

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Sheboygan Human Rights Association, Inc. to operate Sheboygan County Head Start/Early Start and Growing Generations Childcare at 1711 S. 11th Street (former St. Andrew Lutheran Church). NR Zone

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

REPORT DATE: July 6, 2018

MEETING DATE: July 10, 2018

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 Human Rights Association, Inc. is proposing to operate Sheboygan County Head Start/Early Start and Growing Generations Childcare at 1711 S. 11th Street (former St. Andrew Lutheran Church). The applicant states the following about the project:

- Sheboygan Human Rights Association, Inc. (SHRAI) oversees and operates Sheboygan County Head Start/Early Head Start and Growing Generations Childcare. The first phase of our proposed use (approximately 2 years), will be to move our SHRAI administrative staff (approximately 4 people) and our Head Start/Early Head Start content area specialist for our preschool programming (approximately 8 people), and our family support staff (they conduct home visiting activities approximately 4 people). The staff listed would be operating out of existing offices located on the lower level and first floor of the building.
- The type of work would be mostly administrative, program development and educational support. However, we would serve children and families on a limited basis, by conducting occasional family events, recruitment and enrollment events, registration, parent orientations, parenting skill workshops, Early Head Start socialization classes (these are educational classes for parents with their child [ages 0-3 years] conducted twice a month on Thursday's for an hour and a half during the weekday hours). We would continue the same type of work as the church, specifically related to, community outreach, education, family development and engagement, and our proposed business activities would eventually include; preschool and family development programming through Sheboygan County Head Start and Early Head Start services. Programming and events would occur

in existing space in the lower level of the building. The congregation retains some space in the lower level for St. Andrew's Mission Sewing and the Chordalirs activities.

- The church donated the property to our organization because of our work with children and families. Our Head Start/Early Head Start families live at or below the federal poverty level. They saw it as a way to continue, in part, their work in community outreach and as a legacy of their congregation. We are a community agency and our clients are Sheboygan families, 25% of the families that we work with live in a five (5) block radius from this location. Our Head Start operations offer center-based preschool classes for the purpose of giving our most vulnerable children educational and development support. Early Head Start operates as a home-based program where the educational and developmental support happens in the homes with parents. Both programs work with the parents to strengthen the family by setting and working on personal or family goals, such as, obtaining a GED, pursuing higher education, workforce training/education, find stable housing (several of our families have been or are homeless), mental and physical wellness, obtaining a driver's license, improve parenting skills, just to name a few things that we do with parents. This is small snapshot of our work, but shows the very consistent aspects of the similar work that was happening through the church previous to our proposal.
- The proposed conditional use is in harmony with Sheboygan's Comprehensive Master Plan because the building will not sit empty, deteriorate, or become blight. It will be repurposed and continue to be maintained and used for community enrichment.
- Our use is directly related to Goal 3 under Education in the Plan; "Continue to work to support Sheboygan's outstanding schools to advance personal success, meet modern workforce demands, and support entrepreneurship" as we do this through our work with children and families. Our proposed use is also in harmony with Objective 5, which states "Recognize the essential link between education and the strength of the community" and Objective 6, which states, "Work with area educational providers to strengthen education on all levels" this starts with early childhood education and applies to the educational work we do with our parents.
- Our proposed use also relates to the recommendation in the Plan to, "Work with businesses and educational providers to expand programs to assist the unemployed and underemployed to develop skills matching business needs" by working with parents to set employment and educational goals. We also work cooperatively and in coordination with Sheboygan Area School District, LTC, Lakeland University, Economic Support, to help get our parents back into the workforce or to seek education or training to advance themselves.

Head Start site operations include:

- The days and hours of operations will be Monday-Friday between the hours of 8:00am-6:00pm (one person would be in the building to monitor bus radios at 6:30am). The only weekend hours would for maintenance of the property, such as, cleaning, mowing,

shoveling, snow removal, etc., so the neighborhood would be quiet later in the evenings and on weekends.

- Our current parking would be sufficient for any and all operations and events that would occur and would not impact nearby property owners adversely. During the first two years of operation, we would continue to use the current parking lot for a main access point to the building. Traffic during normal business hours and during events would not be heavy or disruptive as we currently lease from First Presbyterian Church on the corner of Superior Ave. and N. 5th St. where we have 5 classrooms, offices, and currently hold many of these events and we have never had a problem in the 50 years we have resided in that neighborhood.
- There will be very limited outdoor activities in the grass area during this phase and it would be limited outdoor play by children with their parents for EHS socializations once or twice a month for half an hour to an hour and a half weather permitting.
- The location of the dumpsters would remain the same as the location when the church was in operation and garbage pick-up would continue to have a similar pick-up schedule.
- The proposed lighting will remain the same as what is currently there on site.
- Proposed signage will remain the same size and dimensions that are currently on the property and we will seek to continue using the existing signs if possible with minor updates of information.

STAFF COMMENTS:

The Plan Commission should have the applicant address the following:

- What types of building and site improvements are proposed (architectural, parking, landscaping, signage, etc.)?
- What is the proposed timeframe for construction and occupancy/use of the facility?
- When the facility is at full capacity how many employees, children, adults, etc. will be at the site?
- What does Head Start mean when it states funerals will still be permitted at the site?
- What will happen to the other Head Start facilities you will be vacating?
- No formal signage package has been provided but the applicant states Head Start will likely utilize the existing sign. Any thoughts on signage? Applicant shall work with staff regarding sign design.

ACTION REQUESTED:

Staff recommends approval of 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, demolition, fire, health, sewer, water, storm drainage, 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. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen the dumpster.
- 3) Outdoor storage of materials 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 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) Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs). Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
- 7) All areas used for parking/maneuvering of vehicles shall be paved.
- 8) All areas that are not required to be paved shall be grass and/or approved landscaping.
- 9) 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, parking meters, etc.).
- 10) 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.
- 11) If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy.
- 12) If there are to be any 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 renovation.
- 13) 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. 305180
MAP NO. _____
ZONING CLASSIFICATION: NR

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 7/10/18

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

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 \$150 (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: Theresa Christen-Liebig
ADDRESS: 4350 Tower Dr. Sheboygan, WI E-MAIL: Theresa@hsshebco.org
PHONE: (920) 458-1154 X115 FAX NO. (920) 458-0451

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Former St Andrew Lutheran Church
ADDRESS OF PROPERTY AFFECTED: 1711 S. 11th St.
LEGAL DESCRIPTION: Lots 4, 5, 6, & 7 Block 8 of Assessment Subdivision No 16

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE:
Recent use and operations included, Religious (Worship) Services, Bible Study classes, Fellowship, Community Outreach, Fundraising, Mission work, Family Engagement, Church Offices, Preschool classes: Community Rec Dept. and previously Head Start. The services offered included: Education, Weddings, Funerals, Book Clubs, Mission Sewing, Gift Shop, Rental space for meetings; hours of operations varied and were conducted 7-days a week for over 110 years.

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE:
Sheboygan Human Rights Association, Inc. (SHRAI) oversees and operates Sheboygan County Head Start/Early Head Start and Growing Generations Childcare. For the first phase of our proposed use, approximately 2 years, would be to move our SHRAI administrative staff (approximately 4 people) and our Head Start/Early Head Start content area specialist for our preschool programming (approximately 8 people), and our family support staff (they conduct home visiting activities approximately 4 people). The type of work would be mostly administrative, program development and educational support. However, we would serve

City of Sheboygan
Plan Commission

Dear Committee Members:

The following is a description of proposed operations and use at 1711 S. 11th St. Sheboygan Human Rights Association, Inc. (SHRAI) oversees and operates Sheboygan County Head Start/Early Head Start and Growing Generations Childcare. For the first phase of our proposed use, approximately 2 years, would be to move our SHRAI administrative staff (approximately 4 people) and our Head Start/Early Head Start content area specialist for our preschool programming (approximately 8 people), and our family support staff (they conduct home visiting activities approximately 4 people). The staff listed would be operating out of existing offices located on the lower level and first floor of the building. The type of work would be mostly administrative, program development and educational support. However, we would serve children and families on a limited basis, by conducting occasional family events, recruitment and enrollment events, registration, parent orientations, parenting skill workshops, Early Head Start socialization classes (these are educational classes for parents with their child [ages 0-3 years] conducted twice a month on Thursday's for an hour and a half during the weekday hours). We would continue the same type of work as the church, specifically related to, community outreach, education, family development and engagement, and our proposed business activities would eventually include; preschool and family development programming through Sheboygan County Head Start and Early Head Start services. Programming and events would occur in existing space in the lower level of the building. The congregation retains some space in the lower level for St. Andrew's Mission Sewing and the Chordalirs activities.

The proposed conditional use is in harmony with Sheboygan's Comprehensive Master Plan because the building will not sit empty, deteriorate, or become blight. It will be repurposed and continue to be maintained and used for community enrichment.

Our use is directly related to Goal 3 under Education in the Plan; "Continue to work to support Sheboygan's outstanding schools to advance personal success, meet modern workforce demands, and support entrepreneurship" as we do this through our work with children and families. Our proposed use is also in harmony with Objective 5, which states "Recognize the essential link between education and the strength of the community" and Objective 6, which states, "Work with area educational providers to strengthen education on all levels" this starts with early childhood education and applies to the educational work we do with our parents.

Our proposed use also relates to the recommendation in the Plan to, "Work with businesses and educational providers to expand programs to assist the unemployed and underemployed to develop skills matching business needs" by working with parents to set employment and educational goals. We also work cooperatively and in coordination with Sheboygan Area School District, LTC, Lakeland University, Economic Support, to help get our parents back into the workforce or to seek education or training to advance themselves.

Concerning substantial or undue adverse impacts in the neighborhood, we currently operate our administrative offices in the industrial park and our Head Start and Early Head Start classrooms in a neighborhood on the Northside of Sheboygan (classrooms in Southside Alliance in the Town of Wilson, also) and have operated Head Start and Early Head Start in several Sheboygan neighborhoods throughout our 50 years of operation, which includes formally operating a class and offices out of St. Andrew Church. We have never had any complaints against or problems with our operations in any neighborhood ever.

The days and hours of operations:

Monday-Fridays between the hours of 8:00am-6:00pm (one person would be in the building to monitor bus radios at 6:30am) The only weekend hours would be for maintenance of the property, such as, cleaning, mowing, shoveling, snow removal, etc., so the neighborhood would be quiet later in the evenings and on weekends.

Our current parking would be sufficient for any and all operations and events that would occur and would not impact nearby property owners adversely. During the first two years of operation, we would continue to use the current parking lot for a main access point to the building.

Traffic during normal business hours and during events would not be heavy or disruptive as we currently lease from First Presbyterian Church on the corner of Superior Ave. and N. 5th St. where we have 5 classrooms, offices, and currently hold many of these events and we have never had a problem in the 50 years we have resided in that neighborhood.

There will be very limited outdoor activities in the grass area during this phase and it would be limited outdoor play by children with their parents for EHS socializations once or twice a month for half an hour to an hour and a half weather permitting.

The location of the dumpsters would remain the same as the location when the church was in operation and garbage pick-up would continue to have a similar pick-up schedule.

The proposed lighting will remain the same as what is currently there on site.

Proposed signage will remain the same size and dimensions that are currently on the property and we will seek to continue using the existing signs if possible with minor updates of information.

The church donated the property to our organization because of our work with children and families. Our Head Start/Early Head Start families live at or below the federal poverty level. They saw it as a way to continue, in part, their work in community outreach and as a legacy of their congregation. We are a community agency and our clients are Sheboygan families, 25% of the families that we work with live in a 5 block radius from this location. Our Head Start operations offer center-based preschool classes for the purpose of giving our most vulnerable children educational and developmental support. Early Head Start operates as a home-based program where the educational and developmental support happens in the homes with parents. Both programs work with the parents to strengthen the family by setting and

working on personal or family goals, such as, obtaining a GED, pursuing higher education, workforce training/education, find stable housing (several of our families have been or are homeless), mental and physical wellness, obtaining a driver's license, improve parenting skills, just to name a few things that we do with parents. This is small snapshot of our work, but shows the very consistent aspects of the similar work that was happening through the church previous to our proposal.

Thank you for your time.

The Head Start Classroom is a place to grow and learn skills that will prepare children for Kindergarten.

Your child will:

- ◆ Acquire literacy, problem solving and socialization skills
- ◆ Participate in large and small group activities
- ◆ Experience Field Trips
- ◆ Have Science & Math experiences
- ◆ Access to Computers in each classroom
- ◆ Participate in dramatic play and story time
- ◆ Receive health and nutrition screenings



Head Start Classroom Options

- 3 1/2 Hour 3K Class AM or PM, 4 days a week, Breakfast-Lunch or Lunch-Snack
- Full Day/Full Week 4K Classes w/Sheboygan School District
7 hours, 5 days a week without transportation, Breakfast, Lunch, Snack and rest time
- 4K / Head Start Classrooms in Collaboration w/School Districts
7 hours, 4 days a week with transportation, Breakfast, Lunch, Snack and rest time

Early Head Start Option (ages 0-3 & Pregnant Moms)

Weekly home visits year-round/2 socializations a month at a school.



Head Start also works with families to provide:

- ◆ Assistance in identifying family needs
- ◆ Help in finding community resources
- ◆ Mentoring parents in family goal planning

Head Start provides Kindergarten Readiness Preschool for 3 and 4 year olds in Sheboygan County. Services include vision, hearing and developmental screenings, family support and resources. Families with children that have special needs are encouraged to apply.



Sheboygan County
Head Start/
Early Head Start

OUR MISSION

*Head Start, a family
development program,
empowers children and
families by providing
comprehensive services as
tools for success
now and in the future.*



Sheboygan County
Head Start &
Early Head Start

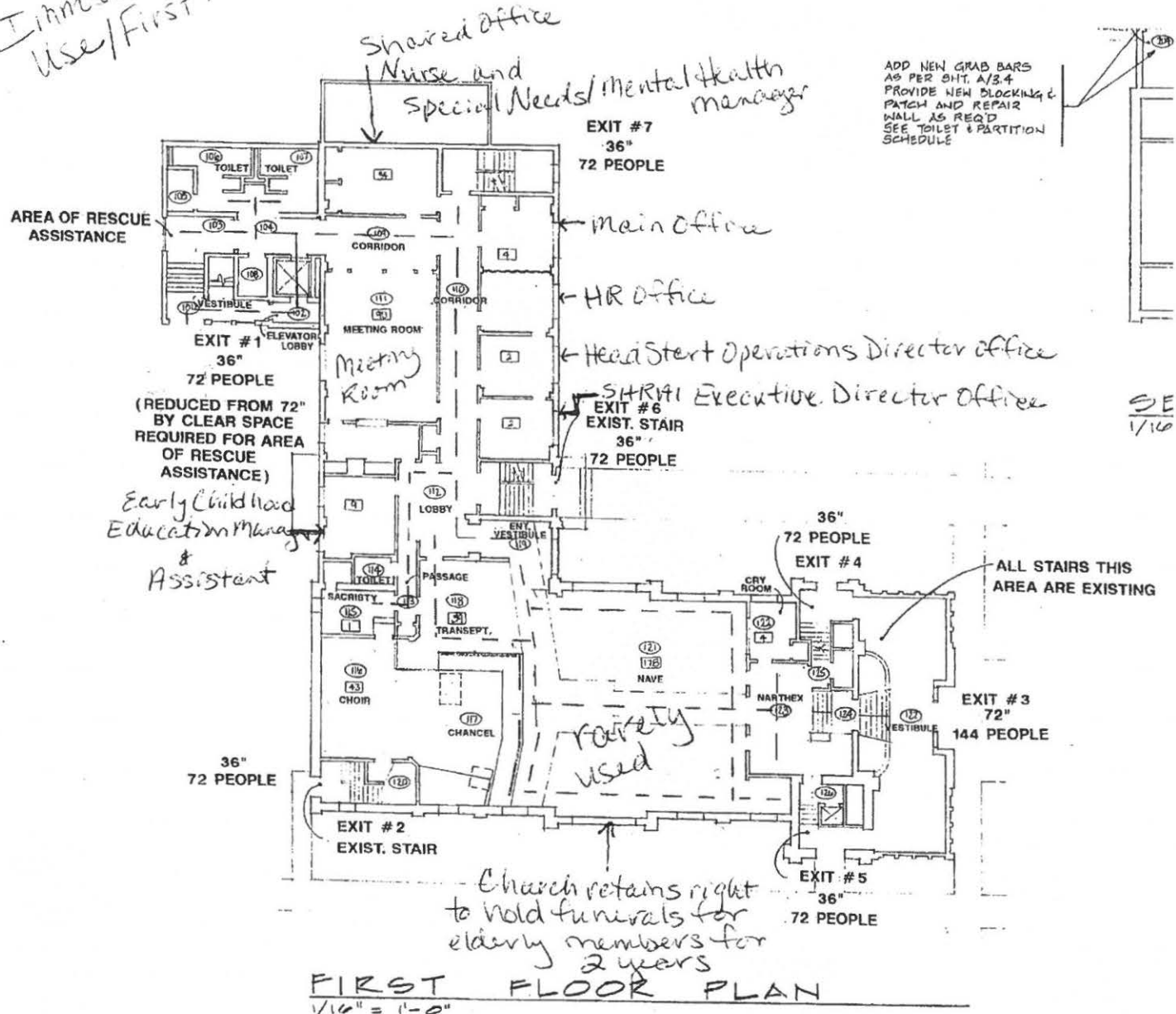
Providing Preschool and
Home-Based Services



 Give your Child a Head Start!

