

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Sheboygan Leadership Academy to permit operation of an indoor warehouse space at the school located at 1305 St. Clair Avenue. UC Zone

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

REPORT DATE: May 23, 2019 **MEETING DATE:** May 28, 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 Leadership Academy is located at 1305 St. Clair Ave. The building was originally built by Hayssen Manufacturing Company and later ownership was transferred to RCS Empowers, Inc. Most of Sheboygan Leadership Academy houses a 4K through grade 8 elementary school. The school only operates in the northeast sections of the building. The southwest sections of the building are unused and tenantless. When RCS owned the building, these spaces housed Theater for Young Audiences as well as Gruenke Sign Company. When the school took ownership of the entire building both of these tenants vacated for unrelated reasons.

Sheboygan Leadership Academy would like to lease an unused portion of our building for use as heated, dry storage space. This space was used for the same purpose by the previous owner of the building, RCS Empowers, Inc. The space in question is a 4,714 square foot warehouse that previously held RCS inventory. This space is completely separate from the school, has its own bathrooms, and own entrances and exits. This almost standalone warehouse is located on the west side of the facility and east of the parking lot of the current Dominos property on the corner of 14th street and Erie Avenue. Sheboygan Leadership Academy owns a driveway to this section of the building north of the Dominos entrance off of 14th Street. Sheboygan Leadership Academy also owns a driveway to the other side of this warehouse behind the current Burger King Property.

This significant portion of the building is not being used by the school for educational purposes. It is empty or being used for storage. The school hopes to expand into the space in the future but that is years away. We would like to offset some of the heating and cooling costs of the school by renting a portion of this unused space for storage to a tenant in need

of heated and dry storage. RCS Empowers leased this same 4,714 square foot warehouse for light manufacturing storage from the school when ownership was first transferred.

The new tenant would only be allowed to lease the warehouse for storage of non-hazardous material. No manufacturing will be allowed. A tenant that has an overflow of product or materials could be stored in this warehouse as an example. A tenant of this nature would not require daily use of the space or long-term parking. Our ideal tenant would simply use the loading dock to load and unload goods to store and otherwise not be present. Again, the area proposed has multiple exits and a unisex restroom.

There will be no changes made to the exterior of the building or the grounds. A floor to ceiling partition wall will be built to separate the leased space from the school ensuring tenant property and separation from school operations. A tenant of this nature has not been sought at this time due to the desire to gain city approval. Sheboygan Leadership Academy is a school of character education and believes in cooperation and respect to the city of Sheboygan's processes.

STAFF COMMENTS:

This seems a bit unusual to have a multi-tenant facility that tenants include a school and commercial warehouse use. That being said, it does appear that this section of the building has been previously utilized for warehouse/storage purposes.

The Plan Commission should ask the applicant the following:

- What type of tenant is the school expecting?
- What is a realistic timeframe when the school might utilize this warehouse for additional school purposes in the future?

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, hazardous materials, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
2. No storage of hazardous materials will be permitted. If considering storage of hazardous materials the applicant shall be in contact with building inspection, fire department, etc.
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).

5. Outdoor storage of materials 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 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.
8. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation. Proposed wall signage will be individual letter signs (no flat panel or interior lit cabinet signs). If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
9. No temporary signage is permitted (banners, pennants, etc.).
10. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way or other owner's private property).
11. 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.
12. 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/or closed ingress/egress driveway openings, curb, gutter, sidewalk, storm water, pavement, utilities, retaining walls, street trees, etc.).
13. If applicant proposes to lease space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy.
14. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
15. If there are any amendments to the approved conditional use permit and/or 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. 204660
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/28/19

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

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised May 2012

1d

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: Sheboygan Leadership Academy

ADDRESS: 1305 St. Clair Ave. E-MAIL: education@leadership-academy.us

PHONE: (920) 208-5930 FAX NO. (920) 208-5932

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Leadership Academy

ADDRESS OF PROPERTY AFFECTED: 1305 St. Clair Ave.

LEGAL DESCRIPTION: ORIGINAL PLAT THE W 1/2 OF LOT 1, ALL OF LOTS 2, 3, 4 & 5; THE N 50' OF LOT 6, AND THE N 85' OF LOT 8 BLK 81; ALSO THE N 1/2 OF THE VAC E-W ALLEY ADJ SD W 1/2 OF LOT 1, & 2 THRU 6; THE S 1/2 OF THE VAC E- W ALLEY ADJ LOT 8 BLK 81; AND THE W 18' OF THE S 1/2 OF THE VAC E-W ALLEY ADJ LOT 9 BLK 81

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Elementary School grades 4k through 8th

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Lease unused space in building to a tenant for use as storage.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: None



SHEBOYGAN LEADERSHIP ACADEMY

May 6th, 2019

Steve Sokolowski, Manager of Planning and Zoning,

Sheboygan Leadership Academy is located at 1305 St. Clair Ave. The building was originally built by Hayssen Manufacturing Company and later ownership was transferred to RCS Empowers, Inc. Most of Sheboygan Leadership Academy houses a 4K through grade 8 elementary school, however the school only operates in the northeast sections of the building. The southwest sections of the building are unused and tenantless. When RCS owned the building, these spaces housed Theater for Young Audiences as well as Gruenke Sign Company. When the school took ownership of the entire building both of these tenants vacated for unrelated reasons.

Sheboygan Leadership Academy would like to lease an unused portion of our building for use as heated, dry storage space. This space was used for the same purpose by the previous owner of the building, RCS Empowers, Inc. The space in question is a 4,714 square foot warehouse that previously held RCS inventory. This space is completely separate from the school, has its own bathrooms, and own entrances and exits. This almost standalone warehouse is located east of the current Dominos property on the corner of 14th street and Erie Avenue. Sheboygan Leadership Academy owns a driveway to this section of the building north of the Dominos entrance off of 14th Street. Sheboygan Leadership Academy also owns a driveway to the other side of this warehouse behind the current Burger King Property.

This significant portion of the building is not being used by the school for educational purposes. It is empty or being used for storage. The school hopes to expand into the space in the future but that is years away. We would like to offset some of the heating and cooling costs of the school by renting a portion of this unused space for storage to a tenant in need of heated and dry storage. RCS Empowers leased this same 4,714 square foot warehouse for light manufacturing storage from the school when ownership was first transferred.

The new tenant would only be allowed to lease the warehouse for storage of non-hazardous material. No manufacturing will be allowed. A tenant that has an overflow of product or materials could be stored in this warehouse as an example. A tenant of this nature would not require daily use of the space or long-term parking. Our ideal tenant would simply use the loading dock to load and unload goods to store and otherwise not be present. Again, the area proposed has multiple exits and a unisex restroom.

There will be no changes made to the exterior of the building or the grounds. A floor to ceiling partition wall will be built to separate the leased space from the school ensuring tenant property and separation from school operations. A tenant of this nature has not been sought at this time due to the desire to gain city approval. Sheboygan Leadership Academy is a school of character education and believes in cooperation and respect to the city of Sheboygan's processes.

Thank you for your consideration.

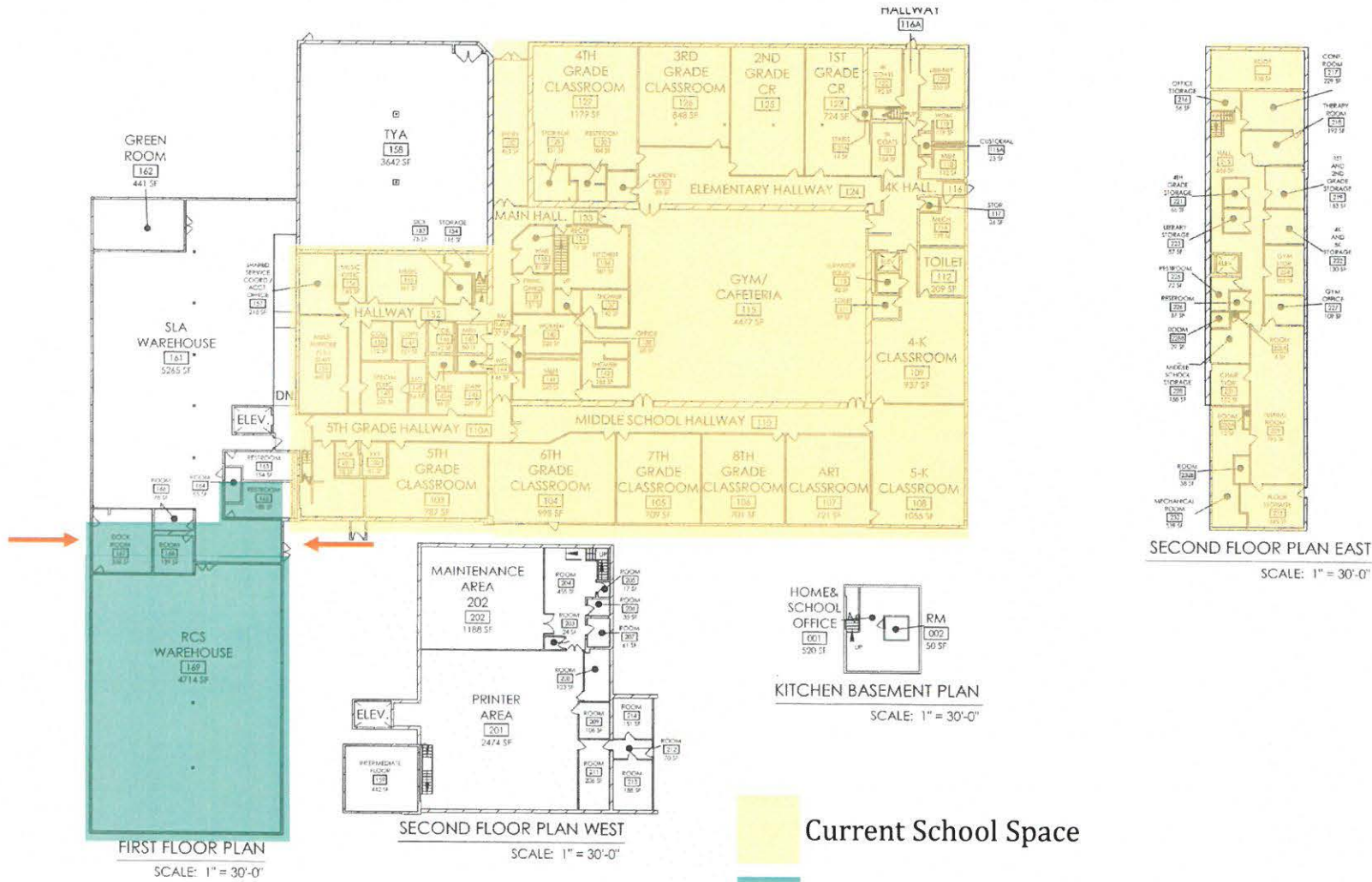
Sincerely,
Mark Hickmann
Chairperson of the Facility Committee
Sheboygan Leadership Academy School Governance Board

Where students learn to be bright & choose to make a difference.

