without this assistance, it is unlikely this will happen, or will happen within the timeframe, or at the levels projected. The application of the Donor District’s surplus increment, as permitted by Wisconsin Statutes, promotes the overall economic development of the City to the benefit of all overlapping taxing jurisdictions.

Expected Termination of District

The Donor District has a maximum statutory life of 27 years, and must close not later than November 21, 2032, resulting in a final collection of increment in budget year 2033. Considering only existing increment value and assuming no additional projects are undertaken the anticipated total cumulative revenues will exceed total liabilities by the year 2019, enabling the District to close fourteen years earlier than its maximum life. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District would shift the projected closure year from 2019 to 2033.

Summary of Findings

As required by Wisconsin Statutes Section.66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” amendment of the Donor District’s Project Plan, the remaining development projected to occur as detailed in this Project 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 making this determination, the City has considered the following information:

- Current and projected tax increment collections for the Recipient District will be insufficient to pay for project costs already incurred and/or the additional projects that need to be completed in that District to achieve the objectives of its Project Plan.
- In order to cover the increased expenses, in Recipient District, and to meet its goals, it is likely that revenue sharing from the Donor District will be necessary. Therefore, the City expects that “but for” this revenue sharing, the planned development in the Recipient District will not be fully realized.
- **That “but for” amendment of the Donor District’s Project Plan, the economic development objectives of the Recipient District’s Project Plan will not be achieved.** In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to allow for the sharing of the Donor District’s increment with the Recipient District, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded, in the case of both the Donor District and the Recipient District, that the “but for” test was met. As demonstrated in the Economic Feasibility section of this Project Plan Amendment, the Recipient District is not likely to recover its Project Costs without the receipt of shared increment from the Donor District. This would create a significant financial burden for City taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment projects and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.a.*

2. **The economic benefits of amending the Donor 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:

- As demonstrated in the Economic Feasibility Section of this Project Plan amendment, the tax increments projected to be collected are more than sufficient to pay for the remaining proposed project costs. On this basis alone, the finding is supported.
- Approval of the ability to share increment with the Recipient District is necessary to enable that District to fully realize the economic benefits projected in its Project Plan. Since the Donor District is generating sufficient increment to pay for its project costs, and has surplus increment available to pay for some of the project costs of the Recipient District, the economic benefits that have already been generated are more than sufficient to compensate for the cost of improvements in the Donor and Recipient Districts.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

- Given that it is likely that the Recipient District will not achieve all of the objectives of its Project Plan or in the same manner without the ability to share in the surplus increments of the Donor District (see finding # 1), and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.c.*
4. The boundaries of the District are not being amended. At the time of creation, and any subsequent additions of territory, not less than 50%, by area, of the real property within the District, as amended, is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.
 5. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution and in any subsequent resolutions amending the boundaries of the District, the District remains declared a blighted area district based on the identification and classification of the property included within the District.
 6. The Project Costs will not change as a result of this amendment.
 7. There are no additional improvements as a result of this amendment.
 8. 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 Wisconsin Statutes Section 66.1105(5)(b).
 9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on November 21, 2005 by resolution of the Common Council. The District’s valuation date, for purposes of establishing base value, was January 1, 2006.

The District is a “Blighted Area District,” created on a finding that at least 50%, by area, of the real property within the District was blighted, as defined in Wisconsin Statutes Section 66.1105(2)(ae)1.

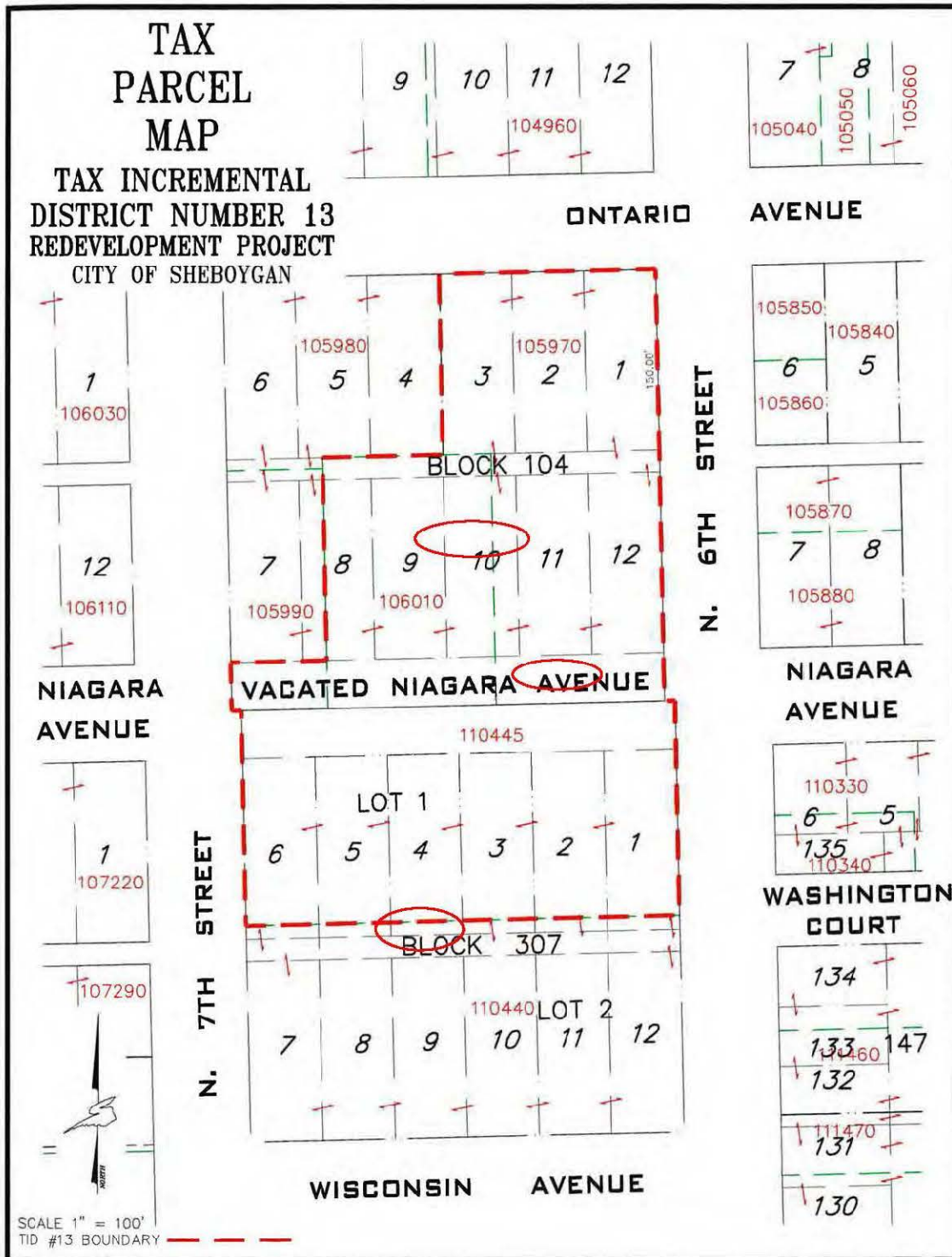
Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the Donor District have not previously been

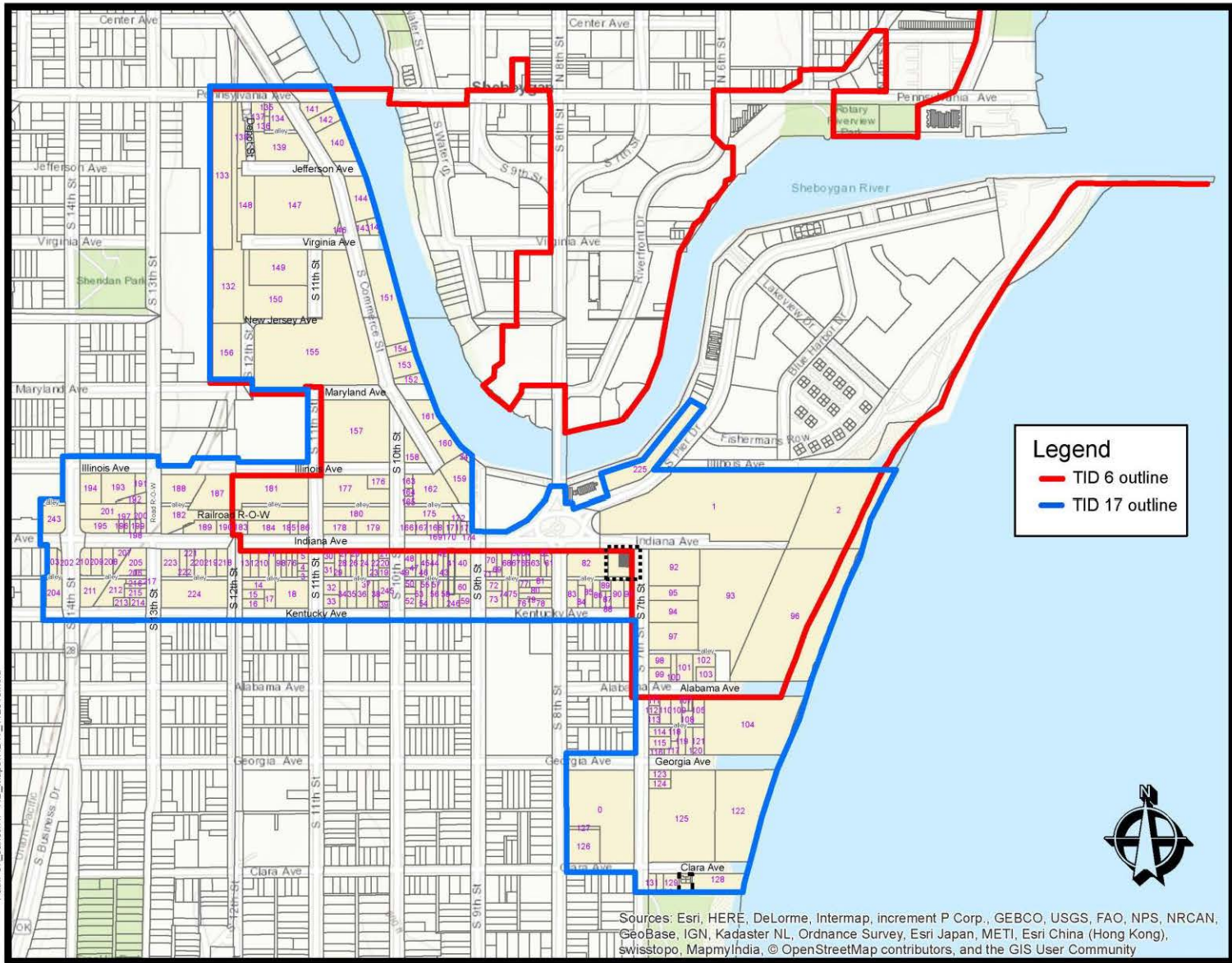
amended. Since this amendment does not involve the addition or subtraction of territory from the District, it is not counted against the number of available boundary amendments.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan, or any component of previously adopted Project Plan Amendments, unless specifically stated. All components of the original Project Plan, and its previously adopted Project Plan Amendments, remain in effect.

A map depicting the current boundaries of the District is found in Section 3 of this Plan. Based upon the findings stated above, the original findings stated in the Creation Resolution, and the findings contained in any subsequent resolution adding territory to the District, the District remains a blighted area district based on the identification and classification of the property included within the District.

SECTION 3:
 Maps of Current Districts Boundary





SECTION 4: Map Showing Existing Uses and Conditions

There will be no change to District boundaries, nor any changes to the existing uses and conditions within the District as a result of this amendment. A copy of this map can be found in the Original and/or Amended Project Plan Documents.

SECTION 5: Equalized Value Test

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

SECTION 6: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original and/or Amended Project Plan Documents remains in effect.

SECTION 7: Map Showing Proposed Improvements and Uses

There will be no change to District boundaries, nor any changes to the proposed improvements or uses within the District as a result of this amendment. A copy of this map can be found in the Original and/or Amended Project Plan Documents.

SECTION 8: Detailed List of Project Costs

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original and/or Amended Project Plan Documents remains in effect.

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

This Project Plan Amendment allows the Donor District to allocate positive tax increments to the Recipient District. The authority for this Amendment is Wisconsin Statutes Section 66.1105 which provides for the allocation of increments providing that the following are true:

- The Donor District, the positive tax increments of which are to be allocated, and the Recipient District have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- The amendment takes place before collecting tax increments in excess of project costs, but not later than the allowable maximum life.
- The Exhibits following this section demonstrate that the Donor District is generating sufficient tax increments to pay for its project costs, and that surplus increments remain that can be allocated to pay some of the project costs of the Recipient District. Accordingly, the statutory criteria under which this amendment can be approved are met.

This amendment further allows for the Donor District to share surplus increments with the Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2. The authority for this Amendment provides that the following are true:

- The Donor District cannot request or receive an extension to its maximum life.
- The Recipient District was created on a finding that not less than 50 percent, by area, of the real property within the District was in need of rehabilitation - conservation.

Development Assumptions

<div style="background-color: #003366; color: white; padding: 10px; text-align: center;"> <h3>City of Sheboygan, Wisconsin</h3> <h4>Tax Increment District # 13</h4> <h4>Development Assumptions</h4> </div>					
Construction Year		Actual	Annual Total	Construction Year	
11	2006-2016	12,800,800	12,800,800	2006-2016	11
12	2017	2,800,200	2,800,200	2017	12
13	2018		0	2018	13
14	2019		0	2019	14
15	2020		0	2020	15
16	2021		0	2021	16
17	2022		0	2022	17
18	2023		0	2023	18
19	2024		0	2024	19
20	2025		0	2025	20
21	2026		0	2026	21
22	2027		0	2027	22
23	2028		0	2028	23
24	2029		0	2029	24
25	2030		0	2030	25
26	2031		0	2031	26
Totals		<u>15,601,000</u>	<u>15,601,000</u>		

Notes:

Increment Revenue Projections

City of Sheboygan, Wisconsin							
Tax Increment District # 13							
Tax Increment Projection Worksheet							
Type of District	Blighted Area			Base Value	0		
District Creation Date	November 21, 2005			Appreciation Factor	0.00%		
Valuation Date	Jan 1,	2006		Current Tax Rate	\$24.87		
Max Life (Years)	27			Rate Adjustment Factor	0.00%		
Expenditure Period/Termination	22	11/21/2027		Tax Exempt Discount Rate	0.00%		
Revenue Periods/Final Year	26	2033		Taxable Discount Rate	0.00%		
Extension Eligibility/Years	Yes	6					
Eligible Recipient District	Yes						

Construction	Valuation	Inflation	Total					
Year	Value Added	Year	Increment	Revenue Year	Tax Rate	Tax Increment		
11	2016	12,800,800	2017	0	12,800,800	2018	\$25.89	331,434
12	2017	2,800,200	2018	0	15,601,000	2019	\$24.87	387,985
13	2018	0	2019	0	15,601,000	2020	\$24.87	387,985
14	2019	0	2020	0	15,601,000	2021	\$24.87	387,985
15	2020	0	2021	0	15,601,000	2022	\$24.87	387,985
16	2021	0	2022	0	15,601,000	2023	\$24.87	387,985
17	2022	0	2023	0	15,601,000	2024	\$24.87	387,985
18	2023	0	2024	0	15,601,000	2025	\$24.87	387,985
19	2024	0	2025	0	15,601,000	2026	\$24.87	387,985
20	2025	0	2026	0	15,601,000	2027	\$24.87	387,985
21	2026	0	2027	0	15,601,000	2028	\$24.87	387,985
22	2027	0	2028	0	15,601,000	2029	\$24.87	387,985
23	2028	0	2029	0	15,601,000	2030	\$24.87	387,985
24	2029	0	2030	0	15,601,000	2031	\$24.87	387,985
25	2030	0	2031	0	15,601,000	2032	\$24.87	387,985
26	2031	0	2032	0	15,601,000	2033	\$24.87	387,985
Totals	15,601,000	0	0	Future Value of Increment	6,151,214			

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

City of Sheboygan, Wisconsin

Tax Increment District # 13

Cash Flow Projection Before Sharing with TID 17

Year	Projected Revenues			Expenditures			Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Developer Grants	Admin.	Share Payments to TID #17	Total Expenditures	Annual	Cumulative		Principal Outstanding
2018	331,434	1,782	333,216	390,000	650		390,650	(57,434)	220,983		2018
2019	387,985		387,985		650		650	387,335	608,318		2019
2020	387,985		387,985		650		650	387,335	995,654		2020
2021	387,985		387,985		650		650	387,335	1,382,989		2021
2022	387,985		387,985		650		650	387,335	1,770,324		2022
2023	387,985		387,985		650		650	387,335	2,157,659		2023
2024	387,985		387,985		650		650	387,335	2,544,995		2024
2025	387,985		387,985		650		650	387,335	2,932,330		2025
2026	387,985		387,985		650		650	387,335	3,319,665		2026
2027	387,985		387,985		650		650	387,335	3,707,001		2027
2028	387,985		387,985		650		650	387,335	4,094,336		2028
2029	387,985		387,985		650		650	387,335	4,481,671		2029
2030	387,985		387,985		650		650	387,335	4,869,006		2030
2031	387,985		387,985		650		650	387,335	5,256,342		2031
2032	387,985		387,985		650		650	387,335	5,643,677		2032
2033	387,985		387,985		5,650		5,650	382,335	6,026,012		2033
Total	6,151,214	1,782	6,152,996	390,000	15,400	0	405,400				Total

Notes:

Projected TID Closure

City of Sheboygan, Wisconsin

Tax Increment District # 13

Cash Flow Projection After Sharing with TID 17

Year	Projected Revenues			Expenditures				Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Developer Grants	Admin.	Share Payments to TID #17	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2018	331,434	1,782	333,216	390,000	650		390,650	(57,434)	220,983		2018
2019	387,985		387,985		650	608,318	608,968	(220,983)	0		2019
2020	387,985		387,985		650	387,335	387,985	(0)	0		2020
2021	387,985		387,985		650	387,335	387,985	0	0		2021
2022	387,985		387,985		650	387,335	387,985	(0)	0		2022
2023	387,985		387,985		650	387,335	387,985	(0)	0		2023
2024	387,985		387,985		650	387,336	387,986	(0)	(0)		2024
2025	387,985		387,985		650	387,335	387,985	0	0		2025
2026	387,985		387,985		650	387,335	387,985	(0)	0		2026
2027	387,985		387,985		650	387,335	387,985	(0)	0		2027
2028	387,985		387,985		650	387,335	387,985	0	0		2028
2029	387,985		387,985		650	387,335	387,985	(0)	0		2029
2030	387,985		387,985		650	387,335	387,985	0	0		2030
2031	387,985		387,985		650	387,335	387,985	(0)	0		2031
2032	387,985		387,985		650	387,335	387,985	(0)	0		2032
2033	387,985		387,985		5,650	382,335	387,985	0	0		2033
Total	6,151,214	1,782	6,152,996	390,000	15,400	6,026,012	6,431,412				Total

Notes:

Projected TID Closure

City of Sheboygan, Wisconsin

Tax Increment District # 17

Cash Flow Projection After Donations from TID 12 and TID 13

Year	Projected Revenues							Expenditures													Balances			Year										
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Grants and other funds on hand	TID #12 Donation	TID #13 Donation	Total Revenues	G.O. Bond 3,360,000		G.O. Bond 5,855,000		G.O. Bond 2,925,000		G.O. Bond 1,945,000		G.O. Bond 5,175,000		Badger State Lofts					Total Expenditures		Annual	Cumulative	Principal Outstanding & Incentives							
								Dated Date: 07/29/19	Dated Date: 08/01/20	Dated Date: 08/01/21	Dated Date: 08/01/22	Dated Date: 08/01/23	Developer Incentives	Development Incentive	Revolving Project Costs	Revolving Loan Program	Admin.	Principal	Interest	Principal	Interest	Principal						Interest	Principal	Interest				
2018		0.25%						12/1														0	0	0	22,260,000	2018								
2019			134,579	0	515,744	608,318	1,258,641															30,000	5,000	35,000	1,223,641	1,223,641	22,260,000	2019						
2020		51,000	204,925		174,054	387,335	817,314																0	5,100	140,060	677,254	1,900,895	22,260,000	2020					
2021	185,276	4,752	117,000		174,054	387,335	868,417																	15,543	5,202	326,470	541,947	2,442,842	22,260,000	2021				
2022	591,888	6,107	87,525		174,054	387,335	1,246,910	50,000	100,800															62,173	5,306	540,204	706,705	3,149,547	22,210,000	2022				
2023	666,496	7,874	258,750		174,054	387,335	1,494,509	160,000	99,300	50,000	204,925														62,173	5,412	786,335	708,174	3,857,721	22,000,000	2023			
2024	915,189	9,644			174,054	387,335	1,486,222	165,000	94,500	100,000	203,175	50,000													87,525	5,520	1,193,644	292,579	4,150,300	21,635,000	2024			
2025	1,101,708	10,376			174,054	387,335	1,673,473	170,000	89,550	150,000	199,675	100,000													87,525	5,631	1,463,304	210,169	4,360,469	20,990,000	2025			
2026	1,288,228	10,901			174,054	387,335	1,860,518	175,000	84,450	200,000	194,425	105,000													84,150	5,743	1,601,942	258,576	4,619,045	20,185,000	2026			
2027	1,337,966	11,548			169,054	387,335	1,905,903	180,000	79,200	225,000	187,425	110,000													80,775	5,858	1,662,231	243,672	4,862,717	19,295,000	2027			
2028	1,387,705	12,157				387,335	1,787,197	190,000	73,800	250,000	179,550	125,000														77,400	5,975	1,718,799	68,398	4,931,115	18,320,000	2028		
2029	1,536,920	12,328				387,335	1,936,583	195,000	68,100	275,000	170,800	155,000														72,900	6,095	1,806,968	129,615	5,060,730	17,225,000	2029		
2030	1,586,659	12,652				387,335	1,986,646	200,000	62,250	300,000	161,175	160,000														67,275	6,217	1,841,290	145,356	5,206,086	16,060,000	2030		
2031	1,586,659	13,015				387,335	1,987,009	210,000	56,250	325,000	150,675	165,000														60,525	6,341	1,877,764	109,245	5,315,331	14,820,000	2031		
2032	1,586,659	13,288				387,335	1,987,282	215,000	49,950	350,000	139,300	170,000														52,650	6,468	1,886,241	101,041	5,416,372	13,530,000	2032		
2033	1,586,659	13,541				382,339	1,982,539	225,000	43,500	375,000	127,050	175,000														44,550	6,597	1,875,597	106,942	5,523,313	12,145,000	2033		
2034	1,586,659	13,808					1,600,467	230,000	36,750	400,000	113,925	180,000														36,225	6,729	1,924,279	(323,812)	5,199,501	10,665,000	2034		
2035	1,586,659	12,999					1,599,658	240,000	29,850	425,000	99,925	185,000														27,675	6,864	1,996,264	(396,606)	4,802,895	9,065,000	2035		
2036	1,586,659	12,007					1,598,666	245,000	22,650	450,000	85,050	190,000														18,675	7,001	2,060,426	(461,760)	4,341,135	7,350,000	2036		
2037	1,586,659	10,853					1,597,512	250,000	15,300	475,000	69,300	200,000														9,450	7,141	2,075,641	(478,129)	3,863,006	5,565,000	2037		
2038	1,586,659	9,658					1,596,316	260,000	7,800	500,000	52,675	205,000														0	7,284	1,872,959	(276,643)	3,586,363	3,925,000	2038		
2039	1,586,659	8,966					1,595,625			500,000	35,175	210,000														0	7,430	1,292,105	303,520	3,889,883	2,815,000	2039		
2040	1,586,659	9,725					1,596,384			505,000	17,675	215,000														0	7,578	6,306,353	(4,709,970)	(820,087)	1,645,000	2040		
2041	1,586,659	(2,050)					1,584,609				9,000	225,000														0	7,730	782,730	801,879	(18,208)	950,000	2041		
2042	1,586,659	(46)					1,586,613																			0	7,884	530,384	1,056,229	1,038,021	475,000	2042		
2043	1,586,659	2,595					1,589,254																				475,000	8,042	506,792	1,082,462	2,120,483	0	2043	
2044	1,586,659	5,301					1,591,960																					8,203	8,203	1,583,757	3,704,240	0	2044	
2045	1,586,659	9,261					1,595,920																					0	8,367	8,367	1,587,552	5,291,793	0	2045
2046	1,586,659	13,229					1,599,888																					8,534	8,534	1,591,354	6,883,147	0	2046	
Total	35,984,580	295,489	802,779	0	1,903,176	6,026,012	45,012,036	3,360,000	1,249,760	5,855,000	2,801,750	2,925,000	1,509,600	1,945,000	894,825	5,175,000	3,498,250	3,000,000	699,448	30,000	5,000,000	185,256	38,128,889								Total			

Notes: The City reserves the right to use alternate financing solutions for the projects as they are implemented.

Projected TID Closure

SECTION 10: Annexed Property

No territory will be added or subtracted from the District as a result of this amendment.

SECTION 11: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Project Plan amendment.

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

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 13: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes chapter 32.

SECTION 14: Orderly Development and/or Redevelopment of the City of Sheboygan

This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and/or redevelopment of the City.

SECTION 15: List of Estimated Non-Project Costs

Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with tax incremental finance funds.

Examples would include:

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.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 16:
Opinion of Attorney for the City of Sheboygan Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

August 5, 2019

SAMPLE

Mayor Mike Vandersteen
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

RE: City of Sheboygan, Wisconsin Tax Incremental District No. 13 Amendment

Dear Mayor:

As City Attorney for the City of Sheboygan, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Charles C. Adams
City of Sheboygan

Exhibit A:
**Calculation of the Share of Projected Tax Increments
 Estimated to be Paid by the Owners of Property in the
 Overlying Taxing Jurisdictions**

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying 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%	
Total		67,397,461				
Revenue Year	County	Technical College	Municipality	School District of Sheboygan Area	Total	Revenue Year
2018	66,820	10,399	136,337	117,879	331,434	2018
2019	78,221	12,173	159,599	137,992	387,985	2019
2020	78,221	12,173	159,599	137,992	387,985	2020
2021	78,221	12,173	159,599	137,992	387,985	2021
2022	78,221	12,173	159,599	137,992	387,985	2022
2023	78,221	12,173	159,599	137,992	387,985	2023
2024	78,221	12,173	159,599	137,992	387,985	2024
2025	78,221	12,173	159,599	137,992	387,985	2025
2026	78,221	12,173	159,599	137,992	387,985	2026
2027	78,221	12,173	159,599	137,992	387,985	2027
2028	78,221	12,173	159,599	137,992	387,985	2028
2029	78,221	12,173	159,599	137,992	387,985	2029
2030	78,221	12,173	159,599	137,992	387,985	2030
2031	78,221	12,173	159,599	137,992	387,985	2031
2032	78,221	12,173	159,599	137,992	387,985	2032
2033	78,221	12,173	159,599	137,992	387,985	2033
		1,240,133	192,996	2,530,327	2,187,758	6,151,214

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

RESOLUTION NO. _____

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 13
CITY OF SHEBOYGAN, WISCONSIN**

WHEREAS, the City of Sheboygan (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 13 (the “District”) was created by the City on November 21, 2005 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will allow excess revenue to be transferred to Tax Incremental District No. 17 (the “Recipient District”) as permitted under Wisconsin Statutes Section 66.1105(6)(f)2.

WHEREAS, an amended Project Plan for the District (the “Amendment”) has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sheboygan County, the Sheboygan Area School District, and the Lakeshore Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 13, 2019 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Sheboygan that:

1. The boundaries of Tax Incremental District No. 13 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2019.

Plan Commission Chair

Secretary of the Plan Commission

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 13
CITY OF SHEBOYGAN**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Consideration of Resolution Approving a Project Plan Amendment for Tax Incremental District No. 13, City of Sheboygan, Wisconsin.

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

REPORT DATE: August 5, 2019

MEETING DATE: August 13, 2019

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

The City is interested in amending TID 13, which was established for the Landmark Square Development and the Sheboygan Senior Community (now Founders Club) as blight district. Under state excess increment in a TID may be shared with recipient district of like kind. Under the project plan amendment, TID 13 would share excess increment with TID 17 for about \$387,000 per year. At this time, there is not expansion of TID 13 planned and no outstanding debt payments to cover.

STAFF COMMENTS:

TID 17 is known as Indiana Avenue. Due to the amount of infrastructure needed in this area as well redevelopment of the large parcels of land, city staff feels the need to share increment from TID 13 to cover upcoming debt payments the city will incur.

ACTION REQUESTED:

Motion to approve Resolution Approving a Project Plan Amendment for Tax Incremental District 13, City of Sheboygan, Wisconsin.

ATTACHMENTS:

- I. Resolution Approving a Project Plan Amendment.
- II. Project Plan Amendment

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use Permit and variance application by RLO Sign, Inc. to install a new monument sign for DG Dental located at 2926 S. 12th Street. NC Zone

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

REPORT DATE: August 9, 2019

MEETING DATE: August 13, 2019

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:

RLO Sign is proposing to replace an existing monument sign at DG Dental located at 2926 S. 12th Street. The applicant states:

- DG Dental is proposing to replace its existing monument sign with a new taller and larger monument sign in order to better advertise their business.
- The existing post and panel sign has the dentistry's old logo and is in need of repair. The applicant would like to replace the sign to have a more modern look. The sign will be made of HDU (high density urethane) foam with a sandblasted relief to add dimension. The topper will be wood with the address and shape carved out. This will add a unique feature to complement the roofline.
- The client would also like the sign to be placed in the same location due to the existing landscaping. The setback is 12 feet from the face of the curb. The ordinance for this zone requires a 24 foot or 12 foot from right-of-way line. It should be noted that the setback of the building itself is roughly 15 feet from the road. In order to keep the look appealing to the neighborhood we are requesting a reduced setback.
- The sign will be located outside of the 15 foot vision triangle.
- The sign is approximately 14sf (3.2 x 4.3), 4.5 feet tall and will advertise "Daniel R. Goeckermann, DDS, Family Dentistry" with address and phone number.

- The sign will be located in the same location - southeast corner of the property (NW intersection of Wilson Avenue and S. 12th Street). The applicant would like a more visible sign to advertise the family dentistry being that this is a highly traveled intersection for families.

STAFF COMMENTS:

Applicant is requesting the following variances:

Applicant is requesting a 12 foot sign setback to the curb - Minimum sign setback is 12 feet from the property line or 24 feet to the curb.

ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Sign shall be located in the exact same location (shall not be moved any closer to the property line). Applicant is permitted a 12 foot setback from the curb (closest edge of sign to property line).
3. 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.
4. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.



1030 Ontario Ave. Sheboygan, WI 53081
920-457-6602 · 800-479-6602 · Fax: 920-457-2399
www.rlosign.com



07/18/2019

Narrative for Conditional Use at DG Dental

Plan Commission
City of Sheboygan
606 N. 9th St.
Sheboygan WI 53081

Plan Commission and City Staff:

On behalf of our client, DG Dental, we are requesting a conditional use permit to construct a new freestanding post and panel sign. The business is located at 2926 S 12th St., Sheboygan, WI 53081.

The proposed sign will be on the corner of 12th and Wilson across the street from Sheboygan South High School parking lot. Being that this is a highly traveled area for families, the client would like a more visible sign to advertise the family dentistry.

The sign will be made of HDU (high density urethane) foam with a sandblasted relief to add dimension. The topper will be wood with the address and shape carved out. This will add a unique feature to complement the roofline.

The existing post and panel sign has the dentistry's old logo and is in need of repair. The client would like to replace the sign to have a more modern look. The client would also like the sign to be placed in the same location due to the existing landscaping. The setback is 12 feet from the face of the curb. The ordinance for this zone requires a 24 foot or 12 foot from right-of-way line. It should be noted that the setback of the building itself is roughly 15 feet from the road. In order to keep the look appealing to the neighborhood we are requesting a reduced setback.

The sign will be located outside of the 15 foot vision triangle. Additionally, it will meet the requirements for number of freestanding signs per lot, square footage allowed per sign, and maximum height permitted.

Thank you,

RLO Sign, Inc. - Patrick Mlinaz
1030 Ontario Ave.
Sheboygan, WI 53081
Phone: 920-457-6602
patrick@rlosign.com
www.RLOSign.com

PARCEL NO. 59281407830
MAP NO. _____
ZONING CLASSIFICATION: NC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 8/13/19

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: RLO Sign, Inc.
ADDRESS: 1030 Ontario Ave. E-MAIL: patrick@rloesign.com
PHONE: (920) 457-6602 FAX NO. (920) 457-2399

Sheboygan 53081

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: DG Dental
ADDRESS OF PROPERTY AFFECTED: 2926 S 12th St.
LEGAL DESCRIPTION: See Attached

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Family Dentistry

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: No Changes

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Setback is 12' from face of curb

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

OFFICE USE ONLY
PARCEL NO.: 407830
MAP NO.: _____
ZONING CLASSIFICATION: NC

OFFICE USE ONLY
REVIEW DATE: 8/13/19
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: RLO Sign, Inc.

ADDRESS: 1030 Ontario Ave, Sheboygan, WI 53081

E-MAIL ADDRESS: patrick@rloesign.com

PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: Daniel Goeckermann, DDS

ADDRESS: 2926 S. 12th St

PHONE: (920) 452-1031 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: DG Dental

ADDRESS OF PROPERTY AFFECTED: 2926 S. 12th St

USE OF PROPERTY: Family Dentistry Office

TYPE OF SIGN: Post and Panel

DESCRIPTION OF PROPOSED SIGN: Double faced post and panel HDU sandblasted with face cut out address topper

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 38" X WIDTH: 52" = TOTAL SQUARE FOOTAGE: 13.73

AMOUNT OF PUBLIC STREET FRONTAGE: 108' East; 70 South

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: N/A

SETBACK: 7' East; 8' - 6" South

METHOD OF ATTACHMENT: Buried 4' Below Grade

METHOD OF ILLUMINATION: N/A

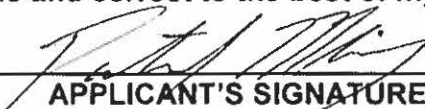
SIGN MATERIALS: HDU Foam, Wood and Paint

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: 13.73

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.



APPLICANT'S SIGNATURE

7-18-2019

DATE

Patrick Mlinaz; RLO Sign, Inc.

PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

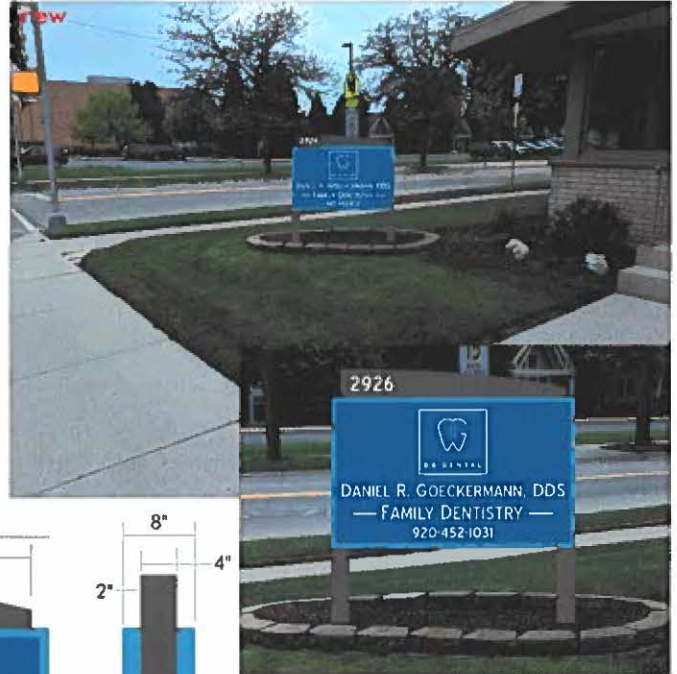
- a. *For new development*, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. *For existing development*, a site plan approved 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.