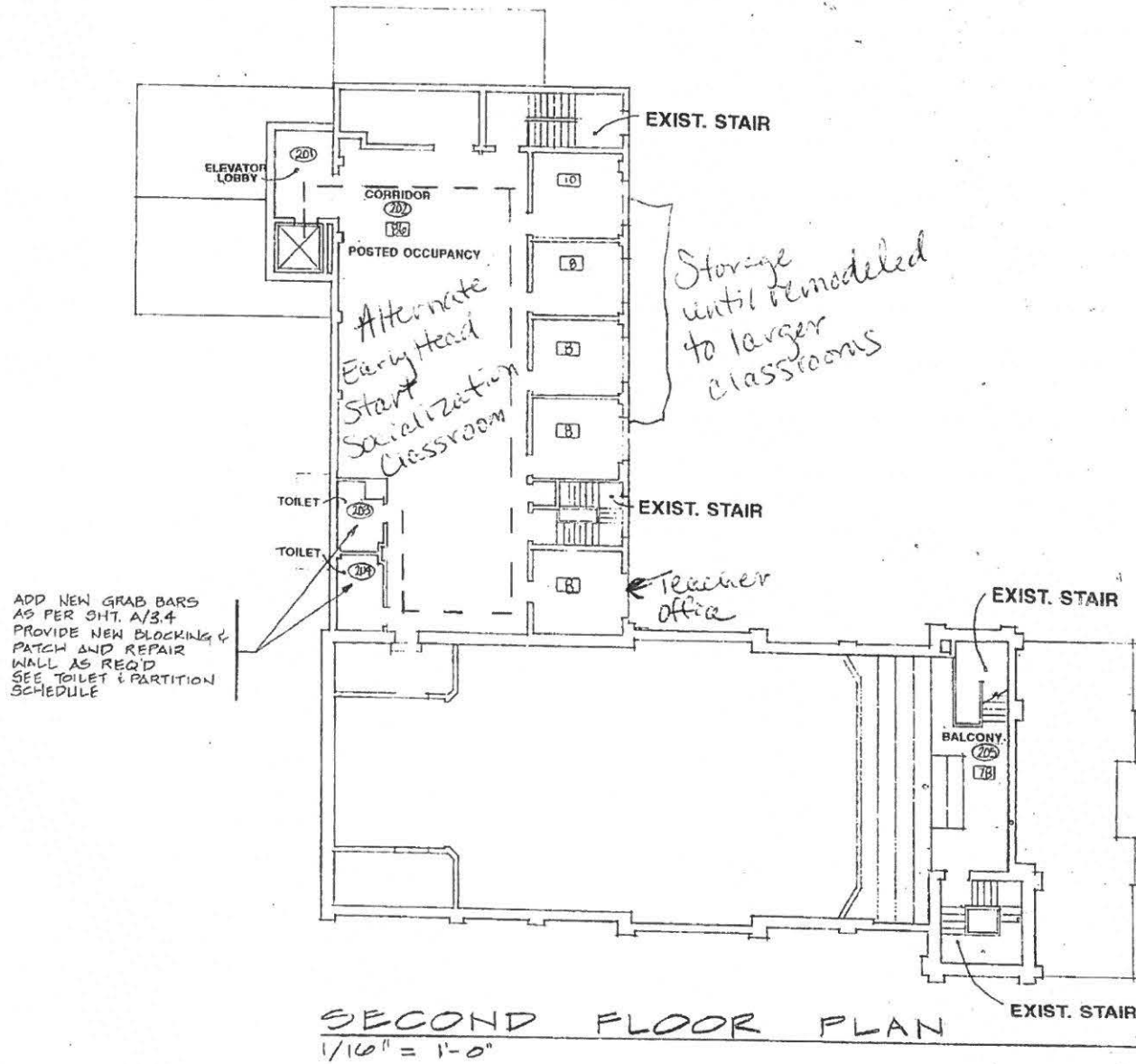
Locations in Sheboygan & Plymouth
For Information call: 920-458-1154
1711 S 11th Street, Sheboygan WI 53081
Website: sheboyganheadstart.org

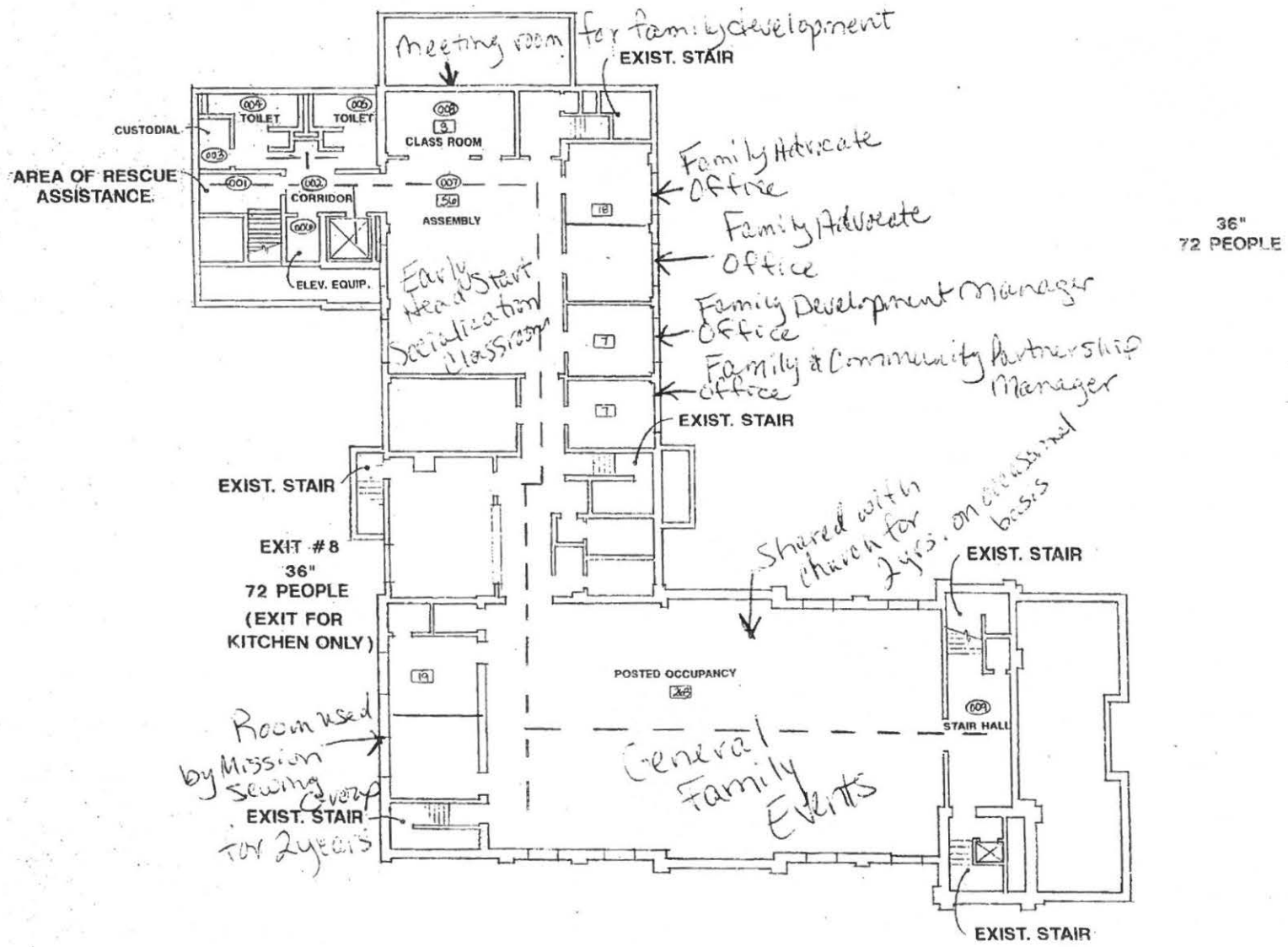
Immediate Use/First Phase



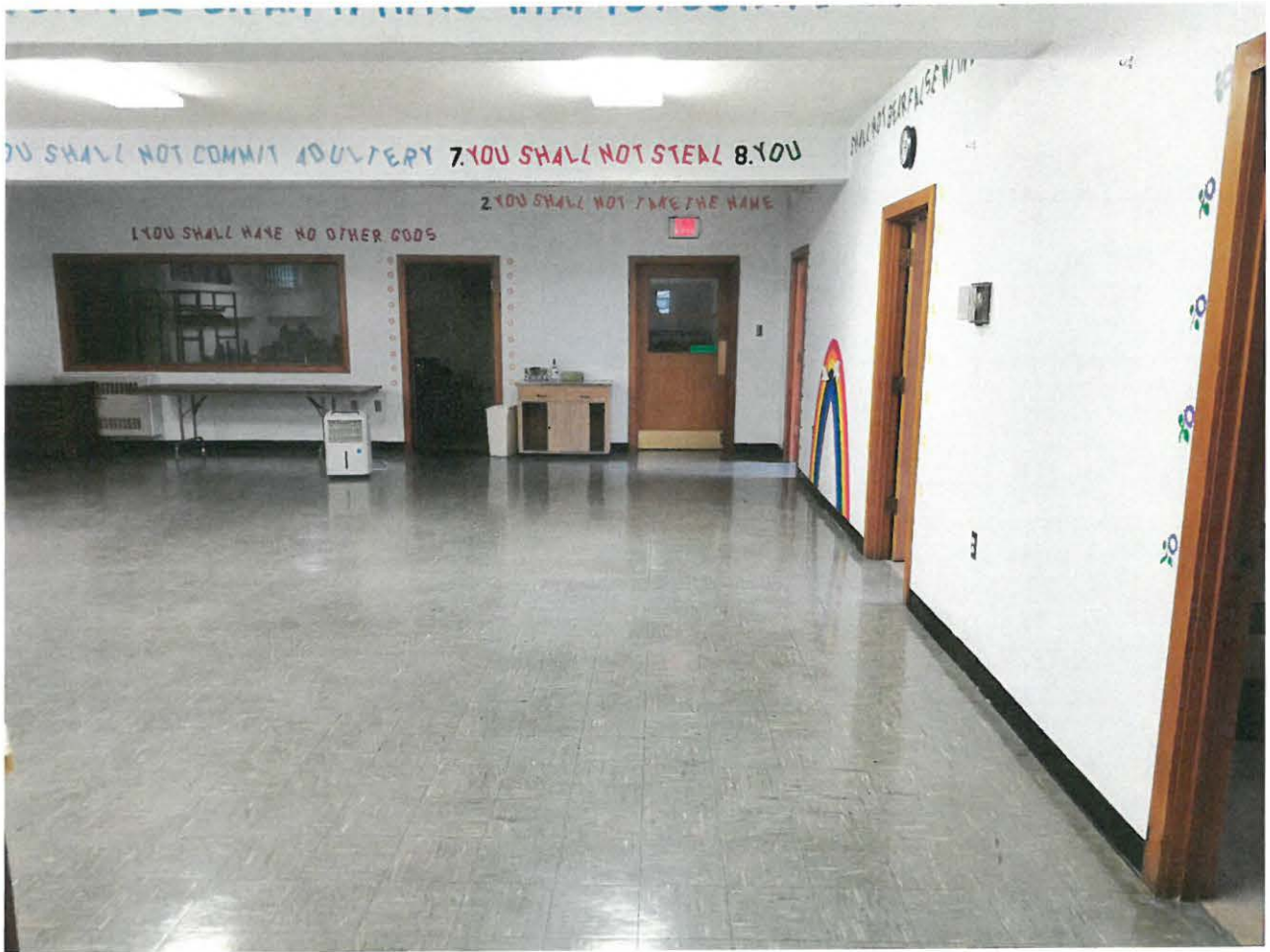
FIRST FLOOR PLAN

1/16" = 1'-0"





BASEMENT FLOOR PLAN
SCALE 1/16" = 1'-0"









CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Site Plan Application by the City of Sheboygan to construct a new Park Maintenance Building at Deland Park located at 901 Broughton Drive. SR-5 Zone

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

REPORT DATE: July 6, 2018

MEETING DATE: July 10, 2018

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 City of Sheboygan is proposing to construct a new park maintenance building at Deland Park located at 901 Broughton Drive. The applicant states the following:

- Deland Park is owned by the city and maintained by the Parks Department under the guidance of the Department of Public Works. The proposed building site area is currently a grass berm landscape area between the Deland parking lot and the tennis courts. The vegetation consists of older overgrown Austrian Pines that are to be removed and one (1) nice evergreen tree that it is too large to transplant. Other than its use as a landscape buffer, there is little useable space in this area for the park.
- Currently, there are two (2) full time lakefront caretakers and two (2) seasonal employees who maintain all city owned lakefront property from the North Avenue overlook to King Park. The Armory is currently being used for storage of the lakefront parks maintenance equipment (just the south basement area), however, it is likely the Armory will be used by a new owner and/or may be demolished in the near future.
- Equipment kept at the lakefront includes two (2) trucks, a tool cat, a mule, three (3) zero turn mowers, four (4) push mowers, 10 trimmers, four (4) leaf blowers, 30 rakes and shovels, bathroom and cleaning supplies for 12 restrooms, two (2) fish cleaning stations and five (5) shelters. During lakefront events, additional equipment is stored at the lakefront for expediency. The department would need to purchase additional trailers for transporting equipment from the Municipal Service Building without a building close to the lakefront.
- The 2016-2020 Comprehensive Outdoor Recreation Plan references a new park

maintenance building located close to the lakefront. Department staff looked at all city owned property along the lakefront and determined that this proposed area offers the best location because It will cause the least amount of park disturbance and saves hours of travel time each week by providing needed equipment storage and maintenance capabilities along these lakefront parks.

- The new park maintenance building is approximately 1,800sf (32 x 56). The building will be constructed with two (2) courses of 24 x 12 inch split face block (mortar color), LP SmartTrim 6 inch lap siding (diamond coat pelican color) and the roof will be a 12 inch standing seam metal (Firestone Uni-Clad Regal Red). There will be three (3) white aluminum overhead doors and two (2) red stained commercial quality steal entry doors. The proposed building is designed to blend in with surrounding lakefront buildings including, SEAS, the marina, etc.
- The Department of Public Works would also like to keep the existing small storage building and dumpster and build the new maintenance facility adjacent to it.

Site improvements include:

- A significant amount of landscaping (grass, trees, etc.) and dirt will need to be removed in order to construct the building as proposed.
- There will be two (2) driveways – one towards the Deland parking lot (east side of building) and one towards the pathway that leads from Broughton Drive to the Deland parking lot (north side of the building).
- New concrete driveways, curb and gutter.

STAFF COMMENTS:

The Plan Commission should have the applicant address the following:

- Why exactly has this site been selected and what other sites were considered?
- There appears to be quite a large berm where the structure is proposed to be located – how much soil needs to be removed from the site, where is the solid being removed too and will retaining walls be required for this construction? If so, what will the retaining walls be designed like (materials, colors, etc.)
- What is the landscape plan for the site? What landscaping is being removed, maintained and reinstalled?
- What are the plans for the existing shelter and dumpster enclosure? It's odd that the dumpster enclosure structure will remain as is instead of being designed into the construction of the new building – it appears the dumpster could be tied into better with the current design and construction of the maintenance building.

- There is no floor plan detailing how exactly the building will be used to understand why the building is so large – storage, maintenance, office, bathrooms, other various uses?
- What is the construction schedule - The Gus Macker Basketball Tournament takes place in the Deland parking lot August 4 and 5th.

ACTION REQUESTED:

Staff recommends approval of site plan 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, 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 proposed landscape plan prior to building permit issuance.
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
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.
8. Applicant shall work with staff with regards to appropriate signage and shall obtain the necessary sign permits prior to installation.
9. All areas used for parking/maneuvering of vehicles shall be paved.
10. All areas that are not required to be paved shall be grass and/or approved landscaping.
11. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
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.
13. Applicant will provide adequate public access along adjacent streets/parking lot and minimize the time period that these sidewalks/streets/parking will be closed/affected.
14. 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.
15. Construction shall take place only after the Gus Macker Tournament is completed on August 5, 2018.
16. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures.
17. If there are any amendments to the approved site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Site Plan Application and required attachments.

PARCEL NO. 112960
MAP NO. _____
ZONING CLASSIFICATION: SR-5

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 7/10/18

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

CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION
(Requirements Per Section 15.908)
Revised May, 2018

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: City of Sheboygan, DPW
ADDRESS: 2026 New Jersey Ave., Sheboygan, WI 53081
E-MAIL: joe.kerlin@sheboyganwi.gov
PHONE: (920) 920-3459 FAX NO.: (920) 459-3443

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Deland Maintenance Building
ADDRESS OF PROPERTY AFFECTED: 901 Broughton Drive

LEGAL DESCRIPTION: Part of the Northeast 1/4 of Section 23, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE

This area of Deland Park is a mounded buffer with vegetation between the parking lot and tennis court.

BRIEF DESCRIPTION OF PROPOSED OPERATION OR USE:

The Department of Public Works is proposing to build a 32' x 56' Park Maintenance Building that two full time park employees and two seasonal employees will be stationed from. Equipment needed to care for the lakefront; beaches, rental shelters, parks and trails will be kept in the building for efficiency of caring for the lakefront.

5. APPLICATION SUBMITTAL REQUIREMENTS

A. A written description of the intended use describing in reasonable detail the:

Current land use present on the subject property

Deland Park is owned by the City of Sheboygan and maintained by the Parks Department under the guidance of the Department of Public Works. The proposed building site area is currently a mounded grass buffer between the Deland Parking lot and tennis courts. The vegetation consists of older overgrown Austrian Pines that are not doing well and need to be removed. There is one nicer evergreen tree on the site but it is too large to transplant with any hope of survival. Other than a buffer, there is little useable space for this area in the park.

Proposed land use for the subject property.

The proposed land use for this area is a new Parks Maintenance Building. Currently, two full time Lakefront Caretakers and two seasonal employees, report to the old Armory. They maintain all city owned lakefront property from the North Avenue Overlook to King Park. The 2016 -2020 Comprehensive Outdoor Recreation Plan references a new park maintenance building located close to the Lakefront. The old Armory is currently being used and may become unavailable at any time. Even now the use is limited to just the south basement area.

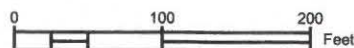
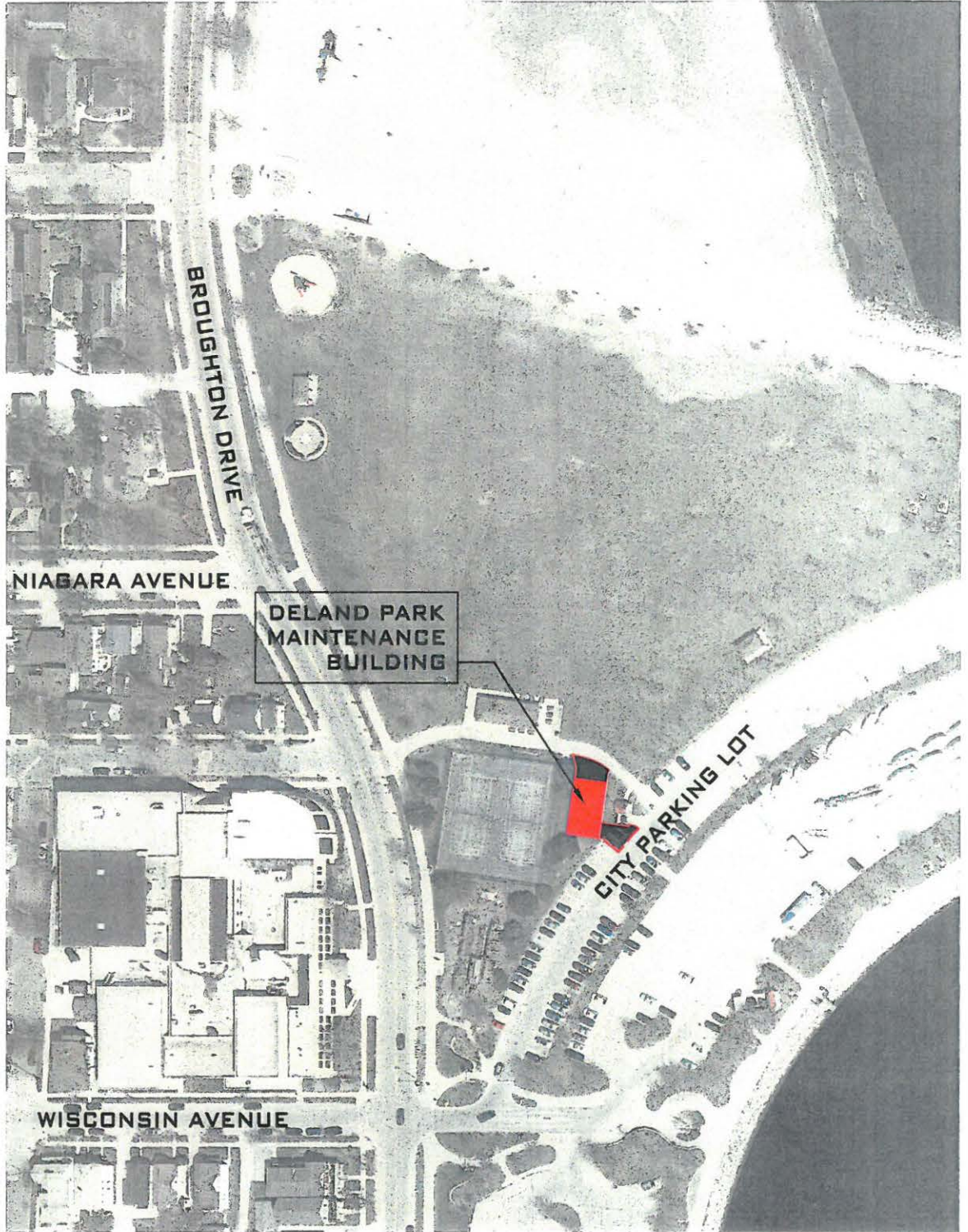
Equipment kept at the lakefront include; two trucks, a tool cat, a mule, 3 zero turn mowers, four push mowers, 10 trimmers, 4 leaf blowers, 30 rakes and shovels, bathroom and cleaning supplies for 12 restrooms, two fish cleaning stations, and five shelters. During lakefront events, additional equipment is stored at the lakefront for expediency. Storing equipment on the lakefront saves hours of transporting and travel time each week. The department would need to purchase additional trailers, for transporting equipment from the Municipal Service Building, without a building close to the lakefront.

Department staff looked at all city owned property along the lakefront and determined that this proposed area offers the best location. It will cause the least amount of park disturbance and add to the park by offering needed inside storage and an area where maintenance on park equipment can be done.