1305 St. Clair Avenue, Sheboygan, WI 53081

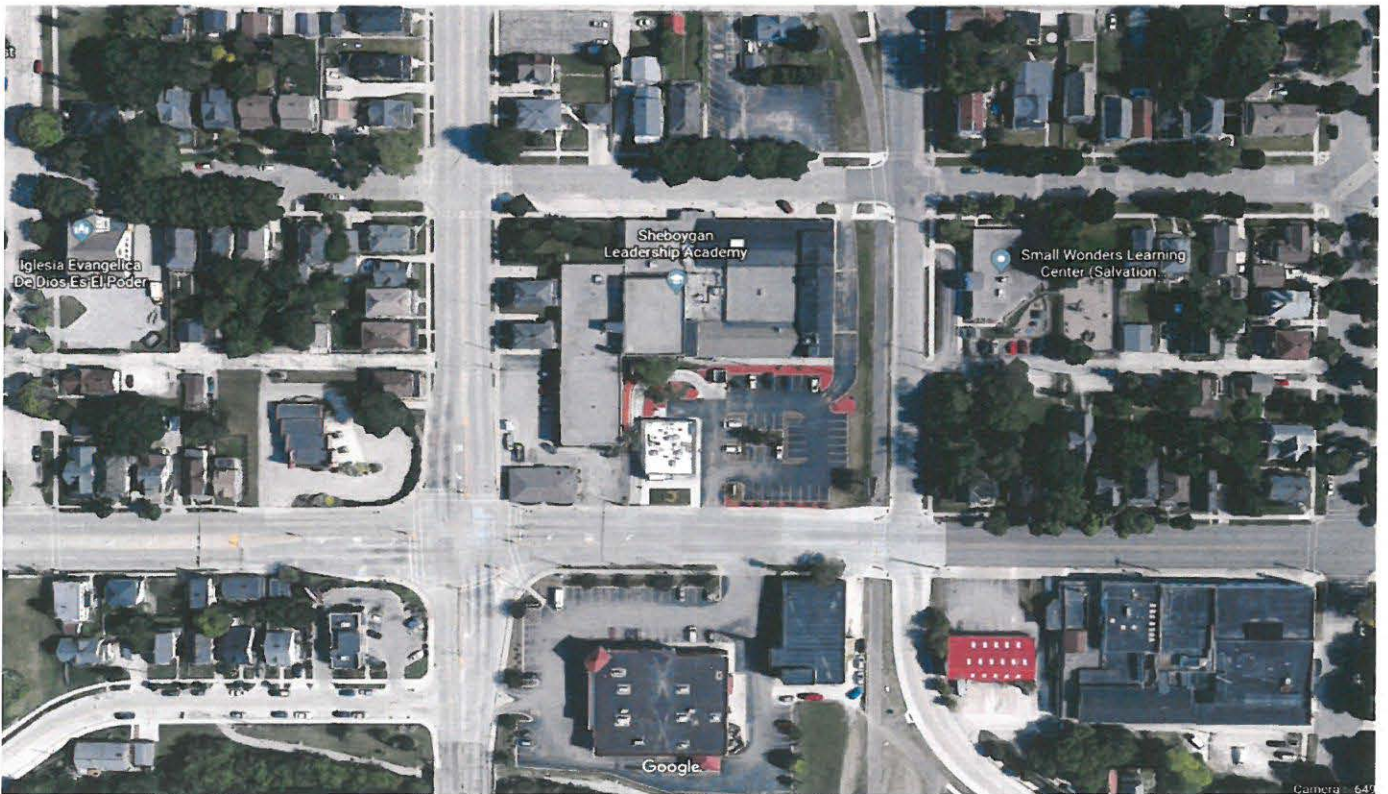
920-208-5930 • Fax 920-208-5932 • education@leadership-academy.us • www.leadership-academy.us

Sheboygan Leadership Academy Tenant Proposal



- Current School Space
- Proposed Tenant Space
- Tenant Entrances/Exits



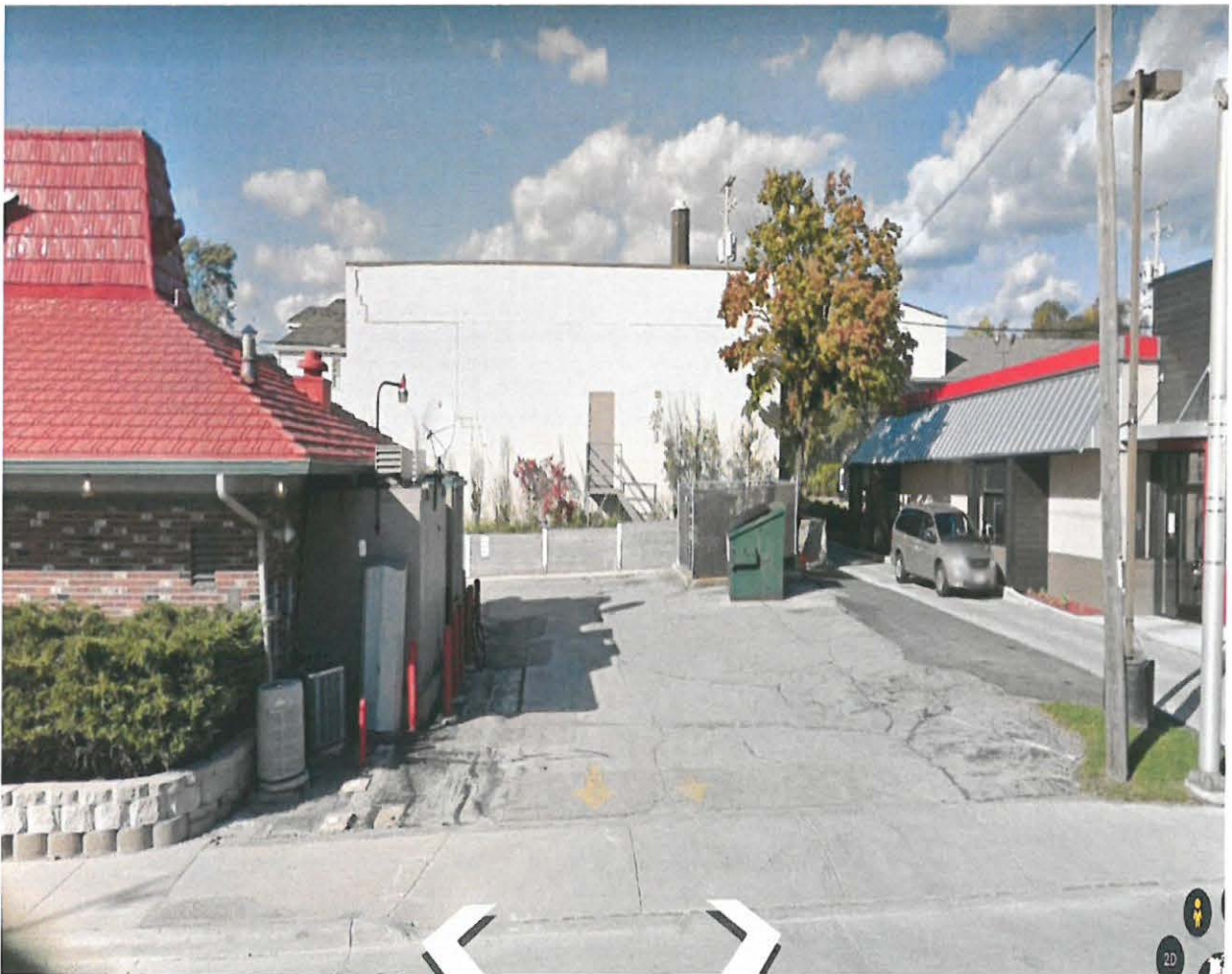




110 N Main St Sheboygan, Wisconsin



1324 St. Clair Ave Sheboygan, Wisconsin



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Special Use application by Sheboygan County Halfway House, Inc. (the Abode) to operate Community Based Residential Facilities from 1117 Clara Avenue (former Our Place CBRF). NR Zone

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

REPORT DATE: May 23, 2019 **MEETING DATE:** May 28, 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:

Community Health Associates (CHA) owns 1117 Clara Avenue and has operated a Community Based Residential Facility (CBRF) known as "Our Place" for approximately 40 years. Our Place has provided mental illness and addiction recovery services for up to 14 residents during their operation from this property.

Sheboygan County Halfway House, Inc. intends to purchase 1117 Clara Avenue to continue CBRF services that have existed there until recently. This CBRF would be for women only. In many ways, the facility will operate as it has in the past.

Sheboygan County Halfway House, Inc. has maintained CBRF operations in Sheboygan for 50 years and is looking to expand in order to address the growing need for services. We intend to provide living space for eight (8) residents and maintain staff 24 hours per day. We project that 1117 Clara will be occupied by up to 10 individuals during normal operation. Services currently provided at our "The Abode" facility will be mirrored at the new facility, as will staffing and administration procedures.

It should be noted that the facility will be strictly sober living. Any alcohol or drug use by residents or staff on the premises will result in immediate removal from the program or termination of employment.

In addition, residents are subject to a 10pm curfew and weekly activity scheduling. Trained staff maintain supervision and urinary drug testing is conducted randomly and upon suspicion of drug or alcohol use. Urinalysis failure is grounds for resident removal from the premises.

The CBRF will be staffed 24/7, every day of the year. Administrative staff hold regular hours during the weekday while support staff cover three (3) shifts per day, seven (7) days a week. On-call personnel ensure that the facility will never be without adequate supervision.

Sheboygan County Health and Human Services Dept. identifies citizens who are in need of support facilities and qualifies them for admission into a CBRF such as The Abode. Currently, there is a waiting list for support services. We anticipate that this waiting list will continue to grow based on the closure of Our Place, and the recent re-structuring of Turning Point. Turning Point is no longer accepting CBRF residents and will instead focus their services on Crisis Intervention. These changes will significantly impact the availability of beds for our community members who are in need. Unless this need is met, members of our community may become homeless.

All residents receive a county referral prior to their admission into The Abode. This ensures that only adults who are not a risk to themselves or others are admitted into our program. Potential clients who are struggling with addiction must demonstrate a genuine desire to re-integrate into the community before they are admitted into the CBRF.

Sheboygan County Halfway House, Inc. has operated in the City of Sheboygan for 50 years. In 1969, the company procured 503 Ontario Avenue and began a CBRF known as The Abode. The Abode has capacity to serve a maximum of 8 residents. We provide food, shelter, stability and support so our residents can focus on their treatment without complications from stress and other emotional triggers. We provide personal skills development programs for our clients, including budgetary education and financial planning, time management counseling, and job search and interview preparation.

The Abode's mission is to provide a safe place for individuals to focus on their treatment and recovery. We aim to develop excellent relationships with community leaders and support organizations to foster personal growth toward enduring recovery and independence.

STAFF COMMENTS:

The NR zone permits such a proposed Community Based Residential Facility. Thus, there is an ability to apply for a special use permit in the NR zone to operate such a facility at 1117 Clara Avenue.

The building is a bit tired and weathered. What improvements to the building and/or property does the Sheboygan County Halfway House, Inc. intend on?

ACTION REQUESTED:

Staff recommends approval of the special use subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
2. Applicant will provide City with their State of Wisconsin CBRF license.
3. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
4. Outdoor storage of materials or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. All 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.
7. 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.
8. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
9. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Special Use Permit Application and required attachments.