Sign Type: D/F Post & Panel Sign - (Qty. 1)

Remove existing post & panel from landscaped area.

Install new D/F non illuminated post and panel sign. Faces to be 2" thick HDU foam with sandblasted/painted graphics. Address topper to be carved/painted wood with FCO letters. Mounted to painted wood posts/cross members.

Include exterior flood lights.



Site#: **S10198**

Customer: **DG Dental**
 Street: **2926 S 12th St**
 City: **Sheboygan State: WI**
 Site Contact: **x**
 Tel#: **x**
 Email: **x**
 Design: **ARG**

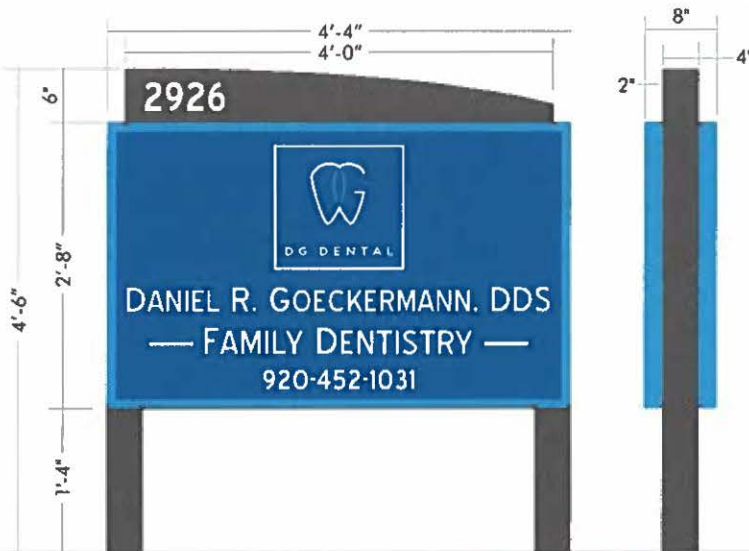
Revisions:
 x
 x
 x
 x

Customer Approval Date

This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.



www.RLOSIGN.com
 1030 Ontario Ave
 Sheboygan, WI 53081
 Phone: 920-457-4602
 Fax: 920-457-2399



PAINT

- Pantone 2392CP
- Pantone 2198CP
- Pantone 405C

sf: 13.73

scale: 3/4" = 1'-0"

DG Dental

Sign Type: D/F Post & Panel Sign - (Qty. 1)

Remove existing post & panel from landscaped area.

Install new D/F non illuminated post and panel sign. Faces to be 2" thick HDU foam with sandblasted/painted graphics. Address topper to be carved/painted wood with FCO letters. Mounted to painted wood posts/cross members.

Include exterior flood lights

Site #: **S10198**

Customer: **DG Dental**
 Street: **2926 S 12th St**
 City: **Sheboygan** State: **WI**
 Site Contact: **x**
 Tel#: **x**
 Email: **x**
 Design: **ARG**

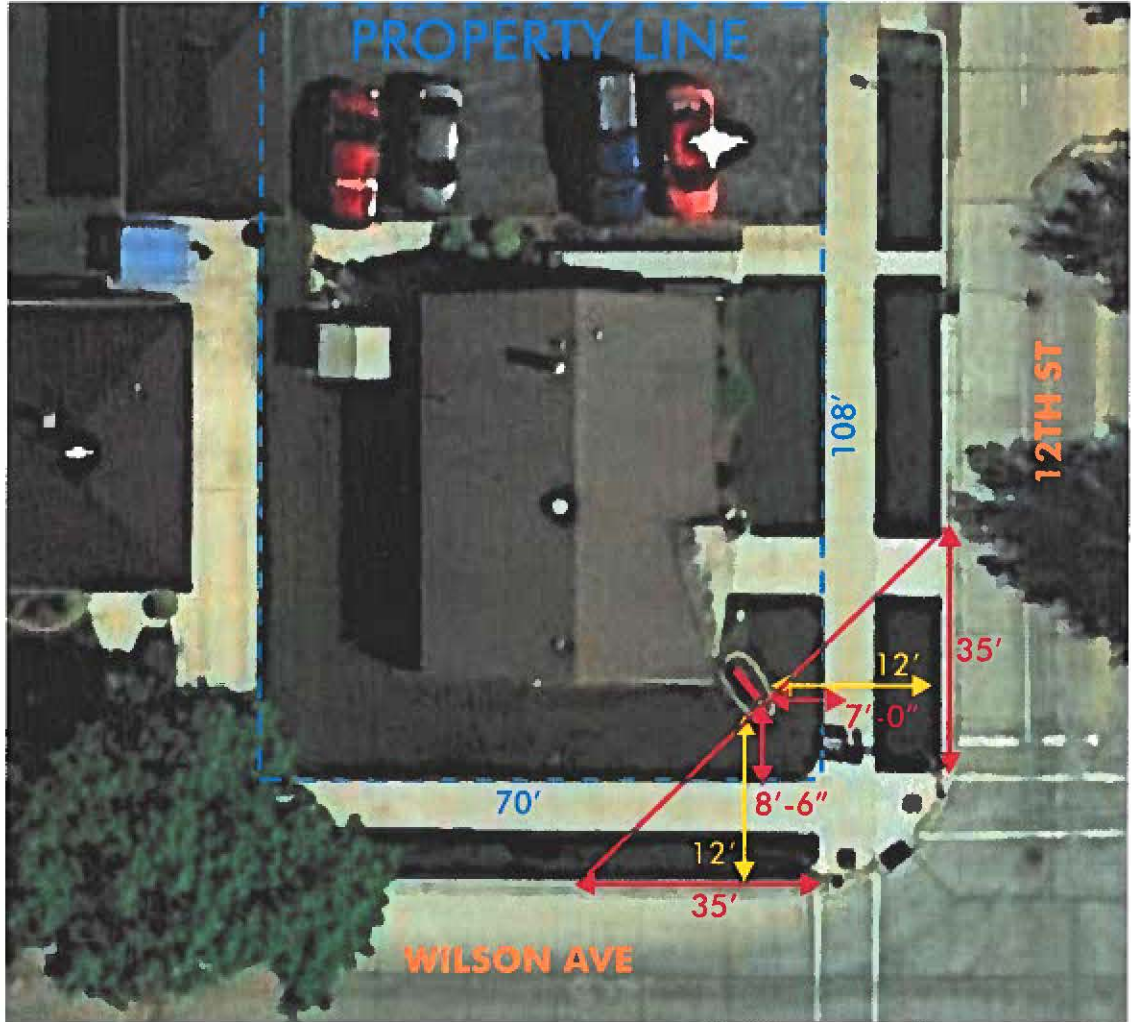
Revisions:
 x
 x
 x
 x

Customer Approval Date

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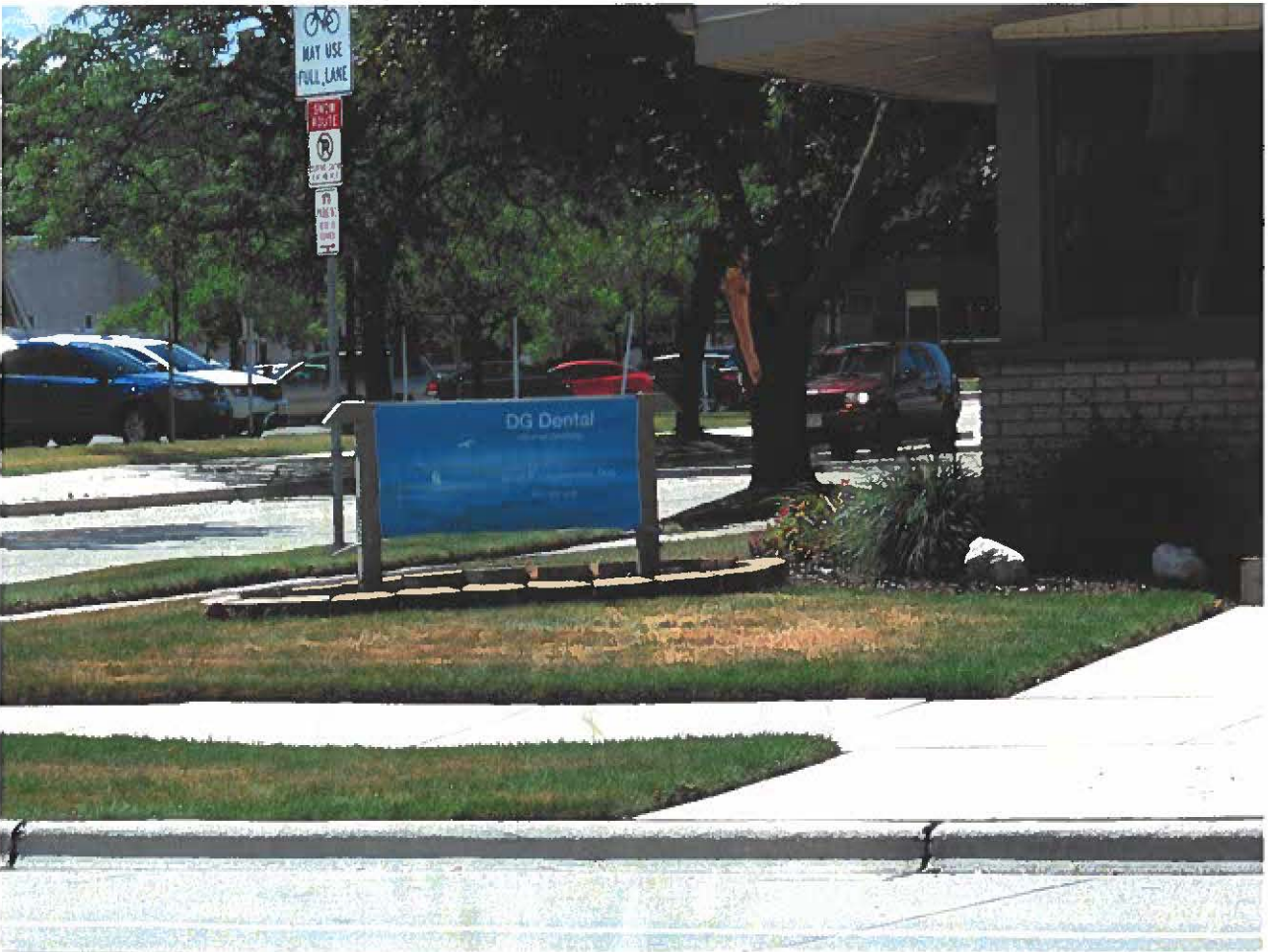
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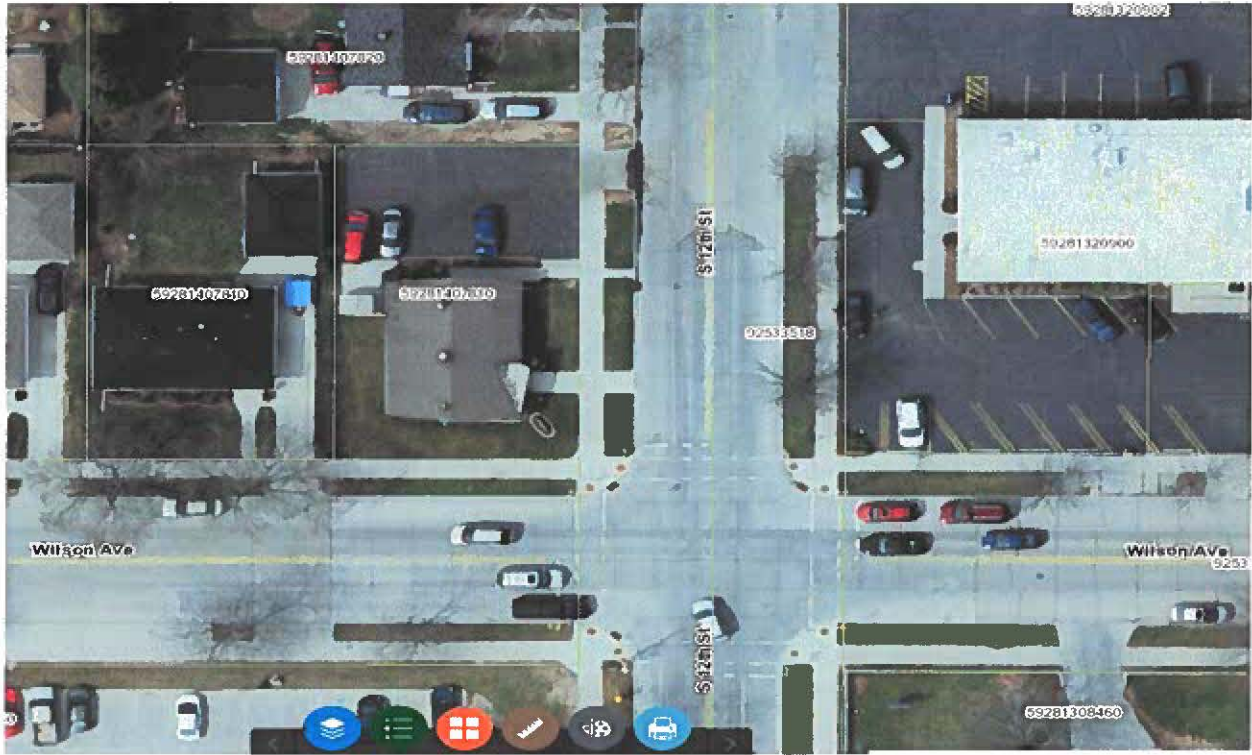


sf: 13.73

scale: 3/4" = 1'-0"

DG Dental





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use Permit and variance application by RLO Sign, Inc. to install a new electronic readerboard monument sign for Old World Creamery located at 1606 Erie Avenue. UI Zone

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

REPORT DATE: August 9, 2019

MEETING DATE: August 13, 2019

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:

RLO Sign is proposing to install a new electronic readerboard monument sign at Old World Creamery located at 1606 Erie Avenue. The applicant states:

- Old World Creamery is proposing to construct a new 12 foot tall monument sign with an electronic message center (EMC) at the southwest corner of their property (Northeast corner of the Erie Avenue and N. 17th Street intersection).
- The existing pylon sign is outdated, weathered and too close to the sidewalk. So the new monument sign is proposed to replace this tired pylon sign. The existing pylon sign is 14sf, 16 feet high and has a 10 foot setback to the Erie Avenue curb/street.
- The proposed sign will be located on the corner of 17th and Erie, which is a highly traveled area. As one of the most important corridors as you enter the city, a new attractive and modern sign will complement this redeveloping area nicely. The older trees/landscaping has been removed to install younger and healthier landscaping.
- The monument sign will have a unique design to enhance the building's already charming features. The base of the sign will utilize the same brickwork to harmonize with the surrounding architecture. The total height of the sign is 12 feet tall. The concept is to have an arch at the top of the sign to add that "old world touch" to tie in with the company's branding. The client would also like to incorporate an electronic message center as it attracts attention and adds a stylish appeal.

- The setback is in compliance with regulations for zoning district. The sign will also be located outside of the 15 foot vision triangle. The electronic message center would be strategically located so as to not impact any of the residential homes in the area.
- The proposed sign will be 12 feet tall and approximately 90sf (9 x 10).
- The electronic readerboard portion of the sign is approximately 32sf (3.7 x 8.6).
- The sign will be located at the southwest corner of the property - approximately 25 feet from both Erie Avenue and N. 17th Street curb.
- The new electronic message center will provide better opportunities to business activities/events to the public with the ease of changing the message from the office.

STAFF COMMENTS:

As the applicant indicates, Old World Creamery removed a significant amount of landscaping in this area. The applicant will work with City Development pertaining to a landscape plan that will be reinstalled in this area. An approved landscape plan will need to reviewed and approved prior to sign permit issuance.

Applicant is requesting the following variance:

Applicant is requesting a 12 foot tall monument sign - Maximum height of a monument sign eight (8) feet tall.

ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. The maximum height of the sign is 12 feet tall (top of sign to grade).
3. Sign shall meet the minimum 25 foot setback to the curb along Erie Avenue and N. 17th Street (closest edge of sign to curb). Sign shall meet 15 foot vision triangle. It is the applicant's responsibility to insure the sign meets the required setbacks.
4. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.
5. 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.
6. Existing pylon sign shall be removed immediately after the new monument sign is installed.
7. An approved landscape plan will need to reviewed/approved prior to sign permit issuance.
8. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 59281205260
MAP NO. _____
ZONING CLASSIFICATION: UI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 8/13/19

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

pd

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: RLO Sign, Inc.
ADDRESS: 1030 Ontario Ave. E-MAIL: patrick@rloesign.com
PHONE: (920) 457-6602 FAX NO. (920) 457-2399

Sheboygan WI 53081

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Old World Creamery
ADDRESS OF PROPERTY AFFECTED: 1606 Erie Ave.
LEGAL DESCRIPTION: See Attached

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Dairy Product Factory

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: No Changes

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Outdoor EMC in Monument 12' High

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

OFFICE USE ONLY
PARCEL NO.: 205260
MAP NO.: _____
ZONING CLASSIFICATION: UI

OFFICE USE ONLY
REVIEW DATE: 8/13/19
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: RLO Sign, Inc.

ADDRESS: 1030 Ontario Ave, Sheboygan, WI 53081

E-MAIL ADDRESS: patrick@rloesign.com

PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: Steve Knaus; Old World Creamery

ADDRESS: 1606 Erie Ave, Sheboygan, WI 53081

PHONE: (920) 550-4443 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Old World Creamery

ADDRESS OF PROPERTY AFFECTED: 1606 Erie Ave, Sheboygan, WI 53081

USE OF PROPERTY: Dairy Product Factory

TYPE OF SIGN: Monument Sign

DESCRIPTION OF PROPOSED SIGN: Double faced aluminum, LED illuminated, routed lexan with vinyl graphics and EMC monument sign

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 12' X WIDTH: 10'-6" = TOTAL SQUARE FOOTAGE: 126sf

AMOUNT OF PUBLIC STREET FRONTAGE: _____

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: _____

SETBACK: 25'

METHOD OF ATTACHMENT: Mounted to Brick Foundation

METHOD OF ILLUMINATION: LED internally lit

SIGN MATERIALS: Brick, Aluminum, Lexan and Vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: 126sf

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.



APPLICANT'S SIGNATURE

7-18-2019

DATE

Patrick Mlinaz

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.



1030 Ontario Ave. Sheboygan, WI 53081
920-457-6602 · 800-479-6602 · Fax: 920-457-2399
www.rloesign.com



07/18/2019

Narrative for Conditional Use at Old World Creamery

Plan Commission
City of Sheboygan
606 N. 9th St.
Sheboygan WI 53081

Plan Commission and City Staff:

On behalf of our client, Old World Creamery, we are requesting a conditional use permit to construct a new 12 foot tall monument sign with an electronic message center (EMC). The business is located at 1606 Erie Ave., Sheboygan, WI 53081.

The existing pylon sign is outdated, weathered and too close to the sidewalk. It is a 16 foot tall 14 square foot sign with a setback of only 10 feet. The faces have been covered in canvas with black graphics applied. This sign will be removed.

The proposed sign will be located on the corner of 17th and Erie, which is a highly traveled area. As one of the most important corridors as you enter the city, a new attractive and modern sign will complement this redeveloping area nicely. The older trees and landscaping have been removed to make way for younger and healthier foliage.

The monument sign we are proposing will have a unique design to enhance the building's already charming features. The base of the sign will utilize the same brickwork to harmonize with the surrounding architecture. The total height of the sign is 12 feet tall. The ordinance for this zone only allows for an 8 foot tall sign. The concept is to have an arch at the top of the sign to add that "old world touch" to tie in with the company's branding. The client would also like to incorporate an electronic message center as it attracts attention and adds a stylish appeal. The message center has a display of 33.6 square feet for high visibility. In order to include this the height must exceed the 8 foot tall regulation.

The setback is in compliance with regulations for zoning district. The sign will also be located outside of the 15 foot vision triangle. The electronic message center would be strategically located so as to not impact any of the residential homes in the area. Additionally, it will meet the requirements for number of freestanding signs per lot and square footage allowed per sign.

Thank you,

RLO Sign, Inc. - Patrick Mlinaz
Phone: 920-457-6602
patrick@rloesign.com
www.RLOSign.com

Sign Type: D/F Illum. Monument

D/F LED Illuminated monument with EMC. Monument constructed with aluminum. Copy/logo to be routed and backed with lexan. Digital print vinyl applied.

Color and technical specs TBD.

Site#: **S10013**

Customer: Old World Creamery
 Street: 1606 Erie Ave
 City: Sheboygan State: WI
 Site Contact: Steve
 Tel#: (920) 123-4567
 Email: x
 Design: Andy Graff

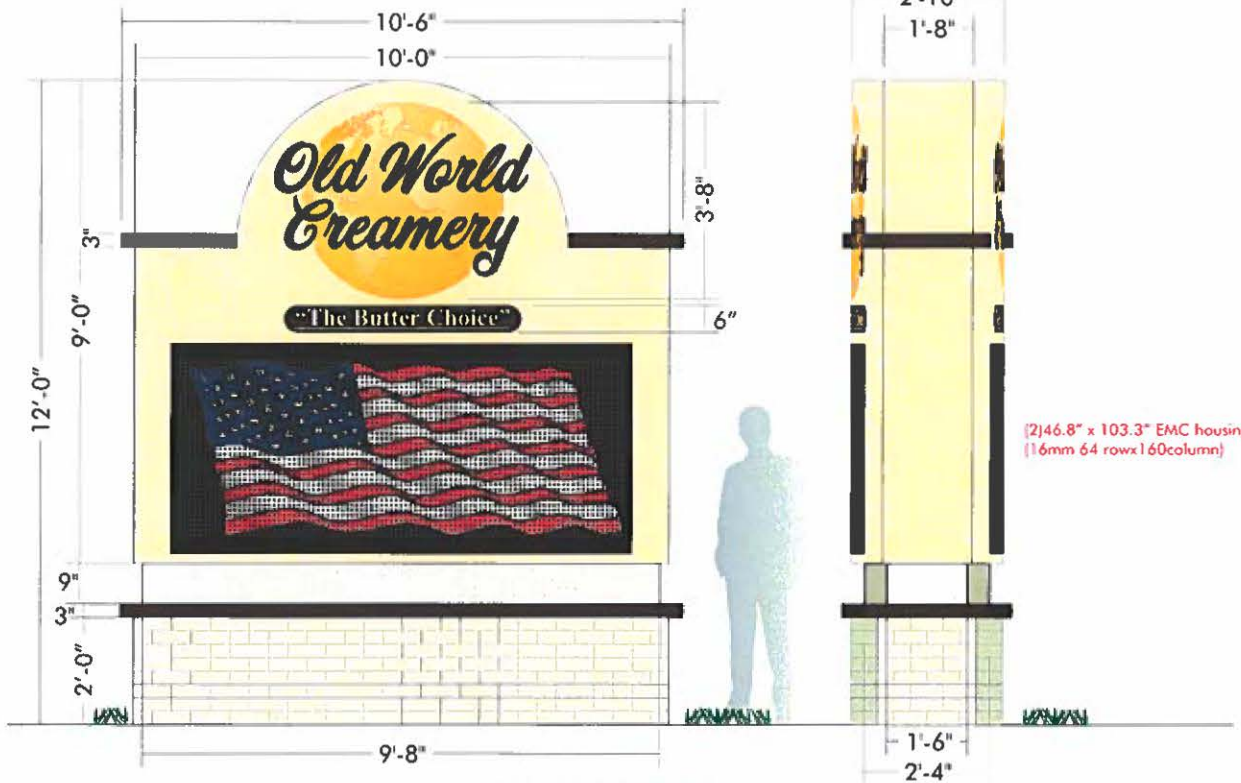
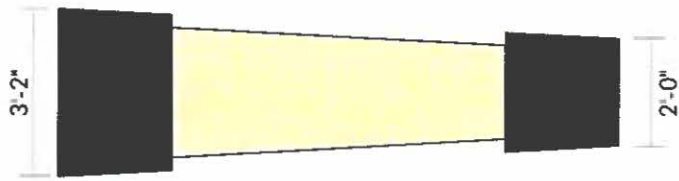
Revisions:

- x
- x
- x
- x

Customer Approval Date
 This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.



www.RLOSIGN.com
 1030 Ontario Ave
 Sheboygan, WI 53081
 Phone: 920-457-6602
 Fax: 920-457-2399



(2)46.8" x 103.3" EMC housing
 (16mm 64 rowx160column)

sf: 126

scale: 3/8" = 1'-0"

Old World Creamery

Sign Type: D/F Illum. Monument

D/F LED Illuminated monument with EMC. Monument constructed with aluminum. Copy/logo to be routed and backed with lexan. Digital print vinyl applied.

Color and technical specs TBD.

Site#: **S10013**

Customer: Old World Creamery
 Street: 1606 Erie Ave.
 City: Sheboygan State: WI
 Site Contact: Steve
 Tel#: (920) 123-4567
 Email: x
 Design: Andy Graff

Revisions:
 x _____
 x _____
 x _____
 x _____

Customer Approval Date
 This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.

RLO SIGN
 www.RLOSIGN.com
 1030 Ontario Ave.
 Sheboygan, WI 53081

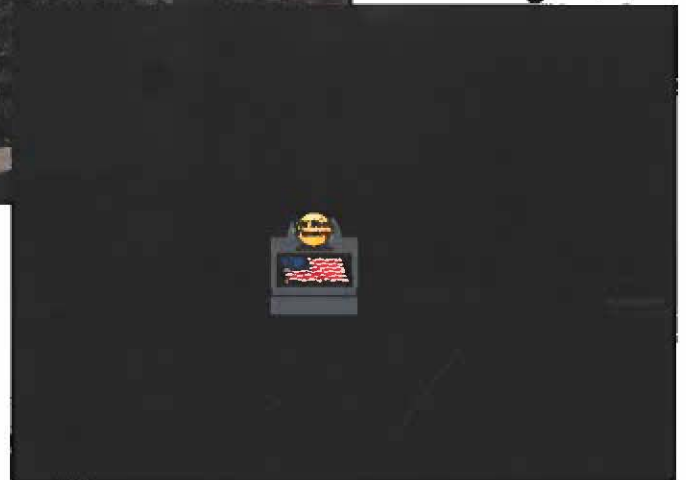


day view



existing sign

night view



sf: N/A

scale: N/A

Old World Creamery

Sign Type: D/F Illum. Monument

D/F LED Illuminated monument with EMC. Monument constructed with aluminum. Copy/logo to be routed and backed with lexan. Digital print vinyl applied.

Site#: **S10013**

Customer: Old World Creamery
Street: 1606 Erie Ave
City: Sheboygan State: WI
Site Contact: Steve
Tel#: (920) 123-4567
Email: x
Design: Andy Graff

Revisions:

Customer Approval Date

This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.

RLO
SIGN
INC.

www.RLOSIGN.com
1030 Ontario Ave.
Sheboygan, WI 53081



sf: N/A

scale: N/A

Old World Creamery

Sign Type: Site Plan

D/F LED illuminated monument with EMC. Monument constructed with aluminum. Copy/logo to be routed and backed with lexan. Digital print vinyl applied.

Site#: **S10013**

Customer: Old World Creamery
 Street: 1606 Erie Ave
 City: Sheboygan, State: WI
 Site Contact: Steve
 Tel#: (920) 123-4567
 Email: x
 Design: Andy Graff

Revisions:
 x _____
 x _____
 x _____
 x _____

Customer Approval Date
 This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.

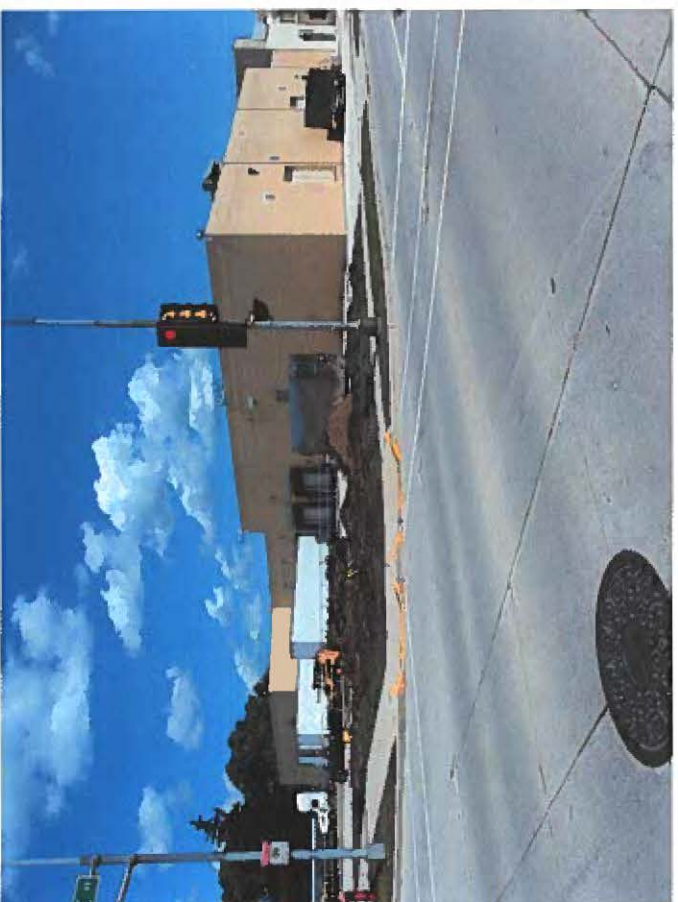
RLO SIGN
 INC.
 www.RLOSIGN.com
 1030 Ontario Ave.
 Sheboygan, WI 53081

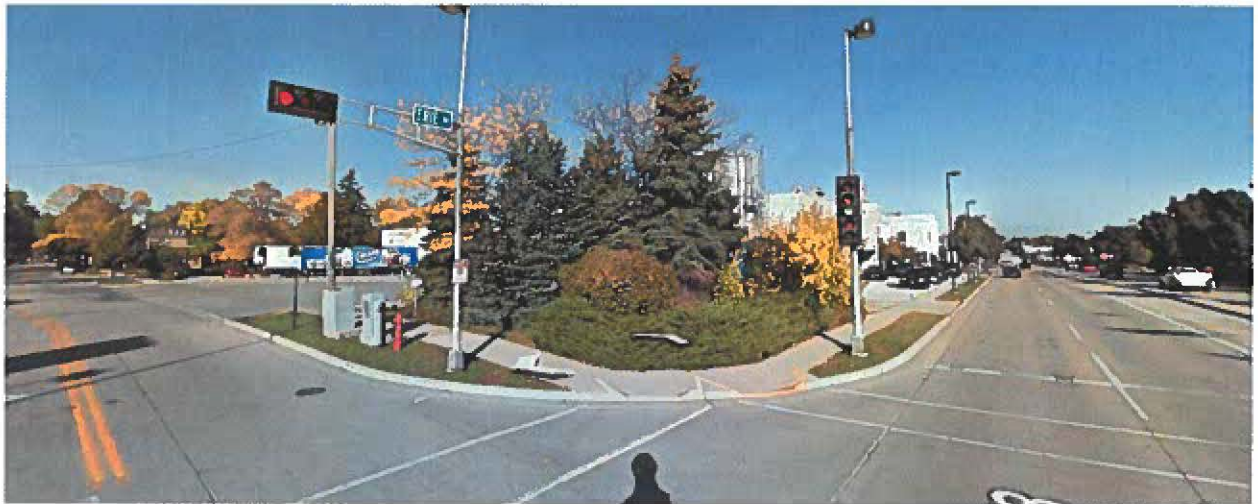


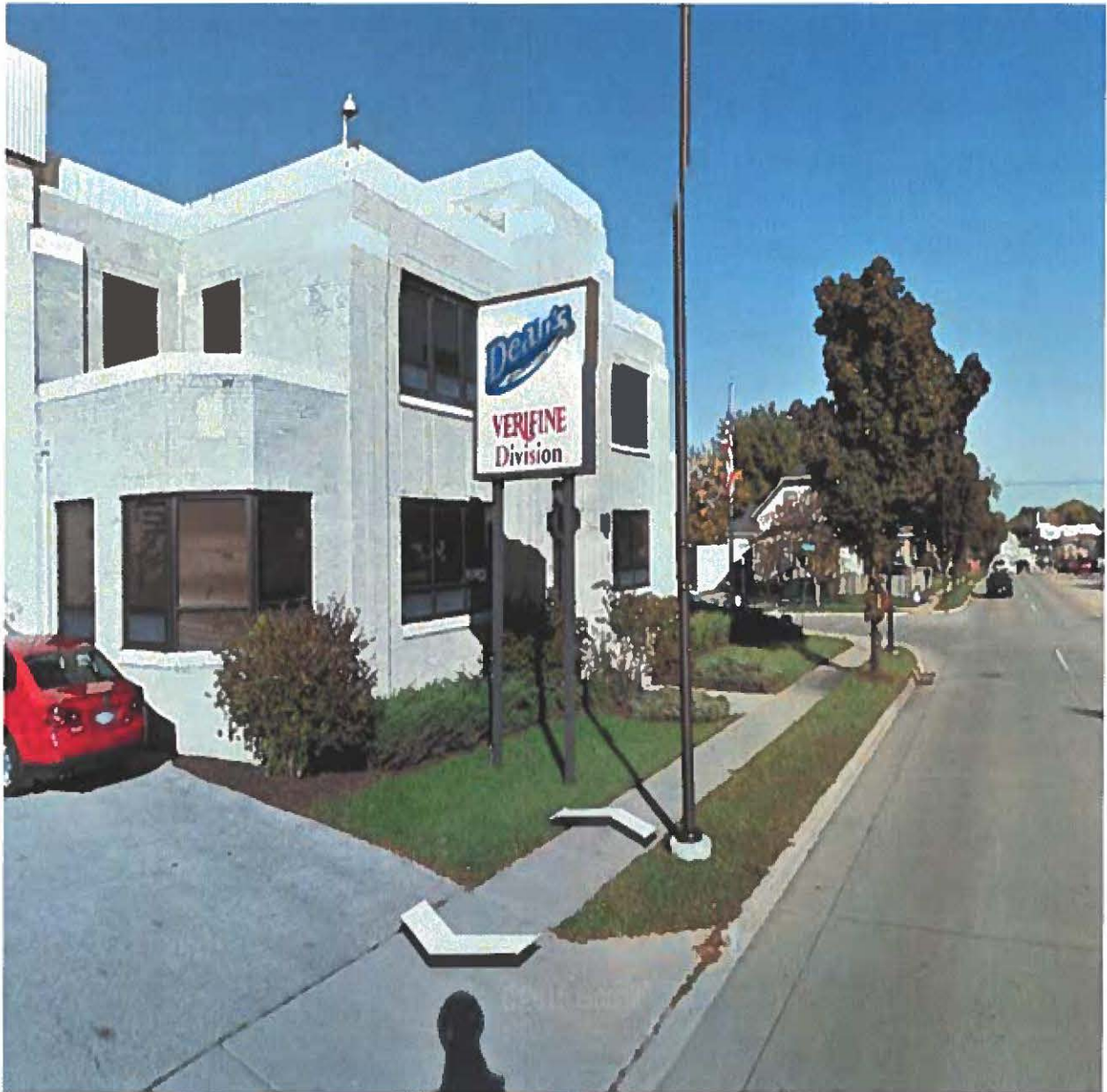
sf: N/A

scale: N/A

Old World Creamery







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use Permit and variance application the Sheboygan Area School District to install/replace fencing and gates at several schools throughout the district.