Proposed number of residents, employees and or daily customers

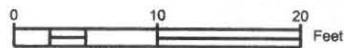
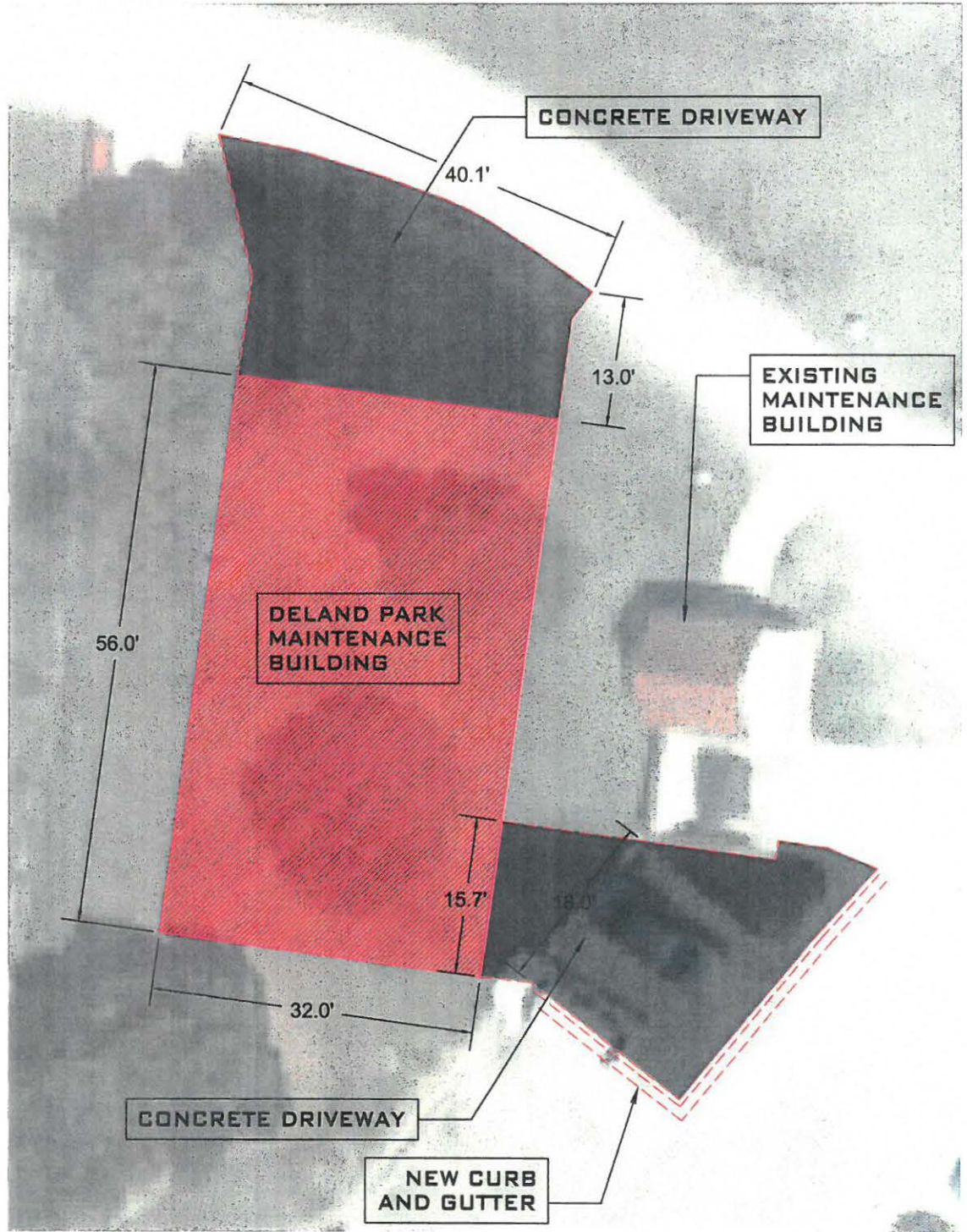
There will be two full time Caretakers that will work out of the building all year long and two additional seasonal staff during the summer months.

**DELAND PARK MAINTENANCE BUILDING
CITY OF SHEBOYGAN
FIGURE 1 - LOCATION MAP**



PLOT DATE: 6/25/2018

**DELAND PARK MAINTENANCE BUILDING
CITY OF SHEBOYGAN
FIGURE 2 - DETAIL**



PLOT DATE: 6/25/2018

DELAND MAINTENANCE BUILDING



Site Facing East

DELAND MAINTENANCE BUILDING



Site Facing South

DELAND MAINTENANCE BUILDING



Site Facing West



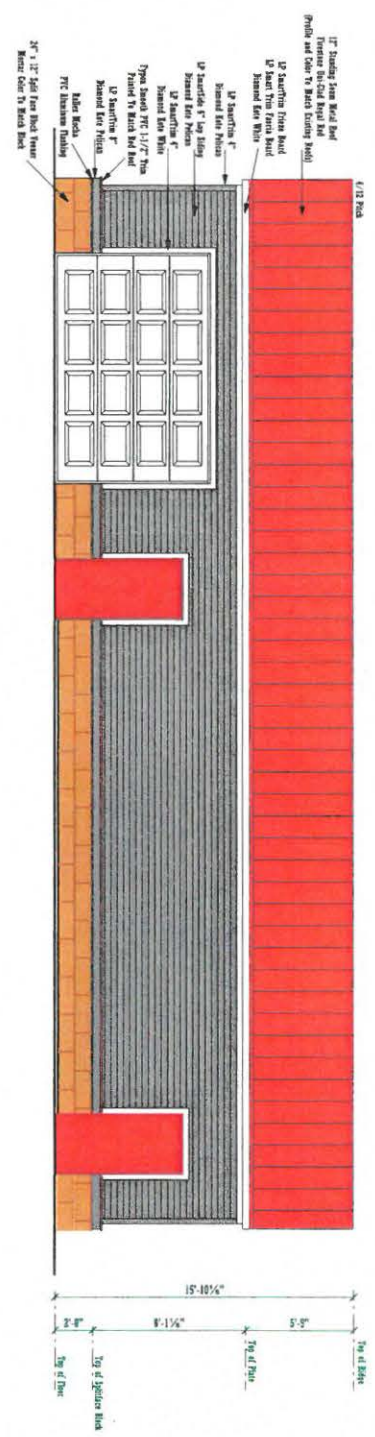
Site Facing North

DELAND MAINTENANCE BUILDING

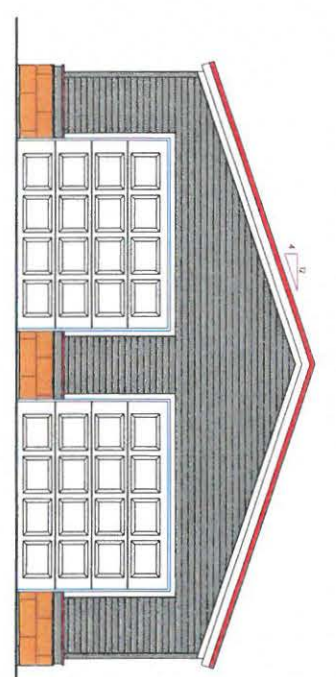


Lakefront Buildings

NOTICE:
 THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF OUR CUSTOMERS. ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF OOSTBURG LUMBER COMPANY, INC.



EAST ELEVATION
 SCALE: 1/8" = 1'

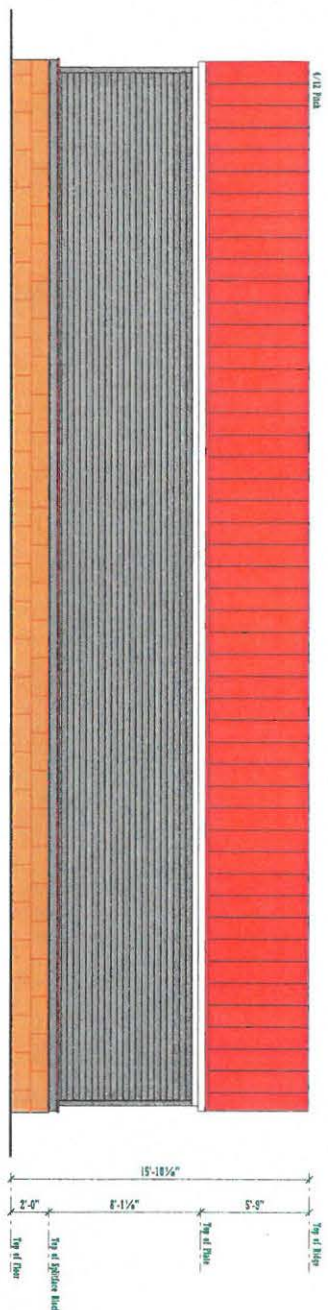


NORTH ELEVATION
 SCALE: 1/8" = 1'

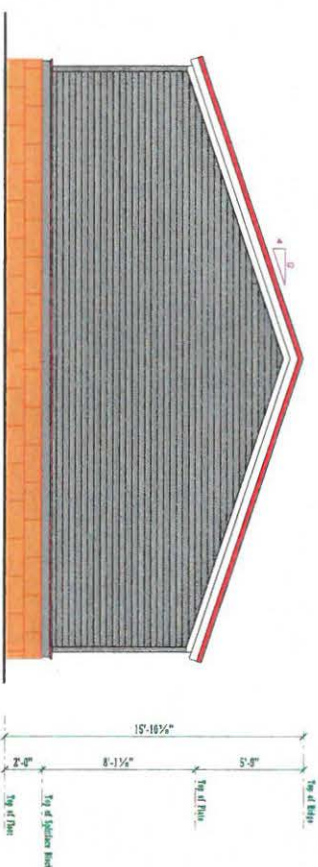
CONCEPT PLANS
 NOT FOR CONSTRUCTION

Page: 1 of 4 Drawn by: A. H. Checked by: L.M.	DATE: 5/23/2018 REV. DATE: 6/10/2018 REV. DATE: 6/12/2018	PROJECT FOR: City of Sheboygan Department of Public Works	<i>Oostburg Lumber Company, Inc.</i> 1218 Center Avenue P.O. Box 100258 Oostburg, WI 53070-0258 920-564-2378	NOTICE: THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF OUR CUSTOMERS. ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF OOSTBURG LUMBER COMPANY, INC.
	REV. DATE: REV. DATE: REV. DATE:			
	REV. DATE: REV. DATE:			
	REV. DATE:			

NOTICE: These plans have been made in accordance with the provisions of the Wisconsin Statutes, Chapter 19. The user of these plans shall be responsible for obtaining all necessary permits and for compliance with all applicable laws, rules and regulations. The user of these plans shall be responsible for obtaining all necessary permits and for compliance with all applicable laws, rules and regulations.



WEST ELEVATION
SCALE: 1/4" = 1'

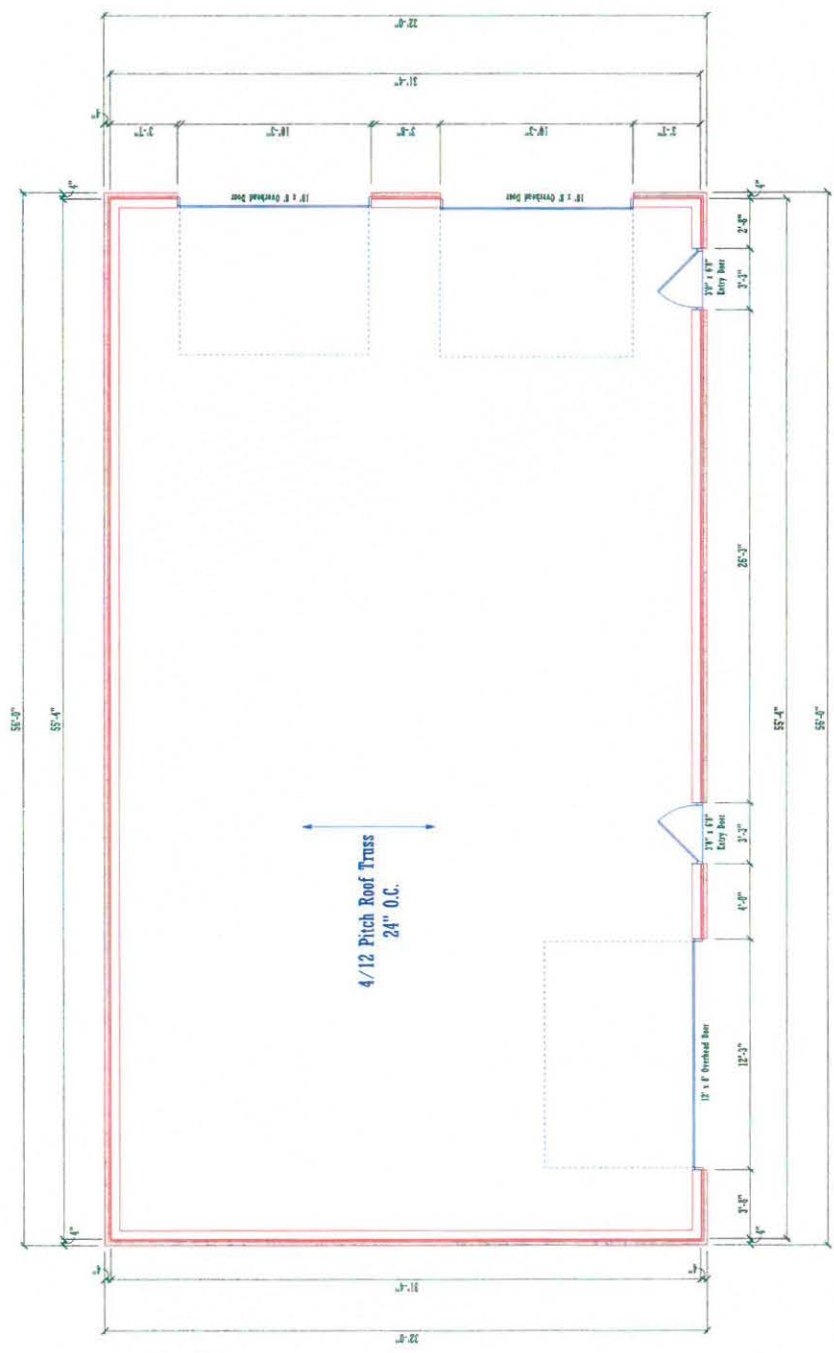


SOUTH ELEVATION
SCALE: 1/4" = 1'

CONCEPT PLANS
NOT FOR CONSTRUCTION

Page: 2 of 4	DATE: 5/23/2018	PROJECT FOR: City of Sheboygan Department of Public Works	Oostburg Lumber Company, Inc. 1218 Center Avenue P.O. Box 700258 Oostburg, WI 53070-0258 920-564-2378	NOTICE: THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF OUR CUSTOMERS. ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF OOSTBURG LUMBER COMPANY, INC.
	REV. DATE: 6/10/2018			
REV. DATE: 6/12/2018				
REV. DATE:				
REV. DATE:				
Drawn by: A. H.	REV. DATE:			
Checked by: L.M.	REV. DATE:			

NOTICE:
 Although every effort has been made in developing and preparing these plans and specifications, the contractor shall be responsible for any omissions or inaccuracies that may occur during construction. The contractor shall be responsible for verifying all data and field conditions.



PROPOSED SHEBOYGAN PARK DEPARTMENT GARAGE

SCALE: 1/4" = 1'

**CONCEPT PLANS
 NOT FOR CONSTRUCTION**

PROJECT FOR: City of Sheboygan Department of Public Works	DATE: 5/23/2018 REV. DATE: 6/10/2018 REV. DATE: 6/12/2018	Page: 4 of 4 Drawn by: A. H.
	Oostburg Lumber Company, Inc. 1218 Center Avenue P.O. Box 700258 Oostburg, WI 53070-0258 920-564-2378	DATE: 5/23/2018 REV. DATE: 6/10/2018 REV. DATE: 6/12/2018

NOTICE:
 THESE PLANS AND SPECIFICATIONS EXPLICITLY
 FOR THE USE OF OUR CUSTOMERS. ANY
 REVISIONS OR OTHER CHANGES MUST BE
 WRITTEN CONSENT OF
 OOSTBURG LUMBER
 COMPANY, INC.

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Abacus Architects to construct a new ATI Physical Therapy facility on Superior Avenue just west of Taylor Drive. SO Zone

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

REPORT DATE: July 6, 2018

MEETING DATE: July 10, 2018

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

On March 27, 2018, the Plan Commission approved the new ATI Physical Therapy conditional use permit on vacant, undeveloped parcels 631700 and 631702 located on Superior Avenue. The applicant has resubmitted an amended site plan with some minor changes in order to possibly develop additional land to the north if the opportunity presents itself. The applicant states the following about the proposed amendments:

- Parking was added to the east side of the drive, which was not involved in the previous submittal. The reasoning behind the relocation of parking stalls was to accommodate the potential for additional development to the north in the future. In doing so, a landscape bufferyard requirement is to be met along the east side of the property where SO zoning is next to Urban Residential (UR-12). The landscape bufferyard will be 10 feet wide with a 6-foot tall solid fence.
- Previously approved parking spaces: 25 (10 required)
Proposed parking spaces: 28 (10 required)
- Previously approved parking square footage: 11,590sf
Proposed parking square footage: 12,365sf
- Previously approved dumpster location: Northeast corner of parking lot
Proposed dumpster location: Northwest corner of parking lot.

- Previously approved East setback: 21-25 feet
Proposed East setback: 10 feet with six (6) foot tall solid sand vinyl fence.

Staff is still recommending approval subject to the same conditions previously approved by the Plan Commission – see below.

March 27, 2018 Staff report:

Abacus Architects is proposing to construct a new ATI Physical Therapy facility on vacant, undeveloped parcels 631700 and 631702 located on Superior Avenue just to the west of the Taylor Drive and Superior Avenue intersection between Appartement d'Elegance and Child's Play Daycare at 3304 Superior Avenue. The applicant states:

- ATI is a physical therapy outpatient service addressing chronic pain and injury or surgery recovery. Physical Therapy services include manual therapy, therapeutic exercise, therapeutic modalities, cardiovascular conditioning, and strength training. The friendly and motivating team at ATI will develop a personalized treatment plan designed to reduce pain, improve mobility and reduce future injuries.
- The Superior Avenue ATI facility will be the 2nd facility in Sheboygan (existing location is located at 2912 S. Business Drive). We are locating this medical-type use near many other medical facilities already located along Taylor Drive and Superior Avenue.
- Approximately 6-10 employees (employees will not all be working at the same time).
- Operating hours will typically be 7am to 7pm Monday thru Saturday.

The applicant states the following about the proposed physical therapy building:

- The proposed 3,000sf (40 x 75) building will be one-story concrete slab on grade with pitched asphalt shingle roof. Exterior wall materials will consist of face brick veneer, strand substrate siding and trim, pre-finished fascia and soffit metal and aluminum storefront entrance and window assemblies.
- The materials being proposed for the exterior of the building, brick and lap siding, are consistent with the other buildings adjacent to it.

Site improvements include:

- This building will be located within the setbacks allowed, and the site meets all parking and green space requirements so it should not have any adverse effects on the neighborhood environment.
- New ingress/egress from Superior Avenue.
- New asphalt drives, parking and concrete walks.
- New landscaping.

- New dumpster enclosure to match building materials.
- Signage will consist of the primary building signage and monument signage identifying the operating business.

STAFF COMMENTS:

No formal sign package has been presented. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

There are some residential properties to the north and east of this commercial property and the applicant will be required to meet the landscaping bufferyard requirements.

The applicant is requesting the following variances:

- 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 variance 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, 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). Landscape plan shall also meet the bufferyard requirements.
4. Dumpster(s) shall be screened/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 City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
8. 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.

9. 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.
10. Applicant shall install individual letter signs – no cabinet or flat panel signs.
11. All areas used for parking/maneuvering of vehicles shall be paved.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
14. 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.).
15. 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.).
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. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
19. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
20. 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.
21. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
22. 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 Permit Application and required attachments.



July 3, 2018

Attn: Steve Sokolowski
City of Sheboygan – Planning & Development
606 North 9th Street
Sheboygan, WI 53081

RE: ATI Physical Therapy Plan Commission Submission

To whom it may concern:

Plan Commission approval had been attained for a past site layout for this project on the same property. Minor changes have been made to the site plan, which require Plan Commission Approval. This property is zoned as Suburban Office (SO).

Included in this submittal is the proposed site plan, as well as the previously approved site plan for comparative purposes.

Parking was added to the east side of the drive, which was not involved in the previous submittal. The reasoning behind the relocation of parking stalls was to accommodate the potential for additional development to the north in the future. In doing so, a landscape bufferyard requirement is to be met along the east side of the property where SO zoning is next to Urban Residential (UR-12). The landscape bufferyard will be 10 feet wide with a 6-foot tall solid fence.



Previously approved parking spaces: 25 (10 required)

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Previously approved dumpster location: Northeast corner of parking lot

Proposed dumpster location: Northwest corner of parking lot

Previously approved East setback: 21-25'

Proposed East setback: 10' with 6' tall solid fence

If you have any questions regarding any of the updates, please do not hesitate to contact me. Thank you for your involvement in this project.