PARCEL NO. 307/50
MAP NO. _____
ZONING CLASSIFICATION: NR

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 5/28/19

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

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



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: _____ Sheboygan County Halfway House Inc. _____

ADDRESS: 1117 Clara Avenue

E-MAIL: Director@schh.org, Robert@schh.org

PHONE: (920) 458-5205 FAX NO.: (920) 783-8092

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Our Place

ADDRESS OF PROPERTY AFFECTED: 1117 Clara Avenue, Sheboygan, WI 53081

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: (See Attached)

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: (See Attached)

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: 2-Story, Single Family Home. 10 Bedrooms, 4 Bathrooms, Full Basement, No Garage

DESCRIPTION OF EXISTING OPERATION OR USE

Community Health Associates (CHA) have owned 1117 Clara Avenue for approximately 40 years. Since CHA procured the home, it has operated as a CBRF known as "Our Place." Our Place provided services for up to 14 residents. Many of the previous residents of Our Place required support for mental illness and addiction recovery.

DESCRIPTION OF PROPOSED OPERATION OR USE

Sheboygan County Halfway House, Inc. intends to use 1117 Clara Avenue as a Community Based Residential Facility (CBRF) for women only. In many ways, the facility will operate as it has in the past. Services currently provided at The Abode will be mirrored at the new facility, as will staffing and administration procedures.

The CBRF will be staffed 24/7, every day of the year. Administrative staff hold regular hours during the weekday while support staff cover 3 shifts per day, 7 days a week. On-call personnel ensure that the facility will never be without adequate supervision.

We understand the concern that neighbors and the community may have for such an operation and are always attentive to their needs. The Abode has operated in the community for 50 years without incident, and we strive to ensure we maintain our reputation. The property at 1117 Clara Ave. will be properly maintained and improved according to municipal codes. Parking for the facility is limited to on-street. However, many residents typically do not own vehicles and the need for staff parking is minimal. Any potential issues in parking/street congestion will be proactively addressed.

It should be noted that the facility will be strictly sober living. Any alcohol or drug use by residents or staff on the premises will result in immediate removal from the program or termination of employment.

In addition, residents are subject to a 10pm curfew and weekly activity scheduling. Trained staff maintain supervision and urinary drug testing is conducted randomly and upon suspicion of drug or alcohol use. Urinalysis failure is grounds for resident removal from the premises.

All residents receive a county referral prior to their admission into The Abode. This ensures that only adults who are not a risk to themselves or others are admitted into our program. Potential clients who are struggling with addiction must demonstrate a genuine desire to re-integrate into the community before they are admitted into the CBRF.

OVERVIEW

Sheboygan County Halfway House, Inc. has operated in the city of Sheboygan for 50 years. In 1969, the company procured 503 Ontario Avenue and began a Community Based Residential Facility (CBRF) known as The Abode. The Abode has capacity to serve a maximum of 8 residents.

WHAT WE DO

We provide food, shelter, stability and support so our residents can focus on their treatment without complications from stress and other emotional triggers. We provide personal skills development programs for our clients, including budgetary education and financial planning, time management counseling, and job search and interview preparation.

“Our mission is to provide a safe place for individuals to focus on their treatment and recovery. We aim to develop excellent relationships with community leaders and support organizations to foster personal growth toward enduring recovery and independence.”

WHAT IS A COMMUNITY BASED RESIDENTIAL FACILITY (CBRF)?

A Community-Based Residential Facility (CBRF) is a place where adults who are not related to the operator or administrator reside and receive care, treatment or services that are above the level of room and board and that may include up to three hours per week of nursing care per resident. Adults residing in a CBRF should not require care above intermediate level nursing care. CBRFs are licensed and regulated through the state of Wisconsin. The state requires that CBRFs operate in single or two-family homes that are zoned Neighborhood Residential.

A CBRF is a place where five or more unrelated people live together in a community setting. CBRFs range in size from 5 to 257 beds. The minimum age requirement for residing in a CBRF is 18 years. CBRF is a type of Assisted Living. Sheboygan County Halfway House, Inc. intends to use the property at 1117 Clara Avenue to provide beds for a MAXIMUM of 8 residents.

CBRFs can admit and provide services to people of advanced age, persons with dementia, developmental disabilities, mental health problems, physical disabilities, traumatic brain injury, AIDS, alcohol and other drug abuse, correctional clients, pregnant women needing counseling and/or the terminally ill. Sheboygan County Halfway House Inc. is licensed through the state of Wisconsin to provide services for residents who fall into the following categories: Advanced Age, Developmentally Disabled, Alcohol/Drug Dependent, Emotionally Disturbed or Mentally Ill, Correctional Clients.

PROPOSED EXPANSION

Sheboygan County Halfway House, Inc. intends to purchase 1117 Clara Avenue to continue CBRF services that have existed there until recently. Sheboygan County Halfway House, Inc. has maintained CBRF operations in Sheboygan for 50 years and is looking to expand in order to address the growing need for services. We intend to provide living space for 8 residents and maintain staff 24 hours per day. We project that 1117 Clara will be occupied by up to 10 individuals during normal operation.

NUISANCE CONSIDERATION

The proposed development complies with all requirements of Sub-Chapter 15-7 of the city of Sheboygan Zoning Ordinance.

WHY IS THE EXPANSION NECESSARY?

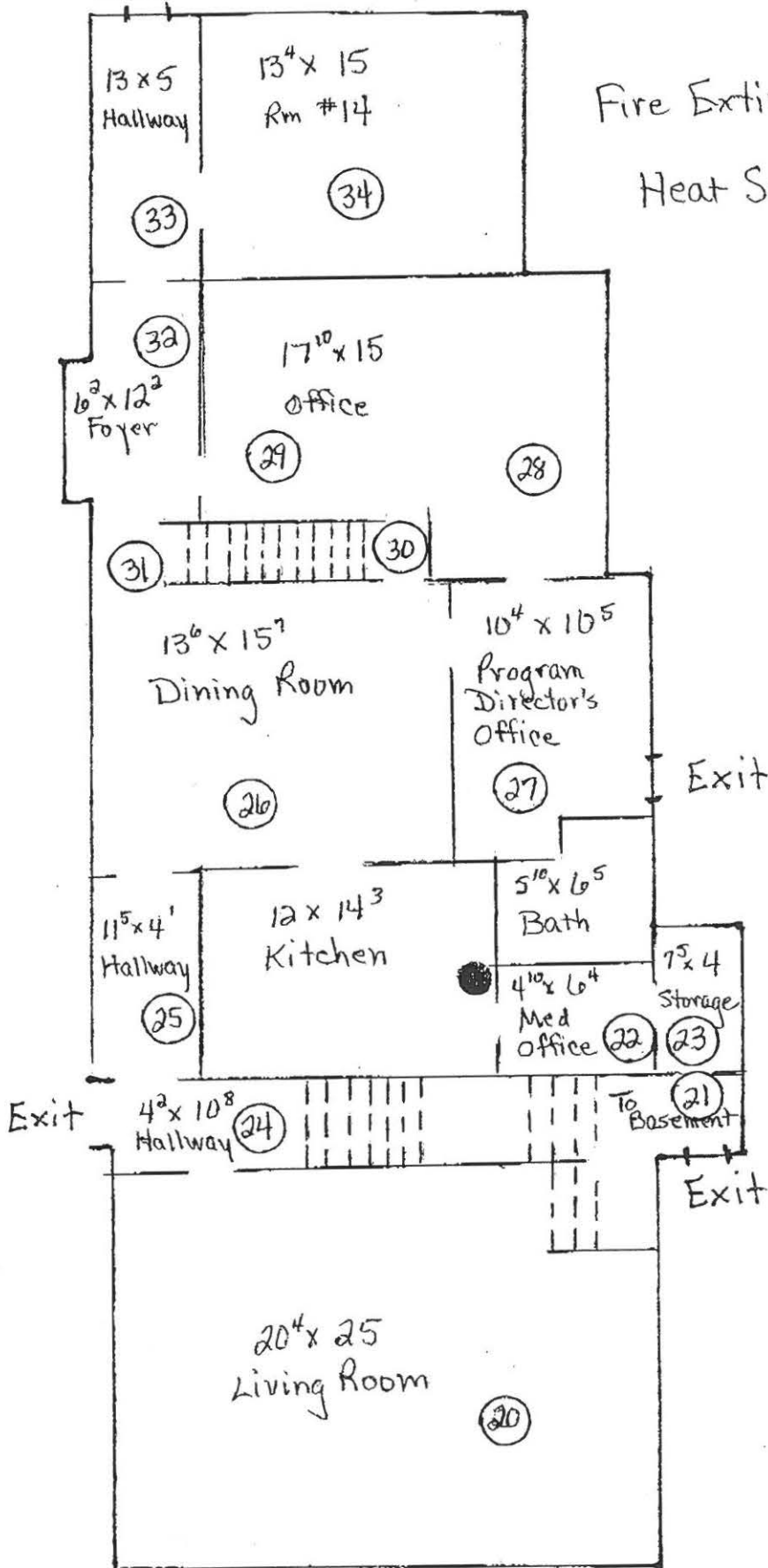
The Sheboygan County Health and Human Services Dept. identifies citizens who are in need of support facilities and qualifies them for admission into a CBRF such as The Abode. Currently, there is a waiting list for support services. We anticipate that this waiting list will continue to grow based on the closure of Our Place, and the recent re-structuring of Turning Point. Turning Point is no longer accepting CBRF residents and will instead focus their services on Crisis Intervention. These changes will significantly impact the availability of beds for our community members who are in need. Unless this need is met, members of our community may become homeless.

Additional information included with this application:

- Letter of Intent to Sell from current owner
- Owner Consent for Special/Conditional Use
- Floor Plans and Egress Routes

NORTH

Exit

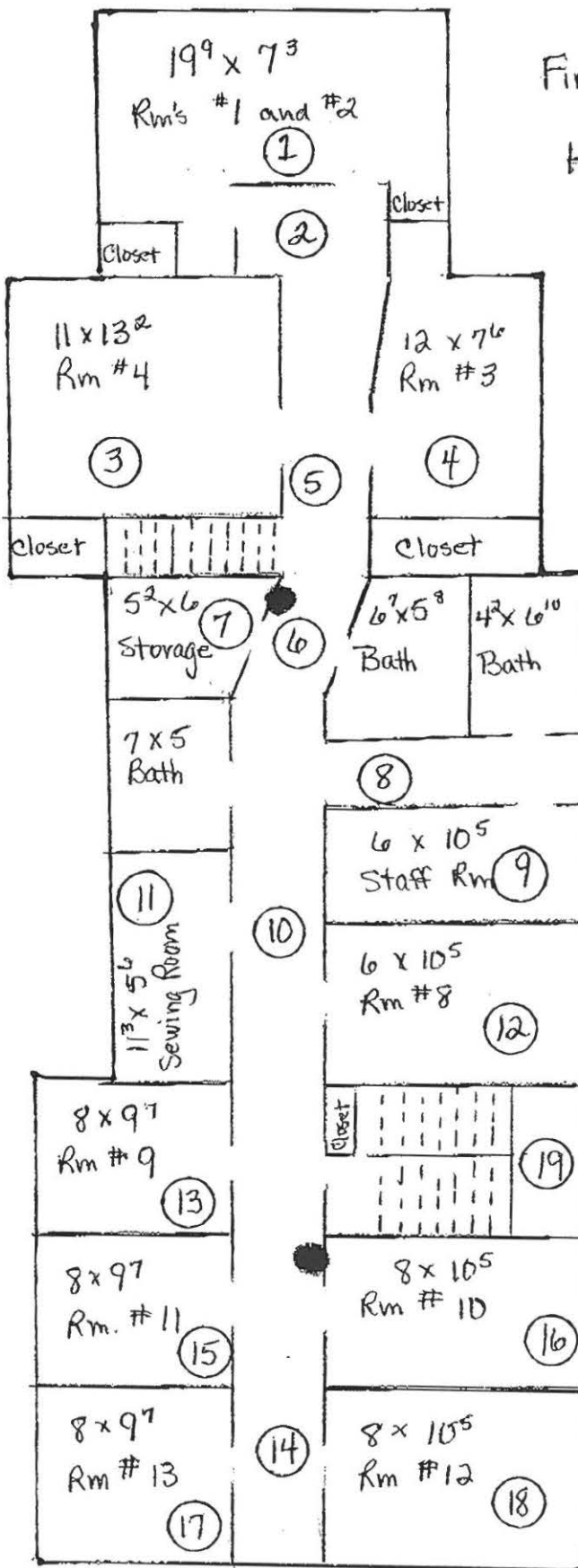


S.