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

REPORT DATE: August 9, 2019

MEETING DATE: August 13, 2019

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:

Sheboygan Area School District (SASD) is proposing to install/replace fencing and gates at several schools throughout the district. The applicant states:

- SASD is requesting a conditional use permit to install 6-8 foot high fencing with lockable gates replacing 4 foot high fencing at several our schools.
- As part of a large Department of Justice School Safety Grant, the SASD worked closely with the Sheboygan Police Department to review all safety aspects of our facilities including perimeter fencing. The police department strongly recommended replacing all of our 4 foot high fencing with a minimum of 6 foot high fencing and installing additional fencing to secure several of our playgrounds that currently have wide open access for the public to simply walk in. This will help to minimize the likelihood of abduction or harm of a child.
- In addition, several of our existing 8 foot high fences have deteriorated and are no longer effective barriers. The 8 foot high fences will be a direct replacement of like 8 foot high materials.

SASD schools involved in this fencing project include Grant Elementary, Sheridan Elementary, Pigeon River, Early Learning Center, Urban Middle School, South High School, Horace Mann Middle School, Cooper Elementary School and Jackson Elementary School. No variances are required for Pigeon River, Early Learning Center, and Horace Mann Middle School.

STAFF COMMENTS:

The Plan Commission and staff have required fencing along street frontages to be black in color. The applicant is requesting silver galvanized fencing because:

- It is of like material to what is currently on the facility grounds at all locations.
- Black vinyl coated fencing material can get damaged in a playground environment due to the abuse it will receive and the vinyl black coating can peel off and look worse.

The applicant is requesting a variance to install six (6) to eight (8) foot high chain link fence/gates on the front/street yard property lines – within a required front or street yard, the maximum height of a fence is four (4) feet high and the fence must be a maximum of 50% opaque. Fences in front/street yards are required to be one (1) foot off the property line.

Schools applying for location and height variances include:

Grant Elementary School

Removing 920' of the original existing 4' high fence and installing approximately 1200' of 6' high fence to secure the playground.

Gates for site access as shown on plan.

Sheridan Elementary School

Installing approximately 65' of 6' high fence to securely close off the playground

Removing 30' of existing 6' fence that is no longer needed.

Gates for site access as shown on plan.

Urban Middle School

Replacing 300' of existing damaged 8' fencing with new 8' fencing

Gate for site access as shown on plan.

South High School

Replacing 455' of existing damaged 8' high fence with new 8' fencing

Cooper Elementary School

Removing 620' of existing 4' high fence and installing approximately 690' of 6' high fence.

Replacing 140' of existing damaged 6' high fence with new 6' high fence

Gate for site access as shown on plan.

Jackson Elementary School

Install approximately 660' of 6' high fence.

Gate for site access as shown on plan.

ACTION REQUESTED:

Staff recommends approval of the Conditional Use and variances subject to the following conditions:

1. Applicant shall obtain all required building permits.
2. Absolutely no portion of the new fencing and/or site improvements shall cross the property lines including but not limited to fencing/retaining walls, landscaping, etc. Applicant is responsible for knowing where their lot lines are.
3. Fence shall be installed per Section 15.720 of the City of Sheboygan Zoning Ordinance (except for approved height and setback variance).
4. Maximum height of fence is six (6) to eight (8) feet high per SASD approved plans/site plans (peak of fence to grade).
5. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications.
6. Applicant will provide adequate public access along streets and sidewalks and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected.
7. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 1091630 *various locations*
MAP NO. _____
ZONING CLASSIFICATION: _____

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: _____

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: Joe Vollmer, Supervisor of Maintenance
Sheboygan Area School District

ADDRESS: 830 Virginia Avenue, Sheboygan E-MAIL: jvollmer@sasd.net

PHONE: (920) 459-3562 FAX NO. (920) 459-6486

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: school properties per attachments

ADDRESS OF PROPERTY AFFECTED: _____

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: education

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: no change

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Change from 4' to 6' fence heights in residential zones.



SHEBOYGAN AREA SCHOOL DISTRICT

Learning Today. Leading Tomorrow.

TO: Sheboygan City Planning Commission

DATE: 7-31-19

FROM: Joe Vollmer, Supervisor of Maintenance
830 Virginia Avenue
Sheboygan, WI 53081
(920) 459-3562 or (920) 946-3548 (cell)

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

We are requesting a conditional use permit to install new 6' high fencing with lockable gates, replacing 4' fencing at several of our schools. We are also requesting to replace existing 8' fencing that is damaged.

As part of a large Wisconsin Department of Justice School Safety Grant, the Sheboygan Area School District worked closely with the Sheboygan Police Department to review all safety aspects of our facilities including perimeter fencing. They strongly recommended replacing all of our 4' perimeter fencing with a minimum of 6' fencing and installing additional fencing to secure several of our playgrounds. Those playgrounds currently have wide open access for the public to simply walk in. This will help to minimize the likelihood of abduction or harm of a child.

In addition, several of our existing 8' fences have deteriorated and are no longer effective barriers. The 8' fences will be a direct replacement of like 8' high materials.

We have included our fencing specification and details by location on the next page. Galvanized fencing was requested as it is of like material to what is currently on the facility grounds at all locations.

Fencing Specifications:

- All new fencing shall be 6' high overall with fabric being 2" mesh, 9 gauge GBW 1.2 pre-galvanized wire. (Unless specified as 8' high on drawings.)
- Line posts shall be 2 1/2" O.D. schedule 40 and spaced a maximum of 10' on center, driven 4' deep
- All end/corner posts shall be 3" O.D. Schedule 40, driven 4' deep
- All drive gate posts shall be 4" O.D. minimum, 4' depth and set in concrete in a minimum of 12' diameter hole.
- The top rail shall be 1 5/8" galvanized schedule 40.
- 7 gauge tension wire shall be attached along the bottom of the fence fabric.

Gates:

- All gates to be 6' high, constructed of 2" steel pipe welded at all corners to form a rigid panel
- All gates must have a locking mechanism to accept a 3/8" padlock.
- No brace and truss required in the corner end post locations.

SCHOOLS APPLYING FOR VARIANCES

Grant Elementary School

- Removing 920' of the original existing 4' high fence and installing approximately 1200' of 6' high fence to secure the playground.
- Gates for site access as shown on plan.

Sheridan Elementary School

- Installing approximately 65' of 6' high fence to securely close off the playground
- Removing 30' of existing 6' fence that is no longer needed.
- Gates for site access as shown on plan.

Urban Middle School

- Replacing 300' of existing damaged 8' fencing with new 8' fencing
- Gate for site access as shown on plan.

South High School

- Replacing 455' of existing damaged 8' high fence with new 8' fencing

Cooper Elementary School

- Removing 620' of existing 4' high fence and installing approximately 690' of 6' high fence.
- Replacing 140' of existing damaged 6' high fence with new 6' high fence
- Gate for site access as shown on plan.

Jackson Elementary School

- Install approximately 660' of 6' high fence.
- Gate for site access as shown on plan.

GRANT SCHOOL

* NOT TO SCALE

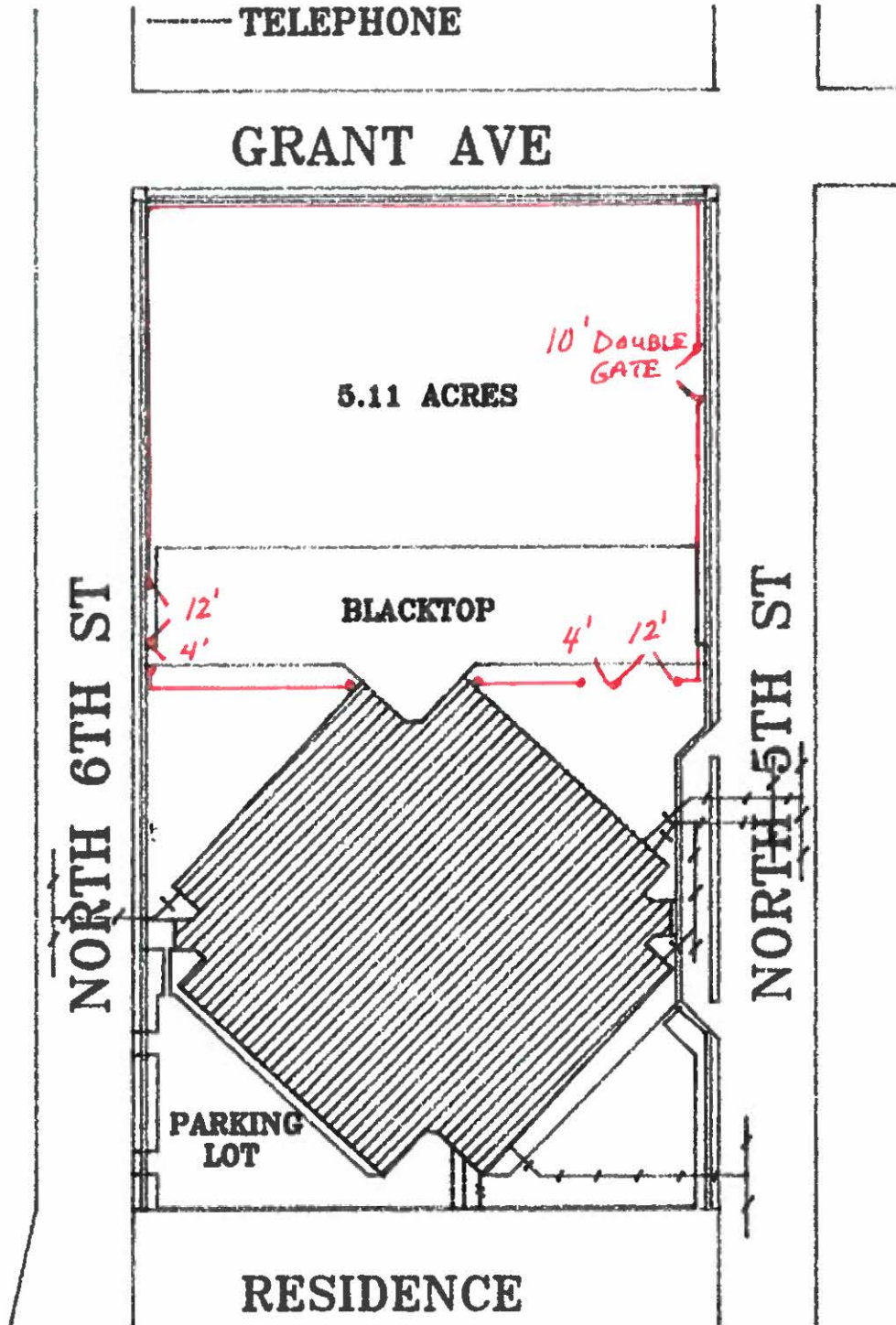
DRAWN BY ERIK KUITERT

—/— ELECTRIC

+—+ SEWER AND WATER

----- GAS

----- TELEPHONE



Grant



Grant

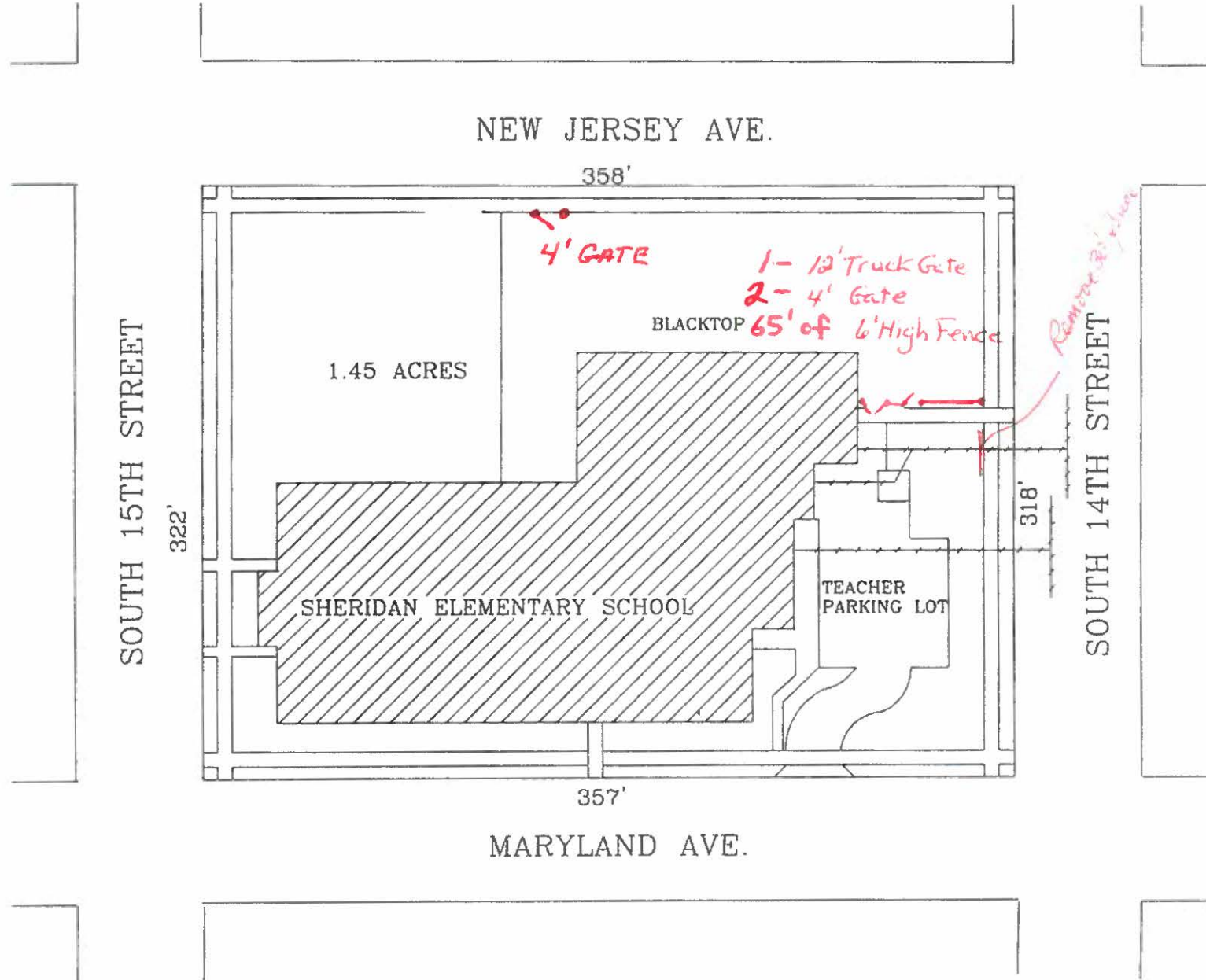


SHERIDAN SCHOOL

* NOT TO SCALE

DRAWN BY ADAM M. ZELLER

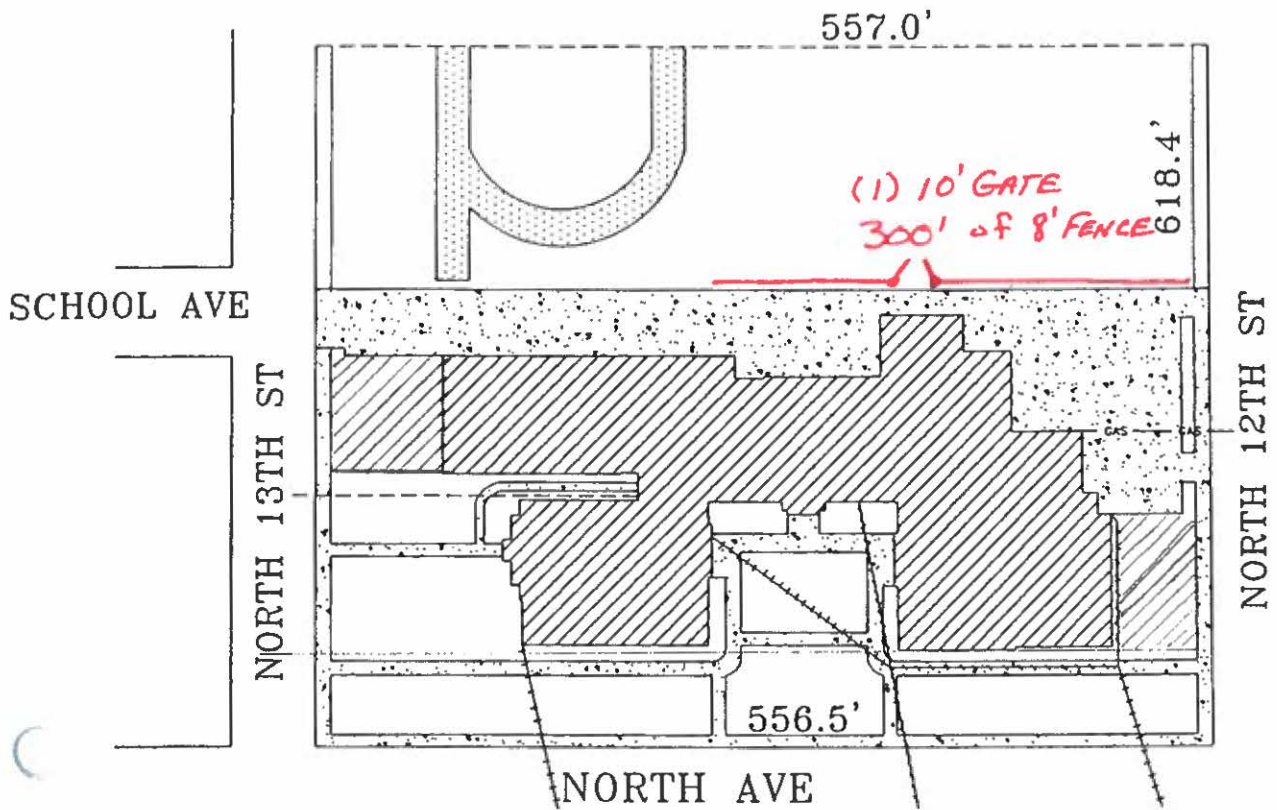
----- SEWER & WATER



Sheridan








15.35 ACRES



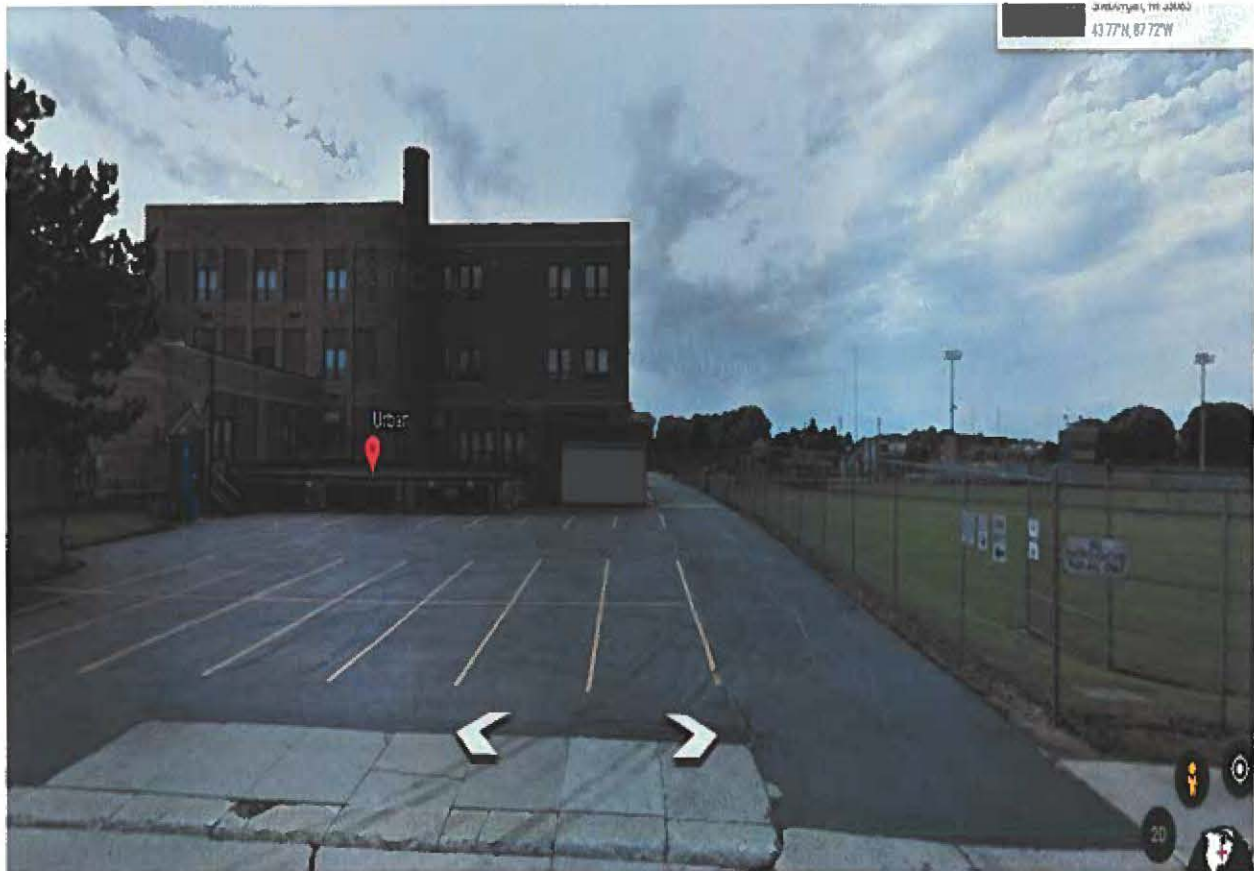
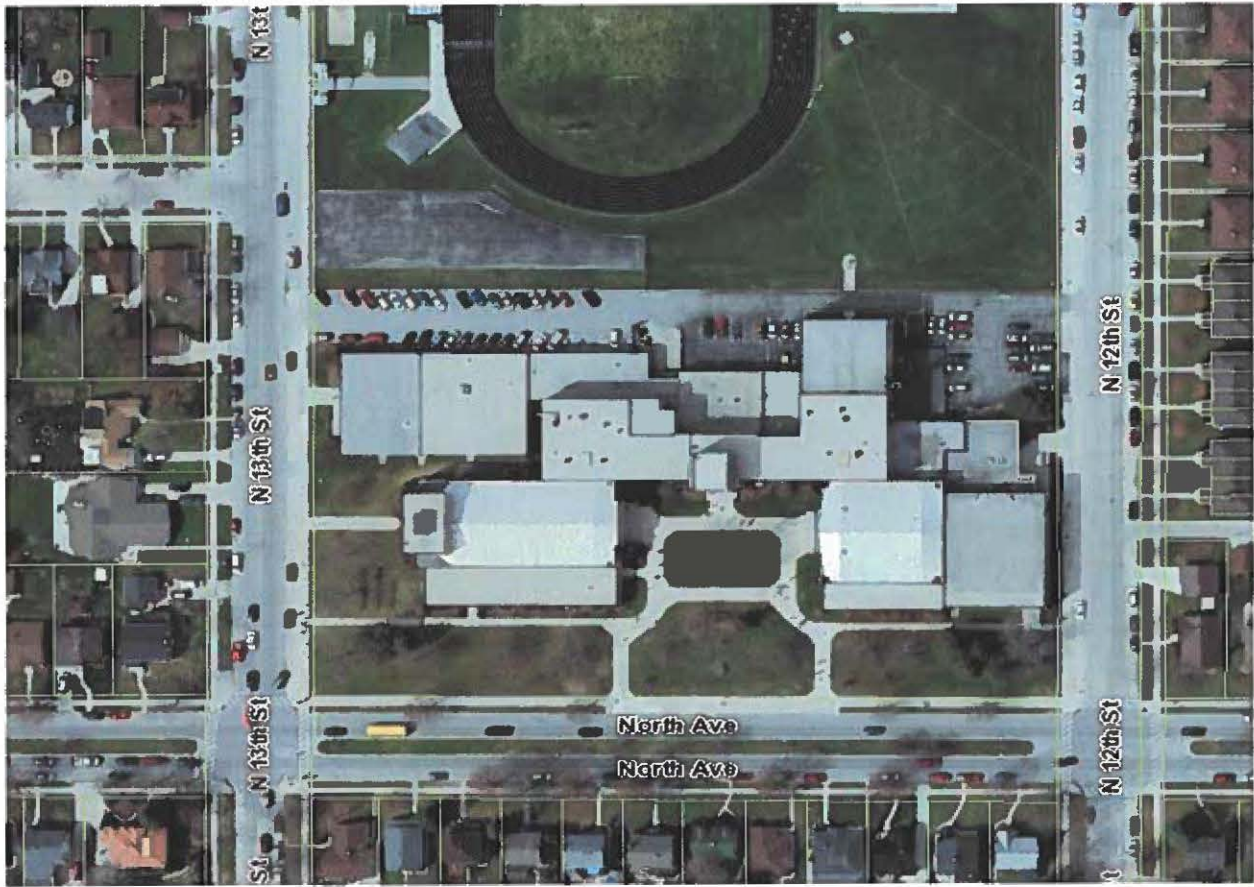
URBAN MIDDLE SCHOOL

* NOT TO SCALE

DRAWN BY KRISTA CARTER

-  PAVEMENT
-  SEWER & WATER
-  GAS LINE
-  ELECTRIC LINE
-  NORTH HIGH PROPERTY

Urban



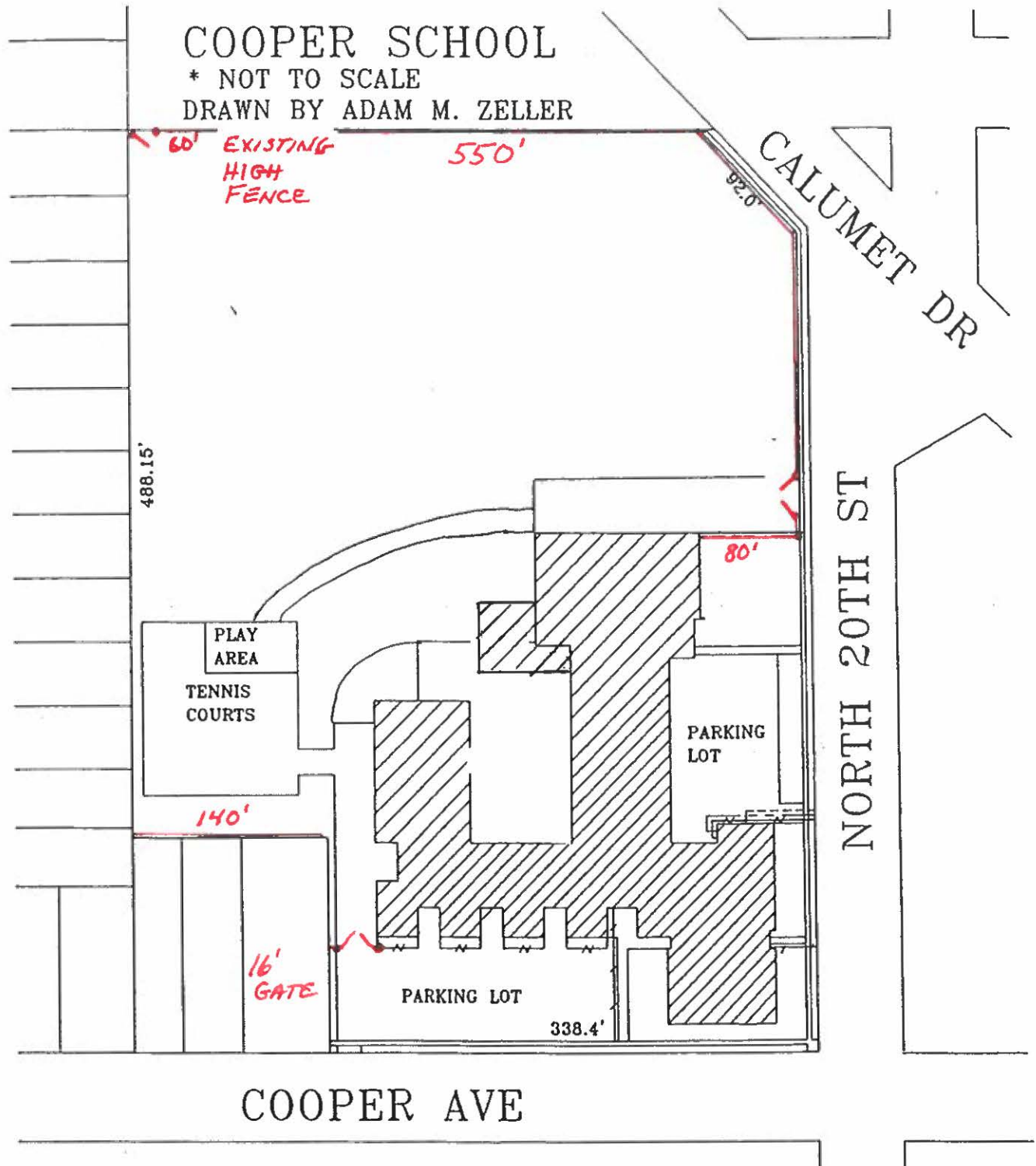
South High



COOPER SCHOOL

* NOT TO SCALE

DRAWN BY ADAM M. ZELLER

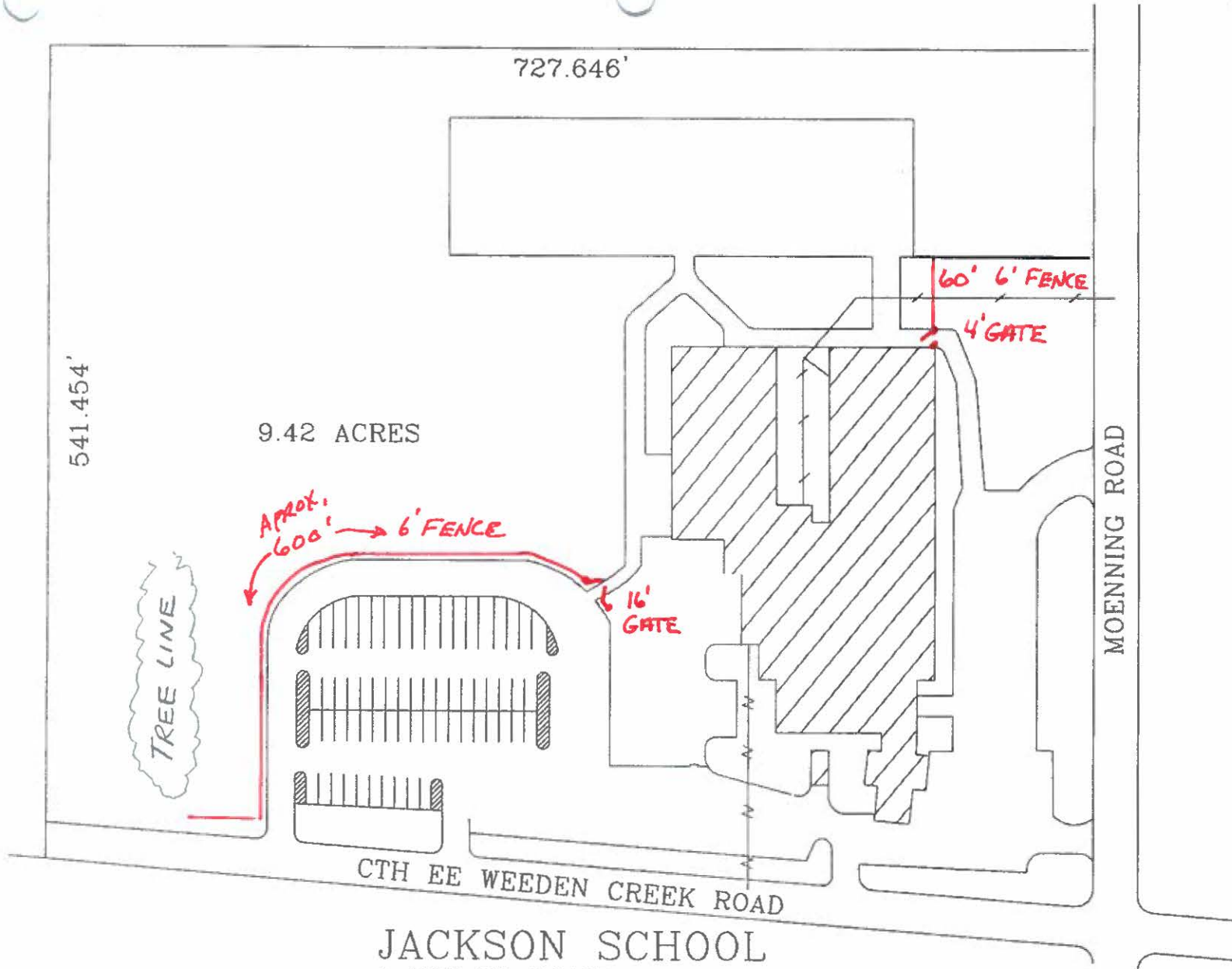


Cooper



Cooper

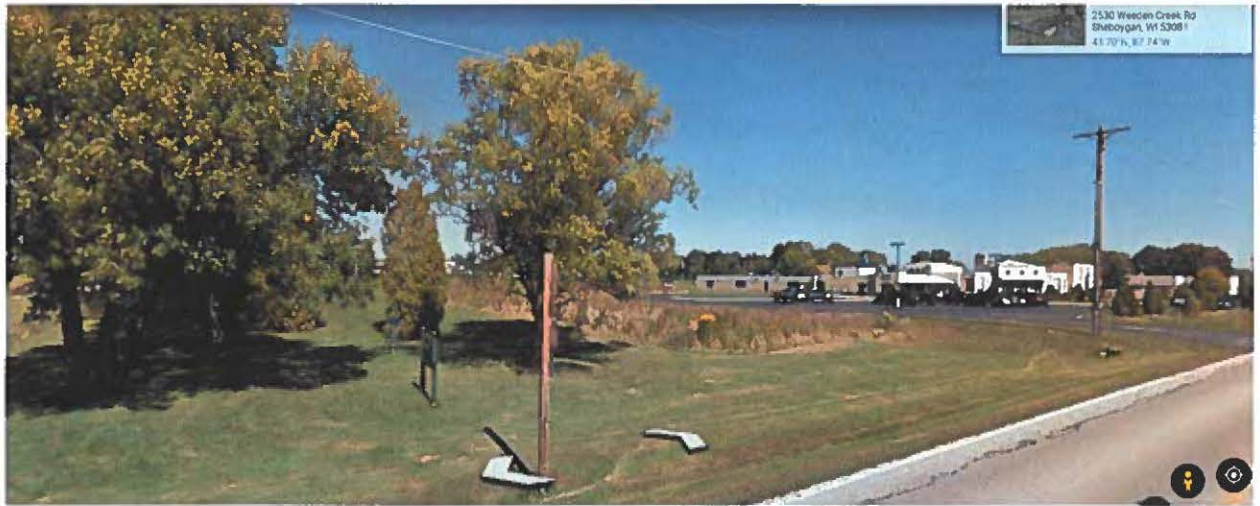




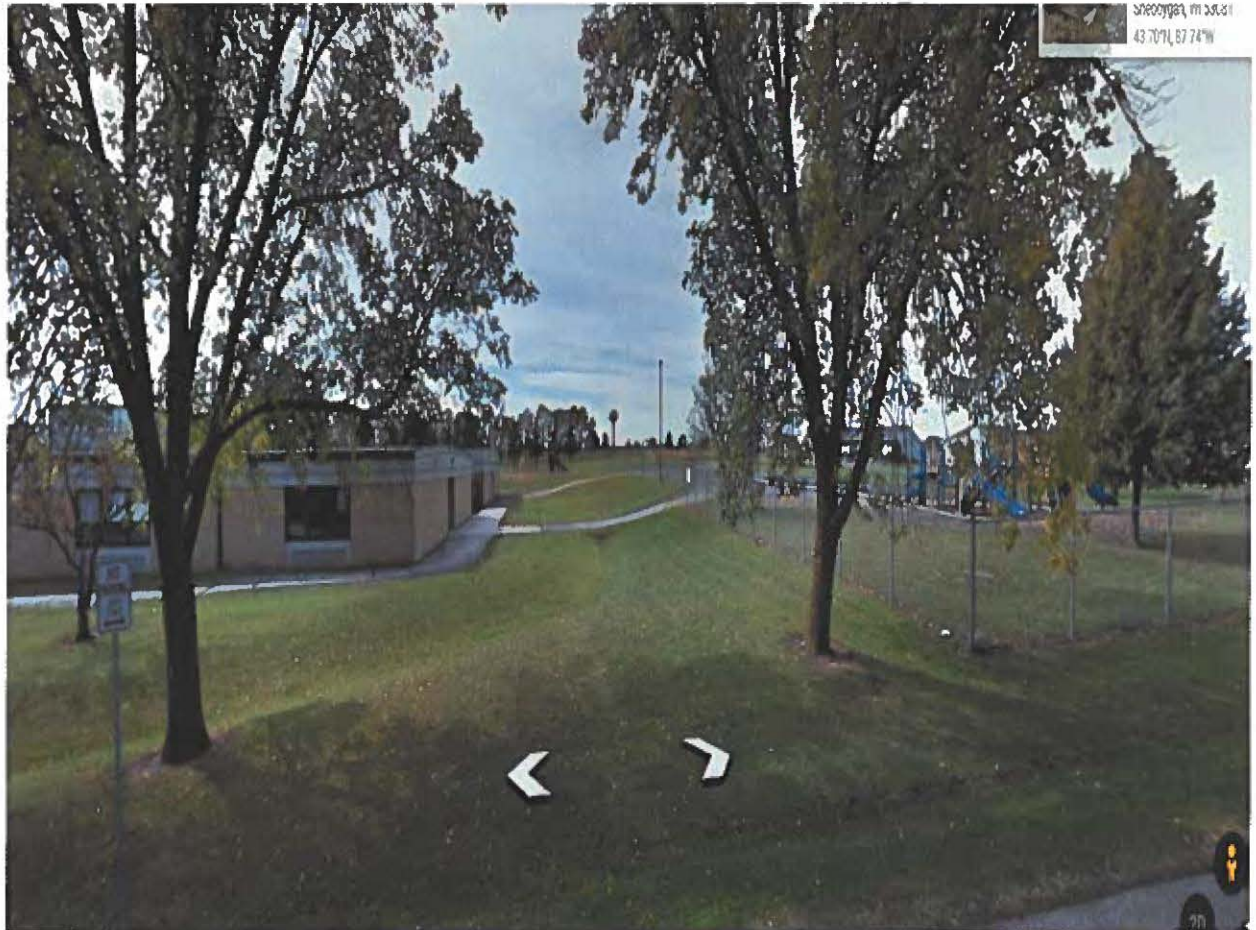
JACKSON SCHOOL

* NOT TO SCALE
 DRAWN BY ADAM M. ZELLER
 —~— ELECTRIC
 —+— SEWER AND WATER

Jackson



Jackson



DISTINCTIVE DESIGN
 215 Pine Street
 Milwaukee, WI 53201
 Tel: (414) 224-0027
 www.distinctivedesign.com

INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.
 SW PARCEL
 PARKSIDE

KINGSBURY VILLAGE

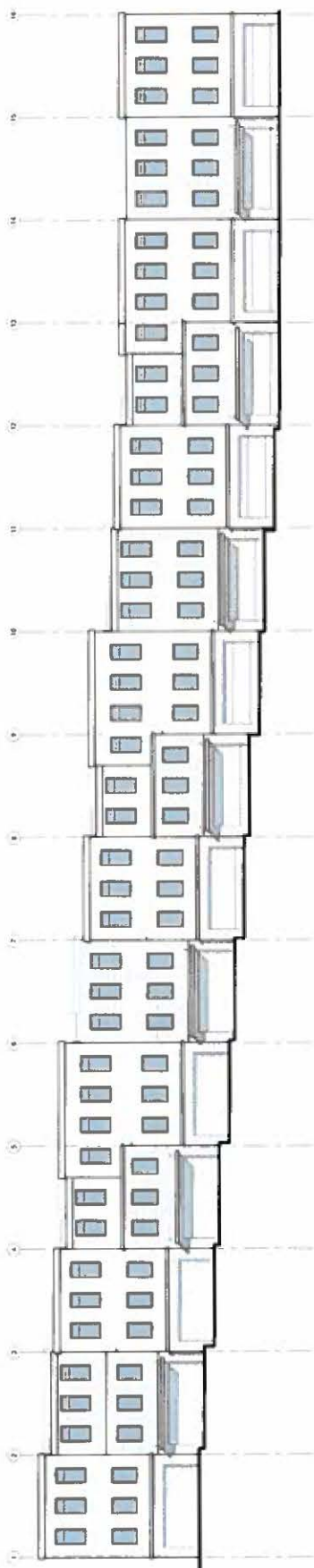
PRELIMINARY PLANS

PARKSIDE
 EXTERIOR
 ELEVATIONS
 (GARAGE SIDE)

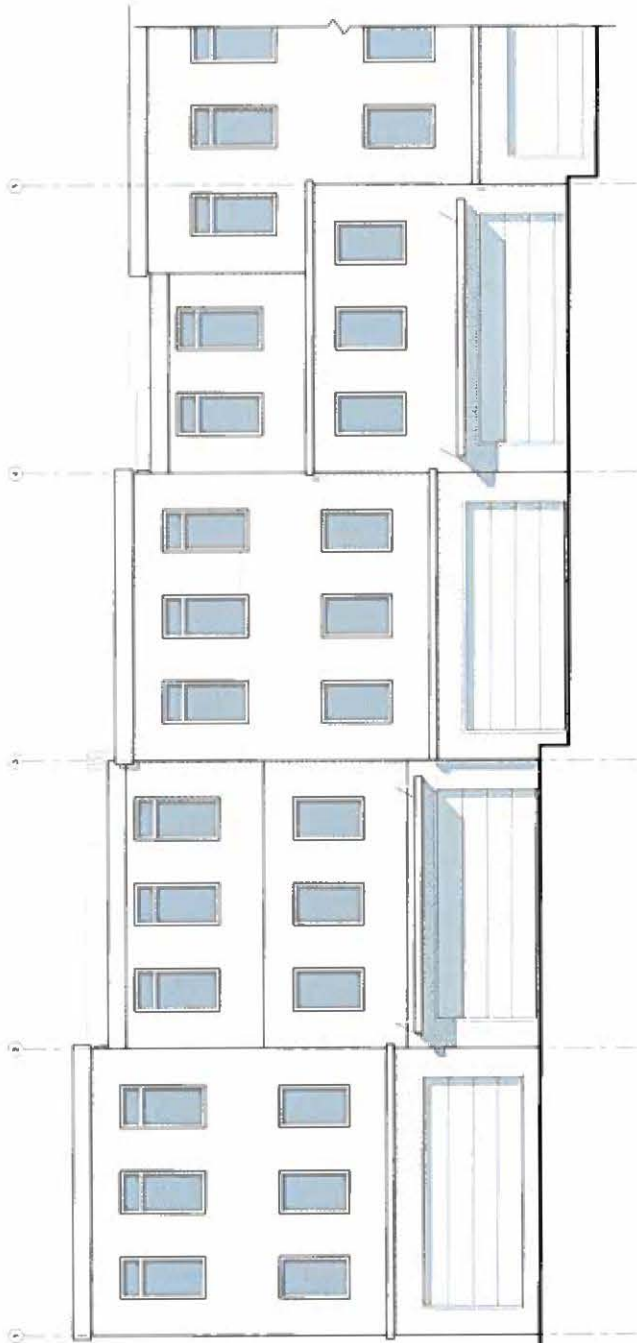
SHEET DATE: 01/27/18
 DRAWN BY: ACB/TCH
 CHECKED BY: SMP
 PROJECT #: 18-077

A201

SCALE: As indicated
 MODEL: 3D
 DATE: 01/27/18
 DRAWN BY: ACB/TCH
 CHECKED BY: SMP
 PROJECT #: 18-077



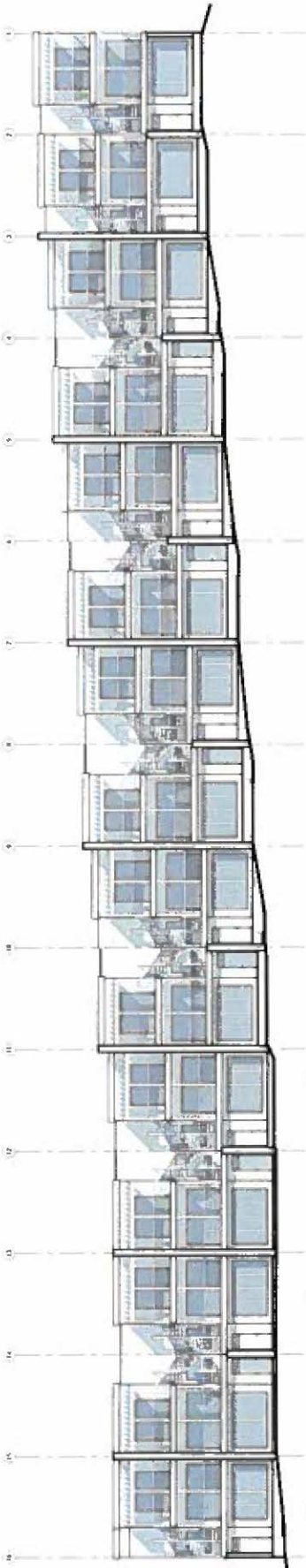
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 EXTERIOR ELEV. - GARAGE SIDE
 1/4" = 10'-0"



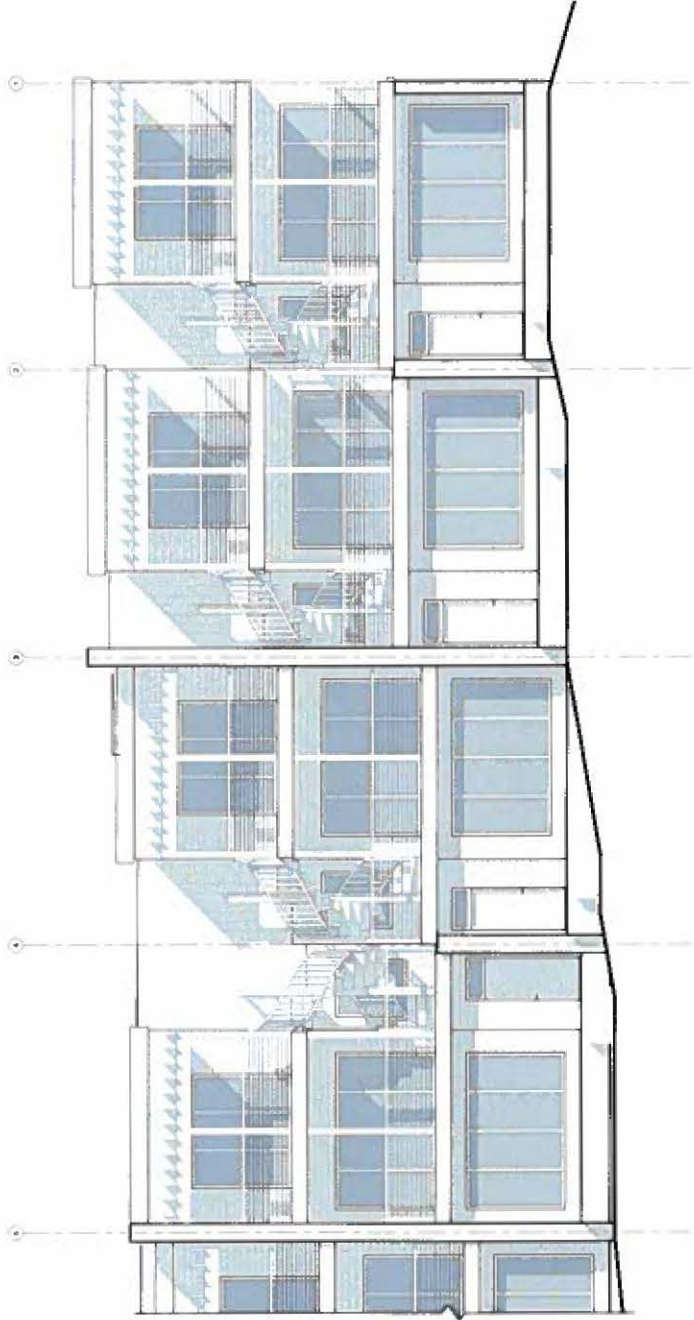
2
 EXTERIOR ELEV. - GARAGE SIDE ENLARGED
 1/4" = 1'-0"



ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



② EXTERIOR ELEV. - PARKSIDE
1" = 10'



① EXTERIOR ELEV. - PARKSIDE - MAIN SIDE
1" = 10'

REVISIONS
DATE DESCRIPTION

DISTINCTIVE DESIGN
215 Pine Street
Sheboygan Falls, WI 53085
920.452.2500
www.distinctivedesign.com

PARKSIDE
SW PARCEL
INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

PRELIMINARY
PLANS

PARKSIDE
EXTERIOR
ELEVATIONS
(ENTRY SIDE)

SCALE DATE 01.22.19
DRAWN BY ACB/TCH
CHECKED BY SWP
PROJECT # 18-077

A202

SCALE AS SHOWN
PROJECT NO. 18-077
DRAWN BY ACB/TCH
CHECKED BY SWP
PROJECT # 18-077
DATE 01.22.19



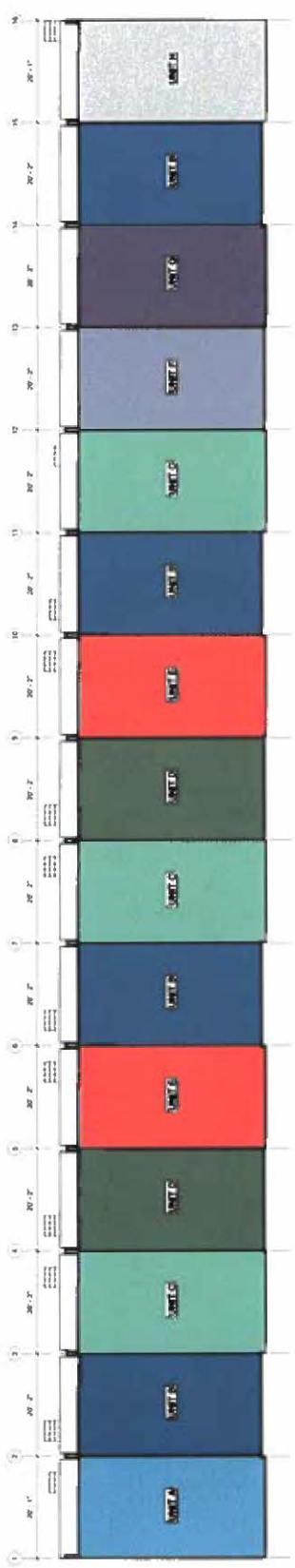
PROJECT NO. 18-077
DRAWN BY ACB/TCH
CHECKED BY SWP
PROJECT # 18-077
DATE 01.22.19



DISTINCTIVE DESIGN
215 PINE STREET
SHEBOYGAN FALLS, WI 53085
920.452.2500
WWW.DISTINCTIVEDESIGN.COM

PROJECT NO. 18-077
DRAWN BY ACB/TCH
CHECKED BY SWP
PROJECT # 18-077
DATE 01.22.19

PROJECT NO. 18-077
DRAWN BY ACB/TCH
CHECKED BY SWP
PROJECT # 18-077
DATE 01.22.19



1 FLOOR PLAN - PARKSIDE UNIT DESIGNATIONS
3/20" = 1'-0"



DATE: 01/22/19
 DRAWN BY: TCH
 CHECKED BY: SAMP
 PROJECT #: 18.077

SCALE: 3/32" = 1'-0"
 TOTAL: 15 UNITS
 DESIGNED BY: DISTINCTIVE DESIGN, INC.
 215 PINE STREET, SUITE 100, WISCONSIN AVENUE & NORTH 10TH STREET, MILWAUKEE, WI 53233

A101

PARKSIDE FIRST FLOOR PLAN

PRELIMINARY PLANS

KINGSBURY VILLAGE
 PARKSIDE
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

DISTINCTIVE DESIGN
 215 PINE STREET
 MILWAUKEE, WI 53233
 PHONE: 414.224.1100
 WWW.DISTINCTIVEDSIGN.COM

NO.	DATE	DESCRIPTION
1	01/22/19	ISSUED FOR PERMITS

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215 Pine Street
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 PH: (920) 393-1990
 WWW.DISTINCTIVEDESIGN.COM

INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.
 PARKSIDE UNIT A
 SW PARCEL

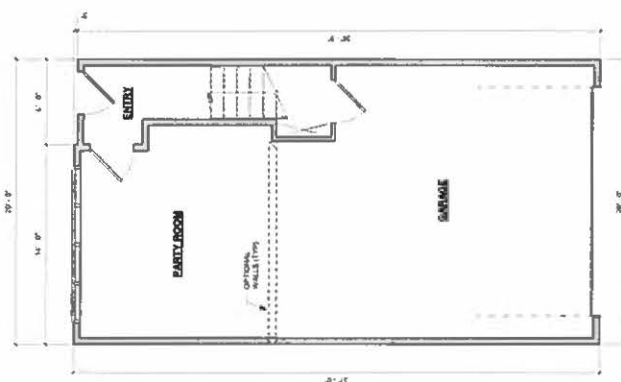
KINGSBURY VILLAGE

CONCEPTUAL
 PLANS

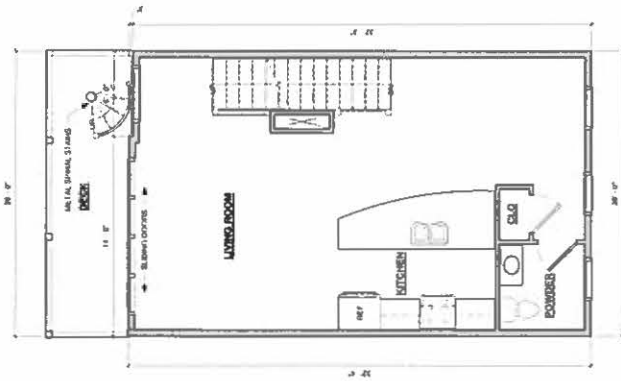
PARKSIDE UNIT A
 FLOOR PLANS

SCALE: 1/4" = 1'-0"
 SHEET: A102.A
 DATE: 11/27/18
 DRAWN BY: AC/STCH
 CHECKED BY: SMP
 PROJECT #: 18-027

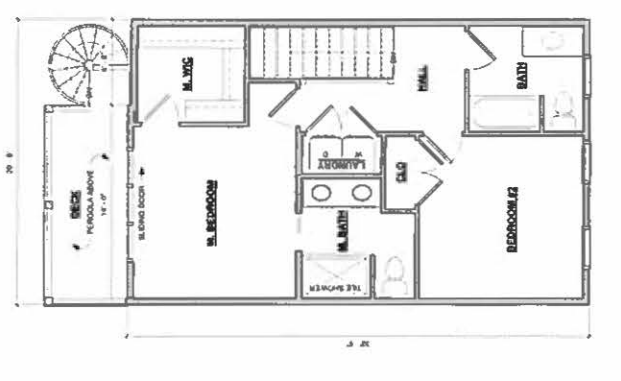
SCALE: 1/4" = 1'-0"
 SHEET: A102.A
 DATE: 11/27/18
 DRAWN BY: AC/STCH
 CHECKED BY: SMP
 PROJECT #: 18-027



1 FLOOR PLAN - UNIT A - FIRST FLOOR PLAN
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT A - SECOND FLOOR PLAN
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT A - THIRD FLOOR PLAN
 1/4" = 1'-0"

REVISIONS
 # DATE DESCRIPTION

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DISTINCTIVE DESIGN
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 Chicago, IL 60604
 PH: (773) 345-1000
 WWW.DISTINCTIVEDSIGN.COM

INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.
 SW PARCEL
 PARKSIDE UNIT B
KINGSBURY VILLAGE

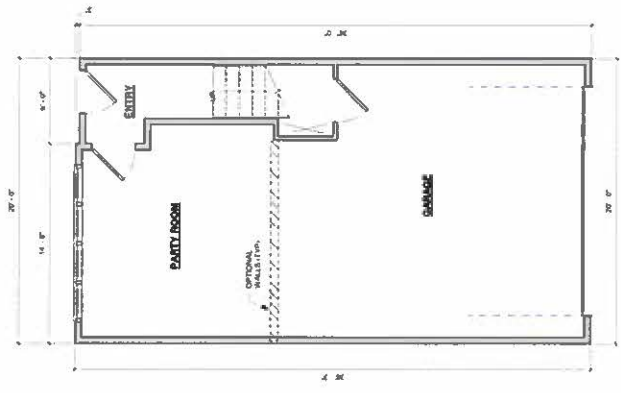
CONCEPTUAL PLANS

PARKSIDE UNIT B FLOOR PLANS

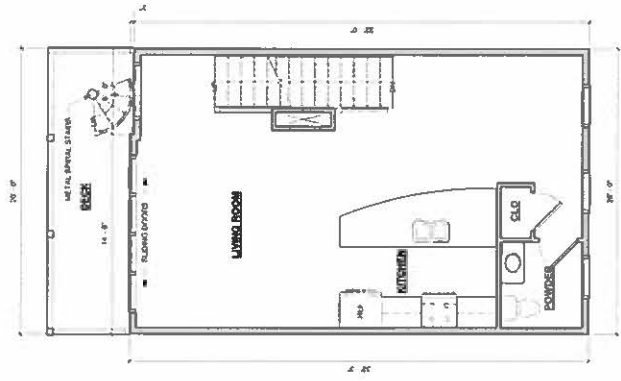
SHEET DATE: 11/27/18
 DRAWN BY: AJD/TCH
 CHECKED BY: SJP
 PROJECT #: 18-077

A102.B

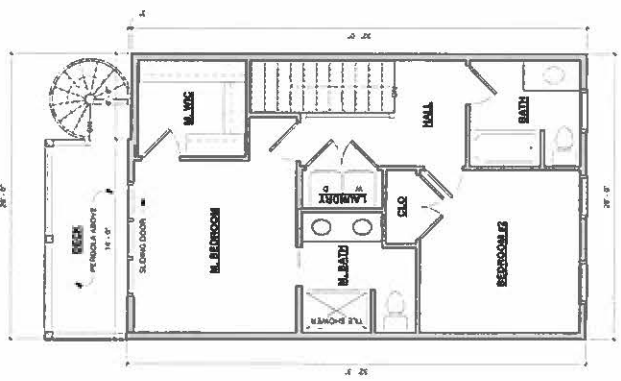
SCALE: 1/4" = 1'-0"
 ALL DIMENSIONS ARE INDICATED BY DIMENSION LINES UNLESS OTHERWISE NOTED.
 ACCURACY: AS SHOWN



1 FLOOR PLAN - UNIT B, FIRST FLOOR PLAN
1/4" = 1'-0"



2 FLOOR PLAN - UNIT B, SECOND FLOOR PLAN
1/4" = 1'-0"



3 FLOOR PLAN - UNIT B, THIRD FLOOR PLAN
1/4" = 1'-0"

REVISIONS
 # DATE DESCRIPTION
 1 08/20/19 00-001

DISTINCTIVE DESIGN
 215 Pine Street
 Chicago, IL 60604
 PH: (773) 345-1000
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REVISED
DATE
DESCRIPTION

DISTINCTIVE DESIGN

215 Pine Street
Sheboygan Falls, WI 53085
PH: 920-256-1990
www.distinctivedesign.com

KINGSBURY VILLAGE
PARKSIDE UNIT C
SW PARCEL
INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

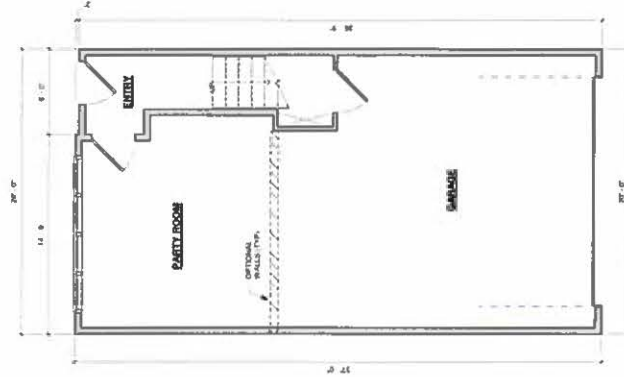
**CONCEPTUAL
FLOOR PLANS**

**PARKSIDE UNIT C
FLOOR PLANS**

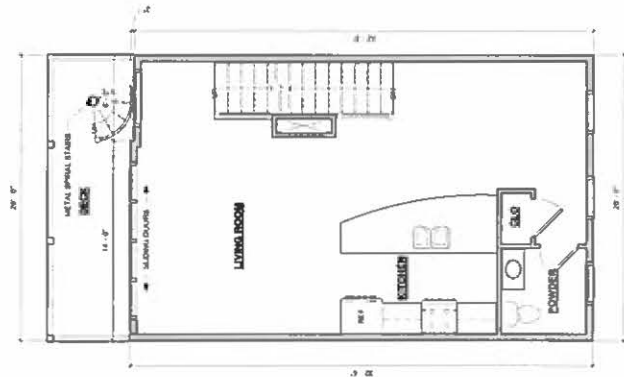
DATE: 11/27/18
DRAWN BY: ADB/UTCH
CHECKED BY: SMP
PROJECT #: 18-0377

A102.C

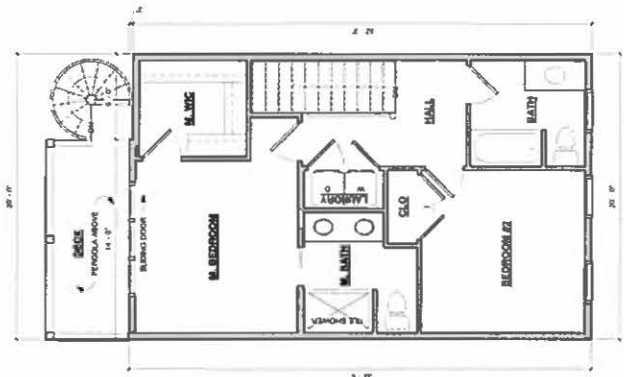
SCALE: 1/4" = 1'-0"
NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF THE ARCHITECT



① FLOOR PLAN - UNIT C - FIRST FLOOR PLAN
1/4" = 1'-0"



② FLOOR PLAN - UNIT C - SECOND FLOOR PLAN
1/4" = 1'-0"



③ FLOOR PLAN - UNIT C - THIRD FLOOR PLAN
1/4" = 1'-0"



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DATE PLOTTED: 11/27/18 11:27:18 AM
 PLOT SCALE: 1/4" = 1'-0"
 PLOT DATE: 11/27/18 11:27:18 AM
 PLOT BY: ACB/TCB
 PLOT PROJECT: A102.D



KINGSBURY VILLAGE
 PARKSIDE UNIT D
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

CONCEPTUAL
 PLANS

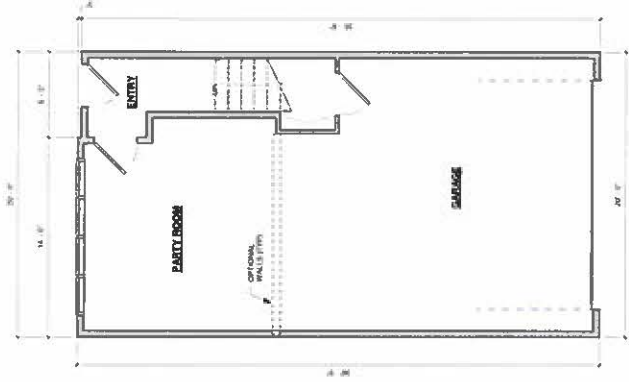
PARKSIDE UNIT D
 FLOOR PLANS

ISSUE DATE: 11/27/18
 DRAWN BY: ACB/TCB
 CHECKED BY: SMP
 PROJECT #: 18-037

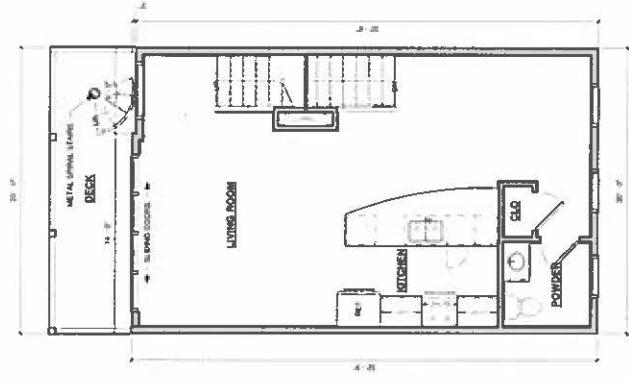
A102.D

SCALE: 1/4" = 1'-0"
 NOTES:
 1. SEE UNIT D FOR FLOOR PLAN.
 2. SEE UNIT D FOR FLOOR PLAN.
 3. SEE UNIT D FOR FLOOR PLAN.

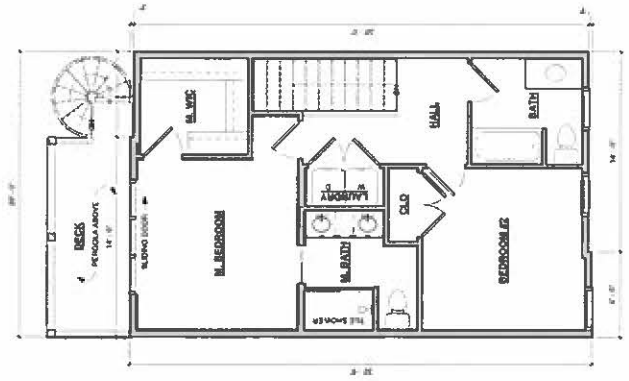
DATE: 11/27/18
 DESCRIPTION: CONCEPTUAL PLANS



1 FLOOR PLAN - UNIT D - FIRST FLOOR PLAN
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT D - SECOND FLOOR PLAN
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT D - THIRD FLOOR PLAN
 1/4" = 1'-0"



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REVISIONS
 # DATE DESCRIPTION
 1 09/21/19 001 SET

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 215 Pine Street
 Springfield, MA 01105
 413-229-5950
 www.distinctivedesign.com

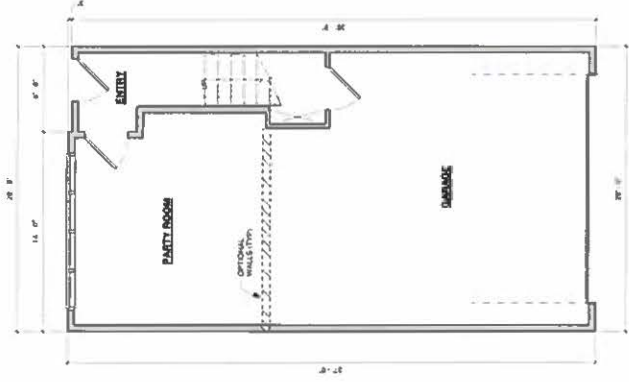
KINGSBURY VILLAGE
 PARKSIDE UNIT E
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

CONCEPTUAL
 PLANS

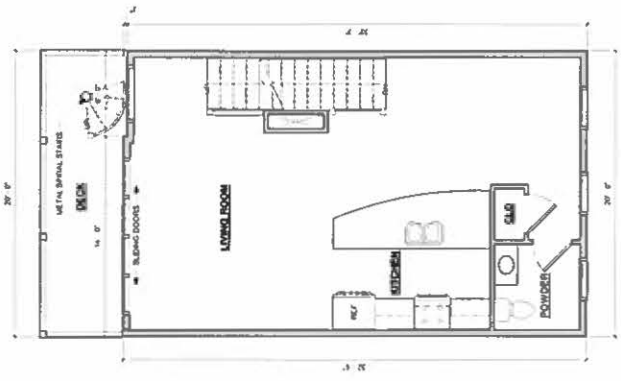
PARKSIDE UNIT E
 FLOOR PLANS

DATE: 11/27/18
 DRAWN BY: ADM/TCH
 CHECKED BY: SMP
 PROJECT #: 18-077

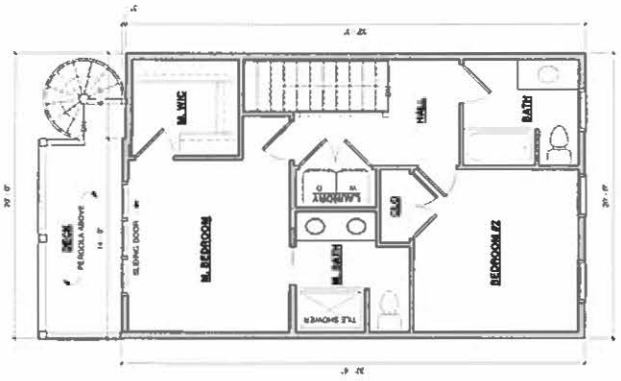
A102.E
 SCALE: 1/4" = 1'-0"
 THESE PLANS WERE PREPARED BY
 DISTINCTIVE DESIGN, INC.
 A PROFESSIONAL ARCHITECTURAL FIRM
 LICENSED IN THE STATE OF MASSACHUSETTS



① FLOOR PLAN - UNIT E - FIRST FLOOR PLAN
 1/4" = 1'-0"



② FLOOR PLAN - UNIT E - SECOND FLOOR PLAN
 1/4" = 1'-0"



③ FLOOR PLAN - UNIT E - THIRD FLOOR PLAN
 1/4" = 1'-0"



1" = 10'-0"

1" = 10'-0"

1" = 10'-0"

1" = 10'-0"

1" = 10'-0"

1" = 10'-0"

1" = 10'-0"

1" = 10'-0"

1" = 10'-0"

DISTINCTIVE DESIGN
 215 Pine Street
 Chicago, IL 60604
 PH: 773-251-1090
 www.distinctivedesign.com

INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.
 SW PARCEL
 PARKSIDE UNIT F

KINGSBURY VILLAGE

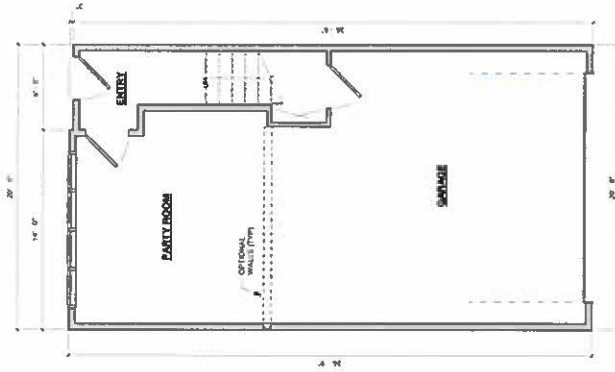
CONCEPTUAL
 PLANS

PARKSIDE UNIT F
 FLOOR PLANS

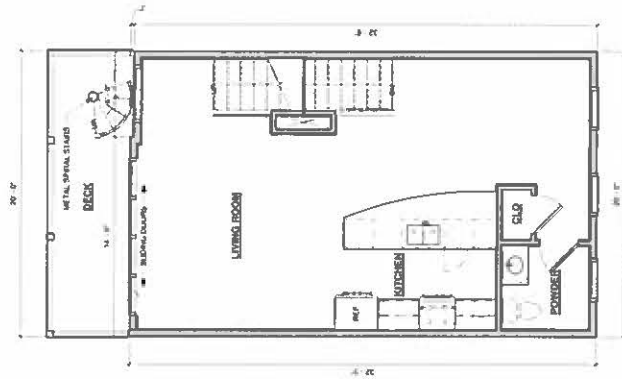
ISSUE DATE: 11/27/18
 DRAWN BY: ADB/TCH
 CHECKED BY: SAMP
 PROJECT #: 18-077