Sincerely,

Mathew D. Weiss, EIT

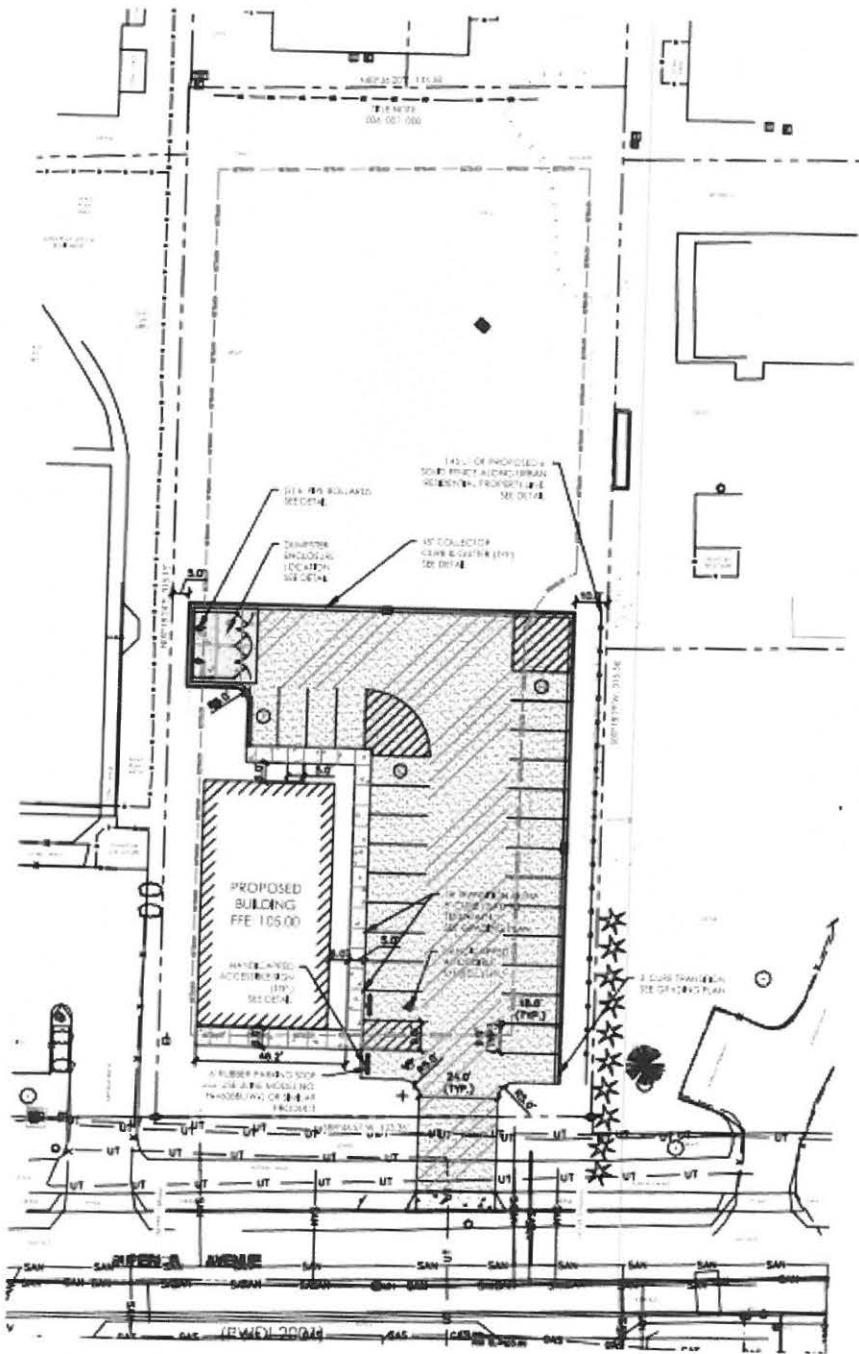
Project Engineer

Abacus Architects, Inc.

(920) 234-2375

mweiss@abacusarchitects.net

Proposed 7/10/18



PROPOSED PAVING SHALL COVER
STANLEY 20
MANICAP 2

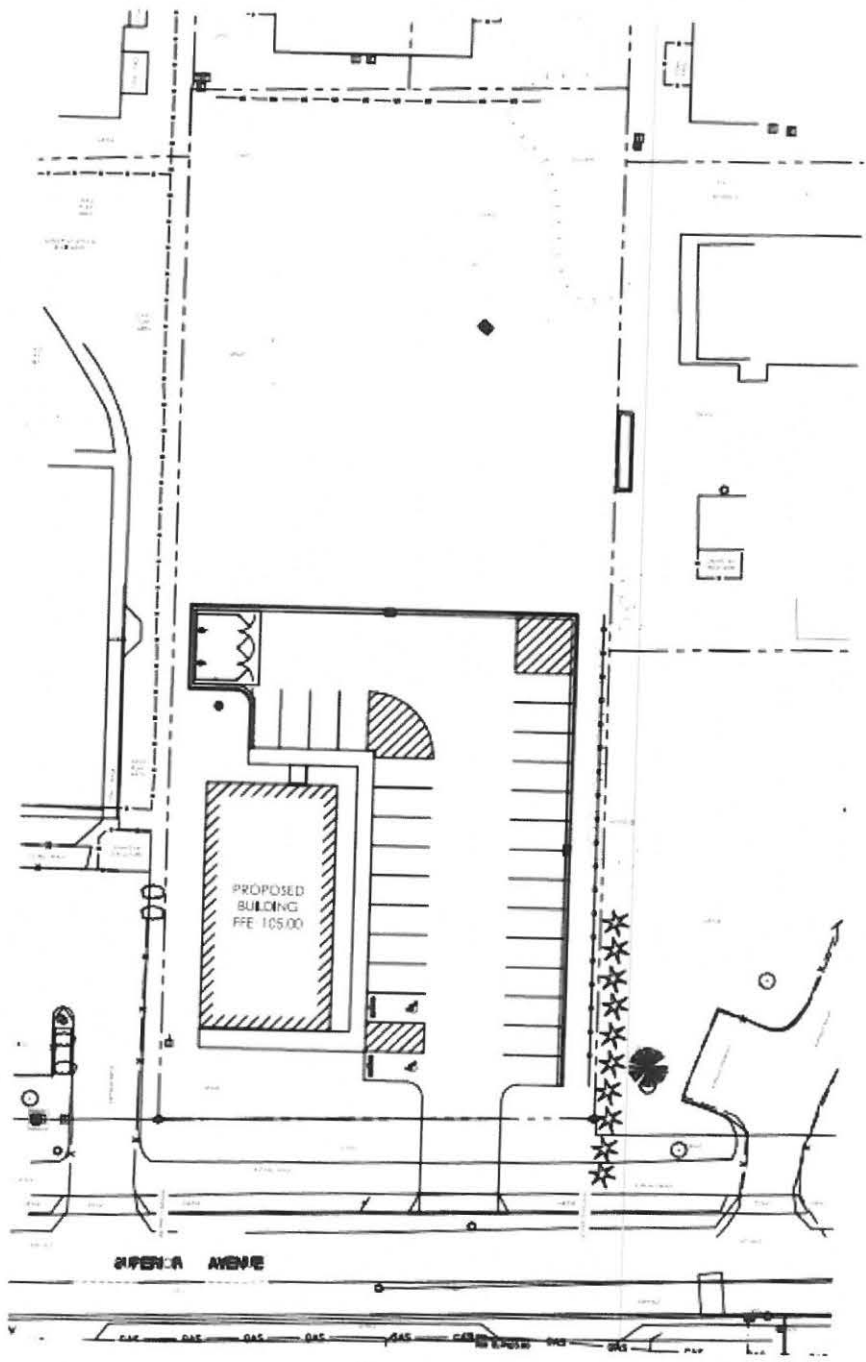


SITE PLAN

SCALE: 1"=20' (2003)



Proposed 7/10/18

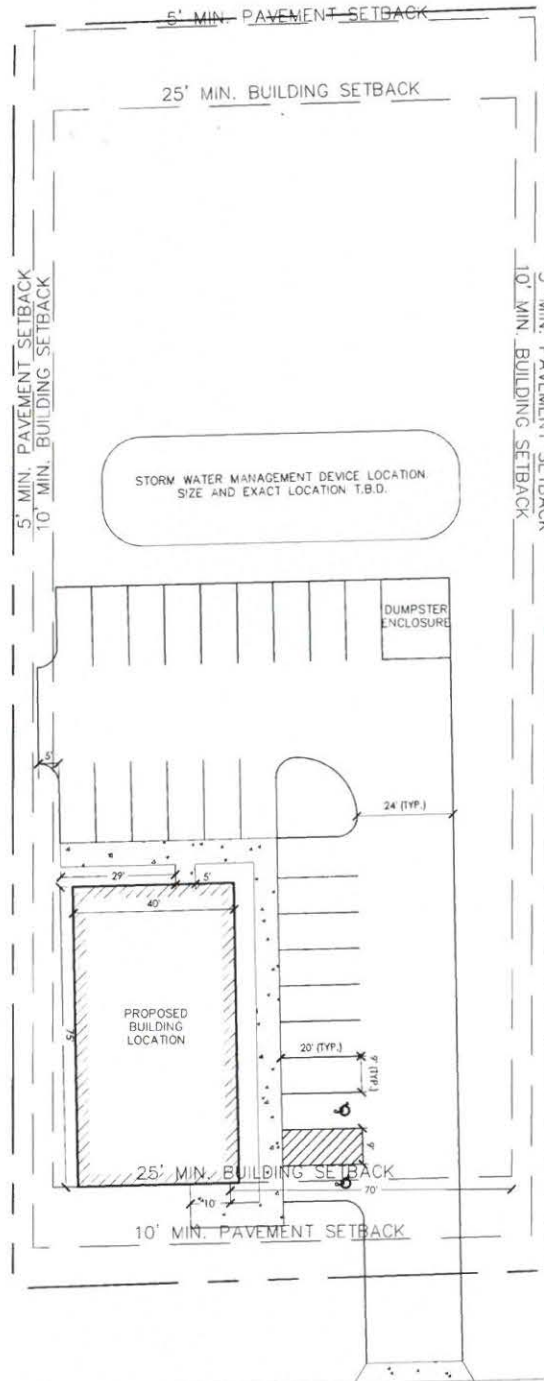


SITE PLAN
SCALE: 1"=20' (3/8"=1')



Previously Approved

3/27/18



Superior Ave.



SCALE: 1"=30'

MARCH 13, 2018

ATI PHYSICAL THERAPY

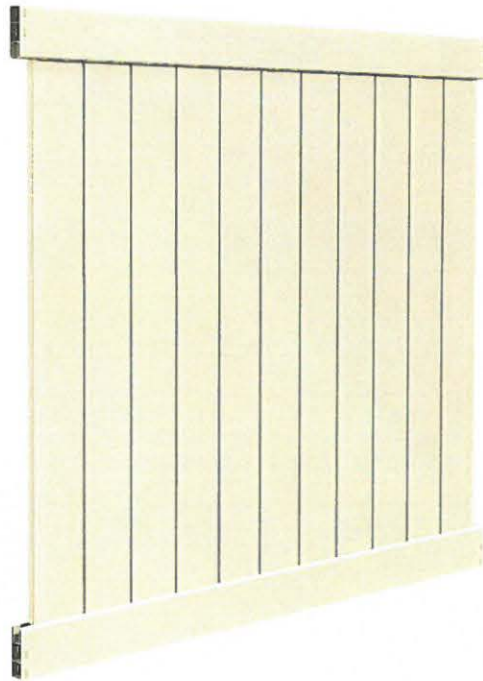
SHEBOYGAN, WISCONSIN, 53081

PROJ. NO. 2017-110

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Model # 73014396 Internet #204831590



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Veranda

Washington 6 ft. H x 6 ft. W Sand Vinyl Fence Panel Kit (Z)

★★★★★ (57) [Write a Review](#)

\$87³⁵ /piece

Choose Your Options

Sand



Top Shape

Flat

Nominal Panel Height x Width (ft.)

6 ft x 6 ft

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Abacus Architects to construct a new ATI Physical Therapy facility on Superior Avenue just west of Taylor Drive. SO Zone

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

REPORT DATE: March 23, 2018

MEETING DATE: March 27, 2018

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:

Abacus Architects is proposing to construct a new ATI Physical Therapy facility on vacant, undeveloped parcels 631700 and 631702 located on Superior Avenue just to the west of the Taylor Drive and Superior Avenue intersection between Appartement d'Elegance and Child's Play Daycare at 3304 Superior Avenue. The applicant states:

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- Approximately 6-10 employees (employees will not all be working at the same time).
- Operating hours will typically be 7am to 7pm Monday thru Saturday.

The applicant states the following about the proposed physical therapy building:

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strand substrate siding and trim, pre-finished fascia and soffit metal and aluminum storefront entrance and window assemblies.

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There are some residential properties to the north and east of this commercial property and the applicant will be required to meet the landscaping bufferyard requirements.

The applicant is requesting the following variances:

- 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 variance 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, 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.
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21. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
22. 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 Permit Application and required attachments.

PARCEL NO. 631700 + 631702
MAP NO. _____
ZONING CLASSIFICATION: 50

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 3/27/18

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

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

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 \$150 (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: PAUL MENTWK
ADDRESS: 1135A MICHIGAN AV. E-MAIL: PMENTWK@ARXUS ARCHITECTS.NET
PHONE: (920) 452-4444 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: ATI PHYSICAL THERAPY
ADDRESS OF PROPERTY AFFECTED: NEAR 3226 SUPERIOR AV.
LEGAL DESCRIPTION: SEE ATTACHMENT

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: SEE ATTACHMENT

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

March 13, 2018

City of Sheboygan
Plan Commission

Project Description: ATI Physical Therapy

Legal Description

Being part of the SE 1/4 of the SW 1/4 of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the south quarter corner of said Section 16; thence S 88°25'48" W, along the south line of said SW 1/4, 397.00 feet to a point in the southerly extension of the east line of Certified Survey Map recorded in Volume 11 on pages 38-39, as Document No. 1380977 ; thence N 00°02'42" W, along said southerly extension of said east line, 50.02 feet to a point in the north right of way line of Superior Avenue, being the point of beginning of lands herein described; thence continuing N 00°02'42" W, along said southerly extension and along said east line of Certified Survey Map as recorded in Volume 11, pages 38-39, 315.18 feet; thence N 88°15'25" E, along the south line of Amendment to West Meadows Condominium recorded in Volume 4 of Condominium Plat on page 4, as Document No. 1093138A, 133.38 feet; thence S 00°02'42" E, parallel with said east line of Certified Survey Map recorded in Volume 11 on pages 38-39, 315.58 feet to a point in said north right of way line of Superior Avenue; thence S 88°25'48" W, along said north right of way line, 133.37 feet to the point of beginning.

Zoning District

Suburban Office (SO)

Existing Land Use

Vacant Lot

Proposed Land Use

Personal or Professional Service (Permitted by Right)

Brief description of existing operation or use:

There is no building on the site currently, it is an open lot.

Detailed description of proposed operation or use including any changes to the existing use:

ATI is a physical therapy outpatient service which addresses chronic pain & injury or surgery recovery.

Brief description of all requested variances from provisions of the zoning ordinance, which are related to the proposed operation or use:

We are not going for any variances.

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

The materials being proposed for the exterior of the building, brick and lap siding, are consistent with the other buildings adjacent to it. We are locating this medical-type use near many other medical facilities. This building will be located within the setbacks allowed, and the site meets all parking and green space requirements so it should not have any adverse effects on the neighborhood environment. The occupants' operating hours should be standard business hours.

Is the proposed condition use located in an area that will be adequately served by utilities, or services provided by public agencies?

The facility is located just west of the corner of Taylor Drive and Superior Avenue. There are adequate utilities and services for our building.

Site Data

Total Site Area	42,066 sq. ft.
Building Footprint Area	3,000 sq. ft. (7.1% of total site)
Pavement, Concrete & Misc.	11,590 sq. ft. (27.6% of total site)
Total Impervious Area	14,590 sq. ft. (34.7% of total site)
Landscape Area Remaining	27,476 sq. ft. (65.3% of total site)

Density, Intensity and Setback Requirements

Description	Required	Actual
Min. Landscape Ratio	.25 min.	.65
Building Coverage Ratio	.50 max.	.08
Min. Street Building Setback	25' min.	25'
Min. Side Building Setback (Res.)	25' min.	77'
Min. Side Building Setback (Non-Res.)	10' min.	15'
Min. Rear Building Setback (Res.)	25' min.	215'
Min. Rear Building Setback (Non-Res.)	10' min.	N/A
Max. Building Height	35' max.	24'

Parking Requirements

Minimum Number of Off-Street parking Spaces Required on the Lot:

- Business & Retail Spaces - 1 space per 300 sq. ft. of building area per Section 15.206 of the City of Sheboygan Zoning Ordinance

Proposed Building:

- Professional Sales or Service
- 3,000 sq. ft. / 300 sq. ft. = 10 spaces required

10 total spaces required - 24 total spaces provided

Summary of Site Improvements

New ingress/egress off of Superior Avenue
New asphalt drives, parking and concrete walks
New landscaping in compliance with current City of Sheboygan Zoning Ordinance
New site lighting in compliance with current City of Sheboygan Zoning Ordinance
New signage in compliance with current City of Sheboygan Zoning Ordinance
New dumpster enclosure to match building materials
New building with face brick veneer and strand substrate siding

Building Design

The proposed building will be one-story concrete slab on grade with pitched asphalt shingle roof. Exterior wall materials will consist of face brick veneer, strand substrate siding and trim, pre-finished fascia and soffit metal, and aluminum storefront entrance and window assemblies. The materials being proposed for the exterior of the building are consistent with the other buildings adjacent to it.



BLOOM FAMILY DENTAL



COULIS CARDIOLOGY



PREVEA SHEBOYGAN HEALTH CENTER



PREVEA SHEBOYGAN HEALTH CENTER



CHILD'S PLAY CHILDCARE



ENDODONTIC SPECIALISTS

Landscape Requirements

Landscape plan submittal complying with all standards per City of Sheboygan Zoning Ordinance Subchapter 15-6 to be provided at time of permitting.

Performance Standards / Potential Nuisances / Site Lighting

All performance standards comply per City of Sheboygan Zoning Ordinance Subchapter 15-7 to ensure this development will not become a nuisance to adjacent property owners.

Locations of light fixtures to be determined at time of submittal to City of Sheboygan Building Inspection Department.

Signage Regulations

Formal signage submittals per City of Sheboygan Zoning Ordinance Subchapter 15-8 to be provided at a future date.

You will provide written documentation specifically explaining/detailing the proposed use:

- An explanation of the existing/previous use.

The subject property was developed with two residences on the southern portion of the site dating back to at least 1992 prior to grading of the northern portion of the site in approximately 2008 and removal of the residences between 2008 and 2010. The subject property has remained relatively unchanged since 2010. Currently, the site is vacant ground.

- An explanation of the proposed physical therapy facility all business services and activities to take place onsite (physical therapy services, other services, retail, days and hours of operation, parking, etc.).

Physical & rehabilitative medicine and related services, wellness services, general health care services. Regular business hours Monday thru Saturday, with business hours typically being 7am until 7pm.

- Is this site in addition to the ATI site at 2912 S. Business Drive or will that site be relocated to this site?

This new location on Superior will be a 2nd store in the market for ATI. Existing location at 2912 S. Business Drive will remain.

- Why was this site selected?

Variety of factors dealing with the overall submarket, including location on Superior Ave., demographics, spacing to existing store, competition, proximity to the hospital and synergy with other medical care providers.

When you will begin to construct/occupy/operate from this site.

Shell Construction - 2nd half of 2018

Interior Construction – 1st half of 2019

Opening – Summer, 2019

- Please explain how the proposed use is taking place in this building – please provide floor plan showing how the space is to be used (physical therapy, retail, office, bathrooms, etc.).

See attached prototypical fixture plan

- What are the proposed days and hours of operation (of all the different uses)?

Regular business hours Monday thru Saturday, and typical hours would be 7am until 7pm.

- How many employees do you have?

6-10 (although not all employees will be working at the same time)

- How many customers per day/week?

30-40 per day

- Is this a single tenant facility? Any plans to potentially expand in the future.....seems like a lot of this property will not be used on the north end.

Yes. The project will be initially developed to accommodate a single-tenant facility. However, if additional demand for medical space exists, we will look to potentially expand the footprint in the future, in accordance with all local codes, guidelines and regulations.

- How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. vehicles, equipment, lighting, noise, architectural style, outdoor storage of materials, etc.)?