NORTH

2nd FLOOR

Fire Extinguisher ●
Heat Sensors ●



S.







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Special Use application by Jordan Wakefield and Trisha Daniels to operate Brick and Mortar Hemp at 1104 N. 8th Street (former Surprises Retail). CC Zone

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

REPORT DATE: May 23, 2019

MEETING DATE: May 28, 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:

Jordan Wakefield and Trisha Daniels propose to operate Brick and Mortar Hemp at 1104 N. 8th Street (former Surprises Retail). The applicant states the following:

- We chose this location for Brick and Mortar Hemp retail store because of the tenant space size, the downtown location and the foot traffic meets our needs to gain and maintain customers to drive sales. Brick and Mortar Hemp will be using this location for health and wellness as well as education for customer knowledge and well-being. We are anticipating opening of July 11, 2019.
- We plan to use this retail space for the sales of health supplements, clothing apparel and novelty items such as stickers, posters, keychains and other promotional and self-branded items. We will be selling Hemp-based products (CBD).
- Products will be stored on shelving upstairs, cabinets in the front of the store, as well as refrigeration for preserved items such as juice, coffee, enhanced waters, etc.
- The upstairs will be used for employees only for storage of product inventory on existing shelves. The restroom will be open to employees and customers. We will be putting decals on the inside of main windows indicating store hours, business name, and various contact information including social media locations.
- The building improvement is focused on interior renovation. We will build a room inside of the store for adult-only 18+ products. The room size will be roughly 200sf (22.5 x 9).

- In addition to both owners we will be employing two (2) employees.
- Our hours of operation will be 10am to 7:00pm Monday through Saturday and we anticipate an average of 30-50 customers per day.
- Parking will be available for employees in the parking lot directly to the north of the building. Our customers will park in designated downtown parking and metered locations.
- We will make ensure employees and owners as well as customers are respectful of surrounding business and stay open to communication. All garbage and recyclable items are to be sorted properly in dumpsters on the north side of building in private parking lot.
- Previous use of 1104 N. 8th Street Sheboygan Wisconsin was the retail store, Surprises.

STAFF COMMENTS:

The applicant states they will be selling Hemp-based products (CBD) and that the 18+ room will contain smokeables such as vape, hemp flower, and a variety of smoking accessories. The Plan Commission should have the applicant address the need to build the 18+ room and exactly what products are sold from this adult only part of the store?

The main concern is if such products can be used as drug paraphernalia.

ACTION REQUESTED:

Staff recommends approval of the special use permit 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, 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. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. 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.).
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 streets and/or properties.
6. 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.
7. Proposed wall signage will be individual letter signs (no flat panel or interior lit cabinet signs).

8. All signs shall meet the 8th Street design guidelines.
9. Window signs shall not cover more than 20% of the total glazed area of the store front and shall not obscure the display area.
10. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
11. If there are any amendments to the approved conditional use permit and/or 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. 104310
MAP NO. _____
ZONING CLASSIFICATION: _____

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 5/28/19

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

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

Ad

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1. APPLICANT INFORMATION

APPLICANT: Jordan Wakefield / Trisha Daniels Brick and Mortar

ADDRESS: 1104 N 8th St Sheboygan WI 53081
home 1210 Wilson Ave Sheboygan WI 53081

E-MAIL: brickandmortarhemp@gmail.com

PHONE: (920) 889 4177 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Brick and Mortar

ADDRESS OF PROPERTY AFFECTED: 1104 N 8th St Sheboygan

NA LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____

Supermarket Retail

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: _____

See attached

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: retail space

Mayor and plan commission,

We appreciate the opportunity to provide you details on our business.

Previous use of 1104 N. 8th Street Sheboygan Wisconsin was the retail store, Surprises.

We plan to use this retail space for the sales of health supplements, clothing apparel, and novelty items such as stickers, posters, keychains and other promotional and self-branded items. Our hours of operation will be 10-7 Monday through Saturday. Products will be stored on shelving upstairs, cabinets in the front of the store, as well as refrigeration for preserved items such as juice, coffee, enhanced waters, etc. Parking will be available for employees in the parking lot directly to the north of the building. Our customers will park in designated downtown parking and metered locations.

We chose this location for our business because of the size, interior build, existing fixtures and setup, the downtown location, and foot traffic meets our needs to gain and maintain customers to drive sales. Brick and Mortar will be using this location for health and wellness as well as education for customer knowledge and well-being. We are anticipating opening July 1st, 2019.

The floor plan and photos are attached along with this email. The upstairs will be used for employees only for storage of product inventory on existing shelves. The restroom will be open to employees and customers. We will be putting decals on the inside of main windows indicating store hours, business name, and various contact information including social media locations.

The building improvement is focused on interior renovation. We will build a room inside of the store for adult-only 18+ products. The room size will be roughly 22' 6" by 9', nonbearing open top.

We will be employing two additional employees in addition to both owners. We anticipate an average of 30-50 customers per day.

We will make ensure employees and owners as well as customers are respectful of surrounding business and stay open to communication. All garbage and recyclable items are to be sorted properly in dumpsters on the north side of building in private parking lot.

We look forward to working hard to have a positive impact on the community.

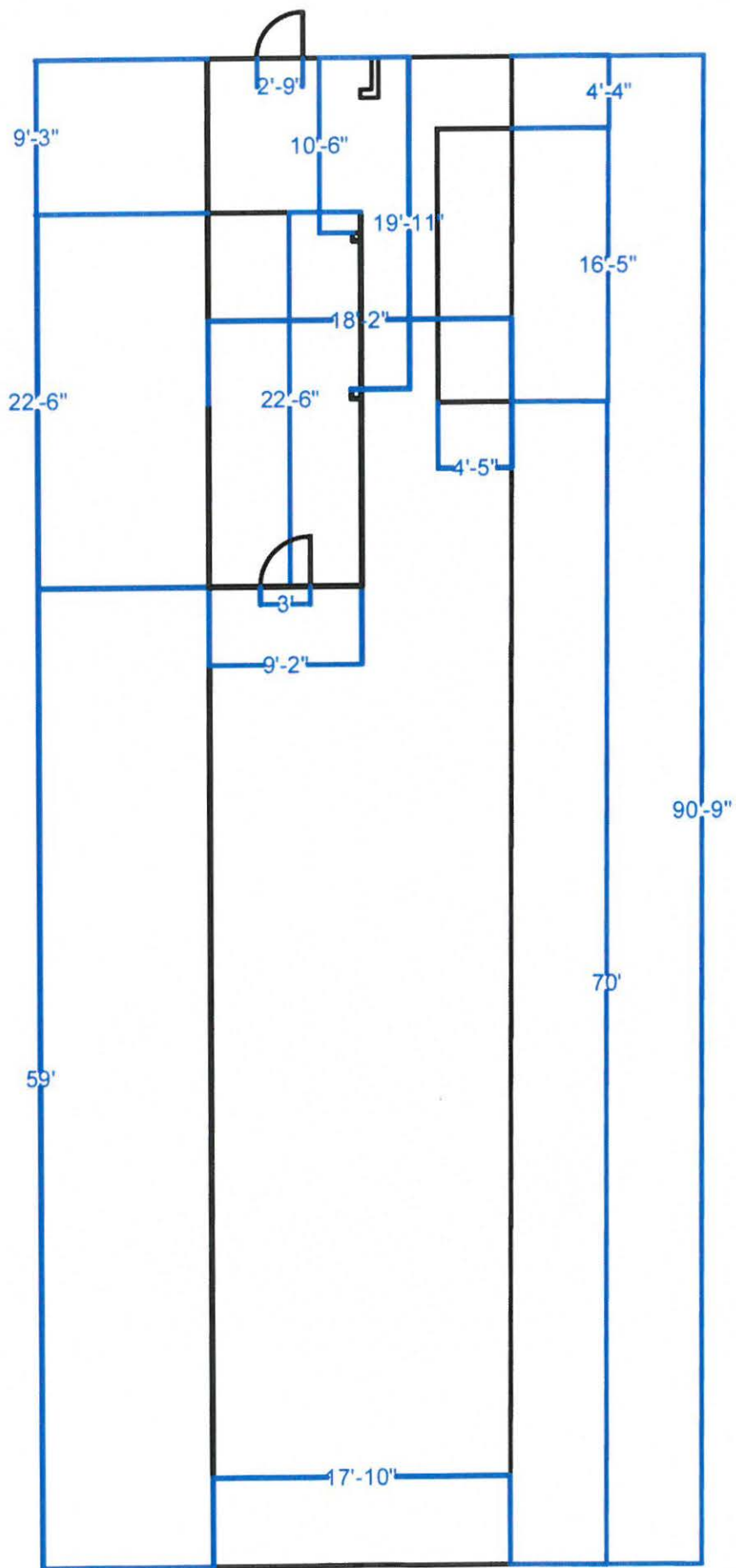
Sincerely,
Jordon Wakefield, CEO
Trisha Daniels, COO