A102.F

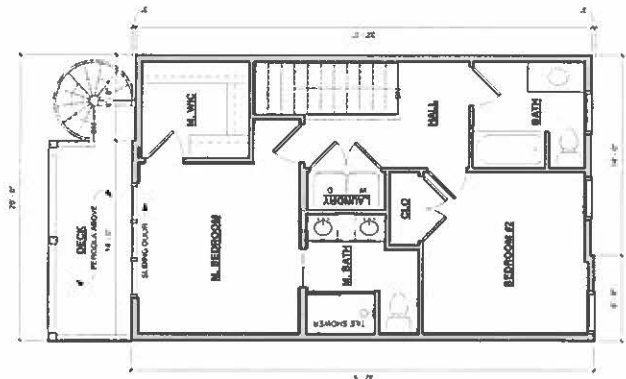
SCALE: 1/4" = 1'-0"
 NOTES:
 1. ALL DIMENSIONS ARE REDUCED BY 1/8"
 2. ALL DIMENSIONS ARE REDUCED BY 1/8"
 3. ALL DIMENSIONS ARE REDUCED BY 1/8"



① FLOOR PLAN - UNIT F - FIRST FLOOR PLAN
 1/4" = 1'-0"



② FLOOR PLAN - UNIT F - SECOND FLOOR PLAN
 1/4" = 1'-0"



③ FLOOR PLAN - UNIT F - THIRD FLOOR PLAN
 1/4" = 1'-0"



ALL DIMENSIONS ARE REDUCED BY 1/8"
 ALL DIMENSIONS ARE REDUCED BY 1/8"
 ALL DIMENSIONS ARE REDUCED BY 1/8"

ALL DIMENSIONS ARE REDUCED BY 1/8"
 ALL DIMENSIONS ARE REDUCED BY 1/8"
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 ALL DIMENSIONS ARE REDUCED BY 1/8"

ALL DIMENSIONS ARE REDUCED BY 1/8"
 ALL DIMENSIONS ARE REDUCED BY 1/8"
 ALL DIMENSIONS ARE REDUCED BY 1/8"

215 Pine Street
 Shorewood Hills, WI 53085
 PH: 262-585-1598
 www.distinctivedesign.com

KINGSBURY VILLAGE
 PARKSIDE UNIT G
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

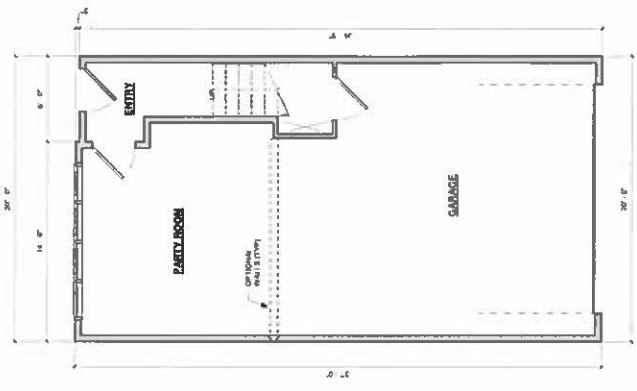
**CONCEPTUAL
 PLANS**

**PARKSIDE UNIT G
 FLOOR PLANS**

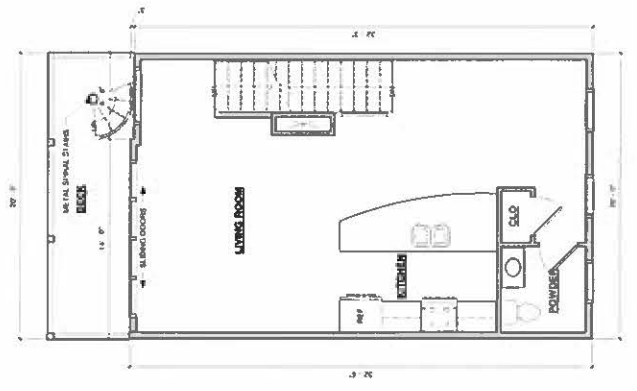
DATE	11.27.18
DRAWN BY	ACB/UTCH
CHECKED BY	SMP
PROJECT #	18-077

A102.G

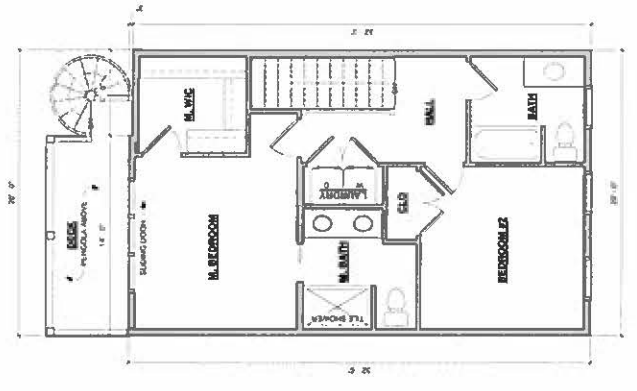
SCALE: 1/4" = 1'-0"
 HOTEL
 UNITS ARE REDUCED BY
 1/4" FROM THE ORIGINAL
 ACCORDINGLY



① FLOOR PLAN - UNIT G - FIRST FLOOR PLAN
 1/4" = 1'-0"



② FLOOR PLAN - UNIT G - SECOND FLOOR PLAN
 1/4" = 1'-0"



③ FLOOR PLAN - UNIT G - THIRD FLOOR PLAN
 1/4" = 1'-0"



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DATE: 11/27/18
 DRAWN BY: ACB/UTCH
 CHECKED BY: SMP
 PROJECT #: 18-077

SCALE: 1/4" = 1'-0"
 HOTEL
 UNITS ARE REDUCED BY
 1/4" FROM THE ORIGINAL
 ACCORDINGLY

PROVIDED BY: DISTINCTIVE DESIGN, INC.
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DATE: 11/27/18
 DRAWN BY: ACB/UTCH
 CHECKED BY: SMP
 PROJECT #: 18-077

SCALE: 1/4" = 1'-0"
 HOTEL
 UNITS ARE REDUCED BY
 1/4" FROM THE ORIGINAL
 ACCORDINGLY

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 PH: 262-585-1598
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DATE: 11/27/18
 DRAWN BY: ACB/UTCH
 CHECKED BY: SMP
 PROJECT #: 18-077



KINGSBURY VILLAGE
 PARKSIDE UNIT H
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

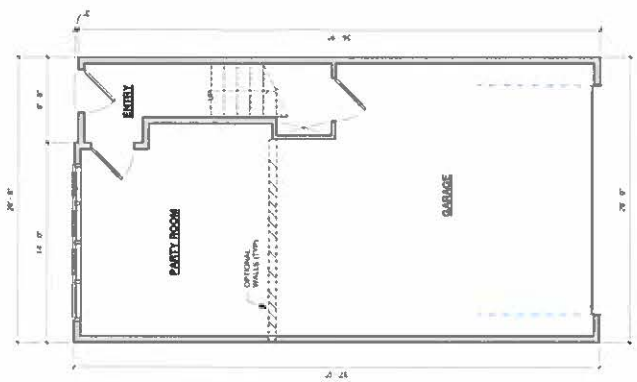
**CONCEPTUAL
 PLANS**

**PARKSIDE UNIT H
 FLOOR PLANS**

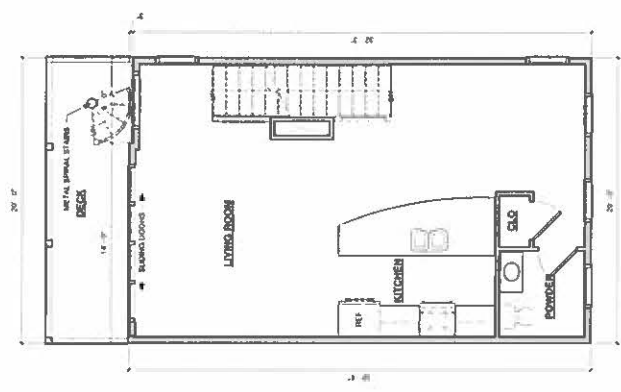
DATE: 11.27.18
 DRAWN BY: ACB/TCH
 CHECKED BY: SMP
 PROJECT #: 18-077

A102.H

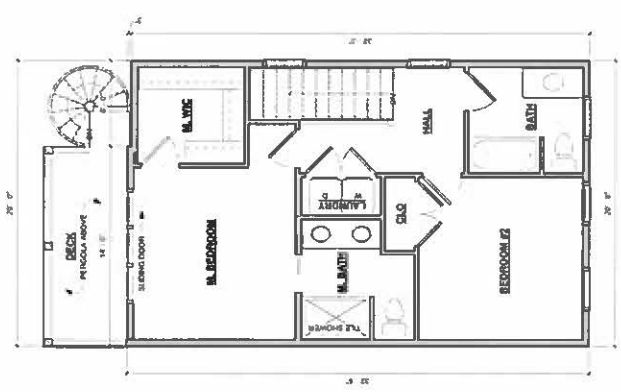
SCALE: 1/4" = 1'-0"
 SHEET: 102.H
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 WITH THE PROFESSIONAL ENGINEERING
 ACT OF 1902



1 FLOOR PLAN - UNIT H - FIRST FLOOR PLAN
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT H - SECOND FLOOR PLAN
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT H - THIRD FLOOR PLAN
 1/4" = 1'-0"



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215 PINE STREET
 SKANEATELES, NY 13152
 WWW.DISTINCTIVEDSIGN.COM

DATE: 11.27.18
 DRAWN BY: ACB/TCH
 CHECKED BY: SMP
 PROJECT #: 18-077

KINGSBURY VILLAGE
 PARKSIDE UNIT H
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

**CONCEPTUAL
 PLANS**

**PARKSIDE UNIT H
 FLOOR PLANS**

DATE: 11.27.18
 DRAWN BY: ACB/TCH
 CHECKED BY: SMP
 PROJECT #: 18-077

A102.H

SCALE: 1/4" = 1'-0"
 SHEET: 102.H
 THESE PLANS ARE RELEASED BY
 DISTINCTIVE DESIGN, INC. IN ACCORDANCE
 WITH THE PROFESSIONAL ENGINEERING
 ACT OF 1902



1 FLOOR PLAN - UNIT H - FIRST FLOOR PLAN
 1/4" = 1'-0"

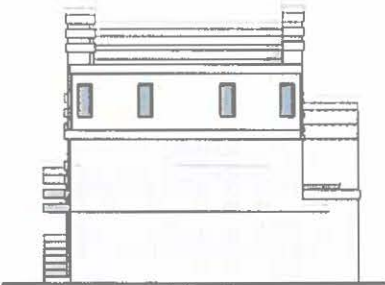


2 FLOOR PLAN - UNIT H - SECOND FLOOR PLAN
 1/4" = 1'-0"

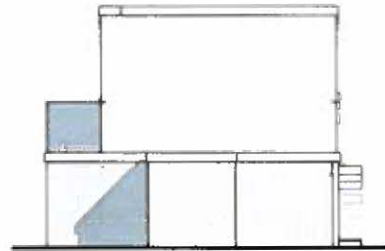
3 FLOOR PLAN - UNIT H - THIRD FLOOR PLAN
 1/4" = 1'-0"



② EXTERIOR ELEV. - GARAGE SIDE
1/8" = 1'-0"



④ EXTERIOR ELEV. - WEST SIDE
1/8" = 1'-0"



③ EXTERIOR ELEV. - EAST SIDE
1/8" = 1'-0"



① EXTERIOR ELEV. - GARAGE SIDE ENLARGED
1/4" = 1'-0"

REVISION	DESCRIPTION
F	DATE: 04/15/2019, 06:46:11

DISTINCTIVE DESIGN
 215 Pine Street
 Englewood Cliffs, WI 53008
 Ph: (262) 235-1000
 www.distinctivedesign.com

KINGSBURY VILLAGE
 STREETSIDE WISCONSIN AVE
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

PRELIMINARY PLANS

WISCONSIN AVE.
 EXTERIOR ELEVATIONS
 (GARAGE SIDE)

ISSUE DATE: 3/19/19
 DRAWN BY: ACB/TCH
 CHECKED BY: SAMP
 PROJECT #: 18-077

A203

SCALE: As indicated
 NOTE: 12-18 SETS ARE REDUCED BY 50% SCALE DRAWING ACCORDINGLY



② EXTERIOR ELEV. - STREETSIDE
1" = 12'-0"



① EXTERIOR ELEV. - STREETSIDE - ENLARGED
1/8" = 1'-0"



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REVISIONS
DATE DESCRIPTION

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215 Pine Street
Davenport, IA 52003
781.520.2525
www.distinctivedesign.com

KINGSBURY VILLAGE
STREETSIDE WISCONSIN AVE
SW PARCEL
INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

PRELIMINARY
PLANS

WISCONSIN AVE
EXTERIOR
ELEVATIONS
(STREET SIDE)

DATE: 3/11/12
DRAWN BY: ACB/STC
CHECKED BY: SMP
PROJECT: 18.077

A204

SCALE: As indicated
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A302

DATE: 3/19/13
 DRAWN BY: TCH
 CHECKED BY: SMP
 PROJECT #: 13-077

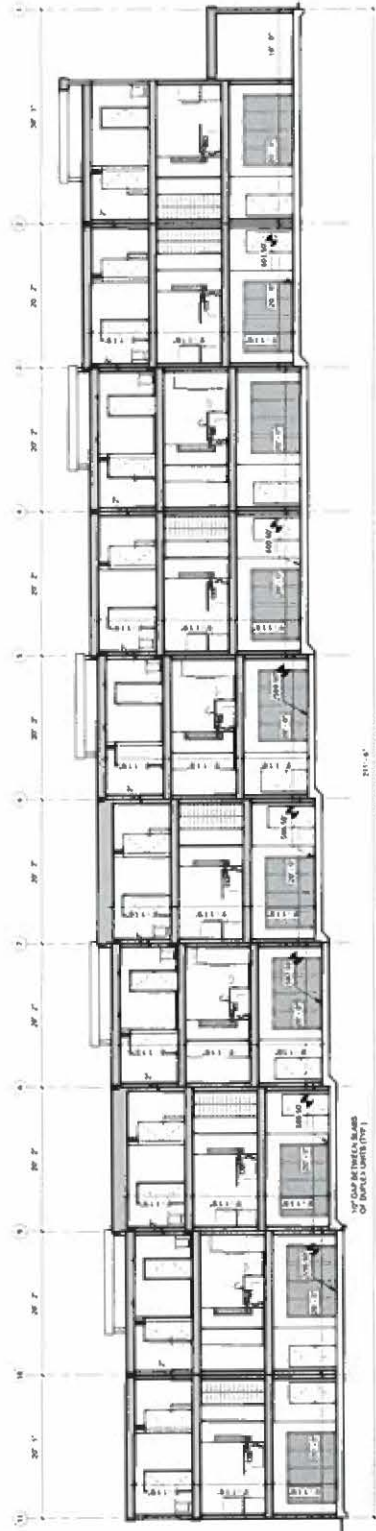
SCALE: 1/8" = 1'-0"
 HOTEL
 WISCONSIN AVE
 MAIN BUILDING
 SECTION

PRELIMINARY
 PLANS

KINGSBURY VILLAGE
 STREETSIDE WISCONSIN AVE
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

DISTINCTIVE DESIGN
 215 First Street
 Superior, WI 54985
 920-396-1500
 www.distinctivedesign.com

DATE: _____
 DESCRIPTION: _____



1 SECTION - MAIN BUILDING SECTION
 1/8" = 1'-0"

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DISTINCTIVE DESIGN
 215 Pine Street
 Shelburne, VT 05485
 Tel: 802-955-1000
 www.distinctivedesign.com

KINGSBURY VILLAGE
 STREETSIDE WISCONSIN AVE
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

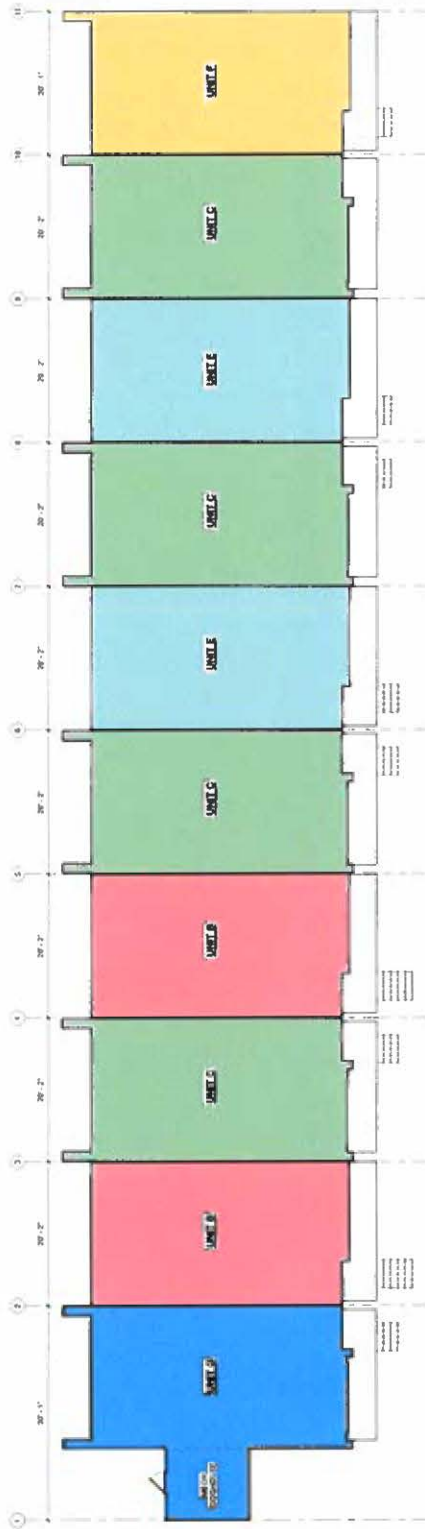
PRELIMINARY PLANS

WISCONSIN AVE
 FIRST FLOOR
 PLAN

SCALE DATE: 3/19/13
 DRAWN BY: TCH
 CHECKED BY: SMP
 PROJECT #: 18.077

A102

SCALE: 1/8" = 1'-0"
 THESE PLANS ARE REDUCED BY
 THE ARCHITECT'S OFFICE
 ACCORDINGLY



① FLOOR PLAN - WISCONSIN AVE UNIT
 18P-170



ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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DATE: 3/19/13
 DESCRIPTION:

SHEET NO. 18.077-01 OF 01
 PROJECT NO. 18.077

DISTINGUISHIVE DESIGN
 215 First Street
 Sheboygan Falls, WI 53085
 PH: 920-355-7100
 www.distinguishivedesign.com

KINGSBURY VILLAGE
 STREETSIDE N. 10TH ST.
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

PRELIMINARY PLANS

N 10TH STREET
 EXTERIOR
 ELEVATIONS
 (GARAGE SIDE)

SHEET DATE: 3.13.19
 DRAWING BY: ACB/STC
 CHECKED BY: SJP
 PROJECT #: 18-077

A201

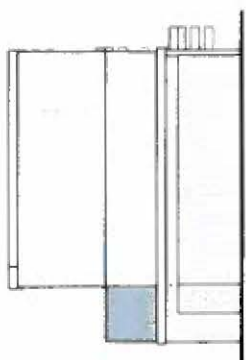
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 A LICENSED CONTRACTOR.
 2. ALL WORK SHALL BE ACCORDING TO THE
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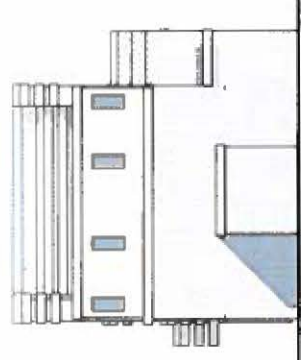
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① EXTERIOR ELEV. - GARAGE SIDE ENLARGED
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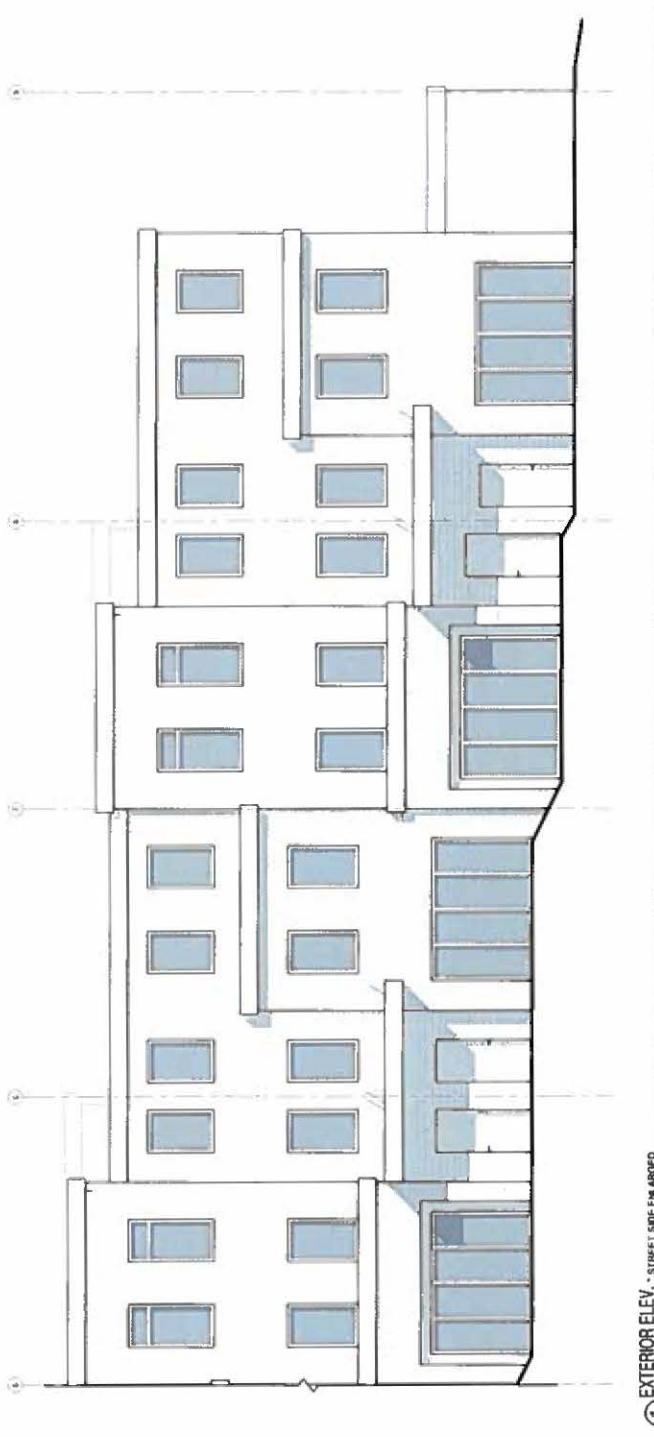


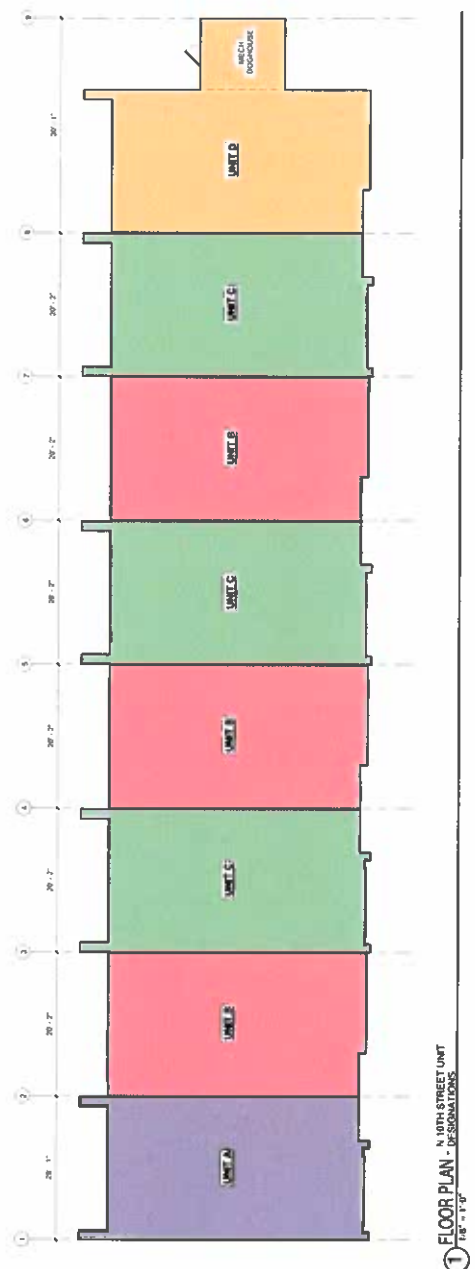
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③ EXTERIOR ELEV. - NORTH SIDE
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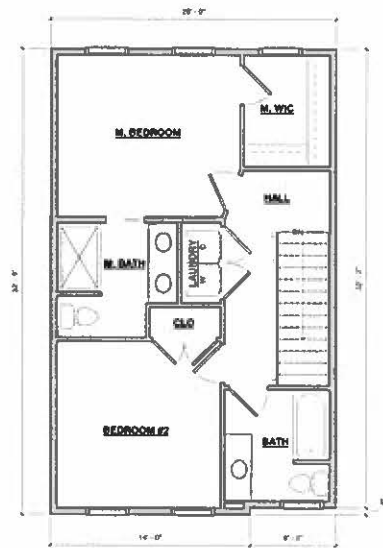
1. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR.
 2. ALL WORK SHALL BE ACCORDING TO THE ACCORDING TO THE





1 FLOOR PLAN - N 10TH STREET UNIT
 18-077

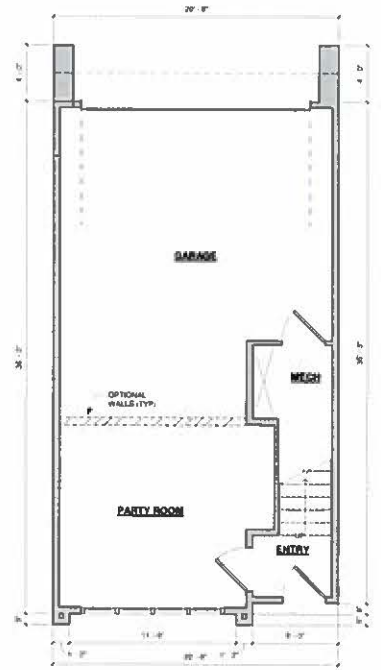
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③ FLOOR PLAN - UNIT A - THIRD FLOOR PLAN
1/4" = 1'-0"



② FLOOR PLAN - UNIT A - SECOND FLOOR PLAN
1/4" = 1'-0"



① FLOOR PLAN - UNIT A - FIRST FLOOR PLAN
1/4" = 1'-0"

REV	DATE	DESCRIPTION
1	09/09/2018	DO SET

DISTINCTIVE DESIGN
 215 Pine Street
 Sheboygan Falls, WI 53085
 Phone: 920.452.1100
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KINGSBURY VILLAGE
 STREET SIDE UNIT A
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

CONCEPTUAL PLANS

STREET SIDE UNIT A - FLOOR PLANS

ISSUE DATE: 11/27/18
 DRAWN BY: ACB/TCH
 CHECKED BY: SMP
 PROJECT #: 18-077

A103.A

SCALE: 1/4" = 1'-0"
 1/4" IS SETS ARE REDUCED BY
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KINGSBURY VILLAGE
 STEETSIDE UNIT B
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

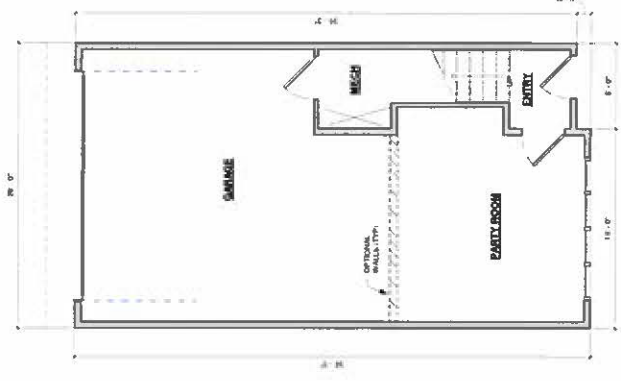
CONCEPTUAL
 PLANS

STREET SIDE
 UNIT B FLOOR
 PLANS

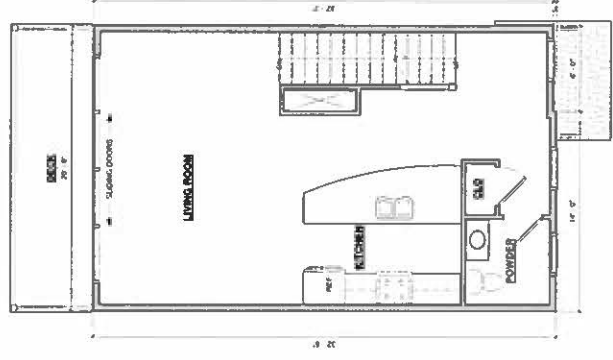
DATE: 11/27/16
 DRAWN BY: ACB/STC
 CHECKED BY: SMM
 PROJECT #: 18 077

A103.B

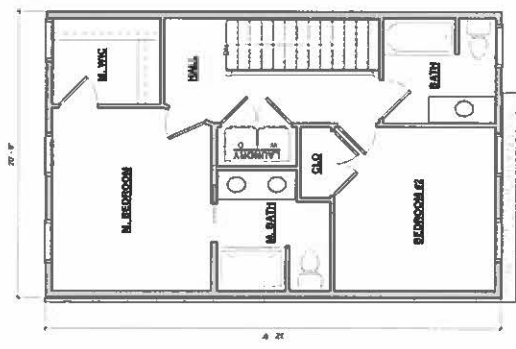
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 DIMENSIONS ARE REDUCED BY
 1/2" FOR CONSTRUCTION



1 FLOOR PLAN - UNIT B - FIRST FLOOR PLAN
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT B - SECOND FLOOR PLAN
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT B - THIRD FLOOR PLAN
 1/4" = 1'-0"



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REVISIONS
 # DATE DESCRIPTION
 1 09/26/16 00 931

DATE: 11/27/16
 DRAWN BY: ACB/STC
 CHECKED BY: SMM
 PROJECT #: 18 077

SCALE: 1/4" = 1'-0"
 DIMENSIONS ARE REDUCED BY
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INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.
 SW PARCEL
 STREETSIDE UNIT C

KINGSBURY VILLAGE

DISTINCTIVE DESIGN
 215 First Street
 Shoreview Park, MN 55085
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DATE: 08/01/18
 DESCRIPTION: CONCEPTUAL PLANS

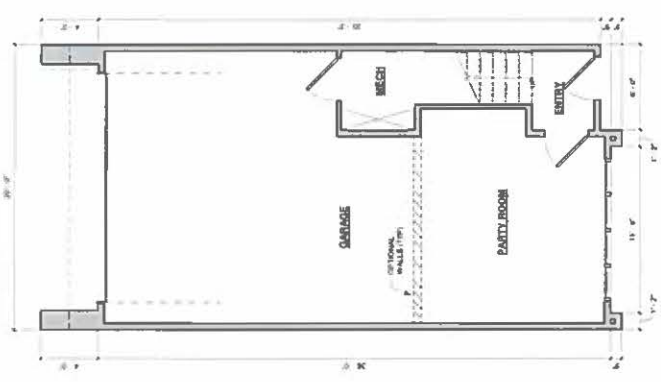
CONCEPTUAL PLANS

STREET SIDE UNIT C - FLOOR PLANS

SHEET NO: 11/27/18
 DRAWN BY: ACB/TKL
 CHECKED BY: SMP
 PROJECT: 18-077

A103.C

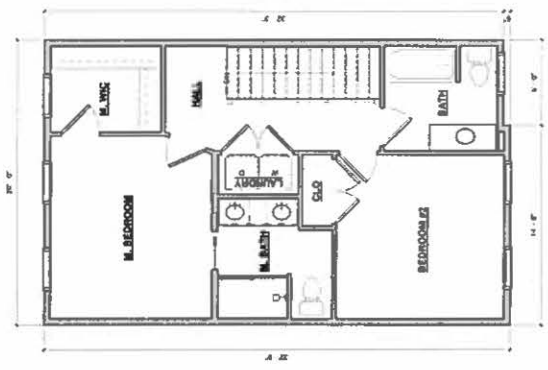
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 DRAWING NO: A103.C
 APPROVED BY: [Signature]
 ACCURACY: [Signature]



1 FLOOR PLAN - UNIT C - FIRST FLOOR PLAN
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT C - SECOND FLOOR PLAN
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT C - THIRD FLOOR PLAN
 1/4" = 1'-0"



DATE PLOTTED: 08/01/18 10:00 AM
 PLOTTER: HP DesignJet T1100PS
 PLOT SCALE: 1/4" = 1'-0"

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INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.
 SW PARCEL
 STREETSIDE UNIT E

KINGSBURY VILLAGE

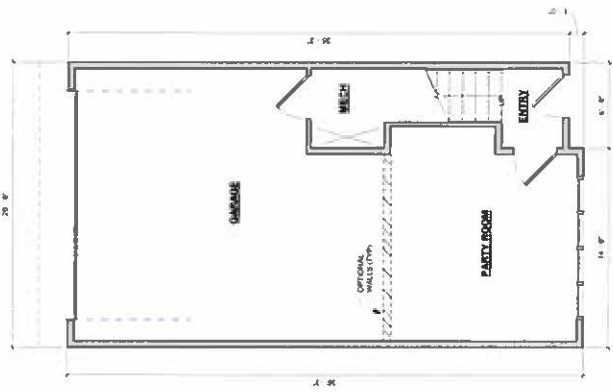
CONCEPTUAL
 PLANS

STREET SIDE
 UNIT E - FLOOR
 PLANS

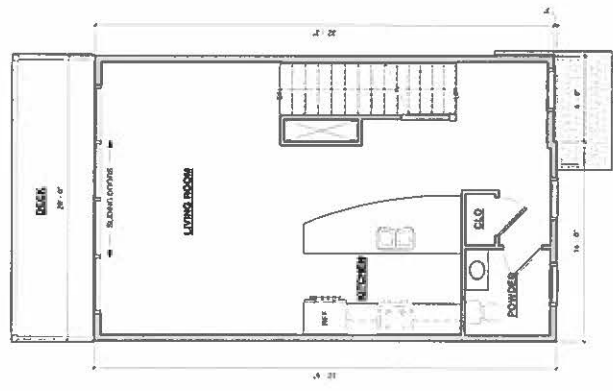
ISSUE DATE: 11/27/18
 DRAWN BY: AJS/STC
 CHECKED BY: SJP
 PROJECT #: 18-077

A103.E

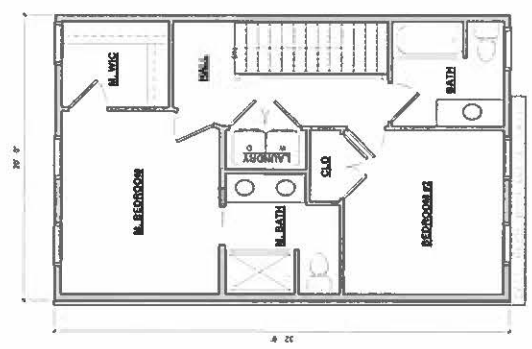
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 NOTE: UNITS ARE REDUCED BY
 ACCURACY



1 FLOOR PLAN - UNIT E - FIRST FLOOR PLAN
 1/4" = 1'-0"



2 FLOOR PLAN - UNIT E - SECOND FLOOR PLAN
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT E - THIRD FLOOR PLAN
 1/4" = 1'-0"

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL FINISHES TO BE DETERMINED BY THE ARCHITECT. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF PERMITS AND APPROVALS.