All related equipment is contained within the building with essentially "zero" noise outside the structure. Parking lot lighting will contain shields to prevent light pollution. There is no outdoor storage of materials required here. ATI would not be a noise or traffic nuisance.

- Any signage being proposed – no temporary signage permitted such as balloons, pennants, etc. will be permitted.

Signage will consist of the primary building signage and monument signage identifying the operating business. No temporary signage will be requested.

- Any other information that will be useful for the Plan Commission to understand your proposed business.

n/a

A couple of other comments:

- For your information, this property abuts residential properties on its east and north sides. The setbacks for a commercial properties adjacent to residential properties require a residential setback of 25 feet.

Our plan complies with these requirements.

- The proposal will need to adequately buffer the development from the residential properties to the east and north. Any time a development abuts a residential zone there are bufferyard requirements. A bufferyard is a combination of distance and a visual buffer or barrier. It includes an area, together with the combination of plantings, berms and fencing, that are required to eliminate or reduce existing or potential nuisances (nuisances are dirt, litter,

noise, glare of lights, signs, and incompatible land uses, buildings or parking areas). These bufferyard are required in order to minimize the negative impact of any future use on neighboring uses.

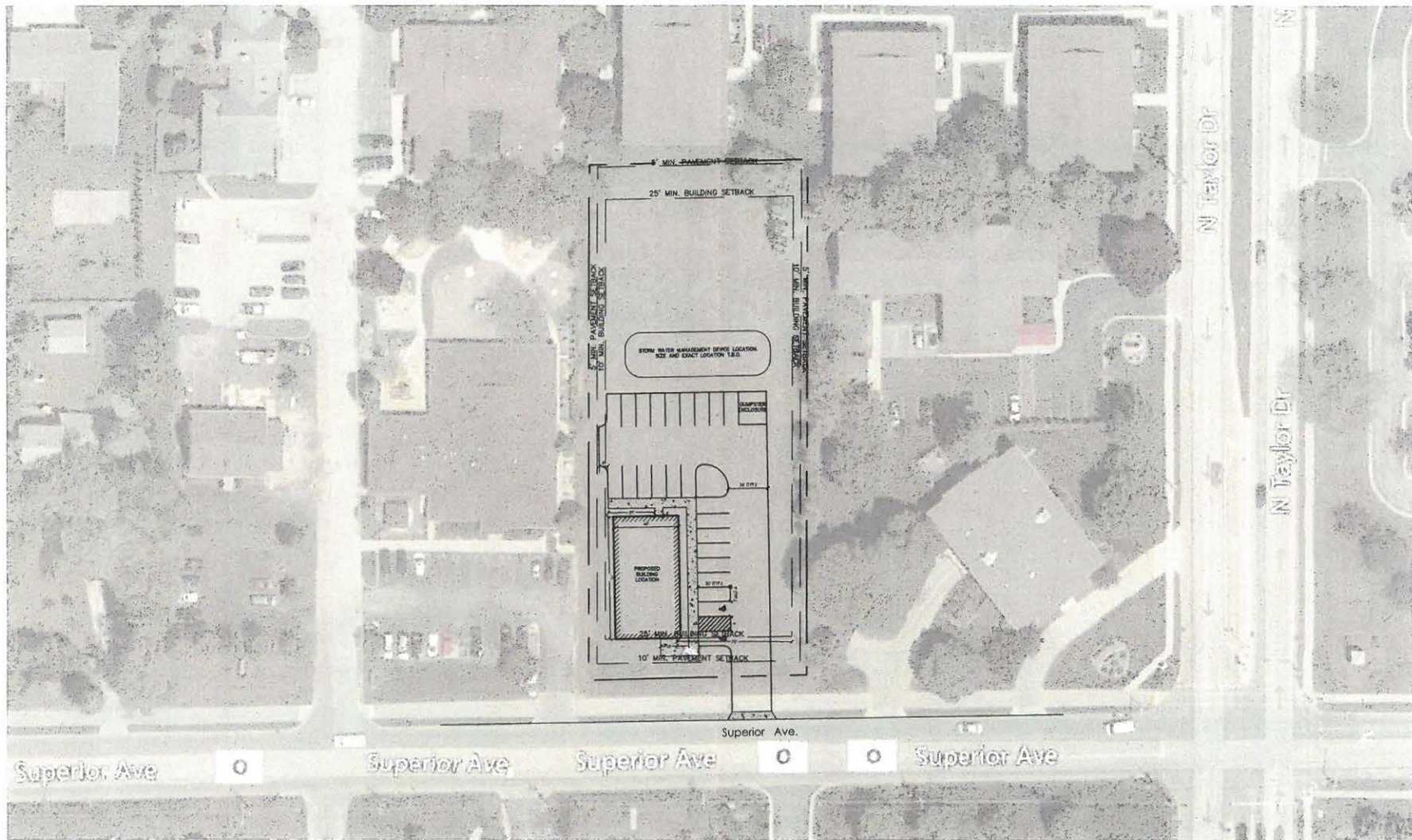
- There are also bufferyard requirements between the a Suburban Office (SO) property and an Urban Residential property (UR-12). So in addition to the typical required landscaping there is a bufferyard landscaping requirement as well along the east and north property lines. So you will want to be sure to work with Janet on that.

Will do. Thank you.

I will let you know if I need anything ese as I review.

Sincerely,

Steve Sokolowski



MARCH 13, 2018
NEW BUILDING

ATI PHYSICAL THERAPY

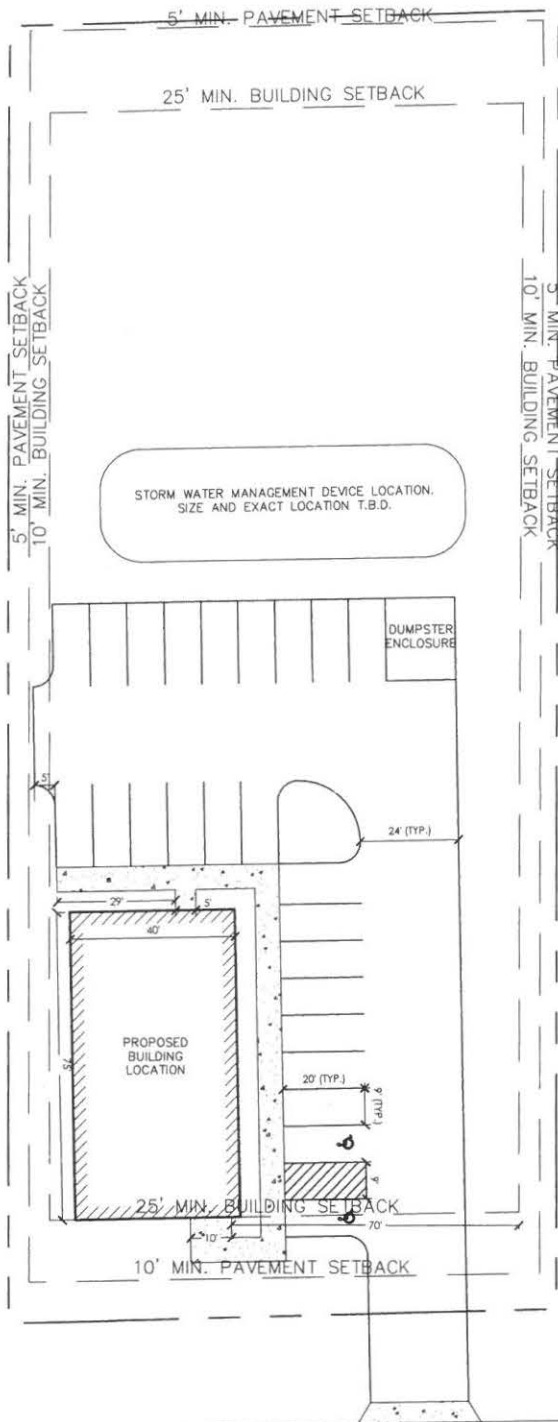
SHEBOYGAN, WISCONSIN, 53081
PROJ. NO. 2017-110



SCALE: 1"=60'

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SCALE: 1"=30'

MARCH 13, 2018

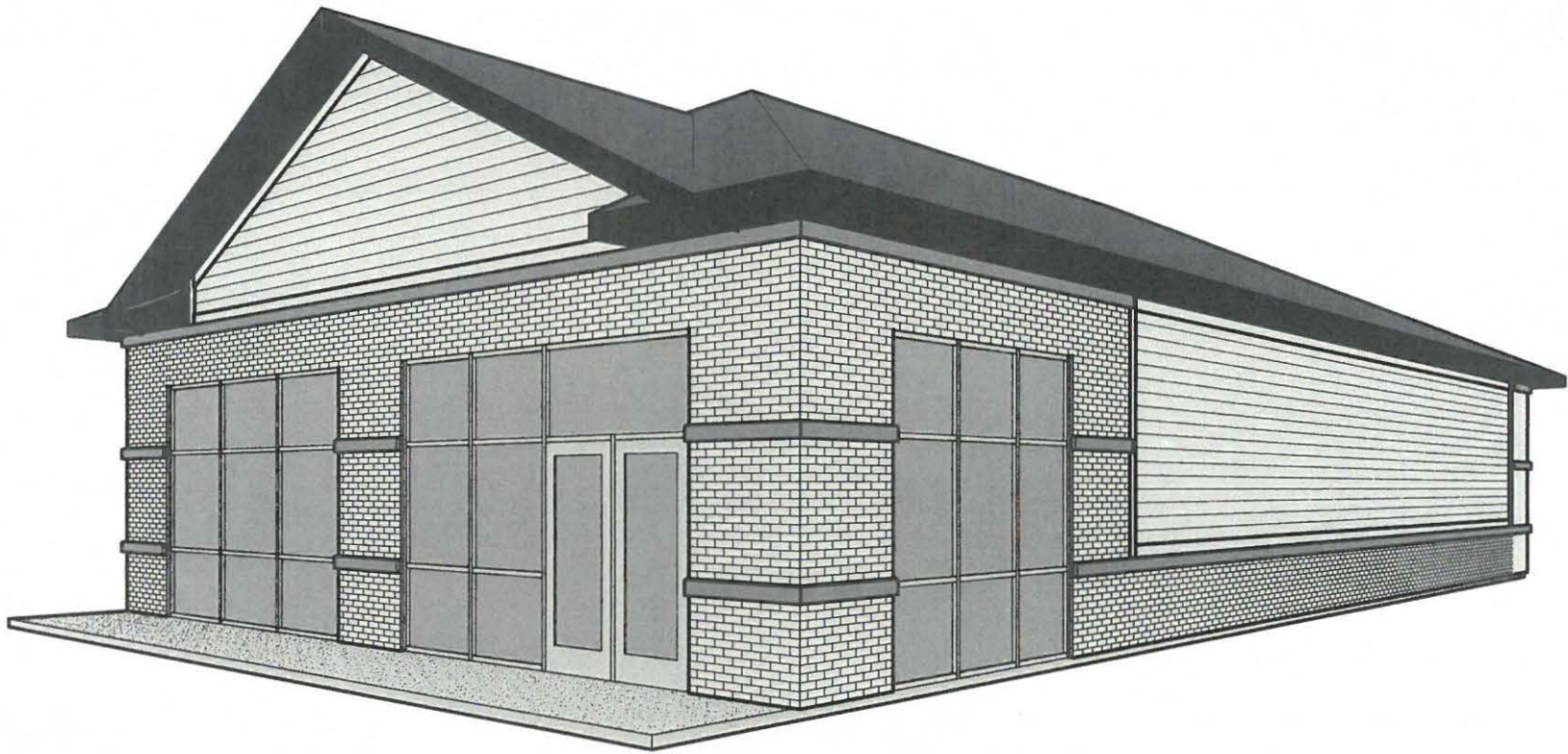
ATI PHYSICAL THERAPY

SHEBOYGAN, WISCONSIN, 53081

PROJ. NO. 2017-110

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3D VIEW OF SOUTHEAST CORNER

MARCH 13, 2018

NEW BUILDING

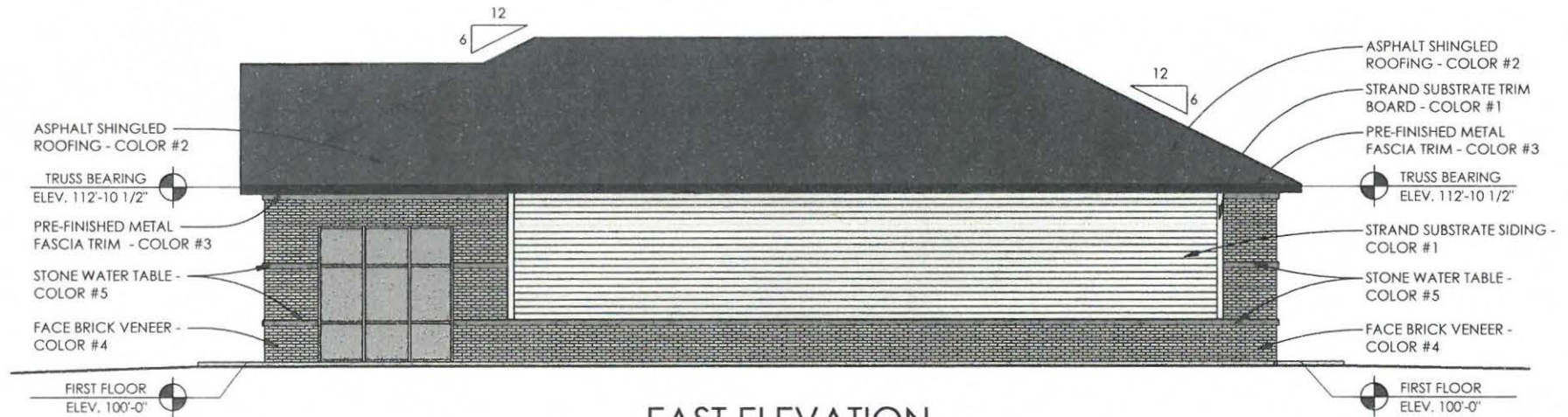
ATI PHYSICAL THERAPY

SHEBOYGAN, WISCONSIN, 53081

PROJ. NO. 2017-110

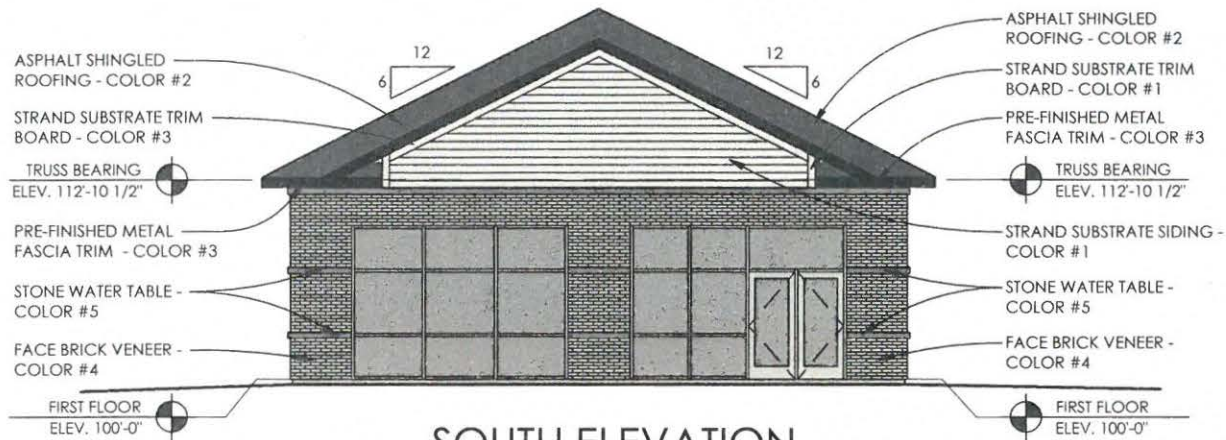
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EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

MARCH 13, 2018

NEW BUILDING

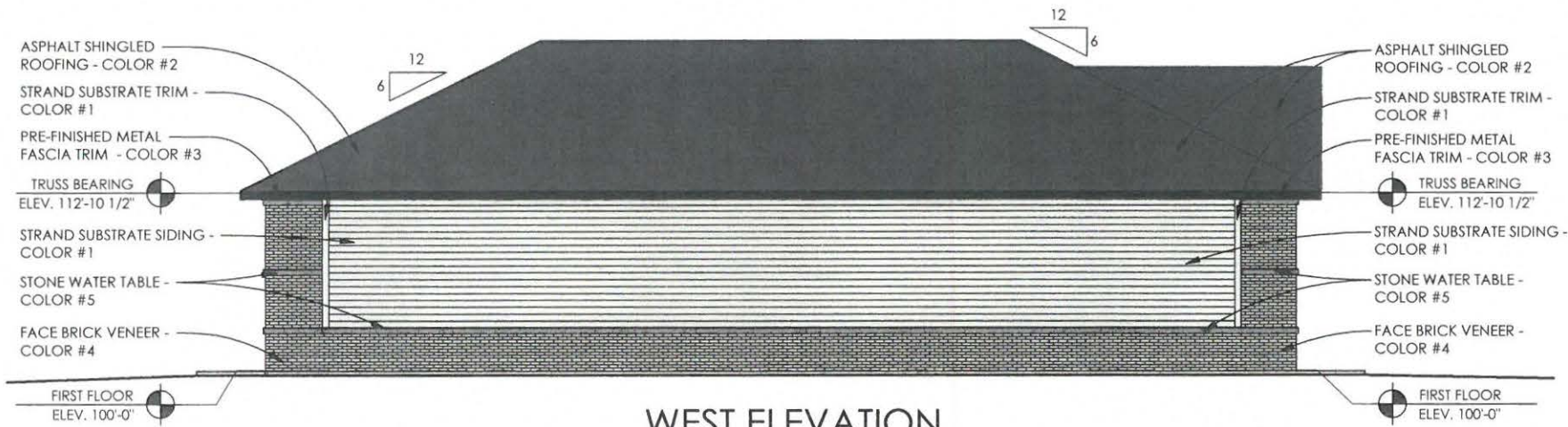
ATI PHYSICAL THERAPY

SHEBOYGAN, WISCONSIN, 53081

PROJ. NO. 2017-110

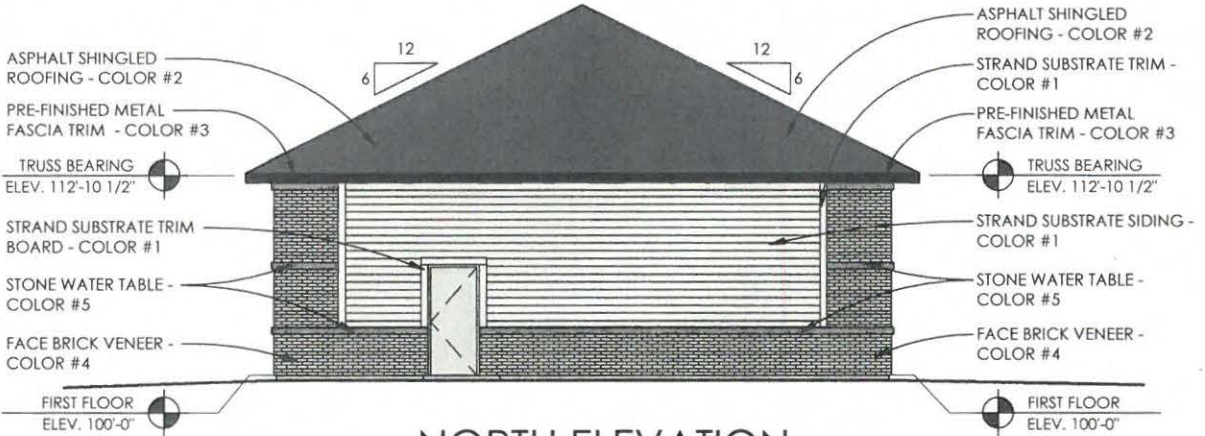
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WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

MARCH 13, 2018
NEW BUILDING

ATI PHYSICAL THERAPY

SHEBOYGAN, WISCONSIN, 53081
PROJ. NO. 2017-110

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CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R. O. No. 63-18-19 by City Clerk submitting a communication from Steven Westphal requesting an encroachment into the 5th Street right-of-way.