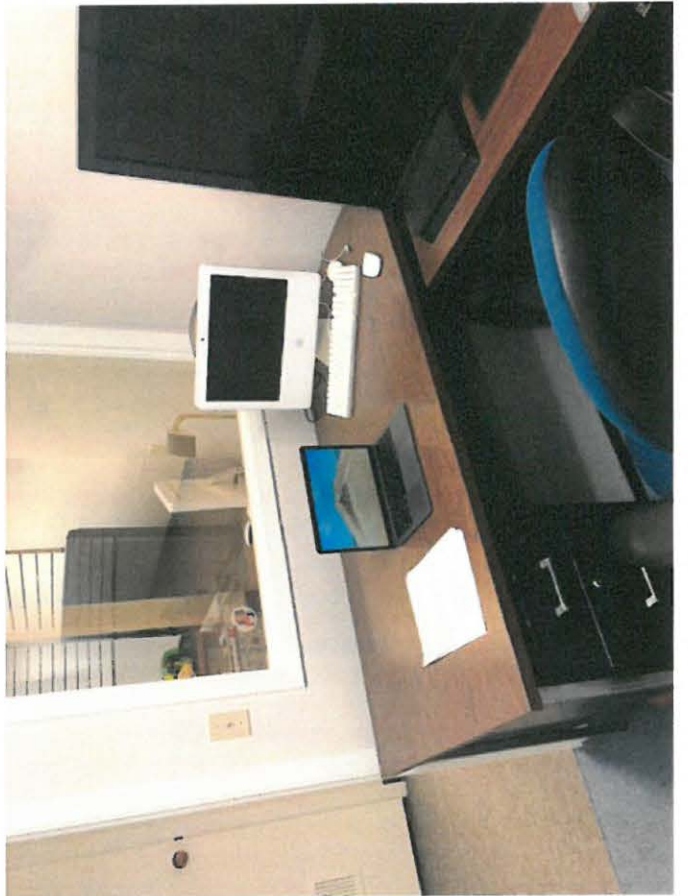
Toppers

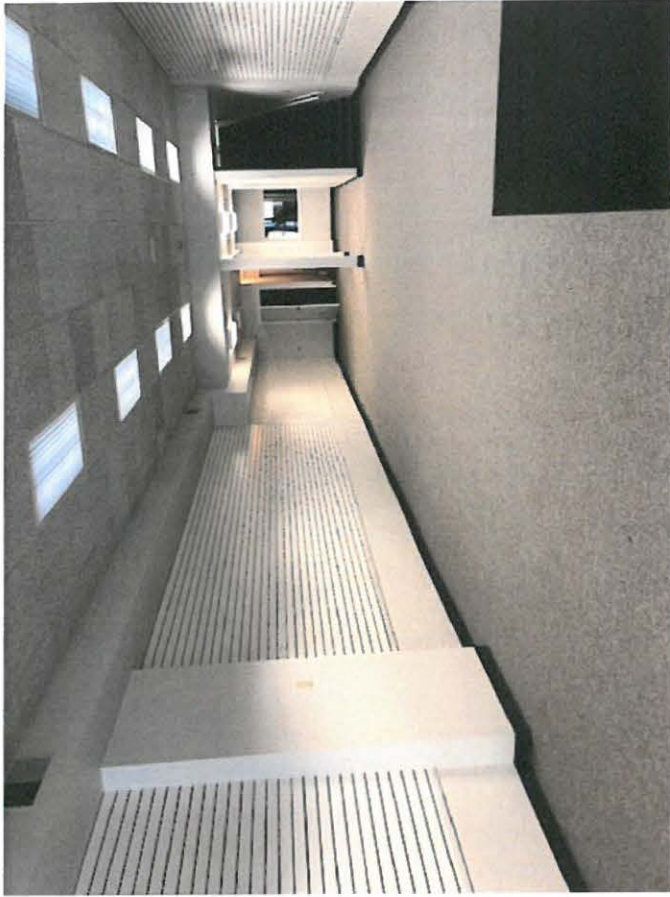
Candy











Flora Sophia
BOTANICALS



Full Spectrum CBD Honey Sticks

Flora Sophia
BOTANICALS



CBG 600mg Full Spectrum

Flora Sophia
BOTANICALS



CBD Pain salve







Arizer | Extreme Q
Vaporizer

SHARK
Hand pipe



Waxmaid
SMOKING ACCESSORY

Nector
Starter Kit



Waxmaid
SMOKING ACCESSORY



Blazer Torch
SMOKING ACCESSORIES



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Res. No. 17-19-20. A Resolution approving the Capital Improvements Program for the program period 2020 – 2024 and adopting the program for implementation.

REPORT PREPARED BY: Darrell Hofland, City Administrator

REPORT DATE: May 14, 2019

MEETING DATE: May 28, 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 Capital Improvements Commission convened on April 30, 2019 to hear presentations by the city's department heads to initiate a review of the 2020 – 2024 Capital Improvements Program (CIP). The requests for mandatory projects involving Federal, State and County funds were identified. Below is the chart which identifies the 2020 – 2024 CIP requests by department:

Expenditure by Department	2020-2024 CIP	Percentage
City Buildings	\$4,080,000	3.85%
Police	1,468,300	1.39%
Fire and Rescue	3,614,144	3.41%
Public Works	30,544,250	28.85%
City Development	7,380,000	6.97%
Wastewater Utility	8,250,000	7.79%
Motor Vehicle	2,730,000	2.58%
Mead Public Library	239,326	0.23%
Parking Utility	1,035,000	0.98%
Transit Utility	5,180,000	4.89%
Cable TV	185,000	0.17%
Information Technology	235,000	0.22%
Water Utility	40,929,000	38.66%
Total Expenditures	\$105,870,020	100.00%

STAFF COMMENTS:

Consistent with previous reviews of the CIP projects, the amount of related debt to fund the items is carefully considered. In 2016, the Common Council established a Debt Management Policy to maintain the city's outstanding General Obligation Debt at 60 percent of the statutory debt limit and eliminated an annual debt issuance cap limitation. The net outstanding debt transactions for 2020 – 2024 as recommended and the percentage of statutory debt limit will be substantially below 60 percent.

The Capital Improvements Commission has recommended the Common Council review R.O. No. 1-19-20 and adopt the recommendation. Should City Plan Commission support the CIP as well, the City Plan Commission should consider the attached resolution.

ACTION REQUESTED:

Move to recommend the Common Council adopt Res. No. 17-19-20

ATTACHMENTS:

- I. Res. No. 17-19-20
- II. 2020 – 2024 Capital Improvements Program

III

4.1

Res. No. 17 - 19 - 20. By Alderpersons Wolf and Sorenson. May 20, 2019.

A RESOLUTION approving the Capital Improvements Program as recommended by the Capital Improvements Commission for the program period of 2020-2024 and adopting the program for implementation.

WHEREAS, the Common Council approved Res. No. 144-16-17 on December 19, 2016 adopting the 2017-2021 Strategic Plan which established the city's mission to provide fiscally-responsible municipal services in an effective and responsive manner, with a vision to be a family-oriented and prosperous community with a wide-variety of housing, business, cultural and recreational opportunities in safe and attractive neighborhoods. The Strategic Plan developed the following focus areas to advance the mission and vision: Quality of Life, Infrastructure and Public Facilities, Economic Development, Neighborhood Revitalization, Governing and Fiscal Management, and Communication; and

WHEREAS, from August 23 to November 30, 2018 the residents of Sheboygan provided direction to elected officials and city leadership in the form of the 2019 Community Survey. The survey results indicated areas of interest in which to direct the city's resources for future improvements; and

WHEREAS, the Capital Improvements Commission convened on April 30, 2019 and May 7, 2019 to review and recommend approval of the 2020-2024 Capital Improvements Program in light of the Strategic Plan and the Community Survey.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council hereby adopts the 2020-2024 Capital Improvements Program (copy attached) for implementation.

James A. Bohne

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

2020 - 2024 Capital Improvement Program List

Color / Abbreviation Key:								
Yellow - Previously approved in same year								
Blue - Previously approved in a different year								
M - Mandatory for 2020 only								
		2020	2021	2022	2023	2024	Total	
		<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	
REVENUES								
Property Tax Levy								
	Police	1	\$208,000	\$212,000	\$217,000	\$190,000	\$150,000	\$977,000
	Street Improvement and Sidewalks	2	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
	General Government Projects	3	\$100,492	\$60,000	\$60,000	\$107,000	\$100,000	\$427,492
	Park, Forest and Open Space Fund	5	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$550,000
	Park Impact Fee Fund	7	\$50,000	\$40,000	\$25,000	\$25,000	\$40,000	\$180,000
	Vehicle / Land Sales	8	\$91,000	\$111,500	\$136,000	\$146,000	\$105,500	\$590,000
	County / State / Federal Grants	9	\$1,205,026	\$2,707,520	\$3,032,000	\$1,200,000	\$2,850,000	\$10,994,546
	Other Municipality Contributions (County Sales Tax)	10	\$411,000	\$411,000	\$411,000	\$411,000	\$411,000	\$2,055,000
	G. O. Borrowed Funds	11	\$3,580,546	\$4,013,158	\$3,967,428	\$3,628,250	\$3,393,750	\$18,583,132
	Other Borrowed Funds	12	\$3,046,400	\$18,671,400	\$16,310,000	\$1,793,000	\$0	\$39,820,800
	Donations	13	\$45,300	\$835,000	\$0	\$0	\$0	\$880,300
	User Fees	14	\$5,181,000	\$4,884,000	\$4,127,000	\$3,991,000	\$3,059,000	\$21,242,000
	Special Assessment	15	\$100,000	\$100,000	\$100,000	\$100,000	\$16,500	\$416,500
	Vehicle Registration Fee	16	\$791,750	\$791,750	\$791,750	\$791,750	\$791,750	\$3,958,750
	Other/CDBG	17	\$0	\$0	\$0	\$0	\$0	\$0
	Fund Balance	18	\$499,000	\$434,750	\$559,500	\$315,000	\$886,250	\$2,694,500
	TOTAL REVENUE		\$15,919,514	\$33,882,078	\$30,346,678	\$13,308,000	\$12,413,750	\$105,870,020
EXPENDITURES								
City Buildings								
M	Municipal Service Building - HVAC System	11	\$110,000	\$0	\$0	\$0	\$0	\$110,000
	Municipal Service Building - Office Improvements	11	\$25,000	\$0	\$0	\$0	\$0	\$25,000
	Municipal Service Building - Garage Drain Improvements		\$0	11	\$90,000	\$0	\$0	\$90,000
	Senior Activity Center - Roof Replacement		\$0	11	\$275,000	\$0	\$0	\$275,000
	Municipal Service Building - Vehicle Wash Facility Upgrade		\$0	11	\$100,000	\$0	\$0	\$100,000
	Municipal Service Building - Electrical and Generator Design		\$0		\$0	11	\$25,000	\$25,000

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City Buildings (continued)									
	Municipal Service Building - Generator Replacement	\$0	\$0	\$0	11	\$185,000	\$0	\$185,000	
	Municipal Service Building - Main Electrical Panel Update	\$0	\$0	\$0	11	\$80,000	\$0	\$80,000	
	Municipal Service Building - Engineering Office Windows	\$0	\$0	\$0		\$0	11	\$100,000	
	Total - City Buildings	\$135,000	\$465,000	\$25,000		\$265,000	\$100,000	\$990,000	
Police									
M	Marked K-9 Vehicle	1,8	\$45,300	\$0	\$0	\$0	\$0	\$45,300	
M	Unmarked Vehicle - Sport Utility Vehicle	1,8	\$43,000	\$0	\$0	\$0	\$0	\$43,000	
M	Marked Vehicles - Sport Utility Vehicles (4)	1,8	\$164,000	\$0	\$0	\$0	\$0	\$164,000	
	Parking Lot - Impound Area Improvements	1	\$45,000	\$0	\$0	\$0	\$0	\$45,000	
M	HVAC Control - Secure Entry Systems	11	\$195,000	\$0	\$0	\$0	\$0	\$195,000	
	Squad computers		\$1	\$66,000	\$0	\$0	\$0	\$66,000	
	Unmarked Vehicles (2)		\$0	1,8	\$86,000	\$0	\$0	\$86,000	
	Unmarked Vehicle - Sport Utility Vehicle		\$0	1,8	\$43,000	\$0	\$0	\$43,000	
	Marked Vehicle - Sport Utility Vehicle		\$0	1,8	\$43,000	\$0	\$0	\$43,000	
	Marked Vehicle - Sport Utility Vehicles (5)		\$0		\$0	1,8	\$225,000	\$225,000	
	Unmarked Vehicle - Sport Utility Vehicle		\$0		\$0	1,8	\$44,000	\$44,000	
	Patrol Wagon		\$0	\$0	\$0	1,8	\$50,000	\$50,000	
	Marked Vehicles - Sport Utility Vehicles (4)		\$0	\$0	\$0	1,8	\$184,000	\$184,000	
	Police Range Remediation		\$0	\$0	\$0	11	\$45,000	\$45,000	
	Marked Vehicles - Sport Utility Vehicles (4)		\$0	\$0	\$0		\$0	1,8	\$190,000
	Total - Police		\$492,300	\$238,000	\$269,000	\$279,000	\$190,000	\$1,468,300	
Fire									
M	Station Two	11	\$317,644	\$0	\$0	\$0	\$0	\$317,644	
	Engine		\$0	8,11	\$620,000	\$0	\$0	\$620,000	
	Station Three - Phase 1 of 3		\$0	11	\$140,000	\$0	\$0	\$140,000	
	Training Facility		\$0	13	\$835,000	\$0	\$0	\$835,000	
	Station Three - Phase 2 of 3		\$0		\$0	11	\$200,000	\$200,000	