REV	DATE	DESCRIPTION
1	11-27-18	DO SET

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KINGSBURY VILLAGE
 STREET SIDE UNIT F
 SW PARCEL
 INTERSECTION OF WISCONSIN AVE & NORTH 10TH ST.

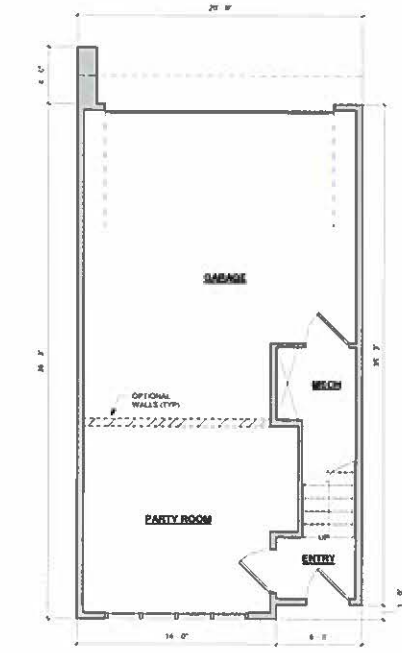
CONCEPTUAL PLANS

STREET SIDE UNIT F - FLOOR PLANS

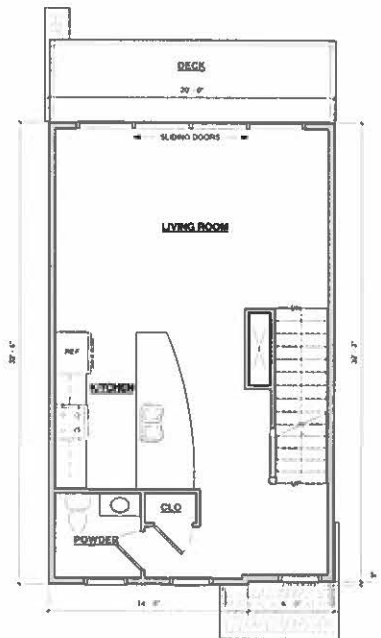
ISSUE DATE: 11-27-18
 DRAWN BY: ACB/TCH
 CHECKED BY: SMP
 PROJECT #: 18-077

A103.F

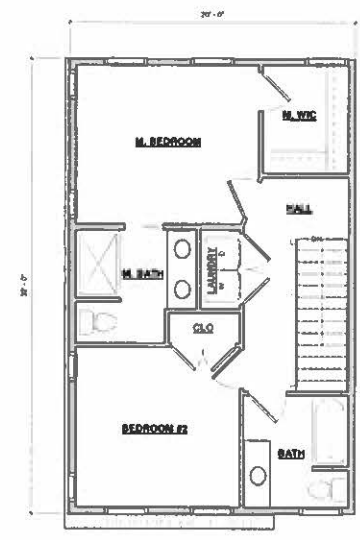
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① FLOOR PLAN - UNIT F - FIRST FLOOR PLAN
 1/4" = 1'-0"



② FLOOR PLAN - UNIT F - SECOND FLOOR PLAN
 1/4" = 1'-0"



③ FLOOR PLAN - UNIT F - THIRD FLOOR PLAN
 1/4" = 1'-0"

DISTINCTIVE DESIGN
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KINGSBURY VILLAGE
 STREETSIDE UNIT G
 SW PARCEL
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CONCEPTUAL
 PLANS

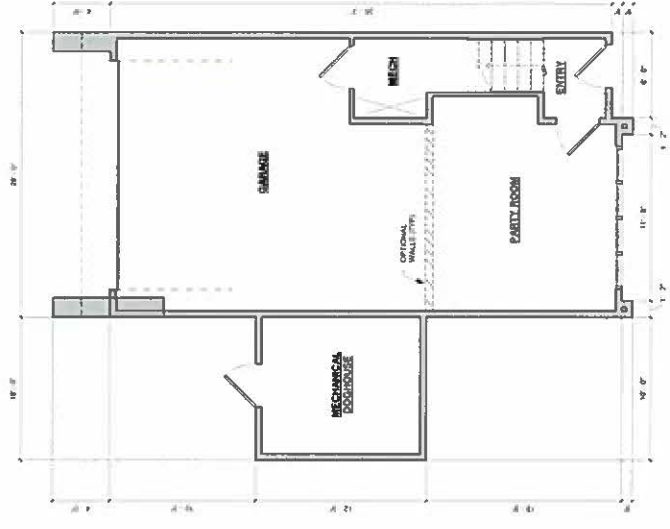
STREET SIDE
 UNIT G - FLOOR
 PLANS

DATE: 11.27.18
 DRAWN BY: ACB/TCB
 CHECKED BY: SJP
 PROJECT #: 18-077

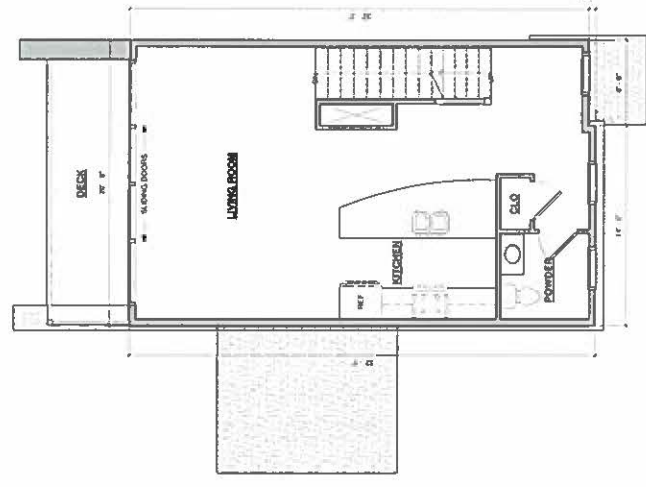
A103.G

SCALE: 1/4" = 1'-0"
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 DATE: 11.27.18
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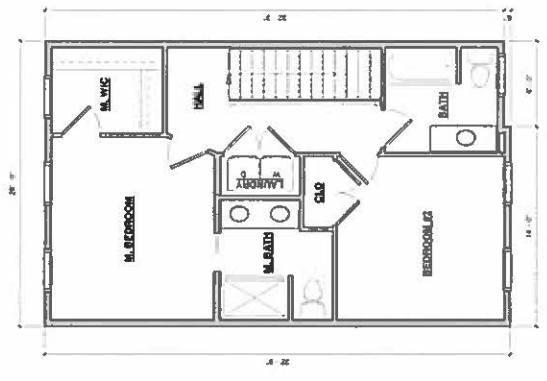
REVISIONS
 # DATE DESCRIPTION



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 1/4" = 1'-0"



2 FLOOR PLAN - UNIT G - SECOND FLOOR PLAN
 1/4" = 1'-0"



3 FLOOR PLAN - UNIT G - THIRD FLOOR PLAN
 1/4" = 1'-0"



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CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use and variance application by Van Horn Real Estate to construct the Kingsbury Village apartments on the vacant, undeveloped parcel located at the southwest corner of Wisconsin Avenue and N. 10th Street (Parcel # 59281107740, former Kingsbury Brewery property). UR-12 Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: August 9, 2019

MEETING DATE: August 13, 2019

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:

Van Horn Real Estate is proposing to construct the new Kingsbury Village apartments on the vacant, undeveloped parcel located at the southwest corner of Wisconsin Avenue and N. 10th Street (Parcel # 59281107740, former Kingsbury Brewery). The applicant states the following about the project:

- Kingsbury Village will be a 33 unit market-rate multifamily apartment development on 1.8 acres of land located at the southwest corner of Wisconsin Avenue and N. 10th Street.
- There will be three (3) standalone buildings totaling 33 units consisting of:
 - A 15-unit building defined as Building #1 (west/river).
 - A 10-unit building defined as Building #2 (north/Wisconsin Ave.).
 - An eight (8) unit building defined as Building #3 (east/N. 10th St.).
- Each building provides units with 2 bedrooms and 1.5 baths, 1 garage space and 1 driveway space. All garages face the interior of the property.
- Each building will be three (3) stories with a maximum ridge height of 35'-0" above grade. The 3-story building heights and the proposed design seem appropriate for this site since there is a mix of taller multi-tenant structures as well as lower single-family and duplexes in this neighborhood.

- There will be a single paved private drive lane through the site accessed from N. 10th Street in order to minimize disruptions to the residential neighborhood. The access drive will line up with New York Avenue to the east.
- Within the property at the southeast corner, there will be (4) at grade visitor parking spaces provided (close to access drive at N. 10th Street as you enter the property).
- The entire site will be graded such that developed storm water runoff will be collected, detain/released and pre-treated onsite with the ultimate storm water discharge being located at the northwest corner of the site, connected to existing storm sewer within N. Water Street Right of Way.
- The site was home to Kingsbury Brewery and has been vacant/undeveloped for many years. All previous above grade components have been demolished/removed offsite.
- Applicant is proposing to install two (2) 400sf (20 x 20) Kingsbury Village signs/murals – one (1) on the ends of buildings 1 and 2. Building 1 facing the intersection of New York and N. 10th (SE corner of the building) and Building 2 facing the intersection of Wisconsin Avenue and N. 10th Street (NE corner of the building). The applicant is working with Kingsbury Brewery to use the original logo.
- This sites prime location presents a unique and exciting opportunity allowing the redevelopment of a vacant, underutilized site into market-rate housing which will be complementary to the adjoining riverfront, provide infill development and be complementary to the adjoining uses.

The applicant states the following about the proposed apartment building:

- The Kingsbury Village development was established as an identifiable row house style neighborhood that nestles into the sloping hillside keeping scale and design of the units proportionate to the adjacent structures.
- To help integrate the 33 apartments into this site, we broke up the units into three (3) buildings. While not functionally necessary, this helps to diminish the size of the overall development and allows for a community type environment. This also allows the opportunity to create an intimate courtyard/patio spaces in the center of this development; providing amenities and flexible shared space for the residents.
- The applicant is placing the river building and the N. 10th Street building tight to the property lines In order to provide more building setback and creating a bit more buffer between the site (building #2) and the neighboring residences to the north of Wisconsin Avenue. 12.3 foot front/street yard setback.
- Building #1 parkside/riverside façade was created to build a sense of a riverfront

boardwalk community. First floor entrances along the park with two-story balconies facing the park/river. The courtyard side emulates buildings 2 and 3 row house.

- Building #2 and #3 were created with the row house style community in mind. Main entrances accessed from the sidewalks on 10th and Wisconsin along with small patio space facing the street. All parking and garages are sheltered from the street by placing these elements on the courtyard side of the building.
- Materials on the project are inspired by the original Kingsbury Beer building and to fit with the surrounding buildings. Two versions of brick are being utilized along with simple boxed out façade elements to give tribute to the original brick factory that once stood on this site, as well as, complementing the multi-story buildings that are adjacent. With the additional highlight of wood finished clapboard, painted board and batten sidings, and metal finishes, these elements pull in a softer feel to better engage into this residential community. The materials were selected in a way to be coherent with the surrounding buildings but give the sense of smaller structures with their application.
- Total building/site construction costs are estimated to be in the \$7-8 million range. Anticipated monthly rents would be approximately \$1,900 for the street side units and \$2,200 for riverside units. There will not be an on-site property manager and outside contractors will be utilized for maintenance and repairs.
- All Units are two bedrooms approximately 1,300sf broken down as follows:
 - 1st floor/garage - Garage = 637sf, 1st Floor Finished/Mechanical = 95sf
 - 2nd Floor Finished = 650sf (Park Side Balcony = 123sf; Street Side Balcony = 102sf)
 - 3rd Floor Finished = 650sf (Park Side Balcony = 94sf)
- Based upon the current proposed site plan, we have provided (53) garage parking spaces and (16) driveway parking spaces within the property for a total of (69) spaces. There will also be (4) additional visitor parking spaces provided within the current N. 10th Street (SE corner of the property by driveway entering/exiting site). For (33) two bedroom units provided, the UR zoning classification dictates we need (66) total off-street parking spaces.

Site improvements include:

- Building 1 (west/river) – 10,950sf building footprint. 15 units total, 2 bedroom and 1 ½ bath each unit. 15 garage spaces provided, 15 driveway spaces provided.

- Building 2 (north/Wisconsin Ave.) - 7,300sf building footprint. 10 units total, 2 bedroom and 1 ½ bath each unit. 10 garage spaces provided, 10 driveway spaces provided.
- Building 3 (east/N. 10th St.) - 5,840sf building footprint. 8 units total, 2 bedroom and 1 ½ bath each unit. 8 garage spaces provided, (8) driveway spaces provided.
- Applicant indicates that this will be a phased development with the riverside units being developed first. Applicant does not address Phases 2 and 3.
- There will be 69 parking spaces.
- New ingress/egress from N. 10th Street (no access to Wisconsin).
- New asphalt drives, parking, concrete walks, retaining walls, fencing.
- New landscaping and storm drainage throughout the site.
- Signage will consist of two (2) 400sf (20 x 20) Kingsbury Village painted signs/murals.

STAFF COMMENTS:

Applicant is proposing to utilize City of Sheboygan Water Street public right-of-way for access from N. 10th Street, as well as, for sidewalk along the west side of the riverfront apartments. This is unimproved right-of-way (grass). In order to utilize this public right-of-way for these purposes, the applicant will need to obtain the required encroachments. The encroachments will need to be approved prior to issuance of building permits for this project. Again, the applicant will be requesting encroachments for:

- Access Drive - To construct the access drive that leads to and from N. 10th Street into the apartment complex. This new access drive is to be located on unimproved City of Sheboygan public-right-of-way. This area is presently grass. This access drive will line up with New York Avenue to the east.
- Sidewalk, landscaping and grading - To construct sidewalk on the west side of building number 1 that faces the Sheboygan River. This apartment building is to be constructed right along the property line. The applicant would like to provide sidewalk on the west side of these apartment so tenants can access their properties from the west side that faces the river. In addition, the applicant will be doing some grading and installing landscaping in this encroachment area.

Applicant is proposing to install two, 400sf (20x 20) Kingsbury Village signs/murals on the ends of buildings 1 and 2. Building 1 mural faces the intersection of New York Avenue and N. 10th Street and Building 2 mural faces the intersection of Wisconsin Avenue and N. 10th Street. The Plan Commission will want to have the applicant explain the mural sign proposal and consider whether these 400sf painted mural signs are appropriate for this development. Applicant will be responsible for properly maintaining these mural signs and shall immediately address issues of disrepair. Is there any additional signage to be installed?

The applicant is proposing to locate the dumpster enclosure at the southwest corner of the site between buildings 1 and 2 along Wisconsin Avenue. This street frontage location and will be very visible from the intersection. Staff will be recommending that the dumpster enclosure design match the apartment building design in terms of materials, colors, etc.

There are no street trees along Wisconsin and N. 10th Street. The applicant will be required to work with staff regarding installation of street trees along these streets (number, type, location, etc.).

The applicant is requesting the following land use variances:

- To have a zero (0) foot front/street yard setback for Building #1 (west/river) – Minimum front yard setback is 20 feet.

The requested variance for Building #1 is to allow a zero (0) foot building setback along the N. Water Street side of the site (front yard side). The zero (0) foot building setback requested allows for the proposed building footprints to be shifted west allowing for maximum internal vehicle maneuvering space, to create maximum separation between the three (3) buildings and to create a larger setback for building #2 along Wisconsin Ave.

- To have a zero 12.3 foot front/street yard setback for Building #2 (north/Wisconsin Ave.) – Minimum front yard setback is 20 feet.

The requested variance for Building #2 is to allow a 12.3 foot building setback along the Wisconsin Avenue side of the site. The building setback requested allows for the proposed building footprints to be shifted north to allow for maximum internal vehicle maneuvering space and create maximum separation between the three (3) buildings.

- To have a zero (0) foot front/street yard setback for Building #3 (east/N. 10th St.) – Minimum front yard setback is 20 feet.

The requested variance for Building #3 is to allow a zero (0) foot building setback along the N. 10th Street side (front yard side) of the site. The zero foot building setback requested allows for the proposed building footprints to be shifted west allowing for maximum internal vehicle maneuvering space, to create maximum separation between the three (3) buildings and to create a larger setback for building #2 along Wisconsin Ave.

- To have 400sf painted wall signs/murals on Buildings 1 and 2 – Maximum wall sign in the Urban Residential (UR-12) zone is 24sf. Painted signs are not permitted.

The requested variances for building for 400sf (20 x 20) murals are to allow for the Kingsbury Beer logo to be applied to the ends of building #1 and building #2.

- To have a zero (0) foot paving setback – Minimum paving setback is three (3) feet.

Applicant is proposing to have one (1) access drive that lines up with New York Avenue. In order to do this the applicant must have the driveway cross their property line onto unimproved N. Water Street public right-of-way. The applicant will need to obtain an encroachment from the City to permit such a driveway to happen.

- Requesting a variance from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
4. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along Wisconsin Avenue and N. 10th Street (number, type, location, etc.). The street trees will be provided on the landscape plan. The street trees are in addition to the required development landscape plan points (not counted as landscape plan points).
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
8. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
9. Applicant shall install a bicycle rack within the interior of the development site.
10. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
11. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
12. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15 foot vision triangle.
13. Painted signs shall be long-lasting and graffiti-resistant to the greatest extent possible.
14. The applicant shall properly maintain mural signs and any issues of disrepair shall be addressed immediately. If, for whatever reason, the mural falls into disrepair, the building owner will be required to make necessary repairs within 60 days.
15. All areas used for parking/maneuvering of vehicles shall be paved.

16. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
17. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
18. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
19. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
20. Applicant shall be required to obtain the necessary encroachment to utilize and improve N. Water Street unimproved public right-of-way (including, but not limited to ingress/egress, parking, driveway openings, curb, gutter, sidewalk, pavement, utilities, landscaping, grading, etc.). Applicant shall work with City Development and Engineering staff to determine the specifications that the proposed improvements shall meet. No building permits shall be issued until such time as the encroachment has been obtained.
21. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
22. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
23. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
24. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
25. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
26. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
27. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
28. If the applicant does not proceed with future phase, the applicant shall restore to its original condition all private and public lands/property, temporary roads, temporary access drives, etc. 60 days after the City is notified that the applicant is not proceeding with future phases.
29. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments

PARCEL NO. 107740
MAP NO. _____
ZONING CLASSIFICATION: UR-12

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 8/13/19

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: Van Horn Real Estate
ADDRESS: W5073 Co.Rd. O, Plymouth, WI 53073 E-MAIL: _____
PHONE: () FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Kingsbury Village
ADDRESS OF PROPERTY AFFECTED: N.th 10th Street & Wisconsin, Sheboygan
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Vacant Land

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Multi Building Apartment Complex

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Front Yard Setbacks for each building

SITE NARRATIVE - CONDITIONAL USE APPLICATION

June 24, 2019

PROJECT NAME AND ADDRESS:

Kingsbury Village
North 10th Street/ Wisconsin Avenue
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281107740.
- It is defined as all of Lot 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, Block 132, Original Plat of the City of Sheboygan.
- The entire lot area is 1.788 acres.

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UR-Urban Residential

25-foot front yard setback (Wisconsin Avenue) *

25-foot front yard setback (North 10th Street) *

25-foot front yard setback (North Water Street)*

(40) residential units per acre

(2) off-street parking spaces per (2) bedroom units

(35)-foot maximum building height

- * Bold text defines variance to be requested, see Variance Description.

EXISTING SITE CONDITIONS/LAND USE:

Formerly the Kingsbury Brewery operations. The site is currently vacant. All previous above grade components have been demolished and removed offsite.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of (33) apartments, constructed in (3) stand-alone buildings, consisting of a single fifteen (15) unit building defined as Building #1, a single ten (10) unit building defined as Building #2 and a single eight (8) unit building defined as Building #3.
 - Each building will be three stories with a maximum ridge height of 35'-0" above grade.
 - Each building includes a one-car garage.
 - There will be a single paved private drive lane through the site accessed from North 10th Street.
 - Within the property at the southeast corner, there will be (4) at grade visitor parking spaces provided.
 - The entire site will be graded such that developed storm water runoff will be collected, detain/released and pre-treated onsite with the ultimate storm water discharge being located at the northwest corner of the site, connected to existing storm sewer within North Water Street Right of Way.
 - Both public sanitary sewer and public water main are available within North 10th Street, North Water Street and Wisconsin Avenue and will be extended into the property.
- | | |
|--|--|
| • Proposed pavement area | 28,665 square feet (37-percent of total lot) |
| • Proposed concrete walk | 8,053 square feet (10-percent of total lot) |
| • Proposed green space | 17,134 square feet (22-percent of total lot) |
| • Proposed (3) stand-alone Apartment buildings | |
| (33) total apartment units. | 24,090 square feet (31-percent of total lot) |

- Building #1- 10,950 square foot building footprint.
(15) units total, (2) bedroom and (1 ½) bath each unit.
(15) garage spaces provided, (15) driveway spaces provided.
- Building #2- 7,300 square foot building footprint
(10) units total, (2) bedroom and (1 ½) bath each unit.
(10) garage spaces provided, (10) driveway spaces provided.
- Building #3- 5,840 square foot building footprint
(8) units total, (2) bedroom and (1 ½) bath each unit.
(8) garage spaces provided, (8) driveway spaces provided.

NOTE: For (33) two bedroom units provided, the UR zoning classification dictates we need (64) total off-street parking spaces. Based upon the current proposed site plan, we have provided (53) garage parking spaces and (16) driveway parking spaces within the property for a total of (69) spaces. There will also be (4) additional visitor parking spaces provided within the current Wisconsin Avenue Right of Way.

SITE SELECTION

- The current site was selected due to the adjacency to the Sheboygan River, its view overlooking Camp Marina Park and its proximity to shops/businesses within walking distance to the site.
- The proposed residential development coincides with the current surrounding Neighborhood Residential (NR) zoned properties within the neighborhood and would address the need for housing within the City of Sheboygan.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement). *

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.

SITE LIGHTING:

- Site lighting will be limited to wall mounted fixtures over each garage door (internal to the development).
- Front entry porch lights (wall mounted) will be provided at each front entry.
- No pole lighting will be provided.

ARCHITECTURE:

- The Kingsbury Village development was established as an identifiable row house style neighborhood that nestles into the sloping hillside keeping scale and design of the units proportionate to the adjacent structures.
- To help integrate the 33 apartments into this site, we broke up the units into 3 buildings. While not functionally necessary, this helps to diminish the size of the overall development and allows for a community type environment. This also gave us the ability to create an intimate courtyard/patio spaces in the center of this development; providing amenities and flexible shared space for the residents.

- Building #1 parkside façade was created to build a sense of a riverfront boardwalk community. First floor entrances along the park with two story balconies facing the park/river. The courtyard side emulates buildings 2 and 3 rowhouse feel as these buildings can be seen together.
- Building #2 and #3 were created with the rowhouse style community in mind. Main entrances accessed from the sidewalks on 10th and Wisconsin along with small patio space facing the street. All parking and garages are sheltered from the street by placing these elements on the courtyard side of the building.
- Materials on the project are inspired by the original Kingsbury Beer building and to fit with the surrounding buildings. Two versions of brick are being utilized along with simple boxed out façade elements to give tribute to the original brick factory that once stood on this site; also complementing the multi-story building that are adjacent. With the additional highlight of wood finished clapboard, painted board & batten sidings, and metal finishes, these elements pull in a softer feel to better engage into this residential community. The materials were selected in a way to be coherent with the surrounding buildings but give the sense of smaller structures with their application.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

(5) Total variances to be requested:

1. Front yard setback, North Water Street
2. Front yard setback, Wisconsin Avenue
3. Front yard setback, North 10th Street
4. Building Murals

1. FRONT YARD SETBACK

The requested variance for Building #1 is to allow a **zero building setback** along the North Water Street side (front yard side) of the site. The zero building set-back requested allows for the proposed building footprints to be shifted west to allow for maximum internal vehicle maneuvering space and create maximum separation between the three buildings.

2. FRONT YARD SETBACK

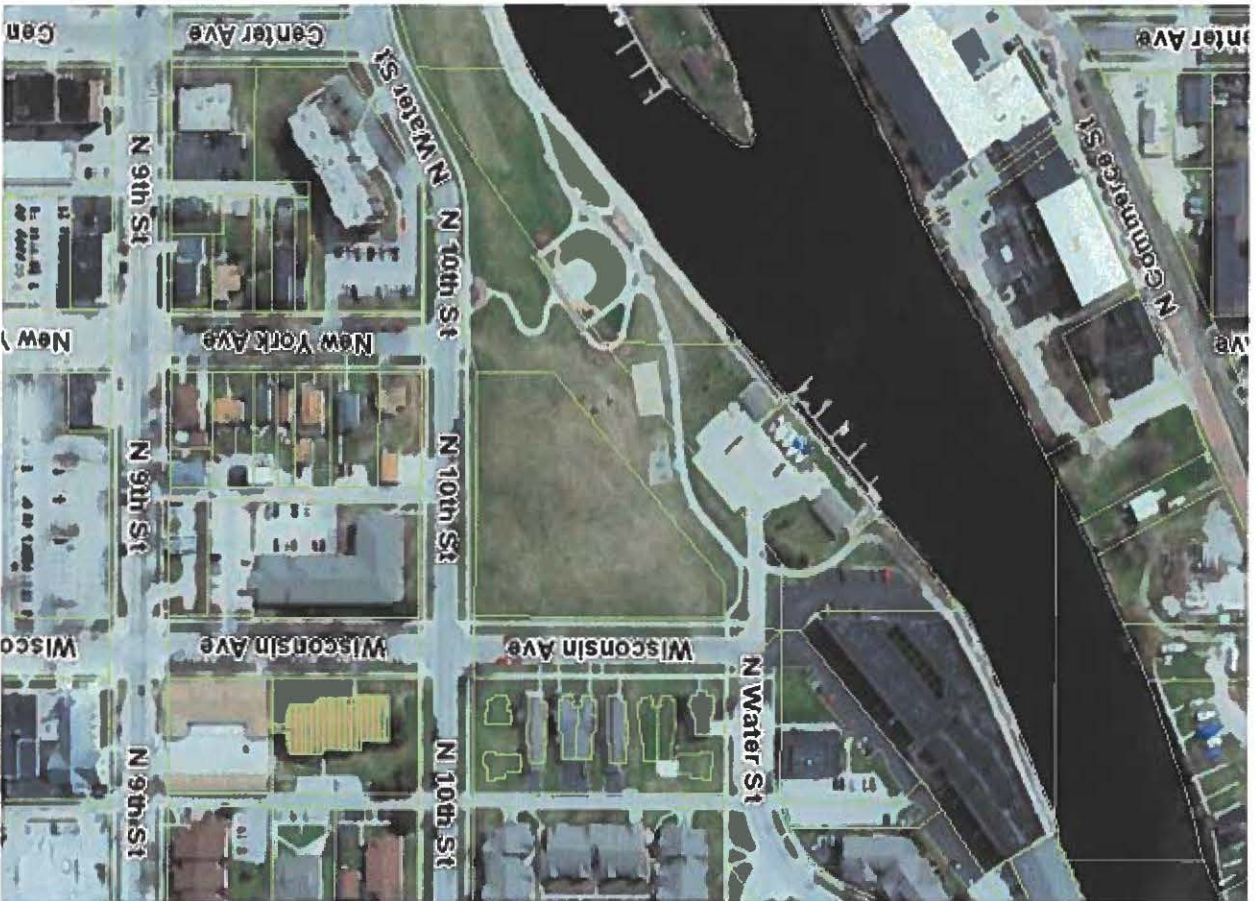
The requested variance for Building #2 is to allow a **twelve foot, four inch (12'-4") building setback** along the Wisconsin Avenue side of the site. The building set-back requested allows for the proposed building footprints to be shifted north to allow for maximum internal vehicle maneuvering space and create maximum separation between the three buildings.

3. FRONT YARD SETBACK

The requested variance for Building #3 is to allow a **zero building setback** along the North 10th Street side (front yard side) of the site. The zero building set-back requested allows for the proposed building footprints to be shifted west to allow for maximum internal vehicle maneuvering space and create maximum separation between the three buildings.

4. BUILDING MURALS

The requested variance for building murals is to allow for the Kingsbury Beer logo with Kingsbury village name applied to one end of Building #1 and one end of building #2. Size of mural is 20'x20'.





1971-72



2019



WISCONSIN'S ORIGINAL



Kingsbury
BEER

12 FL. OZ. (355ml)

© G. HEILEMAN BREWING CO., LA CROSSE, WISCONSIN

GOVERNMENT WARNING: (1) ACCORDING TO THE SURGEON GENERAL, WOMEN SHOULD NOT DRINK ALCOHOLIC BEVERAGES DURING PREGNANCY BECAUSE OF THE RISK OF BIRTH DEFECTS. (2) CONSUMPTION OF ALCOHOLIC BEVERAGES IMPAIRS YOUR ABILITY TO DRIVE A CAR OR OPERATE MACHINERY AND MAY CAUSE HEALTH PROBLEMS.

© 1988





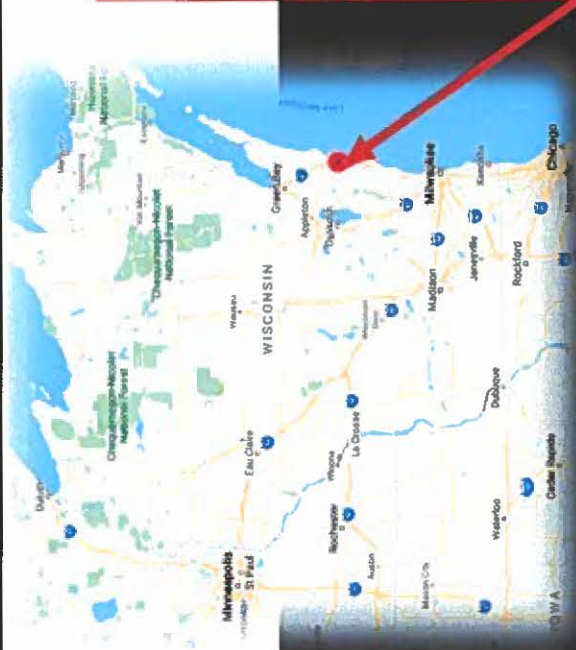
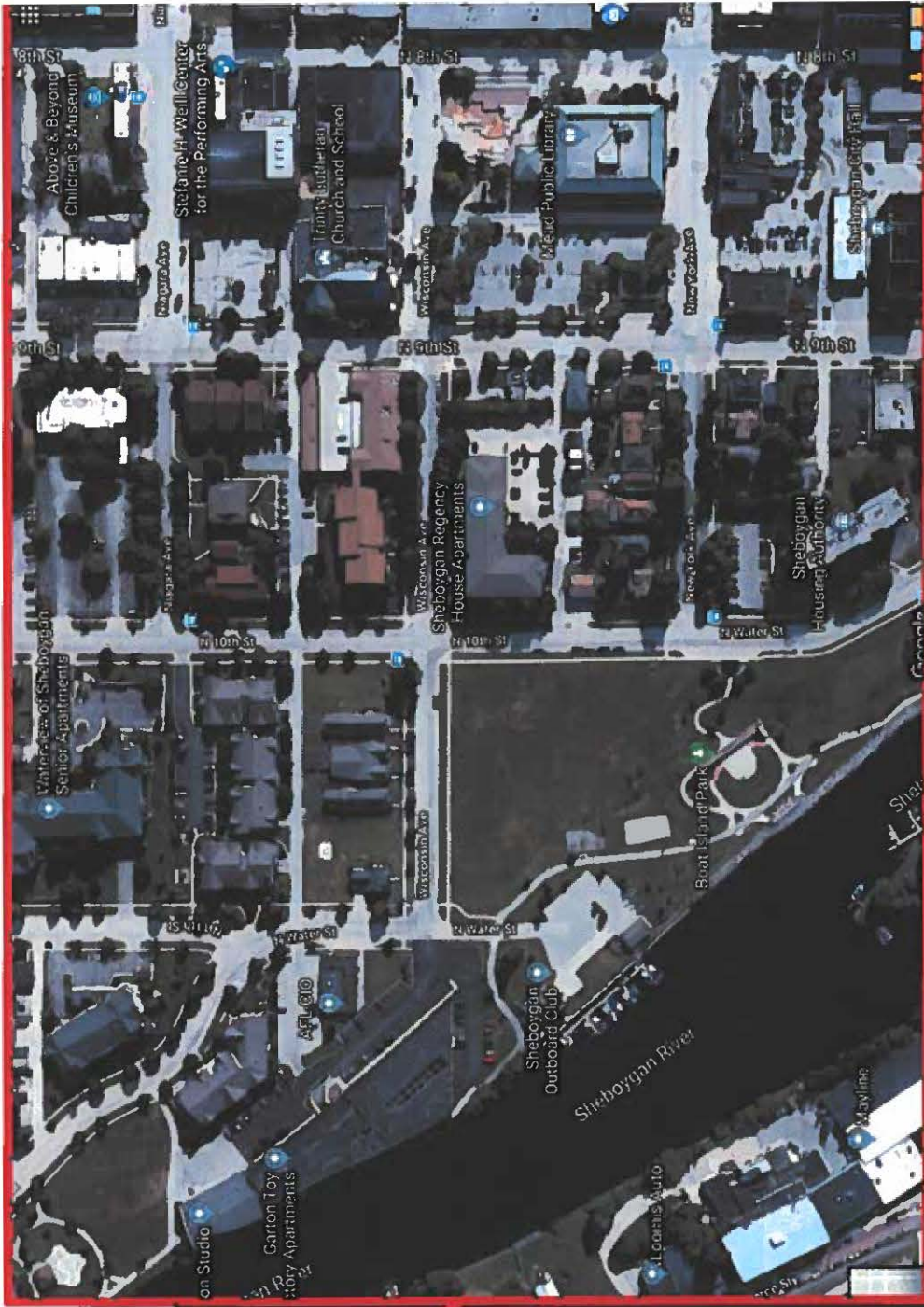


KINGSBURY VILLAGE

SHEBOYGAN, WISCONSIN



LOCATION: Nth 10th STREET & WISCONSIN





PARK SIDE – BUILDING 1





GARAGE SIDE -- BUILDING 1



FINISHES – BUILDING 1



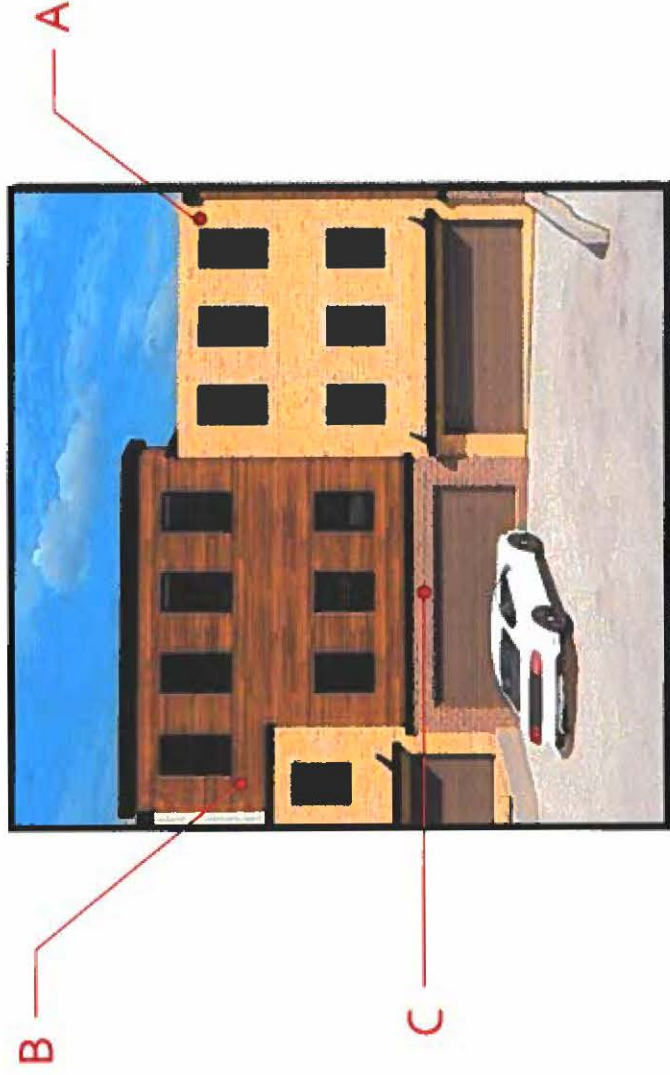
A. Thin Brick
Alhambra Matt
(M21-22 & 27-28)