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

REPORT DATE: July 6, 2018

MEETING DATE: July 10, 2018

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:

Mr. Westphal states the following about the proposed encroachment:

- Applicant has been rehabbing/restoring this historic carriage house at 922 N. 5th Street.
- As part of the landscaping improvements to the property, applicant is planning on having a short retaining wall installed along the north side of the property.
- Due to the slope of the hill being retained, they would like to extend the wall slightly into the City of Sheboygan N. 5th Street public right-of-way. The retaining wall would be constructed to the back edge of the City sidewalk.
- Extending the retaining wall to the City sidewalk will allow the wall to have a short return thereby improving the walls strength and integrity.
- The proposed encroachment would extend approximately three (3) feet into the right-of-way with a total encroached area less than 14sf.
- The retaining wall will have a maximum height of 36 inches (3 feet). However, the wall will be staggered lowered as approaches the City sidewalk – approximately 24-30 inches in the encroached area.

STAFF COMMENTS:

Staff is acceptable to the proposed encroachment, however, the Plan Commission may want to ask about the retaining wall design – materials, colors, etc.

ACTION REQUESTED:

Motion to recommend the Common Council approve Res. No. 63-18-19.

ATTACHMENTS:

Res. No. 63-18-19

II

4.3

R. O. No. 63 - 18 - 19. By CITY CLERK. July 2, 2018.

Submitting a communication from Steve Westphal requesting an encroachment into the 5th Street right-of-way.

City Plan

CITY CLERK

JUN 20 '18 PM 2:36

June 20, 2018

City Common Council
City of Sheboygan
828 Center Ave
Sheboygan, WI 53081

**RE: Request for Encroachment of 5th Street Right of Way – Retaining Wall
922 N 5th Street**

Dear Members of the Common Council:

Over the past year, my partner and I have spent many hours rehabbing our residence located at 922 N 5th Street. It has been an honor restoring one of the City's historic structures (carriage houses).

As part of the landscaping improvements, we are planning on having a short retaining wall installed along the north side of the property. Due to the slope of the hill being retained, we would like to extend the wall slightly into the 5th Street Right of Way (to the existing city sidewalk). This will allow the wall to have a short return thereby improving the wall's strength and integrity. The proposed encroachment would extend approximately three feet from the property line, with a total encroached area less than 14 square feet.

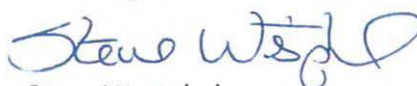
The retaining wall will have a maximum height of 36 inches. However, the wall will be staggered lower as it approaches the city side walk. The expectation is for the wall to be approximately 24-30 inches in the encroached area.

In working with the City's Engineering Department, we have included the following exhibits:

Exhibits A-1 and A-2 (survey maps)
Exhibit B (legal description of encroachment)

Thank you in advance for your consideration and attention to this matter.

Sincerely,



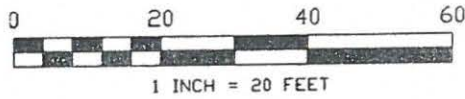
Steve Westphal

EXHIBIT A-1
EXISTING SURVEY MAP TO ACCOMPANY ENCROACHMENT MAP
PLAT OF SURVEY FOR STEVE WESTPHAL

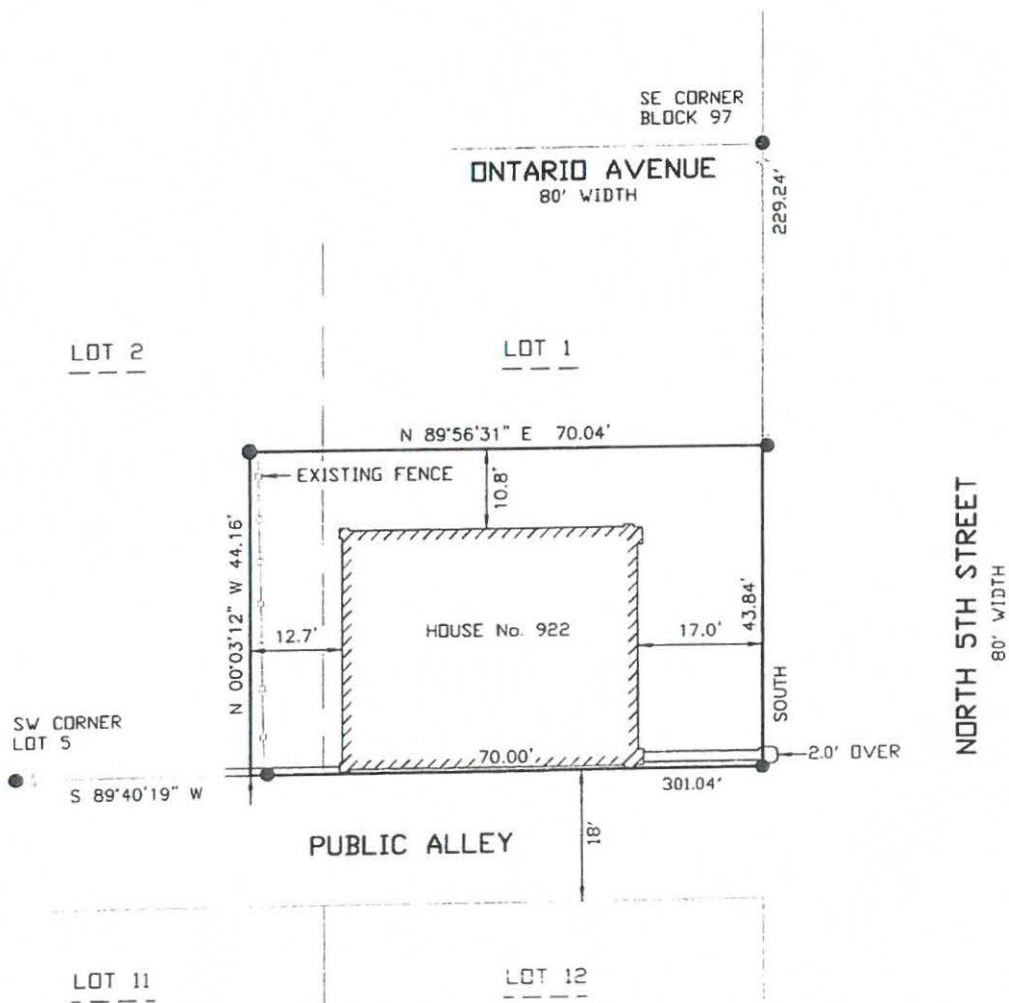
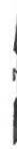
THE SOUTH 44 FEET OF LOT 1 AND THE SOUTH 44 FEET OF LOT 2,
 BLOCK 103, ORIGINAL PLAT OF SHEBOYGAN, SHEBOYGAN COUNTY, WI.

LEGEND:

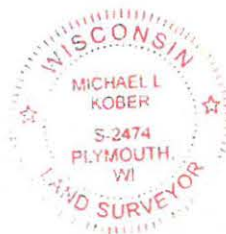
- 1" IRON PIPE FOUND
- SAWED ARROW SET



BEARINGS ARE REFERENCED TO THE WEST LINE
 OF 5TH STREET WHICH BEARS: ASSIGNED: SOUTH



I hereby certify that I have made such survey and map,
 and that the Plat shown hereon is a true and correct
 representation of the survey made under my responsible
 direction, and performed on March 23, 2017, that such
 survey is in accordance with the minimum standards for
 property surveys as identified in Chapter AE7 of the
 Wisconsin Administrative Code.



4-7-17
 Date

Michael L. Kober
 Michael L. Kober
 W6200 Hilltop Road
 Plymouth, WI 53073
 (920) 892-4441

EXHIBIT A-2
ENCROACHMENT MAP
FOR RETAINING WALL

(Benefiting parcel known as 922 N. 5th Street, Sheboygan, WI)

PART OF THE NORTH 5TH STREET RIGHT OF WAY ADJACENT TO PART OF LOT 1, BLOCK 103, ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 15 NORTH, RANGE 23 EAST.

LEGEND:

- 1' IRON PIPE FOUND
- SAWED ARROW SET

BEARINGS ARE REFERENCED TO THE WEST LINE OF 5TH STREET WHICH BEARS: ASSIGNED: SOUTH



Line Table

- L1 four (4) feet
- L2 three (3) feet, four (4) inches
- L3 four (4) feet
- L4 three (3) feet, four (4) inches

Lines not shown to scale

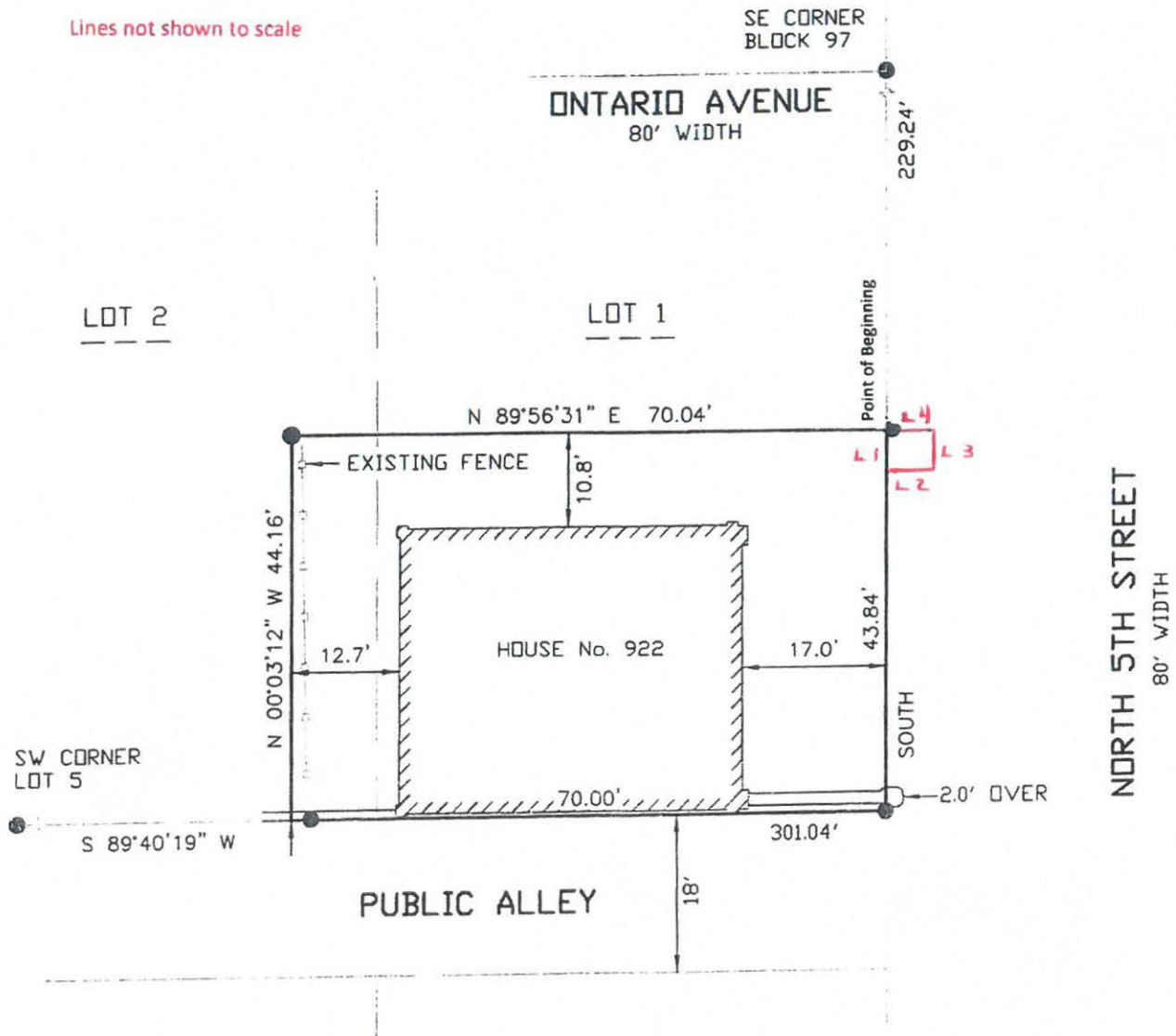


EXHIBIT B

ENCROACHMENT DESCRIPTION

FOR RETAINING WALL

(Benefiting parcel known as 922 N. 5th Street, Sheboygan, WI)

PART OF THE NORTH 5TH STREET RIGHT OF WAY ADJACENT TO PART OF LOT 1, BLOCK 103, ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 15 NORTH, RANGE 23 EAST.

Commencing at the SE corner of Block 97 in the Northeast 1/4 of said Section 23, thence South along the West Right of Way line of said North 5th Street (hereafter referred to as "West Right of Way line") a distance of 229.24 feet to the Point of Beginning for this description:

Thence South along the West Right of Way line a distance of four (4) feet (shown on map as L1);

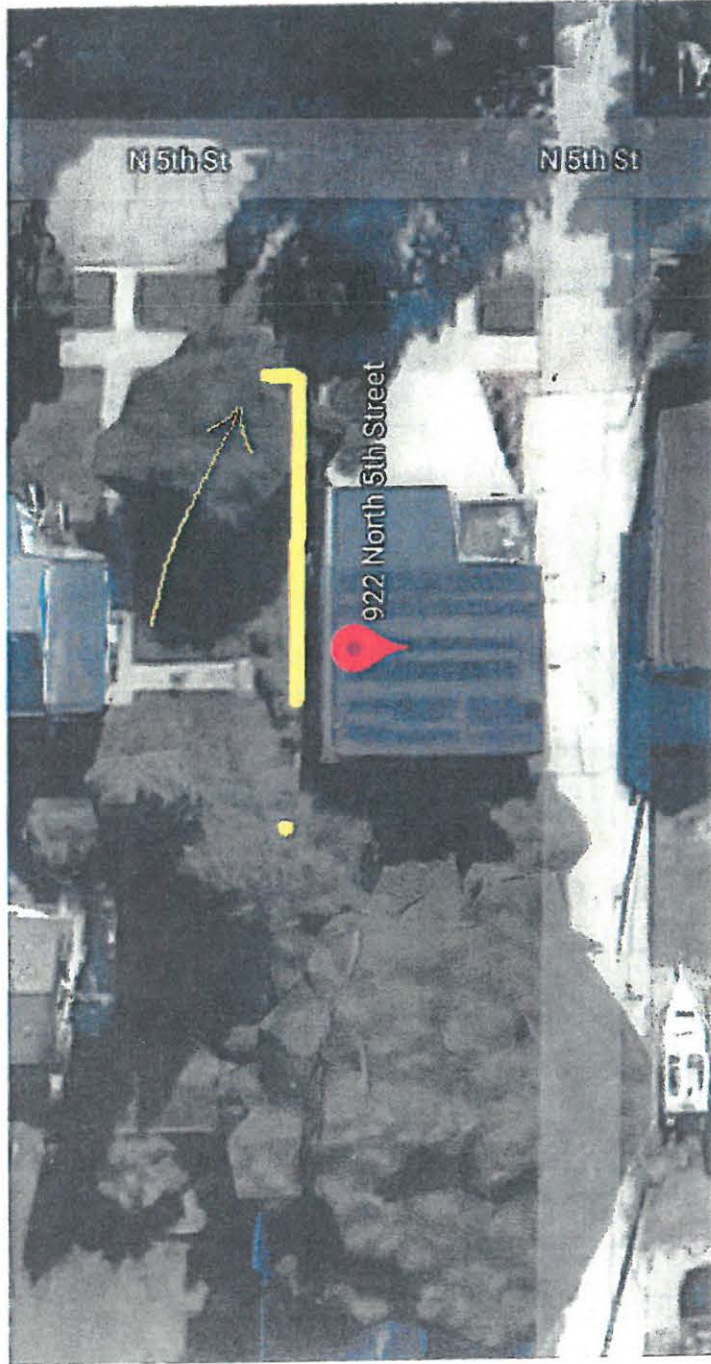
Thence East along a line perpendicular to the West Right of Way line a distance of three (3) feet, four (4) inches, which then abuts an existing sidewalk located within the right of way (shown on map as L2);

Thence North along a line a distance of four (4) feet that is parallel to the West Right of Way line and immediately adjacent to the existing sidewalk (shown on map as L3);

Thence West along a line perpendicular to the West Right of Way line a distance of three (3) feet, four (4) inches, to the Point of Beginning (shown on map as L4).

The above described land contains .0003060 acres (13.33 square feet) of land, more or less.

End of description.



CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R. O. No. 64-18-19 by City Clerk submitting a Certified Survey Map (Middle section of the new SouthPointe Enterprise Campus) including dedication of public street right-of-way for Stahl Road and South Taylor Drive between Stahl Road and SouthPointe Drive as shown on the attached map.

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

REPORT DATE: July 6, 2018

MEETING DATE: July 10, 2018

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 City of Sheboygan has retained Ruekert Mielke to draft Certified Survey Maps (CSM) for the new SouthPointe Enterprise Campus. The CSM's will create overall parcels for the campus that can be subdivided when parcels are sold for future development. This CSM also dedicates the street right-of-way for Stahl Road and South Taylor Drive running north and south between Stahl Road and SouthPointe Drive.

STAFF COMMENTS:

None.

ACTION REQUESTED:

Motion to recommend to the Common Council approval of R. O. No. 64-18-19 by City Clerk submitting a Certified Survey Map (Middle section of the new SouthPointe Enterprise Campus) including dedication of public street right-of-way for Stahl Road and South Taylor Drive between Stahl Road and SouthPointe Drive.

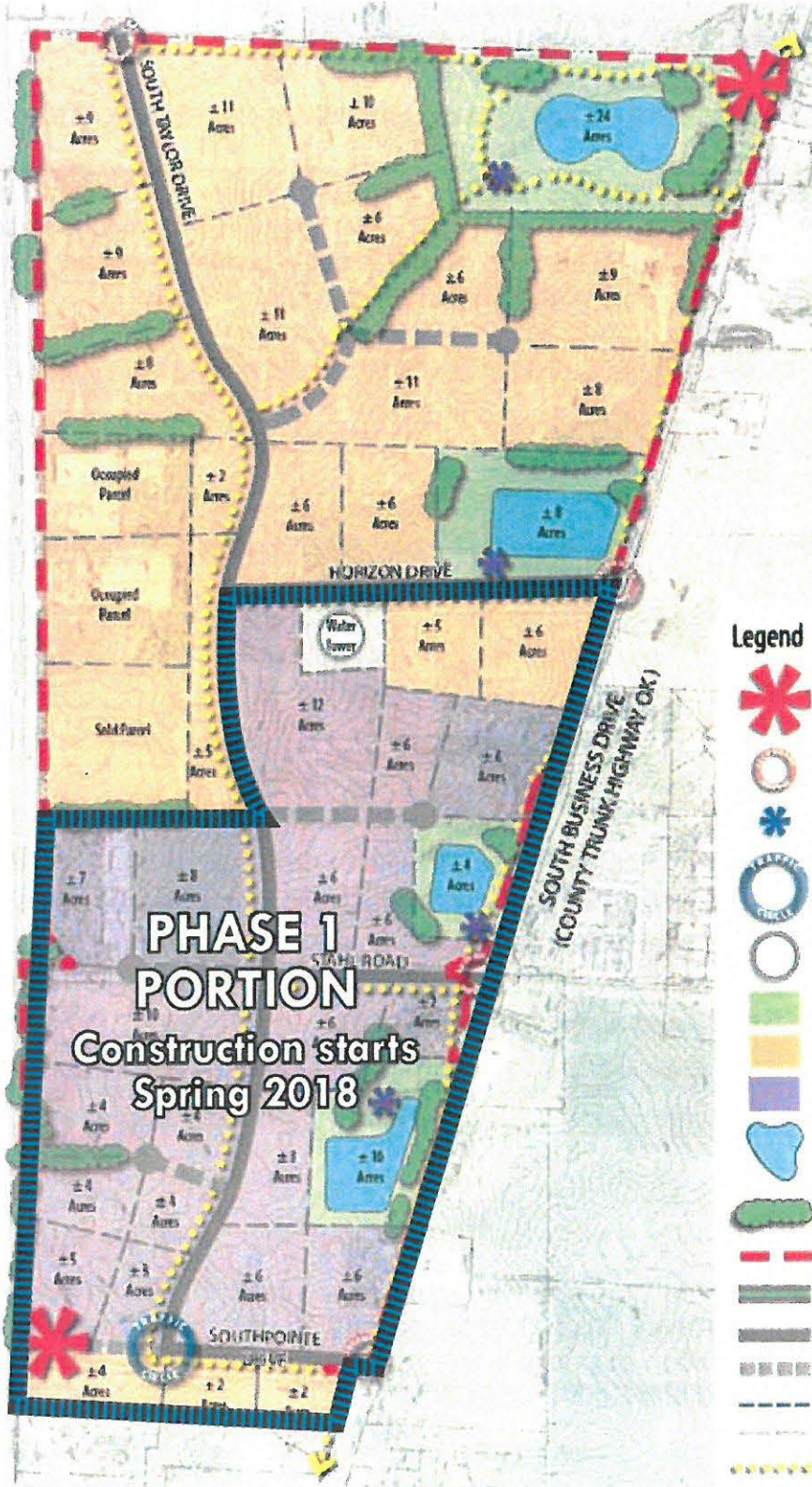
ATTACHMENTS:

Res. No. 64-18-19

Interstate 43

PHASE 1 PORTION

Construction starts Spring 2018



Legend

-  Gateway Element
-  Secondary Gateway
-  Recreational Amenity
-  Traffic Circle
-  Water Tower
-  Open Space
-  Office/Small Scale Industrial
-  Large Scale Industrial
-  Stormwater Management Area
-  Green Infrastructure Components
-  Study Area
-  Boulevard
-  Roadway
-  Potential Subdivision Access
-  Property Lines
-  Potential Property Division
-  Multi-Use Trail

II

4.4

R. O. No. 64 - 18 - 19. By CITY CLERK. July 2, 2018.

Submitting a Certified Survey Map (middle section of the new SouthPointe Enterprise Campus) including dedication of public street right-of-way for Stahl Road and South Taylor Drive between Stahl Road and SouthPointe Drive as shown on the attached map.