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		Executive	Executive	Executive	Executive	Executive	Executive	Executive	
Fire (continued)									
Station Three - Phase 3 of 3		\$0	\$0	\$0	11	\$455,000	\$0	\$455,000	
Ambulance		\$0	\$0	8,11	\$336,000	11	\$0	\$336,000	
Ambulance		\$0	\$0	\$0	8,11	\$350,000	\$0	\$350,000	
Ambulance		\$0	\$0	\$0	\$0	8,11	\$360,500	\$360,500	
Total - Fire		\$317,644	\$1,595,000	\$536,000		\$805,000	\$360,500	\$3,614,144	
Public Works									
Traffic Control									
CMAQ Kohler Memorial Dr-Erie Av Traffic Flow Design	9,11	\$106,500	\$0	\$0	\$0	\$0	\$106,500		
CMAQ 14th Street Traffic Flow Design	9,11	\$155,900	\$0	\$0	\$0	\$0	\$155,900		
CMAQ Taylor Drive Traffic Flow Design	9,11	\$137,000	\$0	\$0	\$0	\$0	\$137,000		
LED Street Lighting Upgrade - Downtown	12	\$171,400	\$0	\$0	\$0	\$0	\$171,400		
LED Street Lighting Upgrade - Citywide	3	\$60,000	\$0	\$0	\$0	\$0	\$60,000		
Traffic Control Upgrade - Citywide	11	\$100,000	\$0	\$0	\$0	\$0	\$100,000		
CMAQ Kohler Memorial Dr-Erie Av Traffic Flow Construction		\$0	9,11	\$411,600	\$0	\$0	\$411,600		
CMAQ 14th Street Traffic Flow Construction		\$0	9,11	\$602,900	\$0	\$0	\$602,900		
CMAQ Taylor Drive Traffic Flow Construction		\$0	9,11	\$529,900	\$0	\$0	\$529,900		
Street Lighting LED Upgrade - TID 17		\$0	12	\$171,400	\$0	\$0	\$171,400		
Street Lighting LED Upgrade - Citywide		\$0	3	\$60,000	\$0	\$0	\$60,000		
Traffic Control Upgrade - Citywide		\$0	11	\$52,000	\$0	\$0	\$52,000		
LED Street Lighting Upgrade - Downtown		\$0		\$0	11,12	\$171,400	\$0	\$171,400	
LED Street Lighting Upgrade - Citywide		\$0		\$0	3	\$60,000	\$0	\$60,000	
LED Street Lighting Upgrade - Citywide		\$0		\$0	3,12	\$150,000	\$0	\$150,000	
LED Street Lighting Upgrade - Citywide		\$0		\$0		\$0	3	\$50,000	\$50,000
LED Street Lighting Upgrade - Blue Harbor		\$0		\$0		\$0	3,11	\$100,000	\$100,000
Total - Traffic Control		\$730,800	\$1,827,800	\$231,400		\$150,000	\$150,000	\$3,090,000	
Streets									
M Superior Avenue (North 29th Street to Taylor Drive)	10,11,16	\$2,000,000	\$0	\$0	\$0	\$0	\$2,000,000		
M Union Avenue (Taylor Drive to Georgia Avenue)	2	\$500,000	\$0	\$0	\$0	\$0	\$500,000		
M Van Der Vaart Property Development Street Improvements	12	\$2,000,000	\$0	\$0	\$0	\$0	\$2,000,000		

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Streets (continued)								
M	North Commerce Street Design	12	\$75,000	\$0	\$0	\$0	\$0	\$75,000
M	Geele Avenue (Calumet Drive to North 23rd Street)	9,11,16	\$700,000	\$0	\$0	\$0	\$0	\$700,000
M	Georgia Avenue (South Ninth Street to South 14th Street)	11	\$354,000	\$0	\$0	\$0	\$0	\$354,000
M	Storm Water Management Plan	11	\$100,000	\$0	\$0	\$0	\$0	\$100,000
M	Sidewalk Repair / Replacement Program (Citywide)	15	\$100,000	\$0	\$0	\$0	\$0	\$100,000
	Calumet Drive Panel Replacement (Sibley Court to NCL)		\$0	11	\$500,000	\$0	\$0	\$500,000
	North Commerce Street Construction		\$0	12	\$2,500,000	\$0	\$0	\$2,500,000
	South 10th Street (Indiana Avenue to Union Avenue)		\$0	2,11,16	\$750,000	\$0	\$0	\$750,000
	North Avenue (Calumet Drive to Taylor Drive)		\$0	11,14	\$800,000	\$0	\$0	\$800,000
	Geele Avenue (North Third Street to Calumet Drive)		\$0	10,11	\$1,000,000	\$0	\$0	\$1,000,000
	Storm Water Management Plan		\$0	11	\$100,000	\$0	\$0	\$100,000
	Sidewalk Repair / Replacement Program (Citywide)		\$0	15	\$100,000	\$0	\$0	\$100,000
	South 12th Street (Washington Avenue to Mead Avenue)		\$0		11	\$640,000	\$0	\$640,000
	Lakeshore Drive (Mead Av to Rail Road Tracks)		\$0		11	\$740,000	\$0	\$740,000
	Indiana Avenue (South 17th Street to South 24th Street)		\$0		9,10,11	\$3,000,000	\$0	\$3,000,000
	North 25th Street (Kohler Memorial Drive to North Avenue)		\$0		11,16	\$1,160,000	\$0	\$1,160,000
	Storm Water Management Plan		\$0		11	\$100,000	\$0	\$100,000
	Sidewalk Repair / Replacement Program (Citywide)		\$0		15	\$100,000	\$0	\$100,000
	New Jersey Avenue (South 13th Street to Wildwood Drive)		\$0			11	\$1,000,000	\$1,000,000
	Calumet Drive Panel Replacement (Sibley Court to City Limits)		\$0			11	\$500,000	\$500,000
	North 15th Street Design (Calumet Drive to Mayflower Avenue)		\$0			9,11	\$500,000	\$500,000
	Erie Avenue Design (North 19th Street to Taylor Drive)		\$0			9,11	\$500,000	\$500,000
	South 18th Street (Mead Avenue to Washington Avenue)		\$0			10,11	\$760,000	\$760,000
	Geele Avenue (North 29th Street to North Taylor Drive)		\$0			2,11	\$936,000	\$936,000
	Storm Water Management Plan		\$0			11	\$100,000	\$100,000
	Sidewalk Repair / Replacement Program (Citywide)		\$0			15	\$100,000	\$100,000
	Wilson Avenue (Lakeshore Drive to South Business Drive)		\$0				10,11,15	\$1,869,250
	Washington Avenue Design (South Business Drive to Taylor Drive)		\$0				9,11	\$500,000
	North 15th Street (Calumet Drive to Mayflower Avenue)		\$0				9,11	\$4,000,000
	Storm Water Management Plan		\$0				11	\$100,000
	Sidewalk Repair / Replacement Program (Citywide)		\$0				2,15	\$100,000
	Total - Streets		\$5,829,000	\$5,750,000	\$5,740,000	\$4,396,000	\$6,569,250	\$28,284,250

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Parks and Forestry									
M	Urban Forestry Management	5,11	\$210,000	\$0	\$0	\$0	\$0	\$210,000	
M	Park Sidewalk / ADA Accessibility Project	14	\$25,000	\$0	\$0	\$0	\$0	\$25,000	
	Playground Renovations - Moose Park	11	\$25,000	\$0	\$0	\$0	\$0	\$25,000	
	Roosevelt Park - Tennis Court Resurfacing	11	\$90,000	\$0	\$0	\$0	\$0	\$90,000	
	Urban Forestry Management		\$0	5,11	\$210,000	\$0	\$0	\$210,000	
	Park Sidewalk / ADA Accessibility Project		\$0	14	\$25,000	\$0	\$0	\$25,000	
	Playground Renovations - Evergreen Park Area 1 and 2		\$0	11	\$50,000	\$0	\$0	\$50,000	
	Cleveland Park Splash Pad		\$0	11,14	\$180,000	\$0	\$0	\$180,000	
	Urban Forestry Management		\$0		\$0	5,11	\$210,000	\$0	\$210,000
	Park Sidewalk / ADA Accessibility Project		\$0		\$0	14	\$25,000	\$0	\$25,000
	Vollrath Park - Bowl Lighting Replacement		\$0		\$0	11	\$30,000	\$0	\$30,000
	Playground Renovations - Deland Beach		\$0		\$0	11	\$50,000	\$0	\$50,000
	Urban Forestry Management		\$0		\$0		\$0	5,11	\$210,000
	Park Sidewalk / ADA Accessibility Project		\$0		\$0		\$0	14	\$25,000
	Playground Renovations - End Park		\$0		\$0		\$0	11	\$50,000
	End Park - Lighting Replacement		\$0		\$0		\$0	11	\$30,000
	Urban Forestry Management		\$0		\$0		\$0	5,11	\$210,000
	Park Sidewalk / ADA Accessibility Project		\$0		\$0		\$0	14	\$25,000
	Playground Renovations - Deland Park		\$0		\$0		\$0	11	\$50,000
	Lakeshore Drive Sidewalk		\$0		\$0		\$0	11	\$115,000
	South Shore Trail (Indiana Avenue to Clara Avenue)		\$0		\$0		\$0	11	\$165,000
	J.C. Quarryview Park Swimming Area Revitalization		\$0		\$0		\$0	11	\$250,000
	Total - Parks and Forestry		\$350,000	\$465,000	\$315,000	\$315,000	\$815,000		\$2,260,000
	Total - Public Works		\$6,909,800	\$8,042,800	\$6,286,400	\$4,861,000	\$7,534,250		\$33,634,250
City Development									
	Playground Addition - Above and Beyond Children's Museum	17	\$30,000	\$0	\$0	\$0	\$0	\$30,000	
M	Surface Parking Lot - Innovation District	12	\$300,000	\$0	\$0	\$0	\$0	\$300,000	
	Boat Extraction Well-Sheboygan River-Jefferson Av Launch	12	\$500,000	\$0	\$0	\$0	\$0	\$500,000	
	Wayfinding Signage System Update - Citywide	17,18	\$50,000	\$0	\$0	\$0	\$0	\$50,000	
	Indiana Avenue Trail Project - Phase 2 of 3		\$0	12	\$250,000	\$0	\$0	\$0	\$250,000