B. Smart Side
Horizontal Lap
siding



C. Thin Brick
Alhambra Matt
(M21-22 & 27-28)



FINISHES – BUILDING 1

A. Smart Side Board
and Batten

Vertical siding
painted off-white

B. Thin Brick

Alhambra Matt
(M21-22 & 27-28)

C. Smart Side

Horizontal Lap
siding

D. Metal Cable Rail

E. Wood Trellis

painted black





STREET PERSPECTIVE WISCONSIN AVE – BUILDING 2





WISCONSIN AVE SIDE - BUILDING 2



GARAGE SIDE – BUILDING 2



FINISHES – BUILDING 2

A. Smart Side Board and Batten Vertical siding painted off-white

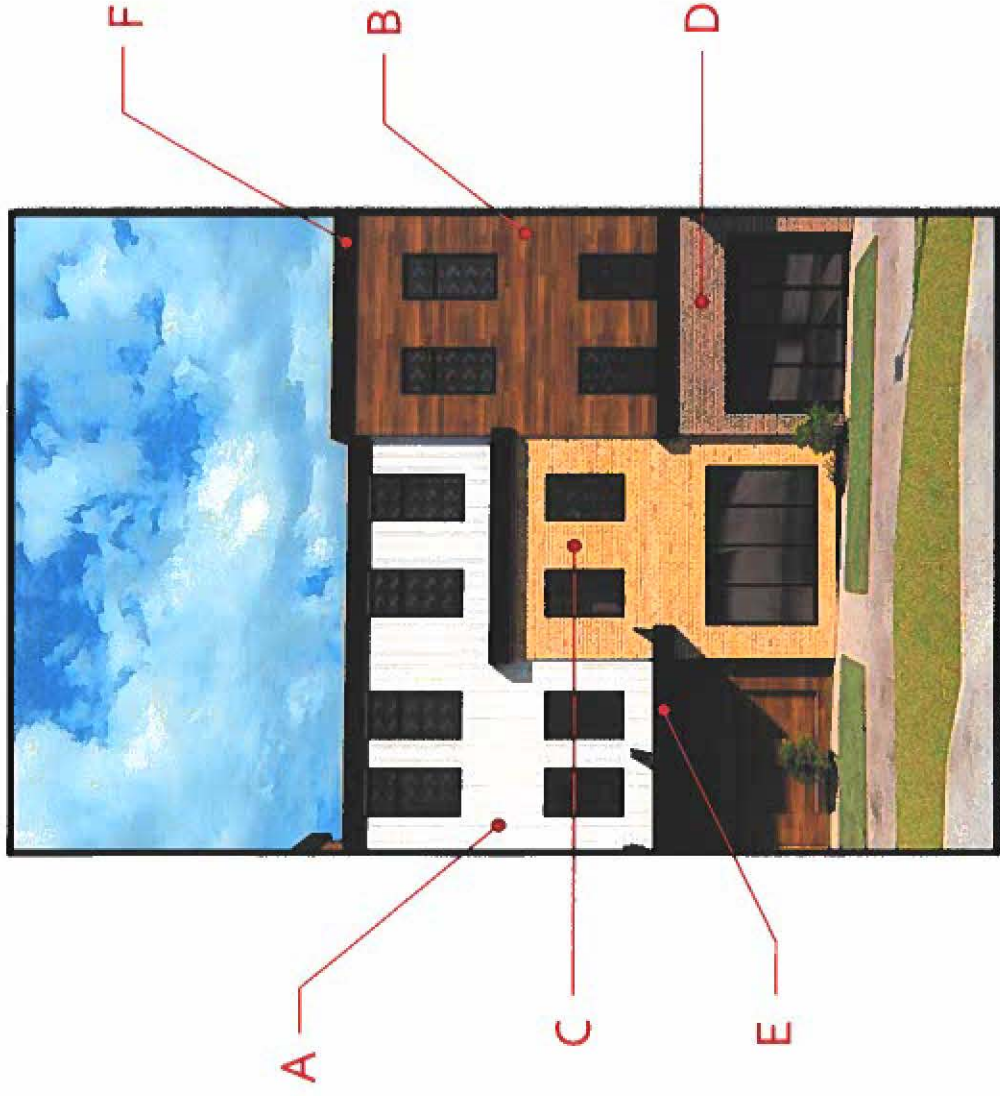
B. Smart Side Horizontal Lap siding

C. Thin Brick Alhambra Matt (M21-22 & 27-28)

D. Thin Brick Westbrook

E. Metal Awning

F. Metal Cornice



FINISHES – BUILDING 2

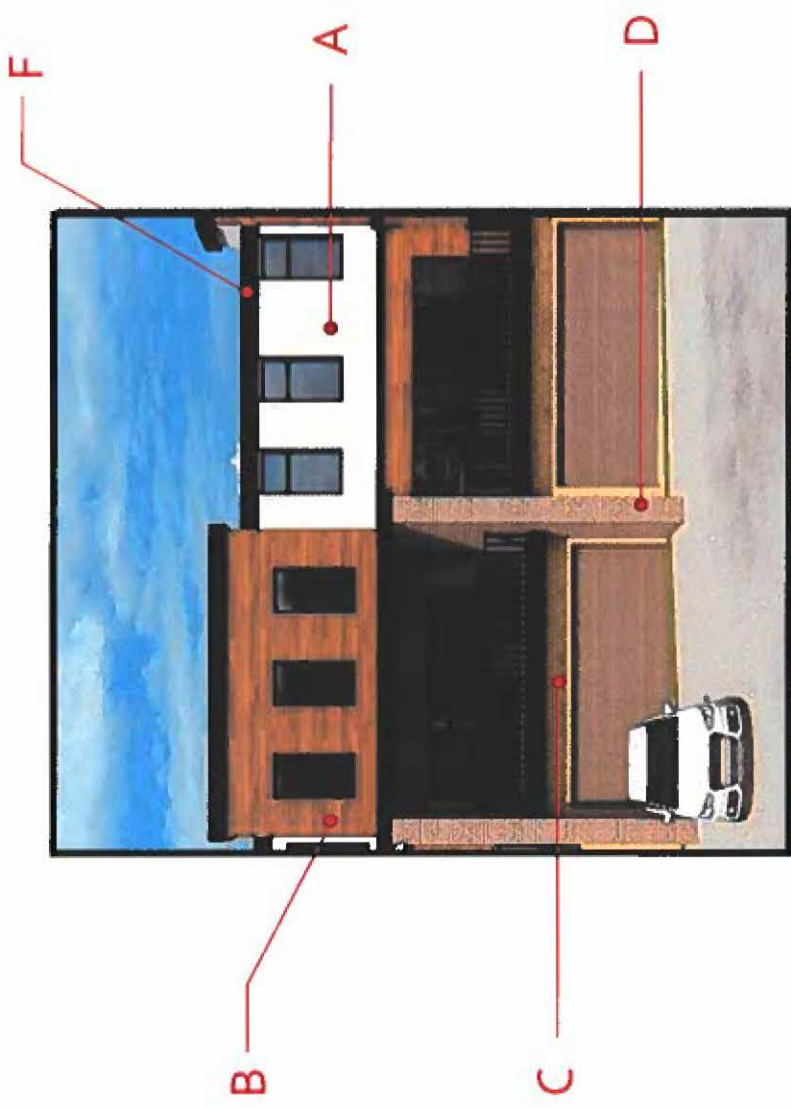
A. Smart Side Board and Batten Vertical siding painted off-white

B. Smart Side Horizontal Lap siding

C. Thin Brick Alhambra Matt (M21-22 & 27-28)

D. Thin Brick Westbrook

E. Metal Cornice





10TH STREET SIDE - BUILDING 3





GARAGE SIDE – BUILDING 3



FINISHES – BUILDING 3

A. Smart Side Board and Batten Vertical siding painted off-white

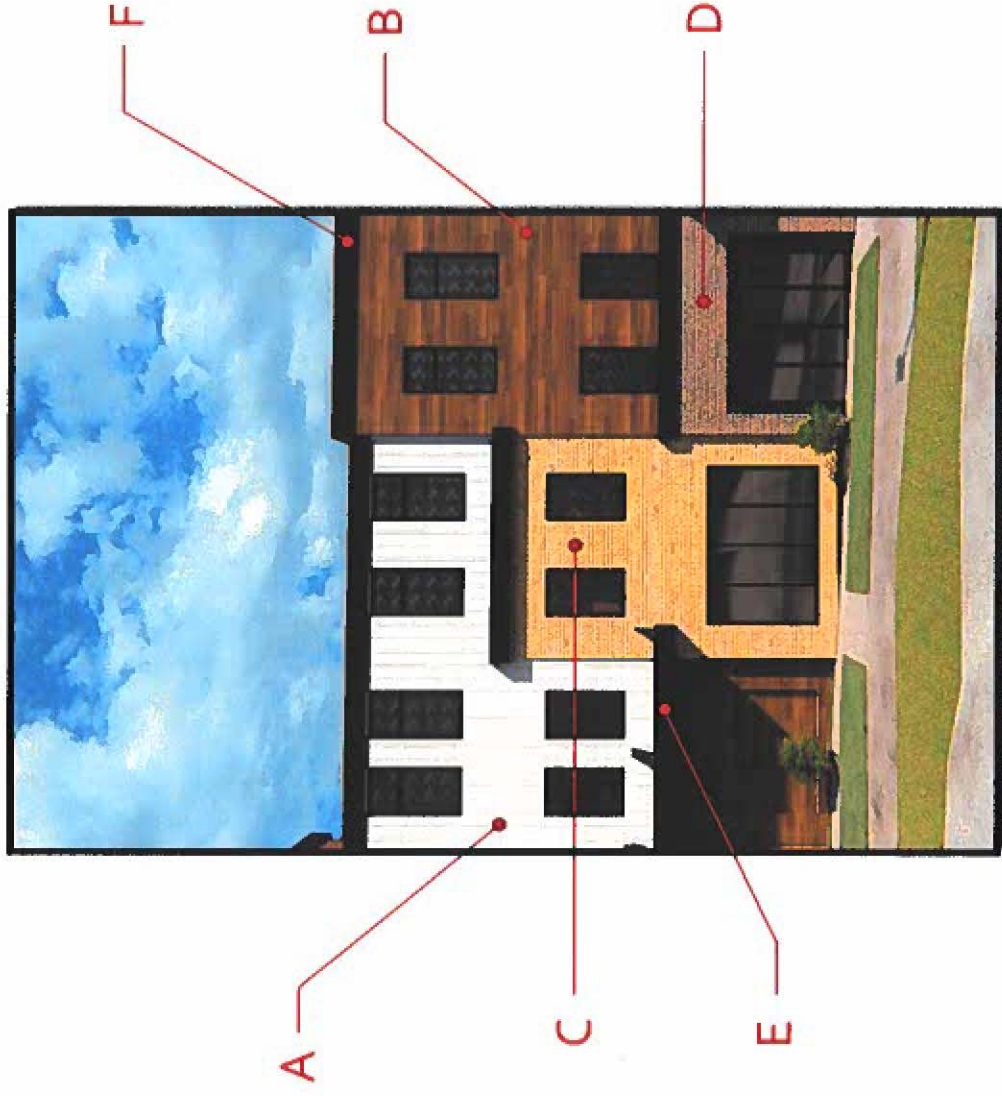
B. Smart Side Horizontal Lap siding

C. Thin Brick Alhambra Matt (M21-22 & 27-28)

D. Thin Brick Westbrook

E. Metal Awning

F. Metal Cornice



FINISHES – BUILDING 3

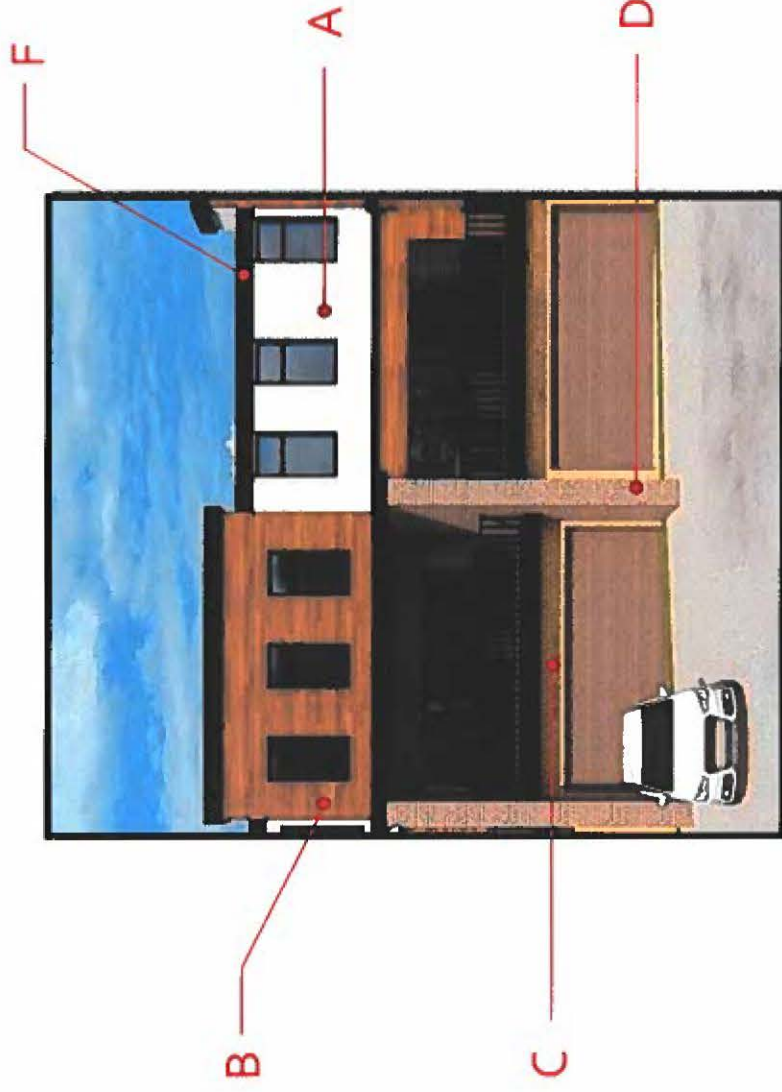
A. Smart Side Board and Batten Vertical siding painted off-white

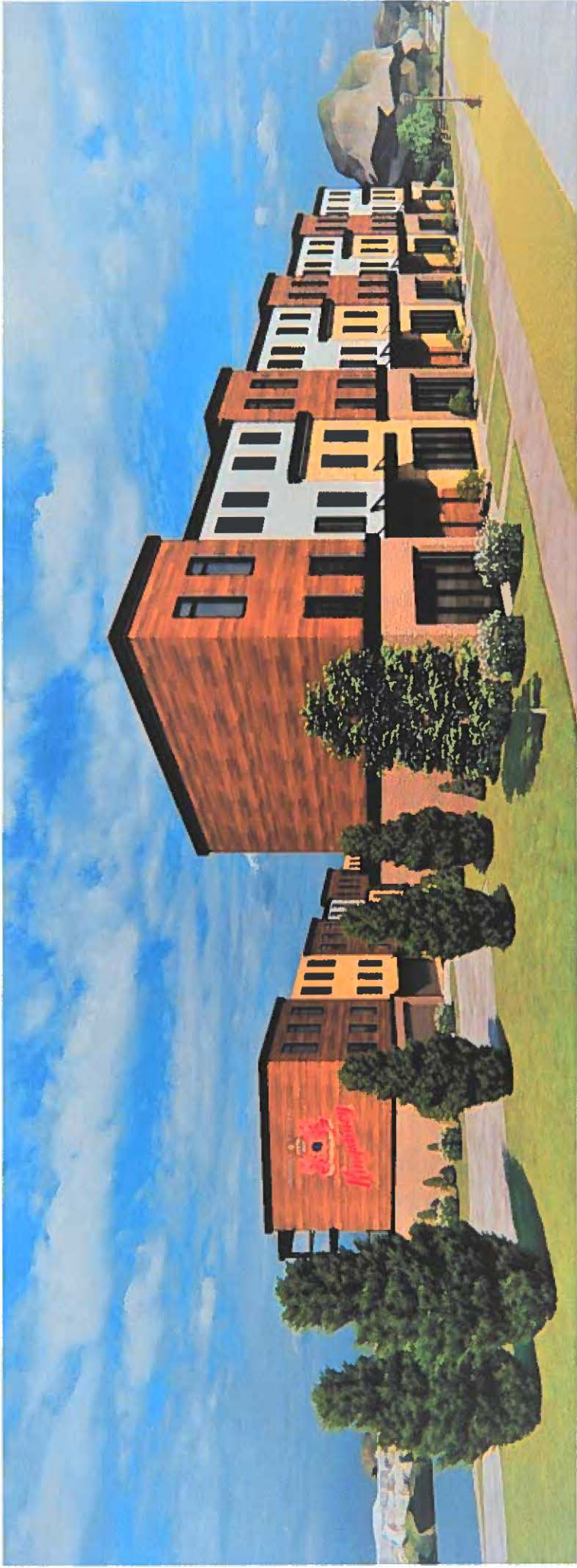
B. Smart Side Horizontal Lap siding

C. Thin Brick Alhambra Matt (M21-22 & 27-28)

D. Thin Brick Westbrook

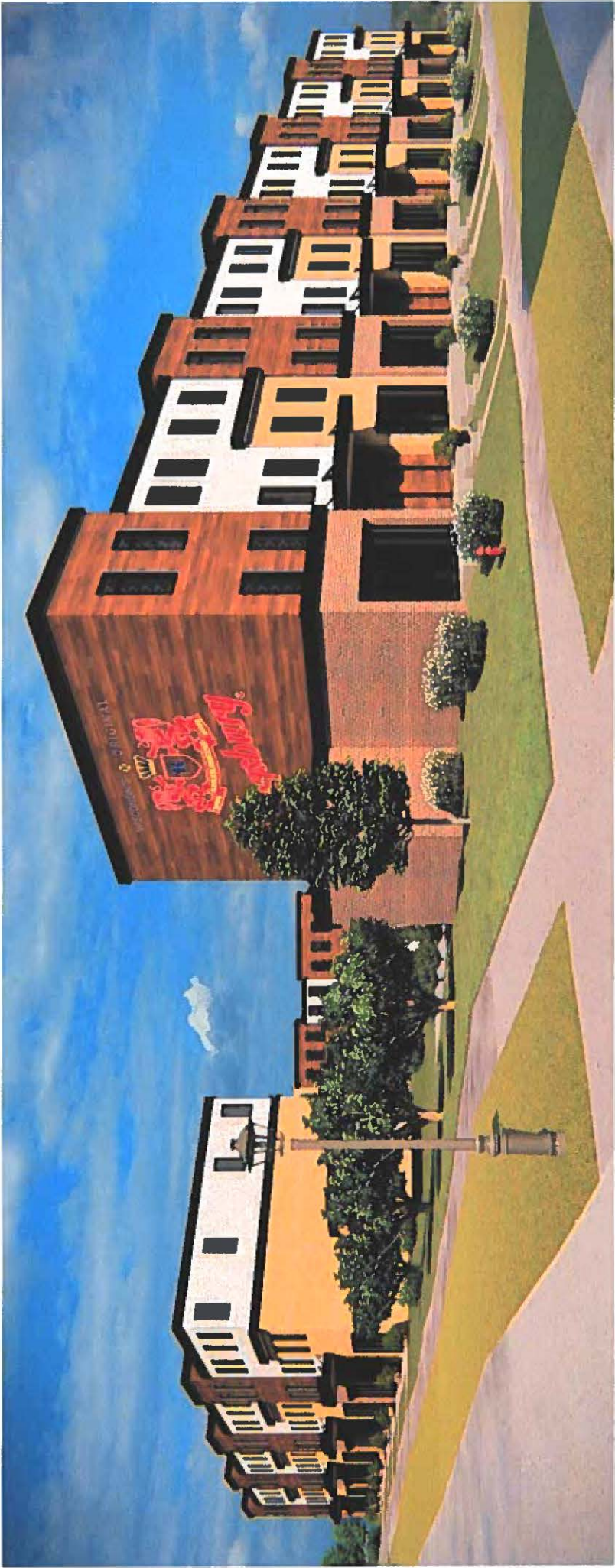
E. Metal Cornice





CORNER OF NEW YORK & 10TH





CORNER OF WISCONSIN & 10TH STREET





CORNER OF WISCONSIN & N. WATER





INTERIOR PERSPECTIVE OF COURTYARD LOOKING SE



CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Special Use application by Johnston Bakery to construct a new building addition to their facility located at 3228 Weeden Creek Road. SI zone and Sheboygan Business Park Protective Covenants

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

REPORT DATE: August 9, 2019

MEETING DATE: August 13, 2019

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Johnston Bakery is proposing to construct a new addition to their facility in the Sheboygan Business Park located at 3228 Weeden Creek Road. The applicant states the following:

- Johnston Bakery has experienced growth over the past several years and this proposed expansion is necessary to continue to respond to customer demand. The plant manufactures frozen dough for use in the baking industry. This expansion is needed for additional freezer space for the same activities that are conducted at this time. Proposed addition location permits better work flows. There is no change to the use or operation of the facility.
- Johnston Bakery is proposing to construct a 1,650sf (30 x 55) addition to the north side of the existing facility. The existing facility is 17,550sf so the plant will now be approximately 19,200sf. Estimated cost for the project is \$350,000.
- There are approximately 12 employees and this may increase slightly over the next three (3) years.
- The current hours of operation are 4am to 8pm M-F with occasional Saturday work.
- The number of trucks per day is approximately 2 to 3 trucks per day.

Site improvements include:

- The architecture will match the existing in terms of materials and colors which are aluminum clad freezer panels painted a neutral color and a near flat roof covered with membrane roofing.
- A pole mounted light fixture will be removed and replaced with building mounted LED fixtures on the north side.
- There will be a slight shift and widening of the north side service road plus three (3) added parking stalls.
- There will be no change in existing loading docks, dumpsters, signage, or parking and maneuvering areas.

STAFF COMMENTS:

Appears the building is located exactly 25 feet from the north side property line – the minimum sideyard building setback is 25 feet.

Appears the driveway on the north side of the building is located exactly five (5) feet from the north side property line – the minimum sideyard paving setback is five (5) feet.

Applicant shows future addition on the east side of the building – this addition is not being reviewed at this time (applicant may submit applications in the future for this addition).

ACTION REQUESTED:

Staff recommends approval of the site plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed landscape plan prior to building permit issuance. Landscaping shall be installed prior to issuance of an occupancy permit.
3. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
4. Dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
7. All new lighting shall be installed per Section 15.707 of the Zoning Ordinance.

8. Applicant shall meet minimum 25 foot building setback to the north/side property line.
9. All areas used for parking/maneuvering of vehicles shall be paved.
10. Applicant shall meet minimum five (5) foot paving setback to the north/side property line.
11. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
12. The addition will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
13. Applicant shall obtain the necessary sign permits prior to installation. The proposed signage shall meet the City of Sheboygan Zoning Ordinance and Business Park Protective Covenants. All signage must be submitted to and reviewed/approved by the City of Sheboygan Architectural Review Board.
14. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
15. Applicant will provide adequate public access along the streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
16. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
17. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
18. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
19. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
20. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
21. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building and sign design.
22. Applicant shall meet all Sheboygan Business Park Protective Covenants.
23. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 470691
MAP NO. _____
ZONING CLASSIFICATION: SI

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 8/13/19

FILING FEE: \$100.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION
(Requirements Per Section 15.908)
Revised May, 2012

RL

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Johnston's Bakery

ADDRESS: 3228 Weeden Creek Rd.

E-MAIL: bunman@johnstonsbakery.com

PHONE: (920) 946-4962 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Johnston's Bakery

ADDRESS OF PROPERTY AFFECTED: 3228⁹ Weeden Creek Rd. 3220

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Frozen dough factory with attached freezer buildings

BRIEF DESCRIPTION OF PROPOSED OPERATION OR USE: Same as existing with expanded freezer

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: Freezer building is



July 16, 2019

Re: Johnston's Bakery
3228 Weeden Creek Rd
Sheboygan WI 53081

Conditional Use Permit – Written Description

Proposed Addition.....

Johnston's Bakery – Frozen Dough Plant

This plant manufactures frozen dough for use in the baking industry. The addition will be used for additional frozen product storage, which is addressing a continuing growth of the business.

The existing plant is 17550 square feet in size, the proposed addition is 1650 square feet. The architecture will match the existing, which is aluminum clad freezer panels painted a neutral color and a (near) flat roof covered with membrane roofing. A pole mounted light fixture will be removed and replaced with building mounted LED fixtures on the north side. There will be a slight shift and widening of the north side service road plus 3 added parking stalls. There will be no change in existing loading docks, dumpsters, signage, or parking and maneuvering areas. Estimated cost for the project is \$350,000.

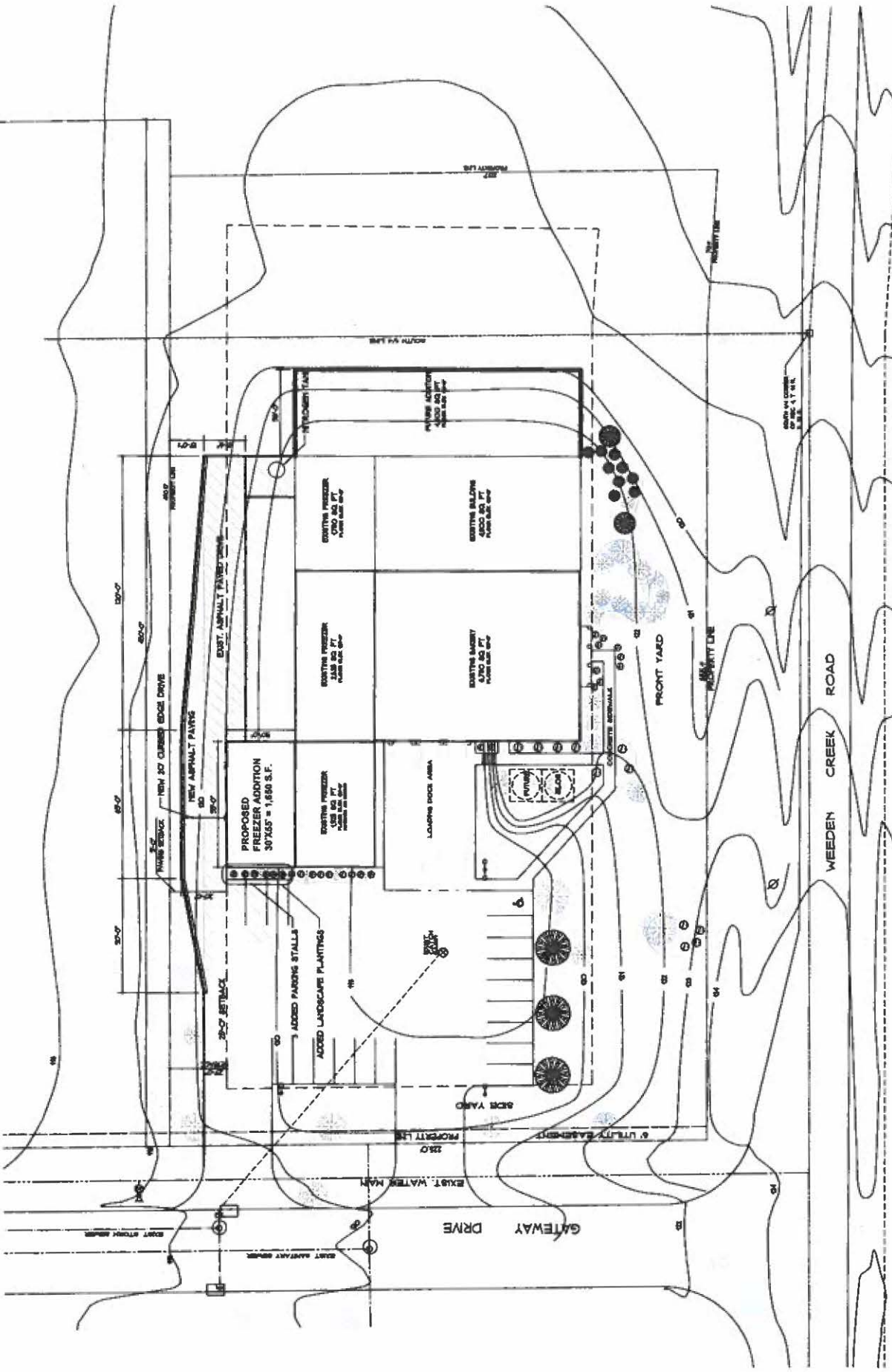
Normal operation of the plant is 4am until 8pm, Monday through Friday, with occasional Saturday work. Approximately 12 employees are currently working at the facility. This should increase slightly over the next 3 years. The number of trucks per day will remain unchanged at 2 to 3. We anticipate some additional landscape planting at the west wall of the new addition.

NO.	REVISIONS	DATE

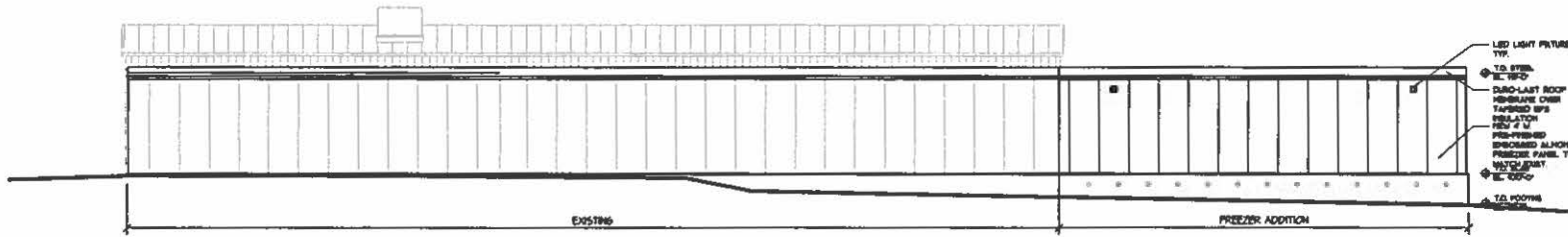

 DISTINCTIVE DESIGN
 215 PINE STREET
 SHEBOYGAN FALLS, WI 53083
 (202) 395-1090

**FREEZER ADDITION FOR
 JOHNSTON'S BAKERY
 3228 WEEDEN CREEK ROAD
 SHEBOYGAN, WI 53081**

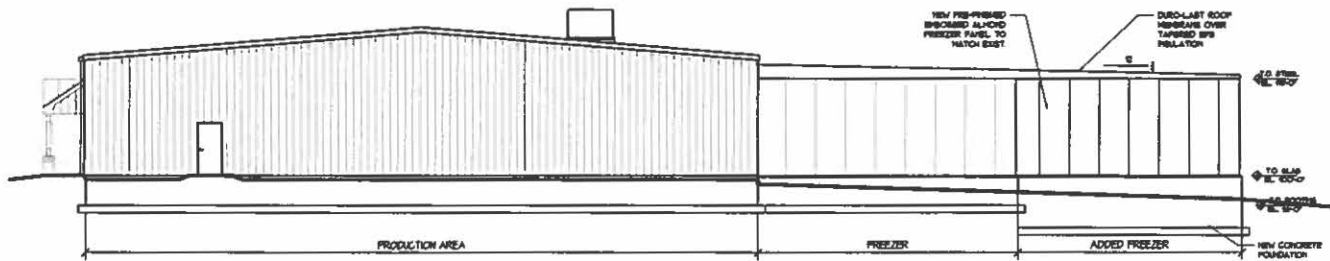
SHEET TITLE
 DRAWN BY
 JVA
 CHECKED BY
 EAJ
 DATE
 07/16/19
 PROJECT NO.
 19-087
 SHEET NO.
G1



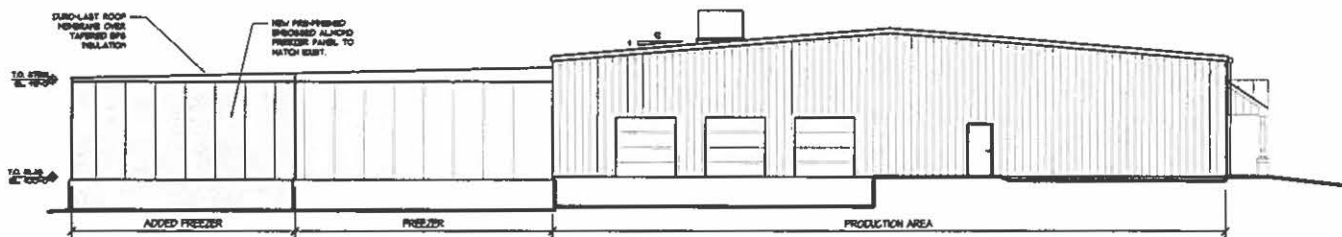

PROPOSED SITE PLAN
 SCALE 1" = 40'-0"



3 NORTH ELEVATION
A2 SCALE 1/16" = 1'-0"



2 EAST ELEVATION
A2 SCALE 1/16" = 1'-0"



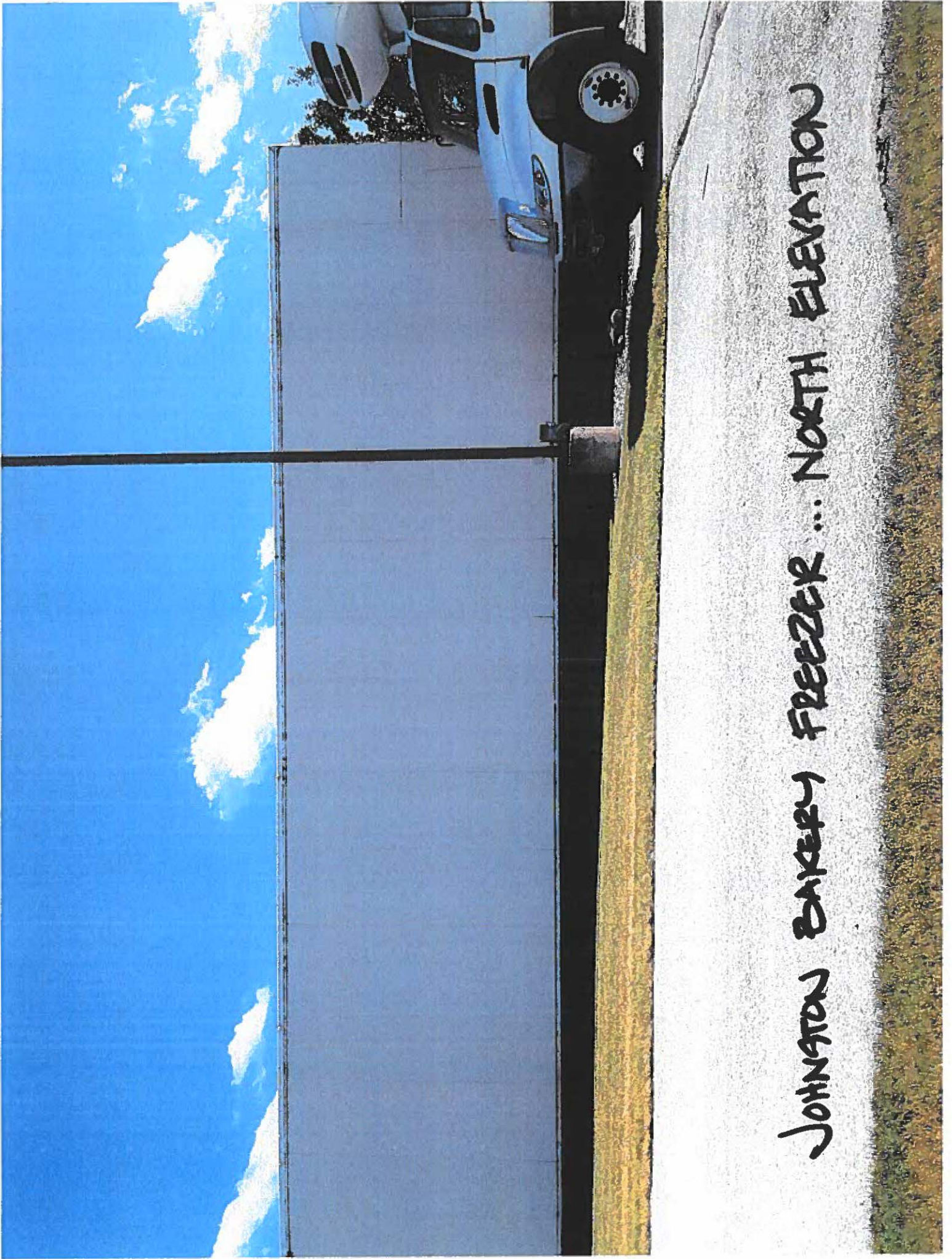
1 WEST ELEVATION
A2 SCALE 1/16" = 1'-0"

NO. REVISIONS		DATE
 DISTINCTIVE DESIGN 215 PARK STREET SHEBOYGAN FALLS, WI 53085 (202) 395-1000		
FREEZER ADDITION FOR: JOHNSTON'S BAKERY 3228 WEEDED CREEK ROAD SHEBOYGAN, WI 53081		
SHEET TITLE		
DRAWN BY		
CHECKED BY		
DATE		
PROJECT NO.		
SHEET NO.		
A2		



JOHNSTON BAKERY FREEZER... WEST ELEVATION

JOHNSTON BAKERY FREEZER ... NORTH ELEVATION









CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 52-19-20 and G.O. 13-19-20 by City Clerk submitting a communication from David Gass, Rohde Dales LLP, on behalf of Office Service Company, LLP, requesting an encroachment upon the Niagara Avenue right-of-way located at 1320 Niagara Avenue (Parcel No. 52981500120) for the purpose of a canopy that hangs over the Niagara Avenue right-of-way.