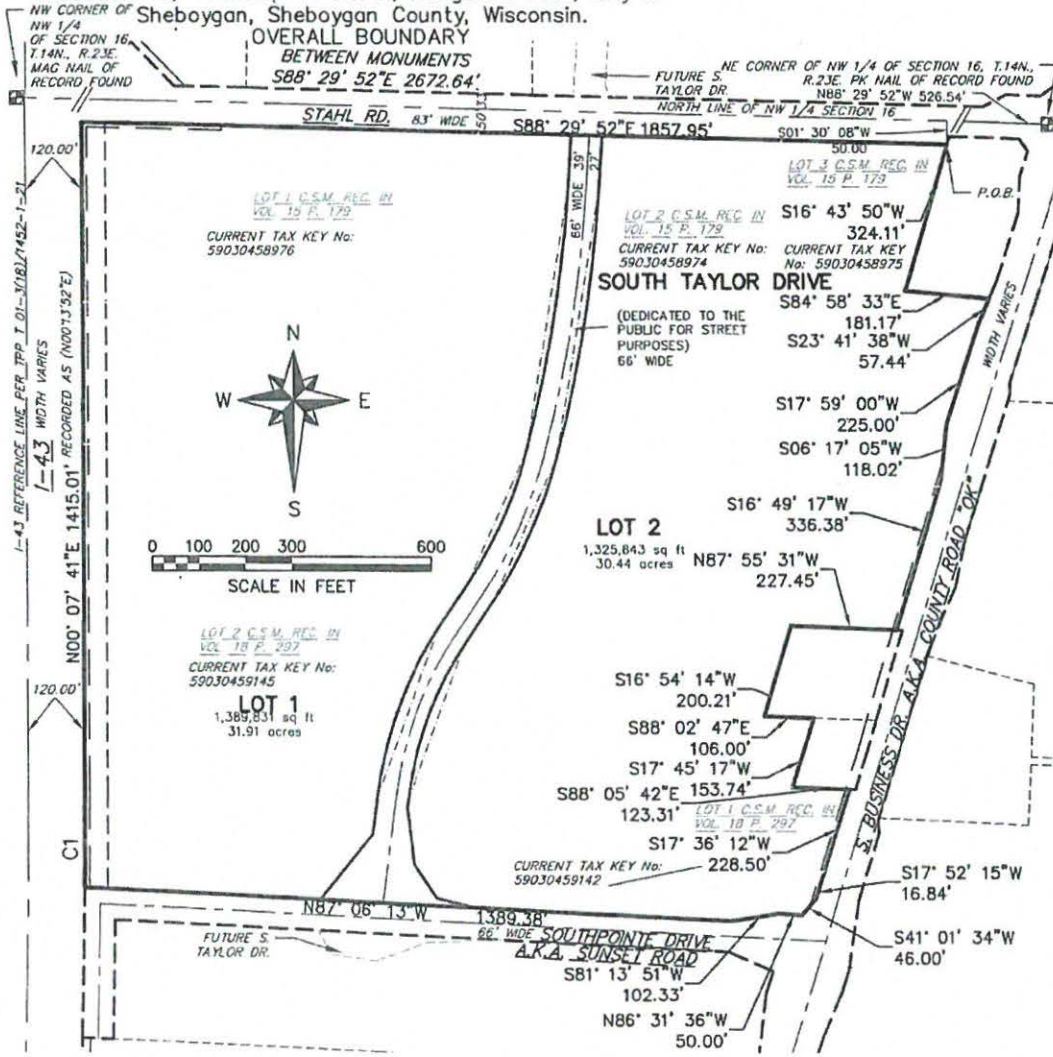
City Plan

CITY CLERK

CERTIFIED SURVEY MAP -

Being Lots 1, 2, and part of Lot 3 of C.S.M. recorded in Volume 15 Page 179, and Lot 1, and part of Lot 2 of C.S.M. recorded in Volume 18 Page 297, all located in parts of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the NW 1/4 of Section 16, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

Middle CSM



- NOTES:
1. BEARINGS ON THIS C.S.M REFLECT THE SHEBOYGAN COUNTY GRID. THE NORTH LINE OF THE NW 1/4 OF SEC. 16, T.14N., R.23E. IS ASSUMED TO BEAR S88°29'52"E.
 2. INTERIOR LOT CORNERS ARE SET 0.12' O.D. IRON PIPE, 18" LONG, WEIGHING 1.13# PER LIN. FT.
 3. SEE SHEETS 2-5 FOR LOT DETAILS.
 4. SEE SHEET 6 FOR EASEMENT AND RESERVATION DETAIL.
 5. TOTAL DEDICATED RIGHT-OF-WAY = 128,335 SF +/-
 6. TOTAL CSM AREA = 2,844,005 SF +/-
 7. NO ACCESS WILL BE ALLOWED TO I-43



Chris Ruetten

Chris Ruetten, P.L.S. 2942
Dated this 20th day of June, 2018



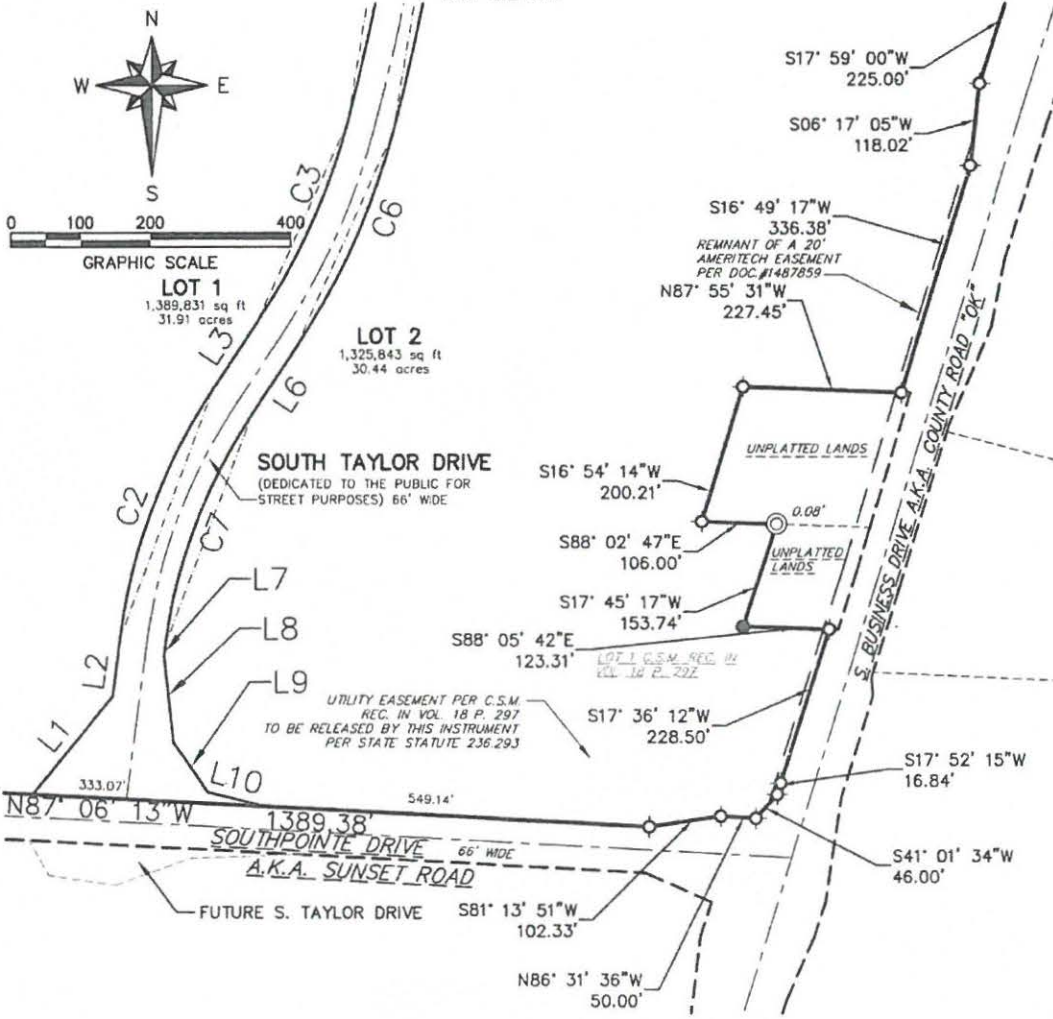
THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.
CHECKED BY: TGW (02/23/18)

OWNER/SUBDIVIDER:
City of Sheboygan
828 Center Ave. #100
Sheboygan, WI 53081
PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-542-5733

CERTIFIED SURVEY MAP - _____

Being Lots 1, 2, and part of Lot 3 of C.S.M. recorded in Volume 15 Page 179, and Lot 1, and part of Lot 2 of C.S.M. recorded in Volume 18 Page 297, all located in parts of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the NW 1/4 of Section 16, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

LOT DETAIL



SURVEY LEGEND

- ☒ PUBLIC LAND CORNER AS NOTED
- ⊙ FOUND 0.12' O.D. IRON PIPE UNLESS OTHERWISE NOTED
- FOUND 3/4" ⌀ IRON ROD
- ⊕ SET 0.12' O.D. IRON PIPE
- 18" LONG WEIGHING 1.13# PER LIN. FT.



Chris Ruetten

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018

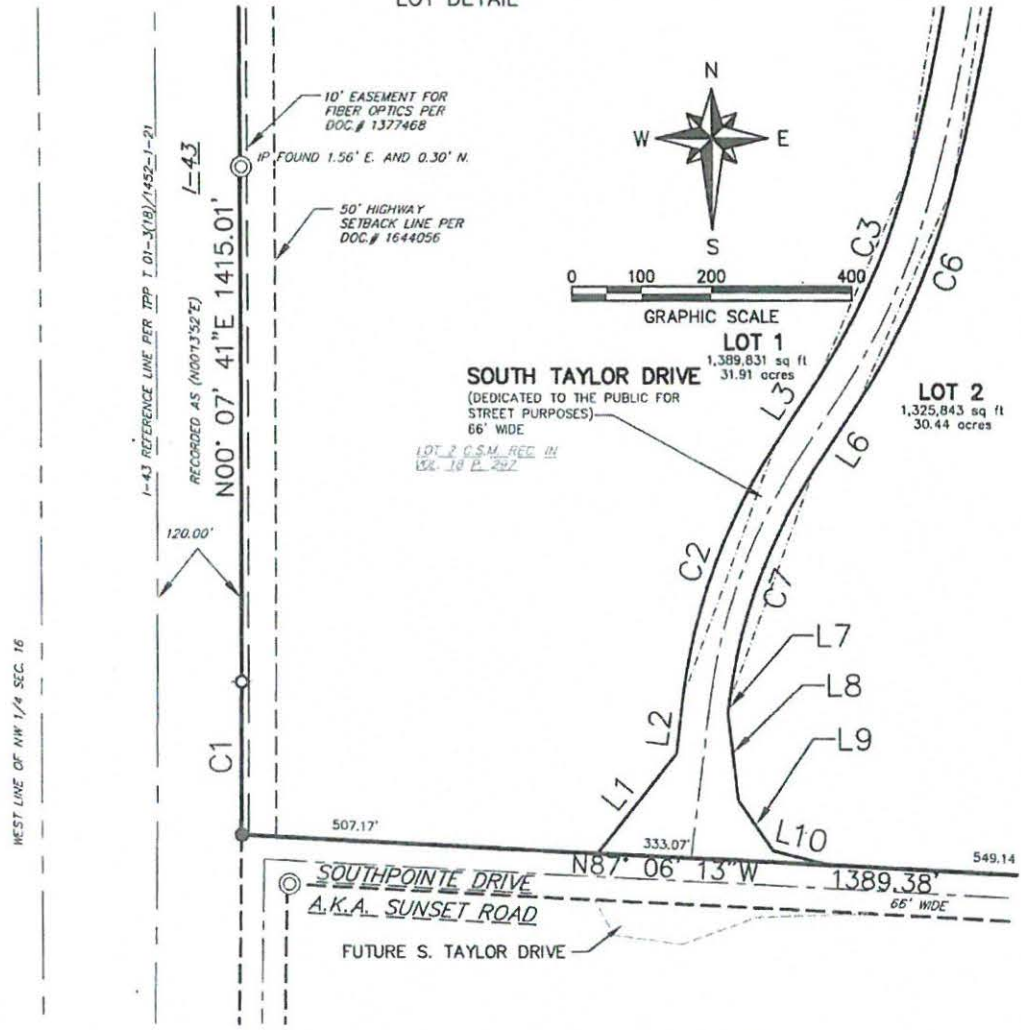


THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.
CHECKED BY: TGW (02/23/18)

CERTIFIED SURVEY MAP - _____

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LOT DETAIL



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Chris Ruetten

Chris Ruetten, P.L.S. 2942

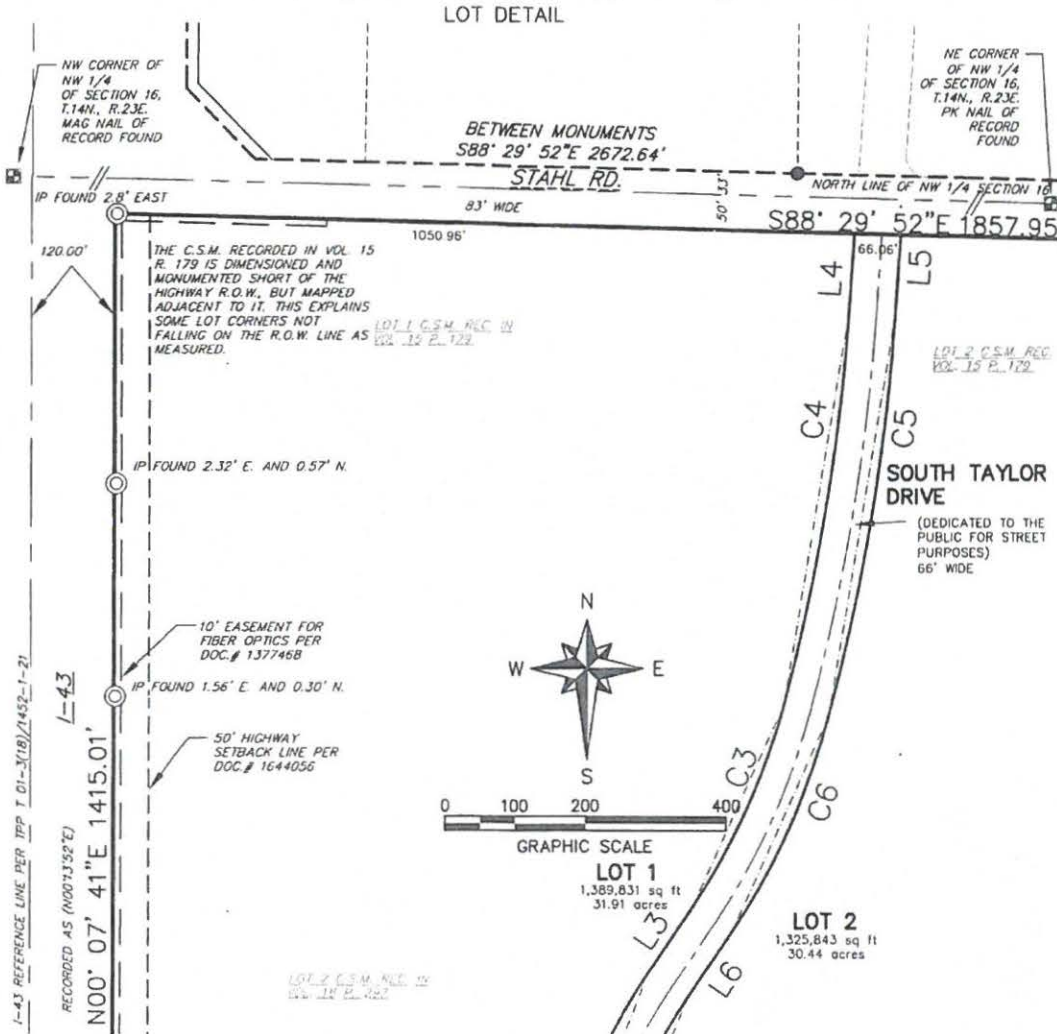
Dated this 20th day of June, 2018



THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.
CHECKED BY: TCW (02/23/18)

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SURVEY LEGEND

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- ⊕ SET 0.12' O.D. IRON PIPE
18" LONG WEIGHING 1.13# PER LIN. FT.