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City Development (continued)									
	South Pier Street Expansion	\$0	12 \$1,000,000	\$0	\$0	\$0	\$1,000,000		
	Indiana Avenue Streetscape Improvements - Phase 1 of 2	\$0	12 \$750,000	\$0	\$0	\$0	\$750,000		
	Indiana Avenue Streetscape Improvements - Phase 2 of 2	\$0	\$0	12 \$750,000	\$0	\$0	\$750,000		
	Pennsylvania Avenue - Streetscape Improvements	\$0	\$0	12 \$1,500,000	\$0	\$0	\$1,500,000		
	Indiana Avenue Trail Project - Phase 3 of 3	\$0	\$0	\$0	9,12 \$2,250,000	\$0	\$2,250,000		
	Total - City Development	\$880,000	\$2,000,000	\$2,250,000	\$2,250,000	\$0	\$7,380,000		
Wastewater Utility									
M	Rebuild Floating Cover - Number Six Digester	14 \$450,000	\$0	\$0	\$0	\$0	\$450,000		
M	Anaerobic Digester Heat Exchanger Replacement	14 \$150,000	\$0	\$0	\$0	\$0	\$150,000		
M	East Digester Complex Roof Replacement	14 \$100,000	\$0	\$0	\$0	\$0	\$100,000		
M	Indiana Avenue Lift Station Corrosion Prevention	14 \$50,000	\$0	\$0	\$0	\$0	\$50,000		
M	Replace North Entrance Gates	14 \$50,000	\$0	\$0	\$0	\$0	\$50,000		
M	Sewer Line Reconstruction / Relining	14 \$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000		
M	Mini Storm Sewer Program	14 \$50,000	\$0	\$0	\$0	\$0	\$50,000		
	Primary Clarification Number Four Drive	\$0	14 \$105,000	\$0	\$0	\$0	\$105,000		
	Secondary Clarification Number Three Drive	\$0	14 \$90,000	\$0	\$0	\$0	\$90,000		
	South Aeration Upgrade	\$0	14 \$450,000	\$0	\$0	\$0	\$450,000		
	Main Control Room HVAC Upgrade	\$0	14 \$65,000	\$0	\$0	\$0	\$65,000		
	Kentucky Avenue Lift Station Corrosion Prevention	\$0	14 \$60,000	\$0	\$0	\$0	\$60,000		
	Sewer Line Reconstruction / Relining	\$0	14 \$1,000,000	\$0	\$0	\$0	\$1,000,000		
	Jet Truck	\$0	14 \$215,000	\$0	\$0	\$0	\$215,000		
	Mini Storm Sewer Program	\$0	14 \$50,000	\$0	\$0	\$0	\$50,000		
	Primary Clarification Number Three Drive	\$0	\$0	14 \$105,000	\$0	\$0	\$105,000		
	North Aeration Upgrade	\$0	\$0	14 \$450,000	\$0	\$0	\$450,000		
	Secondary Clarifier Number One Drive Replacement	\$0	\$0	14 \$90,000	\$0	\$0	\$90,000		
	Grit Removal System Modifications	\$0	\$0	14 \$75,000	\$0	\$0	\$75,000		
	Sewer Line Reconstruction / Relining	\$0	\$0	14 \$1,000,000	\$0	\$0	\$1,000,000		
	Mini Storm Sewer Program	\$0	\$0	14 \$50,000	\$0	\$0	\$50,000		
	Primary Clarifier Number One Drive Replacement	\$0	\$0	\$0	14 \$105,000	\$0	\$105,000		
	Aeration Blower Number Five	\$0	\$0	\$0	14 \$260,000	\$0	\$260,000		

2020 - 2024 Capital Improvement Program List

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	2020	2021	2022	2023	2024	Total		
	Executive	Executive	Executive	Executive	Executive	Executive	Executive	
Wastewater Utility (continued)								
Raw Influent Pump Number Three Replacement	\$0	\$0	\$0	14	\$185,000	\$0	\$185,000	
Indiana Avenue Lift Station Upgrade	\$0	\$0	\$0	14	\$175,000	\$0	\$175,000	
Sewer Line Reconstruction / Relining	\$0	\$0	\$0	14	\$1,000,000	\$0	\$1,000,000	
Mini Storm Sewer Program	\$0	\$0	\$0	14	\$50,000	\$0	\$50,000	
Administrative Building Roof Replacements	\$0	\$0	\$0		\$0	14	\$400,000	\$400,000
Administrative HVAC Upgrade and Controls	\$0	\$0	\$0		\$0	14	\$200,000	\$200,000
Kentucky Avenue Lift Station Pump Upgrade	\$0	\$0	\$0		\$0	14	\$95,000	\$95,000
North Avenue Lift Station Controls	\$0	\$0	\$0		\$0	14	\$75,000	\$75,000
Mini Storm Sewer Program	\$0	\$0	\$0		\$0	14	\$50,000	\$50,000
Total - Wastewater Utility	\$1,850,000	\$2,035,000	\$1,770,000		\$1,775,000		\$820,000	\$8,250,000
Motor Vehicle								
Single Axle Dump Truck with Slide-In Salter / Spray Bar	8,11,18	\$265,000	\$0	\$0	\$0	\$0	\$265,000	
Replacement Dump Box - Slide-In Salter	8,11,18	\$85,000	\$0	\$0	\$0	\$0	\$85,000	
One Ton Four Wheel Drive Dump Truck (2)	8,11,18	\$117,000	\$0	\$0	\$0	\$0	\$117,000	
One-Half Ton Two Wheel Drive Pickup Truck	8,11,18	\$33,000	\$0	\$0	\$0	\$0	\$33,000	
One-Half Ton Four Wheel Drive Pickup Truck	8,11,18	\$32,000	\$0	\$0	\$0	\$0	\$32,000	
Street Sweeper		\$0	8,11,18	\$210,000	\$0	\$0	\$210,000	
One Ton Four Wheel Drive Dump Truck		\$0	8,11,18	\$53,000	\$0	\$0	\$53,000	
Zero Turn Mower (2)		\$0	11,18	\$27,000	\$0	\$0	\$27,000	
Three-Quarter Ton Two Wheel Drive Pickup Truck		\$0	8,11,18	\$31,000	\$0	\$0	\$31,000	
One Ton Utility Box Truck (3)		\$0	8,11,18	\$129,000	\$0	\$0	\$129,000	
Skid Steer		\$0	8,11,18	\$59,000	\$0	\$0	\$59,000	
Passenger Van (Mayor)		\$0	8,11,18	\$37,000	\$0	\$0	\$37,000	
Tri-Axle Dump Truck		\$0		\$0	8,11,18	\$275,000	\$0	\$275,000
Street Sweeper		\$0		\$0	8,11,18	\$213,000	\$0	\$213,000
Three-Quarter Ton Two Wheel Drive Pickup Truck (2)		\$0		\$0	8,11,18	\$64,000	\$0	\$64,000
Tandem Axle Dump Truck (2)		\$0		\$0		8,11,18	\$580,000	\$0
Tri-Axle Dump Truck		\$0		\$0		\$0	8,11,18	\$305,000
One Ton Four Wheel Drive Dump Truck (2)		\$0		\$0		\$0	8,11,18	\$118,000
Three-Quarter Ton Four Wheel Drive Pickup Truck		\$0		\$0		\$0	8,11,18	\$36,500

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		Executive	Executive	Executive	Executive	Executive	Executive	Executive	Executive
Motor Vehicle (continued)									
	One-Half Ton Four Wheel Drive Pickup Truck	\$0	\$0	\$0	\$0	8,11,18	\$32,500	\$32,500	
	Zero Turn Mower (2)	\$0	\$0	\$0	\$0	8,11,18	\$28,000	\$28,000	
	Total - Motor Vehicle	\$532,000	\$546,000	\$552,000	\$580,000		\$520,000	\$2,730,000	
Mead Public Library									
M	Carpet Replacement	3	\$40,492	\$0	\$0		\$0	\$40,492	
M	HVAC Control Replacement	11	\$66,278	\$0	\$0		\$0	\$66,278	
	HVAC Control Replacement		\$0	11	\$66,278		\$0	\$66,278	
	HVAC Control Replacement		\$0		11	\$66,278	\$0	\$66,278	
	Total - Mead Public Library		\$106,770	\$66,278	\$66,278		\$0	\$239,326	
Parking Utility									
M	Street Sweeper	8,18	\$70,000	\$0	\$0		\$0	\$70,000	
	Utility Pickup Truck		\$0	8,18	\$35,000		\$0	\$35,000	
	John Deere Pro Style Gator		\$0		8,18	\$20,000	\$0	\$20,000	
	Coin Meter Replacement		\$0		18	\$250,000	\$0	\$250,000	
	One and One-Half Ton Heavy Duty Pickup		\$0			8,18	\$60,000	\$60,000	
	Riverfront Parking Lots		\$0				18	\$600,000	\$600,000
	Total - Parking Utility		\$70,000	\$35,000	\$270,000		\$600,000	\$1,035,000	
Transit Utility									
M	Roof Replacement	9,11	\$750,000	\$0	\$0		\$0	\$750,000	
M	Fixed Route Revenue Bus (1)	9,17	\$475,000	\$0	\$0		\$0	\$475,000	
	Fixed Route Revenue Buses (4)		\$0	9,11	\$1,840,000		\$0	\$1,840,000	
	Paratransit Vehicle		\$0		9,11	\$75,000	\$0	\$75,000	
	Fixed Route Revenue Buses (4)		\$0		9,11	\$1,840,000	\$0	\$1,840,000	
	Transit Facility Maintenance Updates		\$0			11	\$200,000	\$200,000	
	Total - Transit Utility		\$1,225,000	\$1,840,000	\$1,915,000		\$200,000	\$5,180,000	