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

REPORT DATE: August 9, 2019

MEETING DATE: August 13, 2019

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:

Paul Weaver is redeveloping the former Boat Doctors facility into a new multi-tenant facility that will house LTC and other potential tenants from 1320 Niagara Avenue. The project is referred to as the Central Tool House Development.

The Central Tool House development will continue to keep the industrial qualities of the existing building while modernizing both the exterior the interior spaces for educational and entertainment environments.

The applicant is proposing a main entrance door, canopy and potentially a sign on the south side of the site along Niagara Avenue. This canopy is part of the aesthetic improvement to the Central Tool House remodel and will provide people appropriate cover during inclement weather. This canopy (potential sign) will be located within the City of Sheboygan public right-of-way. The only way the canopy/sign can be constructed within city right-of-way is if the applicant obtains the necessary encroachment.

STAFF COMMENTS:

The City Plan Commission approved the Central Tool House redevelopment with several conditions of approval including condition 18 that stated:

“Applicant shall be required to obtain the necessary encroachment to utilize Niagara Avenue public right-of-way for building, signage, etc. Applicant shall work with City Development and

Engineering staff to determine the exact locations of these improvements. No building and/or sign permits shall be issued for any of the structures that will utilize Niagara Avenue until such time as the encroachment has been obtained”

Staff has no objection to the proposed encroachment request.

ACTION REQUESTED:

Motion to recommend the Common Council approve the encroachment and R.O. 52-19-20 and G.O. 13-19-20.

ATTACHMENTS:

R.O. No. 52-19-20 and G.O. No. 13-19-20

II

3.1

R. O. No. 52 - 19 - 20. By CITY CLERK. August 5, 2019.

Submitting a communication from David Gass, Rohde Dales LLP, on behalf of Office Service Company, LLP, requesting an encroachment upon the Niagara Avenue right-of-way located at 1320 Niagara Avenue (Parcel No. 52981500120) for the purpose of a canopy that hangs over the Niagara Avenue right-of-way.

City Plan

CITY CLERK

X

6.1

Gen. Ord. No. 13- 19 - 20. By Alderperson Phillips. August 5, 2019.

AN ORDINANCE granting Office Service Company, LLP, its successors and assigns, the privilege of encroaching upon described portions of Niagara Avenue right-of-way located at 1320 Niagara Avenue (Parcel No. 59281500120) in the City of Sheboygan for the purpose of a canopy that hangs over the Niagara Avenue right-of-way.

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

Section 1. Subject to the terms and conditions contained herein, Office Service Company, LLP, its successors and assigns, is hereby granted the privilege of encroaching upon described portion of Niagara Avenue right-of-way, located at 1320 Niagara Avenue (Parcel No. 59281500120) in the City of Sheboygan as follows:

A PART OF NIAGARA AVENUE RIGHT OF WAY DIRECTLY ADJACENT TO LOT 15, 16 AND THE WEST 40 FEET OF LOT 14, BLOCK 111, ORIGINAL PLAT, LOCATED IN THE SE 14 OF THE NE 1/4, SECTION 22, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN. COMMENCING AT THE EAST 14 CORNER OF SAID SECTION 22, THENCE N 00° 01' 00" E, 109.09 FEET ALONG THE EAST LINE OF SAID NE 14; THENCE N 81° 31' 39" W, 677.38 FEET ALONG THE NORTH RIGHT OF WAY LINE OF NIAGARA AVENUE; THENCE N 81° 31' 39" W, 10.27 FEET TO THE EXTERIOR FACE OF THE EXISTING EAST WALL OF THE BUILDING AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCES 08° 15' 52" W, 0.11 FEET; THENCE N 81° 44' 05" W, 62.21 FEET; THENCE S 08° 15' 52" W, 5.00 FEET; THENCE N 81° 44' 05" W, 9.50 FEET; THENCE N 08° 15' 52" E, 5.00 FEET; THENCE N 81° 44' 05" W, 33.63 FEET; THENCE N 08° 15' 52" E, 0.49 FEET; THENCE S 81° 31' 39" E, 105.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION FOR THE ENCROACHMENT AREA DESCRIBED CONTAINS 0.002 ACRES (79.076 SQUARE FEET) OF LAND, MORE OR LESS.

for the purpose of a canopy that hangs over the Niagara Avenue right-of-way, 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 Office Service Company, 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

City of Sheboygan

Sheboygan; in the event of the failure so to remove, the said Office Service Company, LLP, 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 Office Service Company, LLP, its successors and assigns, or by the State of Wisconsin or by the City of Sheboygan.

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 §66.0425(1) thru (5) 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

June 11, 2019

HAND DELIVERED TO CITY CLERK

David O. Gass

K. Allan Voss

Anthony J. Resimius

Ryan J. Zinkel

Kyle G. Borkenhagen

Stephanie E. Malis

Lili Clare Behm

R. T. Melzer

William P. Te Winkle

Eldon L. Bohrofen

Mayor Michael J. Vandersteen
City of Sheboygan
828 Center Ave., Suite 301
Sheboygan, WI 53081

Common Council
City of Sheboygan
828 Center Ave., Suite 301
Sheboygan, WI 53081

*Re: Office Service Company, LLP
Request for Encroachment
Central Tool House – Canopy Overhang on Niagara Ave.
1320 Niagara Ave. (Parcel No. 59281500120)*

Dear Mayor Vandersteen and Members of the Common Council:

On behalf of Office Service Company, LLP (the “Developer”), I submit this letter as the Developer’s request for the granting of permission to encroach upon the Niagara Avenue right-of-way for purposes of a canopy that hangs over the Niagara Avenue right-of-way. As you are aware, the Developer and the City of Sheboygan have agreed upon a Contract For Sale of Land For Private Development (the “Agreement”). The property referenced above requiring the encroachment is adjacent to the property being purchased by the Developer, from the City of Sheboygan, and is part of the Development Project referenced in that Agreement. The canopy that overhangs into the Niagara Avenue right-of-way is an improvement on the property and will not in any way disrupt traffic in the Niagara Avenue right-of-way. Included with this correspondence are the following, shown on Exhibit A:

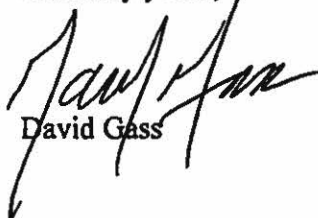
- a. Survey showing Encroachment Area
- b. Legal Description of Encroachment Area

909 N. 8th St.
Ste. 100
Sheboygan, WI
53081

(920) 458-5501
(920) 458-5874 FAX
mail@rohdedales.com
www.rohdedales.com

We have given copies of the enclosed to City Development and the City Engineer. Please notify us of the date of the Plan Commission meeting to consider this request.

Sincerely yours,


David Gass

DG/sjb
Enclosure

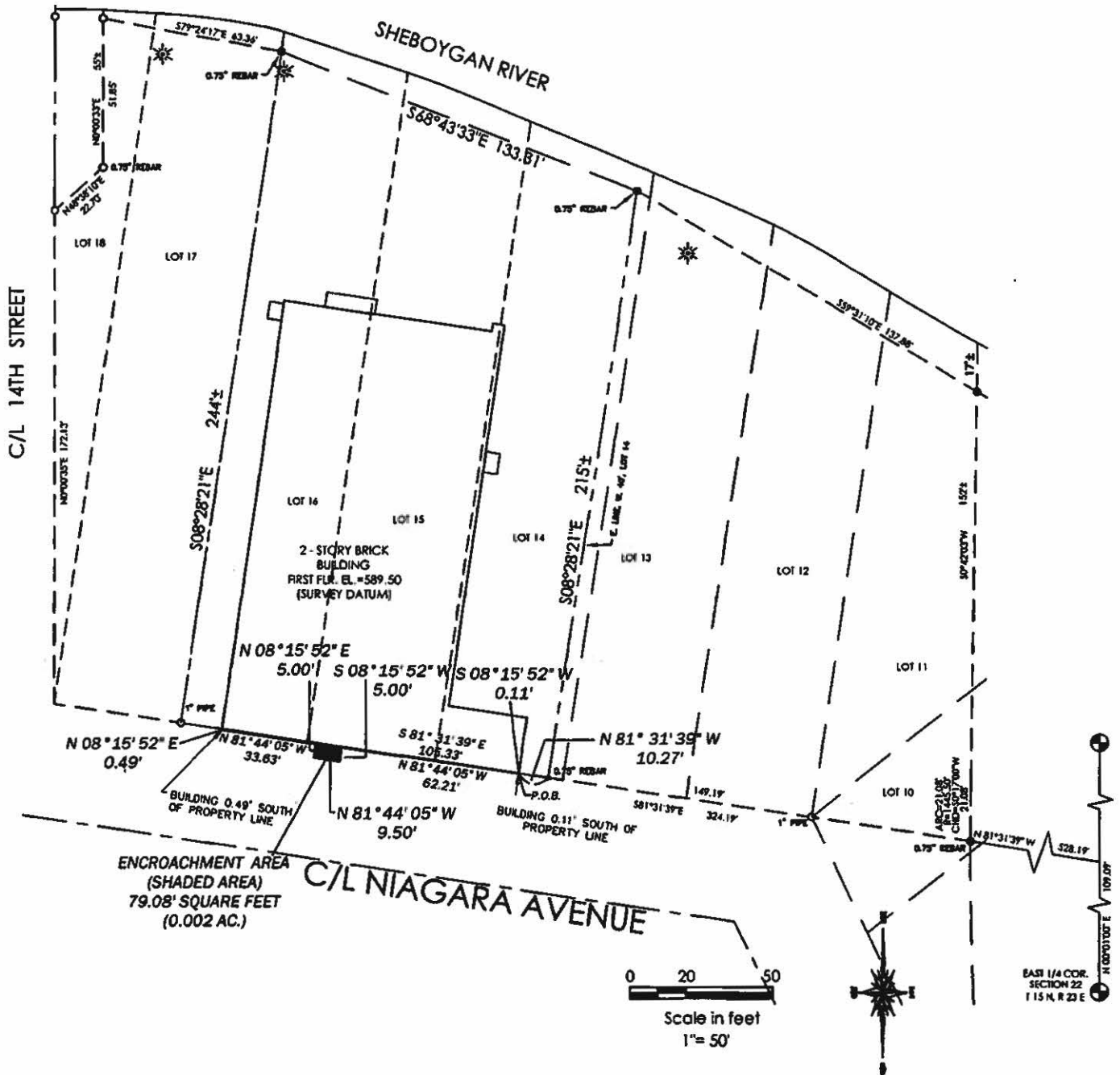
Encroachment Map - Exhibit A

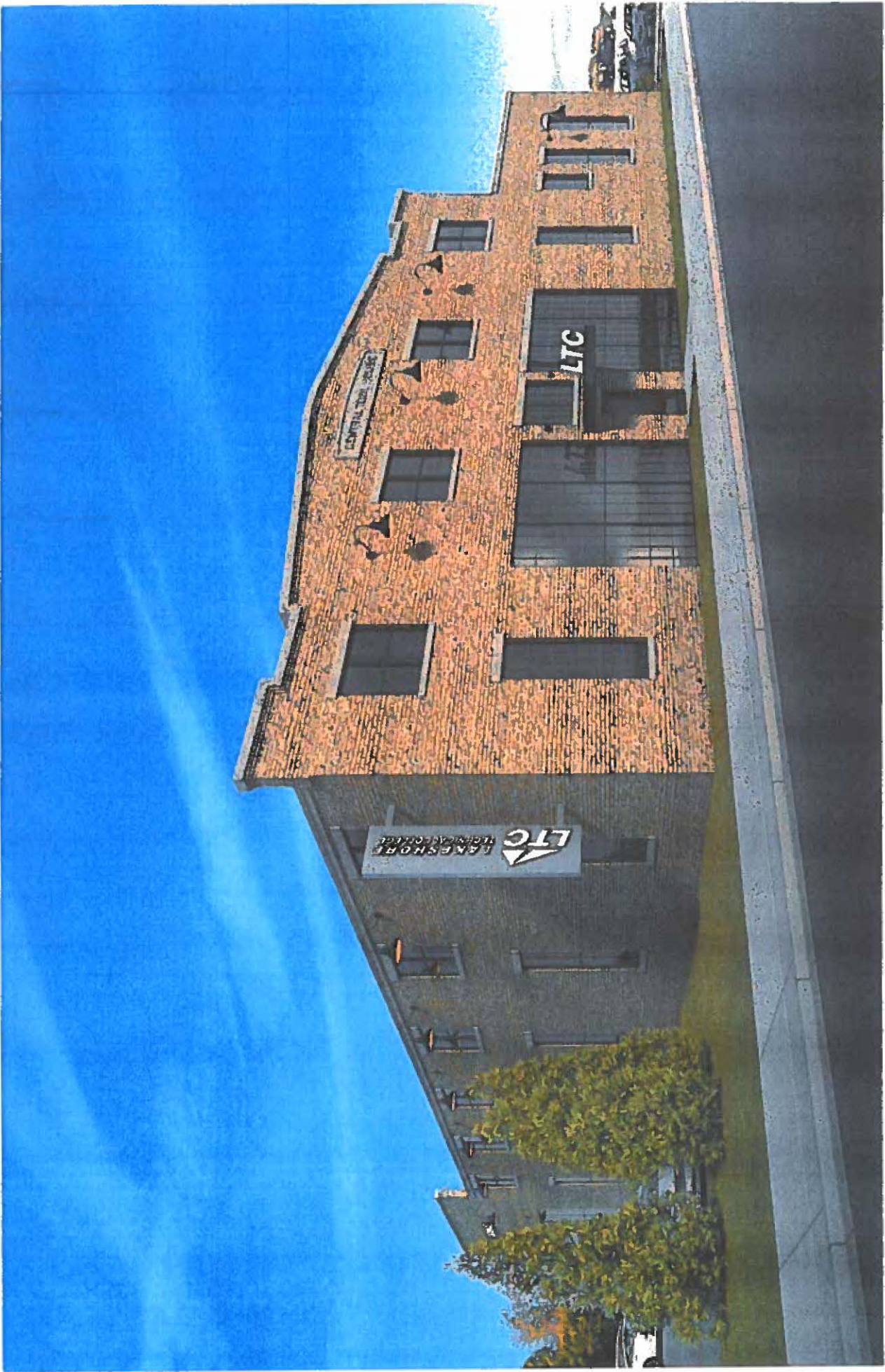
for 1320 Niagara Avenue

A part of Niagara Avenue Right of Way directly adjacent to Lot 15, 16 and the West 40 feet of Lot 14, Block 111,
Original Plat, located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 22, Township 15 North, Range 23 East,
City of Sheboygan, Sheboygan County, Wisconsin.

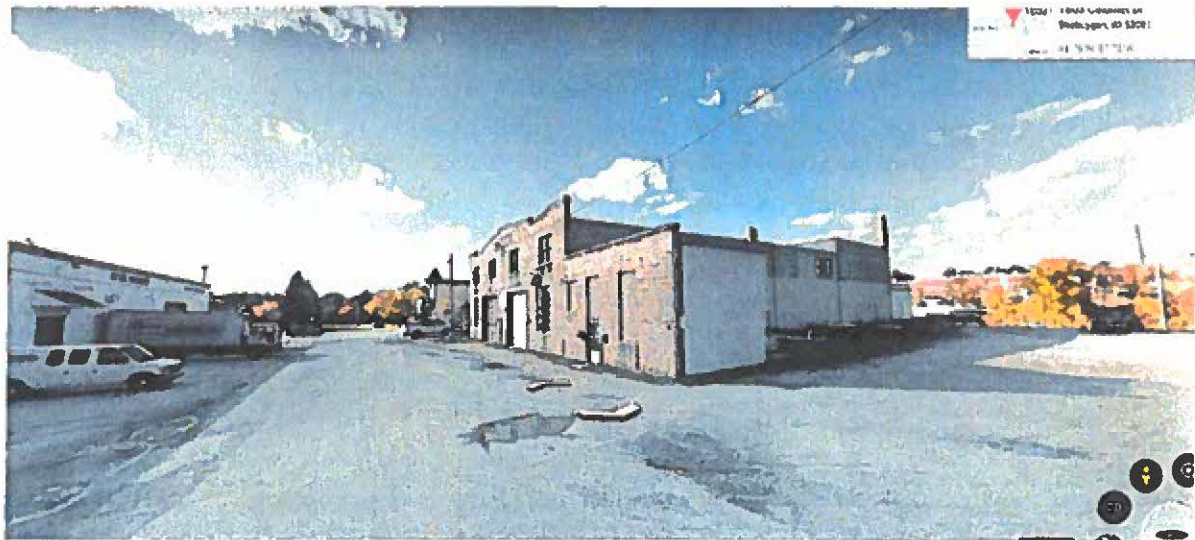
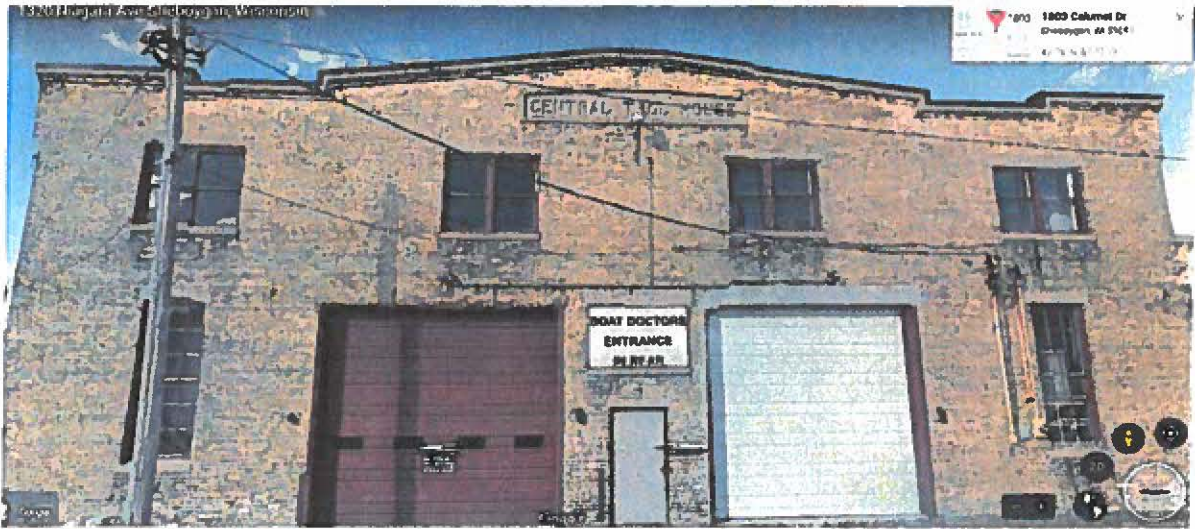
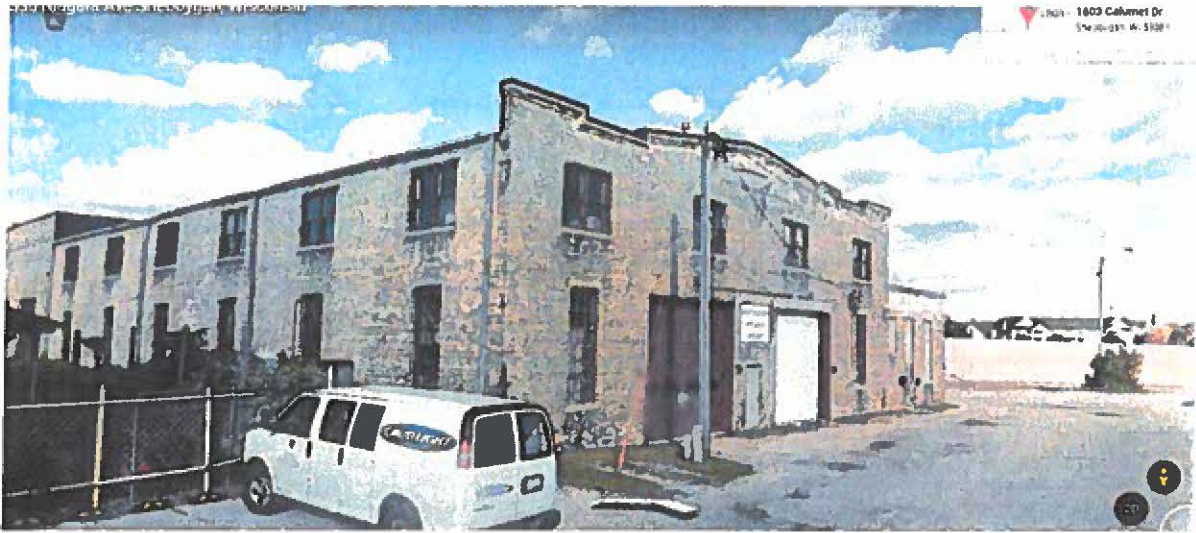
COMMENCING at the East $\frac{1}{4}$ corner of said Section 22, thence N 00° 01' 00" E, 109.09 feet along the East line of said NE $\frac{1}{4}$;
thence N 81° 31' 39" W, 677.38 feet along the north Right of Way line of Niagara Avenue; thence N 81° 31' 39" W, 10.27 feet
to the exterior face of the existing east wall of the building and the Point of Beginning for this description; thence
S 08° 15' 52" W, 0.11 feet; thence N 81° 44' 05" W, 62.21 feet; thence S 08° 15' 52" W, 5.00 feet; thence N 81° 44' 05" W, 9.50 feet;
thence N 08° 15' 52" E, 5.00 feet; thence N 81° 44' 05" W, 33.63 feet; thence N 08° 15' 52" E, 0.49 feet; thence S 81° 31' 39" E,
105.33 feet to the Point of Beginning.

The above description for the encroachment area described contains 0.002 acres (79.076 square feet) of land, more or less.









CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Final Plat Approval for Lake Aire Addition #5 in the Town of Wilson. Extra-Territorial Plat Review

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

REPORT DATE: August 9, 2019

MEETING DATE: August 13, 2019

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:

The Final Plat of Lake Aire Addition #5 is located to the east of Moenning Road in the Town of Wilson. The City has extra-territorial platting for subdivisions within three (3) miles of the City limits which this plat falls within. Phase 5 is 20 lots.

STAFF COMMENTS:

The City has extra-territorial platting for subdivisions within three (3) miles of City limits.

ACTION REQUESTED:

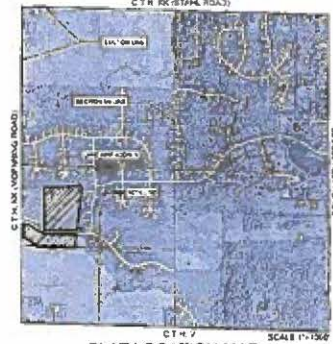
Staff recommends approval of the final plat.

ATTACHMENTS:

Final Plat of Lake Aire Addition #5

LAKE AIRE ADDITION NO. 5

LOCATED PARTLY IN OUTLOT 8 OF LAKE AIRE ADD. 4 AND
LOCATED IN THE NW 1/4 AND SW 1/4
OF THE SW 1/4 ALL IN SECTION 15, T14N, R23E,
TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN



PLAT MAP
SECTION 15, T14N, R23E
SHEBOYGAN COUNTY

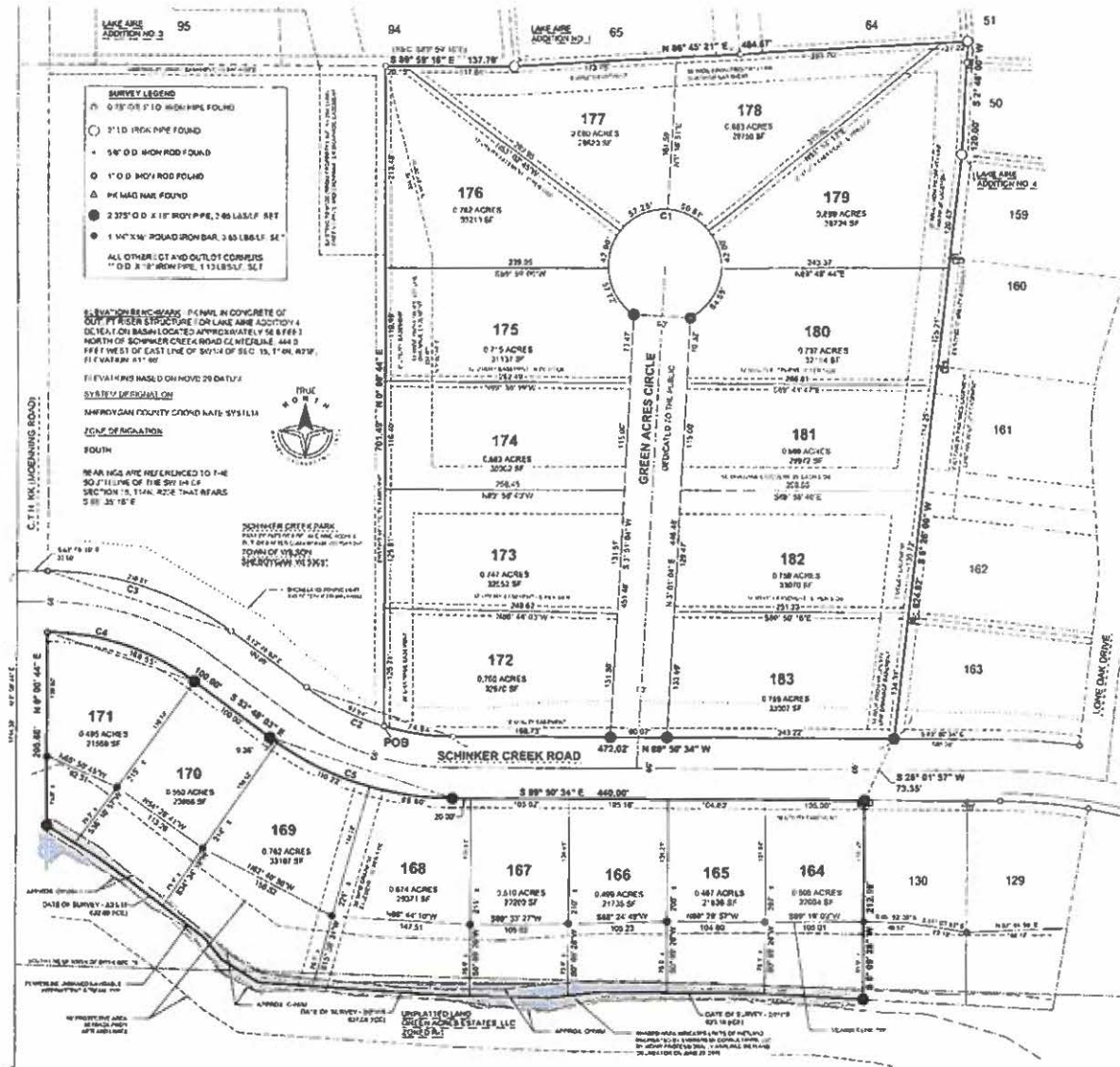
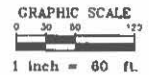
GENERAL NOTES

- ALL BREAK-ALINEMENTS HAVE BEEN MADE TO THE NEAREST ONE EIGHTH OF AN INCH AND ALL ANGLES ARE SHOWN AS THEY HAVE BEEN MADE TO THE NEAREST 30 SECONDS.
- ALL EASEMENTS DESCRIBED HEREIN ARE INTENDED FOR PUBLIC USE.
- ALL LINES SHOWN AROUND CURVES RELATE TO ARC LENGTHS.
- NO UTILITIES MAY BE LAYED WITHIN 10 FEET OF ANY LOT CORNER OR PROPERTY CORNER OR BALANCE CORNER.
- THE RIGHTS OF THE CHANGE EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO THE TOWN OF WILSON FOR USE WITHIN THE LAKE AIRE ADDITION UTILITIES DISTRICT.
- LOTS 161 & 172 & 183 WILL REQUIRE A PLANNED DEVELOPMENT ZONING FROM THE SHEBOYGAN COUNTY PLANNING AND CONSERVATION DEPARTMENT.
- USE OF THE AREAS OF LAND LYING BETWEEN THE BRIDGE LEVEL AND THE CENTERLINE OF THE NAVIGABLE STREAM AS SHOWN HEREON ARE SUBJECT TO:

CURVE	LOT	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	TANGENT	
						ANGLE	OUT
C1	ROW	314.17	60.00	60.00	N89°28'23"W	300°00'00"	N83°01'04"E
	175	17.72	60.00	55.82	N89°28'31.5"W	55°00'50"	
	176	42.00	60.00	43.15	N89°31'00"E	40°00'20"	
	177	57.25	60.00	53.10	N89°34'19"E	54°40'04"	
C2	ROW	92.84	287.00	92.47	S83°47'34.8"E	18°04'33"	S53°49'02"E
	172	74.84	287.00	74.70	N81°47'48.8"W	18°00'22"	S89°30'34"E
	170	84.59	60.00	81.51	S33°15'46.8"W	81°40'54"	
	171	118.55	287.00	118.77	S71°54'00"E	26°10'37"	S89°30'34"E
C3	ROW	208.38	333.00	205.89	S71°49'48.5"E	38°01'31"	S89°30'34"E
	168	89.89	333.00	86.33	S82°01'57"E	15°27'05"	
C4	ROW	119.72	333.00	109.71	S64°54'33.0"E	18°57'48"	
	170	9.30	333.00	9.30	S54°37'27.8"E	1°36'28"	

There are no easements in this plat with respect to
236 15, 236 16, 236 20 and 236 21 (1) and (2), Wis.
Stats. as amended by a 236 12, Wis. Stats.
Certified July 12th 2019
Ronald D. Poirier
Department of Administration

Wagner
EXCAVATING Co.
2427 PARK AVENUE SHEBOYGAN, WI 53081
920.714.9300 FAX (920) 438.2863
REVISED 6/20/2018 (SHEET 1 OF 2)



- SURVEY LEGEND**
- 0.75" O.D. 1" TO 1.5" IRON PIPE FOUND
 - 3" I.D. IRON PIPE FOUND
 - 5/8" O.D. IRON ROD FOUND
 - 1" O.D. IRON ROD FOUND
 - PK MAG NAIL FOUND
 - 2.375" O.D. X 1/8" IRON PIPE, 2.65 LB/L.F. SET
 - 1" X 1/2" X 1/4" SQUARE IRON BAR, 3.65 LB/L.F. SET
 - ALL OTHER C.T. AND OUTLET CORNERS
1" O.D. X 1/8" IRON PIPE, 1.13 LB/L.F. SET

ELEVATION BEING MARKED IN CONCRETE OF
OUTLET PIPER STRUCTURE ON LAKE AIRE ADDITION 4
LOCATED ON BARRON LOCATED APPROXIMATELY 56.8 FEET
NORTH OF SCHINKER CREEK ROAD CENTERLINE. 444.8
FEET WEST OF EAST LINE OF SOUTH 1/4 OF SEC. 15, T14N, R23E,
SHEBOYGAN COUNTY, WI.

ELEVATIONS BASED ON MOND 20 INCH U.I.
SYSTEM (OFFICIAL)
SHEBOYGAN COUNTY CROWN WATER SYSTEM

ZONE OF REGULATION
SOUTH

NEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SW 1/4 OF
SECTION 15, T14N, R23E THAT BEARS
S 88° 25' 18" E



SCHINKER CREEK PARK
PART OF PARKWAY
AS SHOWN ON A PLAN
AT SCALE 1" = 100' AND SCALE
AS SHOWN ON A PLAN AT SCALE
1" = 100' AND SCALE
TOWN OF WILSON
SHEBOYGAN COUNTY, WI

DATE OF SURVEY - 03/11/19
DATE OF SURVEY - 03/11/19
DATE OF SURVEY - 03/11/19

III

Res. No. _____ - 19 - 20. By Alderperson Bohren. August 5, 2019.

A RESOLUTION pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan approving the final plat of Lake Aire Subdivision No. 5, no preliminary plat having been submitted.

RESOLVED: That pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan, the final plat of Lake Aire Subdivision No. 5, located partly in Outlot 6 of Lake Aire Addition No. 4 and in the NW¼ and SW¼ of the SW¼, of Section 15, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin, is hereby approved.

BE IT FURTHER RESOLVED: That the approval of the aforementioned is conditioned upon compliance of the plat with the provisions of Chapter 236, Wis. Stats.; approval by the Department of Safety and Professional Services of a sanitary permit for a public sewer extension to the area covered by the plat; the rules of the Department of Transportation relating to provision for the safety of entrance upon and departure from the abutting state trunk highways or connecting highways, if any, and for the preservation of the public interest and investment in such highways; and the recording of the plat with the Register of Deeds for Sheboygan County, and the filing of two (2) true copies with the City Clerk.

City Plan

I HEREBY CERTIFY that the foregoing Resolution 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