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	Executive	Executive	Executive	Executive	Executive	Executive		
Cable TV								
Camera / Intercom System with IFB Communication Interface	8, 18	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Teleprompter / Talent Monitor System		\$0	8, 18	\$45,000	\$0	\$0	\$0	\$45,000
TriCaster Replacement for OB Truck		\$0	\$0	8, 18	\$25,000	\$0	\$0	\$25,000
Studio TriCaster Replacement		\$0	\$0	8, 18	\$25,000	\$0	\$0	\$25,000
Outside Broadcast (OB) Truck Replacement		\$0	\$0	\$0	\$0	8, 18	\$50,000	\$50,000
Total - Cable TV		\$40,000	\$45,000	\$50,000	\$0	\$0	\$50,000	\$185,000
Information Technology Fund								
M Microsoft Server Licensing	18	\$25,000	\$0	\$0	\$0	\$0	\$0	\$25,000
M Digital Evidence Storage Solution	18	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
Microsoft Office Upgrade		\$0	18	\$110,000	\$0	\$0	\$0	\$110,000
Total - Information Technology		\$125,000	\$110,000	\$0	\$0	\$0	\$0	\$235,000
Water Utility*								
M Gateway Drive Water Tower Painting	14	\$600,000	\$0	\$0	\$0	\$0	\$0	\$600,000
M Georgia Avenue Reservoir Painting	14	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000
M One-Half Ton Pickup Truck and Vacuum Excavation Trailer	14	\$76,000	\$0	\$0	\$0	\$0	\$0	\$76,000
M Radio Meter System	14	\$65,000	\$0	\$0	\$0	\$0	\$0	\$65,000
M Water Mains	14	\$1,275,000	\$0	\$0	\$0	\$0	\$0	\$1,275,000
M Facility Operations - Distribution Upgrade	14	\$520,000	\$0	\$0	\$0	\$0	\$0	\$520,000
Raw Water Improvement Project - Phase 1		\$0	12, 14	\$14,000,000	\$0	\$0	\$0	\$14,000,000
Taylor Hill Coating and Roof Repairs		\$0	14	\$900,000	\$0	\$0	\$0	\$900,000
Utility Truck and Vehicle Replacements		\$0	14	\$91,000	\$0	\$0	\$0	\$91,000
Radio Meter System		\$0	14	\$103,000	\$0	\$0	\$0	\$103,000
Water Mains		\$0	14	\$1,250,000	\$0	\$0	\$0	\$1,250,000
Facility Operations - Distribution Upgrade		\$0	14	\$520,000	\$0	\$0	\$0	\$520,000
Raw Water Improvement Project - Phase 2		\$0		\$0	12, 14	\$14,000,000	\$0	\$14,000,000
Utility Equipment and Vehicle Replacements		\$0	\$0	14	\$280,000	\$0	\$0	\$280,000
Radio Meter System		\$0	\$0	14	\$57,000	\$0	\$0	\$57,000
Water Mains		\$0	\$0	14	\$1,250,000	\$0	\$0	\$1,250,000
Facility Operations - Distribution Upgrade		\$0	\$0	14	\$770,000	\$0	\$0	\$770,000

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	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>		
Water Utility* (continued)								
Behrens Parkway Pit Pump Improvements	\$0	\$0	\$0	14	\$300,000	\$0	\$300,000	
Utility Equipment Replacement	\$0	\$0	\$0	14	\$40,000	\$0	\$40,000	
Radio Meter System	\$0	\$0	\$0	14	\$73,000	\$0	\$73,000	
Water Mains	\$0	\$0	\$0	14	\$1,300,000	\$0	\$1,300,000	
Facility Operations - Distribution Upgrade	\$0	\$0	\$0	14	\$520,000	\$0	\$520,000	
Wilgus Avenue Pump Station Improvements	\$0	\$0	\$0		\$0	14	\$100,000	\$100,000
Utility Equipment and Vehicle Replacements	\$0	\$0	\$0		\$0	14	\$235,000	\$235,000
Radio Meter System	\$0	\$0	\$0		\$0	14	\$84,000	\$84,000
Water Mains	\$0	\$0	\$0		\$0	14	\$1,400,000	\$1,400,000
Facility Operations - Distribution Upgrade	\$0	\$0	\$0		\$0	14	\$420,000	\$420,000
Total - Water Utility*	\$3,236,000	\$16,864,000	\$16,357,000		\$2,233,000		\$2,239,000	\$40,929,000
TOTAL EXPENDITURES	\$15,919,514	\$33,882,078	\$30,346,678		\$13,308,000		\$12,413,750	\$105,870,020
*For Informational Purposes Only.								

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		<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>		<u>Executive</u>	
CIP SUMMARY TOTALS BY DEPARTMENT									
Total - City Buildings		\$135,000	\$465,000	\$25,000	\$265,000	\$100,000		\$990,000	
Total - Police		\$492,300	\$238,000	\$269,000	\$279,000	\$190,000		\$1,468,300	
Total - Fire & Rescue		\$317,644	\$1,595,000	\$536,000	\$805,000	\$360,500		\$3,614,144	
Total - Public Works		\$6,909,800	\$8,042,800	\$6,286,400	\$4,861,000	\$7,534,250		\$33,634,250	
Total - City Development		\$880,000	\$2,000,000	\$2,250,000	\$2,250,000	\$0		\$7,380,000	
Total - Wastewater Utility		\$1,850,000	\$2,035,000	\$1,770,000	\$1,775,000	\$820,000		\$8,250,000	
Total - Motor Vehicle		\$532,000	\$546,000	\$552,000	\$580,000	\$520,000		\$2,730,000	
Total - Mead Public Library		\$106,770	\$66,278	\$66,278	\$0	\$0		\$239,326	
Total - Parking Utility		\$70,000	\$35,000	\$270,000	\$60,000	\$600,000		\$1,035,000	
Total - Transit Utility		\$1,225,000	\$1,840,000	\$1,915,000	\$200,000	\$0		\$5,180,000	
Total - Cable TV		\$40,000	\$45,000	\$50,000	\$0	\$50,000		\$185,000	
Total - Information Technology		\$125,000	\$110,000	\$0	\$0	\$0		\$235,000	
Subtotal - Excluding Water Utility*		\$12,683,514	\$17,018,078	\$13,989,678	\$11,075,000	\$10,174,750		\$64,941,020	
Total - Water Utility*		\$3,236,000	\$16,864,000	\$16,357,000	\$2,233,000	\$2,239,000		\$40,929,000	
Total Capital Improvements		\$15,919,514	\$33,882,078	\$30,346,678	\$13,308,000	\$12,413,750		\$105,870,020	
*For Informational Purposes Only.									

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on proposed solar zoning ordinance amendments.

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

REPORT DATE: May 23, 2019

MEETING DATE: May 28, 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:

In January, the City was accepted by the International City/County Management Association to pursue a SolSmart solar designation. SolSmart is a national designation program recognizing cities, counties, and regional organizations that foster the development of mature local solar markets. To help communities achieve designation, SolSmart provides no-cost technical assistance from a team of national experts who work with local governments to evaluate programs and practices that impact solar markets, and identify high-prospect opportunities for improvement. City staff is working with Midwest Renewable Energy Association to obtain the designation.

STAFF COMMENTS:

As part of the City's sustainability efforts, obtaining a SolSmart designation is an action item. Eliminating red tape and making approval processes more efficient can save local government's time and money, helping communities better manage constrained budgets and limited taxpayer resources.

Reducing solar soft costs can increase return on investment for solar customers. Soft costs are non-hardware costs, such as local permitting requirements, that represent up to two-thirds of the cost of an installed residential system. Complex or poorly-defined local government processes can add up to \$2,500 to the cost of going solar.

As part of the approval process, one step is for the City Plan Commission to review and consider future ordinance changes to add solar language to the Zoning Code. The attached memo provides the high, medium and low priority items that need to be considered to modify

the ordinance. City staff will be working through a number of these items in the coming months to update our zoning ordinance to include solar language.

ACTION REQUESTED

Motion to accept the memo considering proposed solar related zoning ordinance changes and recommend City staff pursue the recommended changes.

ATTACHMENTS:

- I. Zoning Review Memorandum

**City of Sheboygan
Zoning Review Memorandum (DRAFT)**

The Midwest Renewable Energy Association (MREA) serving as the SolSmart Advisor recently to the City of Sheboygan. As part of our efforts, we completed a zoning review of the City of Sheboygan’s zoning ordinances for applicability to solar development.

The following is a summary of the opportunities to provide clarity within the City’s zoning ordinances to provide enhanced market clarity that create the potential for greater economic development associated with solar photovoltaic (PV) development within the City of Sheboygan.

To assist the City of Sheboygan pursue SolSmart designation, the MREA developed the Wisconsin Local Government Solar Toolkit to provide communities across the State of Wisconsin with reference model ordinance to assist local governments efficiently research and revise zoning ordinances that incorporate solar energy development and encourage local economic development.

Reference: The model ordinance sections are referenced from the [Wisconsin Local Government Solar Toolkit](#), which include sample text, context, and supporting information to assist local governments revise and update zoning ordinances in the State of Wisconsin.

High Priority Actions: The following recommendations provide solar market clarity and remove barriers to economic development for residents and businesses seeking to develop solar energy.

Section	Element	Recommendation	Reference	SolSmart Action
15.034	Definitions	Add solar related definitions to section.	Model Ordinance Section III	Several actions
15.105 (multiple)	Rooftop Solar Accessory Use	Explicitly allow rooftop solar energy systems as an accessory use in all zoning district where building is allowed.	Model Ordinance Section IV	PZD-2
15.105	Ground-Mount Accessory Use	Explicitly allow ground-mount solar as a permitted use in any district.	Model Ordinance Section IV	PZD-4
15.105	Screening of Ground-Mounted Solar	Consistent with Wisconsin Statute §66.0401, except for special districts, solar energy systems are exempt from screening.	Model Ordinance Section IV.C	PZD-10a

Moderate Priority Actions: The following recommendations provide solar market clarity and remove barriers to solar development for residential and commercial-scale solar development.

Section	Element	Recommendation	Reference	SolSmart Action
15.105	Principal Use Development	Evaluate individual districts where principal use solar could be allowed as a conditional use. Consider developing development standards.	Model Ordinance Section V City of Eau Claire	PZD-12

			Zoning Ordinance 18.35.050	
15.304	Ground-Mount Lot Coverage	Ensure accessory use ground-mount solar is exempted from building coverage ratio calculations in all relevant zones.	Model Ordinance Section IV.D	PZD-10c
15.405	Rooftop Solar Screening	Consistent with Wisconsin Statute §66.0401, except for special districts, solar energy systems are exempt from screening.	Model Ordinance Section IV.C.2	PZD-10b
15.406	Solar Height Standard	Add rooftop high regulation exception for access uses in each zoning district.		PZD-10b
15.915	Historic Districts	Establish clear guidance for installing solar PV on historic properties. Consider referencing the Dept of Interior standards.	Model Ordinance Section IV.E	PZD-4
Various	Principal Use Solar Land Uses	Map potential opportunities for solar gardens, with emphasis on brownfields, buffer land, or other difficult to develop areas.	Model Ordinance Sections V, IX, & Comp Plan	PZD-5b, PZD-8
15-7	Solar Rights	Wisconsin State Statute protects rights of property owners to install solar arrays and promotes access to sunlight. (§66.0401, 7900.41 and 844.22)	Model Ordinance Section IV	SR-3, SR-4

Consideration Action: The following recommendations are offered as considerations. These actions are best pursued after the High and Moderate have been implemented and act as supportive of solar development.

Section	Element	Recommendation	Reference	SolSmart Action
15.105	Solar Carport Incentives	Recognize solar carports or parking structures as permitted accessory use in non-residential or multi-family districts.	EV Parking incentives Georgia plug-in model ordinance	PZD-8
15.105 (2.c)	Solar Overlay Zones	After mapping out appropriate sites for large-scale solar, establish solar energy overlay district for primary use solar.	Model Ordinance Section V	PZD-12b
15.914	Solar Ready Zoning Standards	Include in incentive or requirement for making buildings meet “solar-ready” standards in at least one zoning district (Planned Unit Development – 15.112)	Model Ordinance Section IX	CC-2
Appendix C	Subdivisions/ HOAs	Include a provision in the subdivision ordinance that notes that HOAs cannot prevent solar accessory use, consistent with Wisconsin Statute 236.292	Model Ordinance Section VII	SR-5