Chris Ruetten

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018

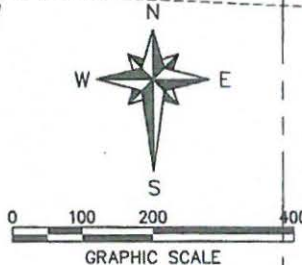
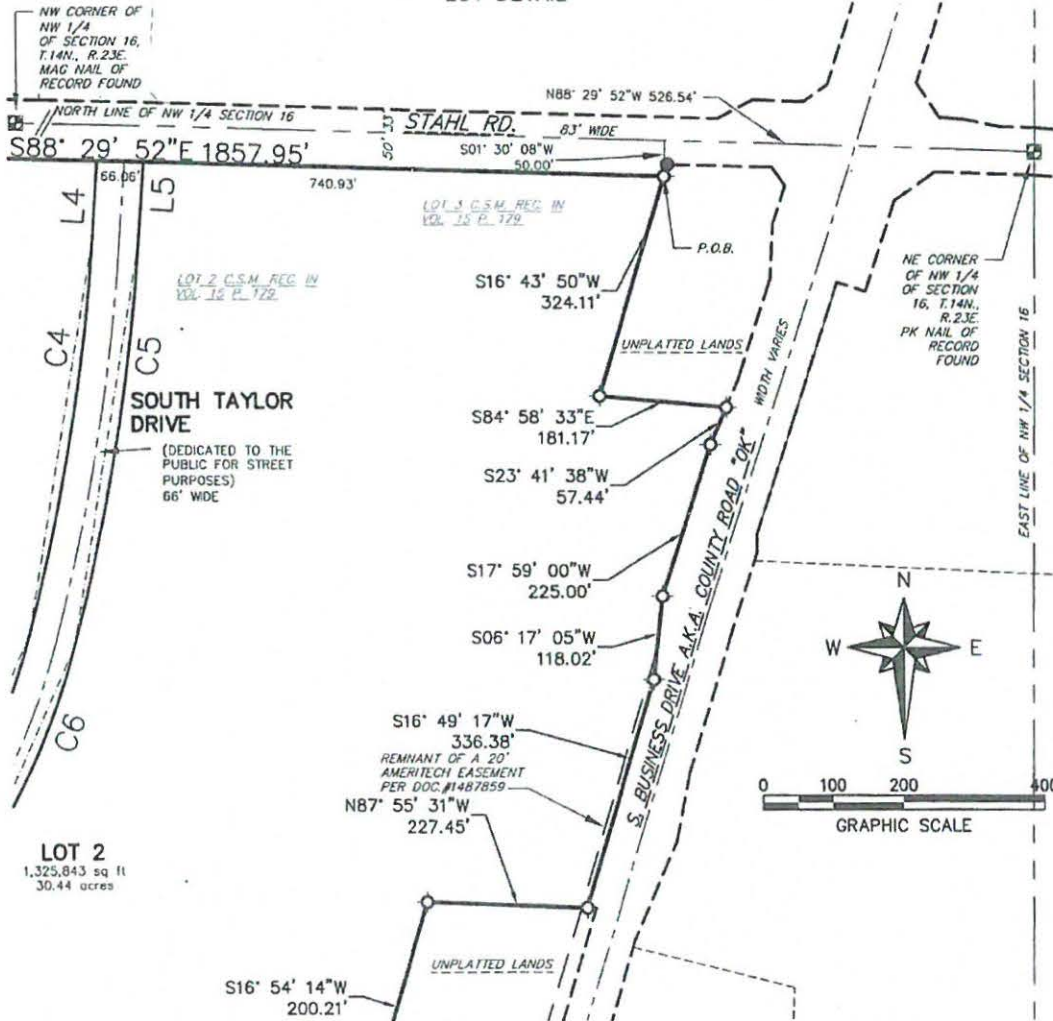


THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.
CHECKED BY: TGW (02/23/18)

CERTIFIED SURVEY MAP - _____

Being Lots 1, 2, and part of Lot 3 of C.S.M. recorded in Volume 15 Page 179, and Lot 1, and part of Lot 2 of C.S.M. recorded in Volume 18 Page 297, all located in parts of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the NW 1/4 of Section 16, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

LOT DETAIL



SURVEY LEGEND

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Chris Ruetten

Chris Ruetten, P.L.S. 2942

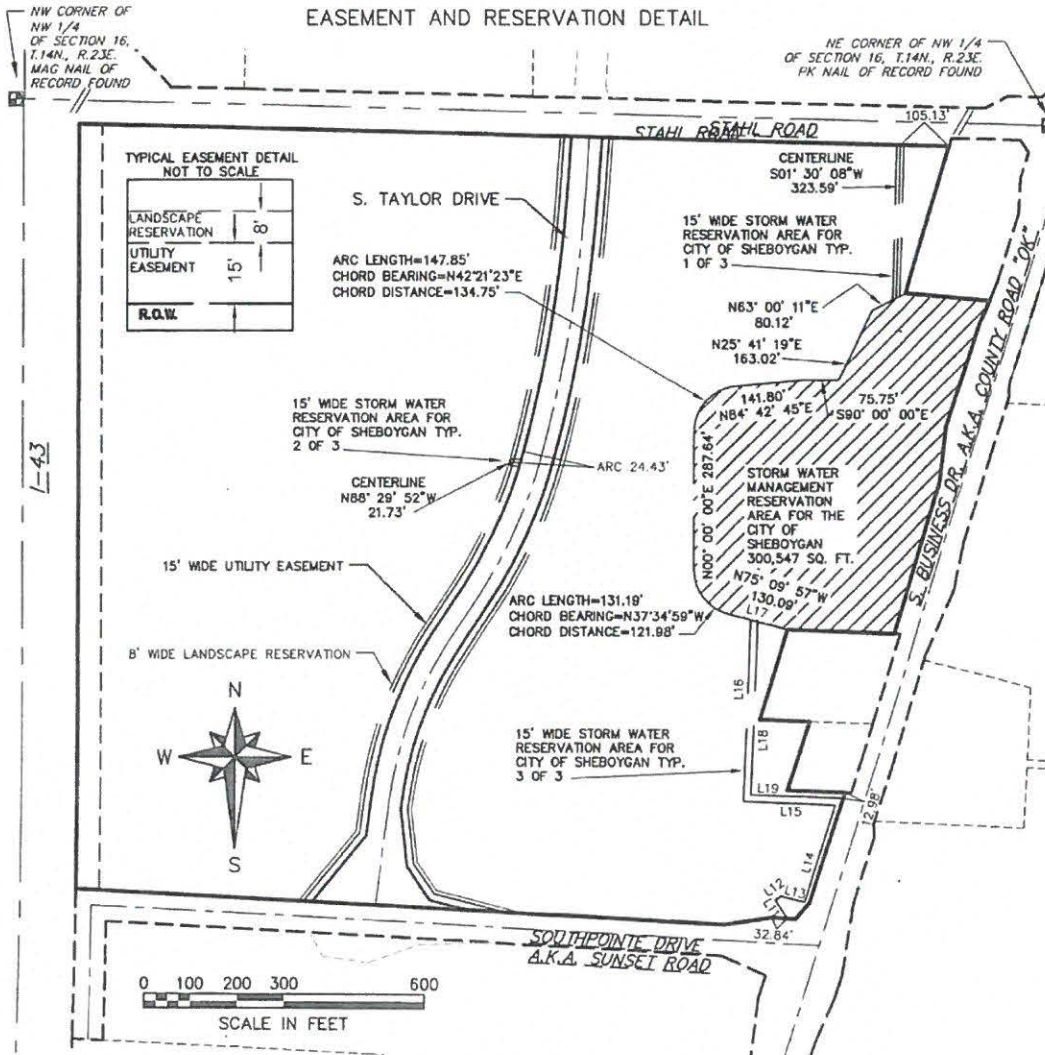
Dated this 20th day of June, 2018



THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.
 CHECKED BY: TGW (02/23/18)

CERTIFIED SURVEY MAP -

Being Lots 1, 2, and part of Lot 3 of C.S.M. recorded in Volume 15 Page 179, and Lot 1, and part of Lot 2 of C.S.M. recorded in Volume 18 Page 297, all located in parts of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the NW 1/4 of Section 16, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.



- EASEMENT AND RESERVATION NOTES:**
1. THE CITY OF SHEBOYGAN DEDICATES A 15 FOOT WIDE STRIP OF LAND, ADJACENT TO THE RIGHT-OF-WAY FOR SOUTH TAYLOR DRIVE, AS DEPICTED ON THIS SHEET, TO THE UTILITY COMPANIES THAT DISTRIBUTE NATURAL GAS, ELECTRICITY, TELEPHONE, CABLE TV, FIBER OPTICS, AND OTHER FORMS OF COMMUNICATION FOR THE CONSTRUCTION AND MAINTENANCE OF THEIR FACILITIES.
 2. THE CITY OF SHEBOYGAN RESERVES A 8 FOOT WIDE STRIP OF LAND, ADJACENT TO ABOVE MENTIONED 15 FOOT WIDE UTILITY EASEMENT AS DEPICTED ON THIS SHEET, FOR LANDSCAPING PURPOSES, AND WILL BE CONVEYED BY EASEMENT UPON THE SALE OF SAID LAND.
 3. THE CITY OF SHEBOYGAN RESERVES THE STORM WATER MANAGEMENT AREAS AS DEPICTED ON THIS SHEET, AND WILL BE CONVEYED BY EASEMENT UPON THE SALE OF SAID LANDS.



Chris Ruetten

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018



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 CHECKED BY: TGW (02/23/18)

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CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C1	23,038.31'	00°31'58"	214.21'	N00° 23' 40"E	214.21'	107.11'	N00° 39' 39"E	N00° 07' 41"E
C1 rec. as	22,981.28'	00°24'54"	166.51'	N00° 26' 19"E	166.51'			
C2	838.96'	26°12'13"	380.35'	N20° 27' 54"E	383.69'	195.26'	N07° 21' 48"E	N33° 33' 59"E
C3	961.00'	18°45'05"	313.11'	N24° 11' 26"E	314.51'	158.67'	N33° 33' 59"E	N14° 48' 54"E
C4	2,988.00'	10°51'47"	565.67'	N09° 23' 00"E	566.52'	284.11'	N14° 48' 54"E	N03° 57' 07"E
C5	3,054.00'	10°51'47"	578.17'	S09° 23' 00"W	579.03'	290.39'	S03° 57' 07"W	S14° 48' 54"W
C6	1,027.00'	18°45'05"	334.61'	S24° 11' 26"W	336.11'	169.57'	S14° 48' 54"W	S33° 33' 59"W
C7	772.96'	26°12'13"	350.43'	S20° 27' 54"W	353.51'	179.90'	S33° 33' 59"W	S07° 21' 48"W

Line Table		
Line #	Length	Direction
L1	180.78'	N39° 09' 35"E
L2	81.95'	N07° 21' 48"E
L3	113.70'	N33° 33' 59"E
L4	111.30'	N03° 57' 07"E
L5	114.12'	S03° 57' 07"W
L6	113.70'	S33° 33' 59"W
L7	16.14'	S07° 21' 48"W
L8	122.63'	S06° 34' 12"E
L9	86.80'	S34° 24' 28"E
L10	84.02'	S75° 58' 12"E

Line Table		
Line #	Length	Direction
L11	46.94'	N33° 48' 51"W
L12	15.00'	N56° 11' 09"E
L13	52.09'	S76° 09' 17"E
L14	233.66'	N17° 17' 00"E
L15	195.60'	N88° 05' 42"W
L16	386.94'	N02° 04' 28"E
L17	15.38'	S75° 09' 57"E
L18	368.50'	S02° 04' 28"W
L19	196.79'	S88° 05' 42"E



Chris Ruetten

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018



THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.
CHECKED BY: TGW (02/23/18)

CERTIFIED SURVEY MAP - _____

Being Lots 1, 2, and part of Lot 3 of C.S.M. recorded in Volume 15 Page 179, and Lot 1, and part of Lot 2 of C.S.M. recorded in Volume 18 Page 297, all located in parts of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the NW 1/4 of Section 16, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS

I, Chris Ruetten, Ruekert & Mielke, Inc., Professional Land Surveyor, do hereby certify that at the direction of the City of Sheboygan, that I have surveyed, divided and mapped lands being Lots 1, 2, and part of Lot 3 of C.S.M. recorded in Volume 15 Page 179, and Lot 1, and part of Lot 2 of C.S.M. recorded in Volume 18 Page 297, all located in parts of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the NW 1/4 of Section 16, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at Northeast corner of the aforesaid Northwest 1/4 of Section 16; thence N88°29'52"W along the North line of said Northwest 1/4 of Section 16, of distance of 526.54 feet; thence S01°30'08"W a distance of 50.00 feet to the South line of Stahl Road and the POINT OF BEGINNING; thence S16°43'50"W, along the Easterly line of Lot 3 of C.S.M recorded in Vol. 15 P. 179, a distance of 324.11 feet; thence S84°58'33"E along the Southerly line of said lands, a distance of 181.17 feet to the West line of County Road OK, and along said West line for the next 4 courses; thence S23°41'38"W a distance of 57.44 feet; thence S17°59'00"W, a distance of 225.00 feet; thence S06°17'05"W, a distance of 118.02 feet; thence S16°49'17"W, a distance of 336.38 feet; thence N87°55'31"W, along a Southerly line of Lot 2 C.S.M. recorded in Vol. 18 P. 297, a distance of 227.45 feet; thence S16°54'14"W, along an Easterly line of said Lot 2, a distance of 200.21 feet; thence S88°02'47"E, along a Northerly line of said Lot 2, a distance of 106.00 feet; thence S17°45'17"W, along an Easterly line of said Lot 2, a distance of 153.74 feet; thence S88°05'42"E, along the Northerly line of Lot 1 C.S.M. recorded in Vol. 18 P. 297, a distance of 123.31 feet to the West line of County Road OK, and along said West line for the next 3 courses; thence S17°36'12"W, a distance of 228.50 feet; thence S17°52'15"W, a distance of 16.84 feet; thence S41°01'34"W, a distance of 46.00 feet to the North line of SouthPointe Drive, and along said North line for the next 3 courses; thence N86°31'36"W, a distance of 50.00 feet; thence S81°13'51"W, a distance of 102.33 feet; thence N87°06'13"W, a distance of 1,389.38 feet to the East line of Interstate 43; thence along said East line and an arc of curve to the left, with a chord bearing N00°23'40"E for a distance of 214.21 feet, having a radius of 23,038.31 feet, having a delta of 00°31'58", and an arc length of 214.21 feet; thence N00°07'41"E, along said East line, a distance of 1,415.01 feet to the South line of Stahl Road; thence S88°29'52"E, along the South line of Stahl Road, a distance of 1,857.95 feet to the POINT OF BEGINNING. Containing 65.29 acres (2,844,009 Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey, land division and map by the direction of The City of Sheboygan, Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Sheboygan ordinances in surveying, dividing and mapping of same.



Chris Ruetten

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018



THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.

CHECKED BY: TGW (02/23/18)

CERTIFIED SURVEY MAP - _____

Being Lots 1, 2, and part of Lot 3 of C.S.M. recorded in Volume 15 Page 179, and Lot 1, and part of Lot 2 of C.S.M. recorded in Volume 18 Page 297, all located in parts of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the NW 1/4 of Section 16, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

MUNICIPAL OWNER'S CERTIFICATE

The CITY OF SHEBOYGAN, a Wisconsin municipal corporation created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. The City of Sheboygan, does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the City of Sheboygan, and the Sheboygan Plan Commission for approval or objection:

IN WITNESS WHEREOF the said CITY OF SHEBOYGAN, has caused these presents to be signed by Michael J. Vandersteen, its Mayor, and Meredith DeBruin, its clerk, at Sheboygan Wisconsin, and its company seal to be hereunto affixed on this ___ day of _____, 2018.

City of Sheboygan

By: Michael J Vandersteen, Mayor, City of Sheboygan

By: Meredith DeBruin, Clerk, City of Sheboygan

The execution of this Certified Survey Map by the city of Sheboygan is authorized by Resolution Enactment Number _____, adopted by the Common Council of the City of Sheboygan on the ___ day of _____, 2018.

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SS
Personally came before me this ___ day of _____, 2018, the above named Michael Vandersteen and Meredith DeBruin to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires/is Permanent: _____

CITY OF SHEBOYGAN PLAN COMMISSION CERTIFICATE

This Certified Survey Map is hereby approved for recording by the Sheboygan Plan Commission. Dated this ___ day of _____, 2018.

Signed: Michael J. Vandersteen, Chairman, City of Sheboygan Plan Commission

Signed: Steve Sokolowski, Secretary, City of Sheboygan Plan Commission

CITY OF SHEBOYGAN COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Sheboygan was hereby approved by the Common Council of the City of Sheboygan by R.O. Number _____ adopted on the ___ day of _____, 2018; that said R.O. provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Sheboygan for public use.

Dated this ___ day of _____, 2018

Signed: Michael J Vandersteen, Mayor, City of Sheboygan, Sheboygan County, Wisconsin

Signed: Meredith DeBruin, Clerk, City of Sheboygan, Sheboygan County, Wisconsin

EASEMENT RELEASE

The City of Sheboygan, as owner, and by having the right of enforcement, do hereby release the Utility Easement shown on this instrument, and as shown on Lot 1 of C.S.M. recorded in Volume 18, Page 297, as allowed pursuant to State Statute 236.293.

Signed: City of Sheboygan

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SS
Personally came before me this ___ day of _____, 2018, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires/is Permanent: _____



Handwritten signature of Chris Ruetten in red ink.

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018



THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S. CHECKED BY: TGW (02/23/18)

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R. O. No. 65-18-19 by City Clerk submitting a Certified Survey Map (Northern section of the new SouthPointe Enterprise Campus) including dedication of public street right-of-way for Horizon Drive and South Taylor Drive between Horizon Drive and Stahl Road as shown on the attached map.

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

REPORT DATE: July 6, 2018

MEETING DATE: July 10, 2018

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 City of Sheboygan has retained Ruekert Mielke to draft Certified Survey Maps (CSM) for the new SouthPointe Enterprise Campus. The CSM's will create overall parcels for the campus that can be subdivided when parcels are sold for future development. This CSM also dedicates the street right-of-way for Stahl Road and South Taylor Drive running north and south between Stahl Road and SouthPointe Drive.

STAFF COMMENTS:

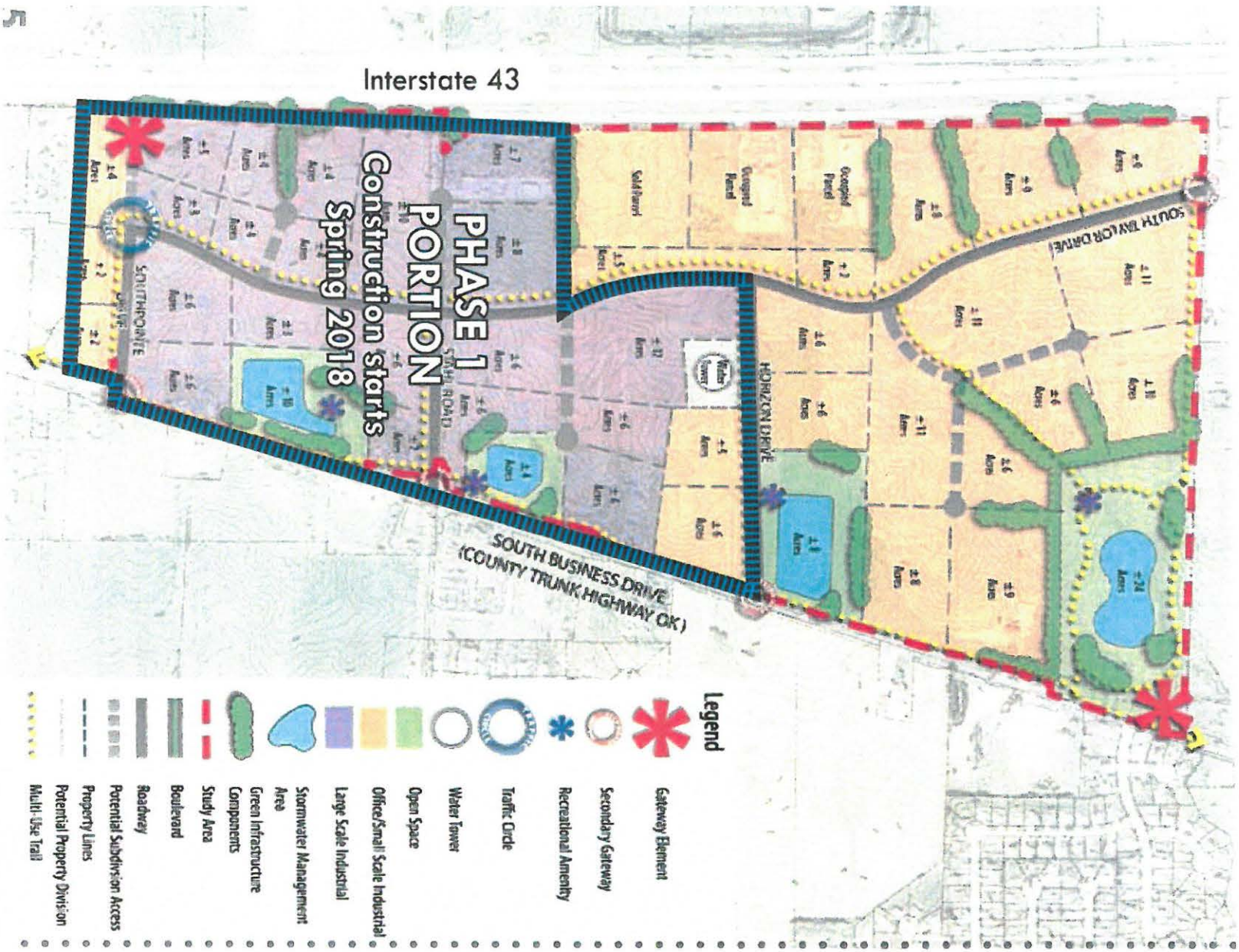
None.

ACTION REQUESTED:

Motion to recommend to the Common Council approval of R. O. No. 65-18-19 by City Clerk submitting a Certified Survey Map (Middle section of the new SouthPointe Enterprise Campus) including dedication of public street right-of-way for Stahl Road and South Taylor Drive between Stahl Road and SouthPointe Drive.

ATTACHMENTS:


















Res. No. 65-18-19



Interstate 43

**PHASE 1
PORTION**
Construction starts
Spring 2018

Legend

-  Gateway Bement
-  Secondary Gateway
-  Recreational Amenity
-  Traffic Circle
-  Water Tower
-  Open Space
-  Office/Small Scale Industrial
-  Large Scale Industrial
-  Stormwater Management Area
-  Green Infrastructure Components
-  Study Area
-  Boulevard
-  Roadway
-  Potential Subdivision Access
-  Property Lines
-  Potential Property Division
-  Multi-Use Trail

II

4.5

R. O. No. 45 - 18 - 19. By CITY CLERK. July 2, 2018.

Submitting a Certified Survey Map (Northern section of the new SouthPointe Enterprise Campus) including dedication of public street right-of-way for Horizon Drive and South Taylor Drive between Horizon Drive and Stahl Road as shown on the attached map.

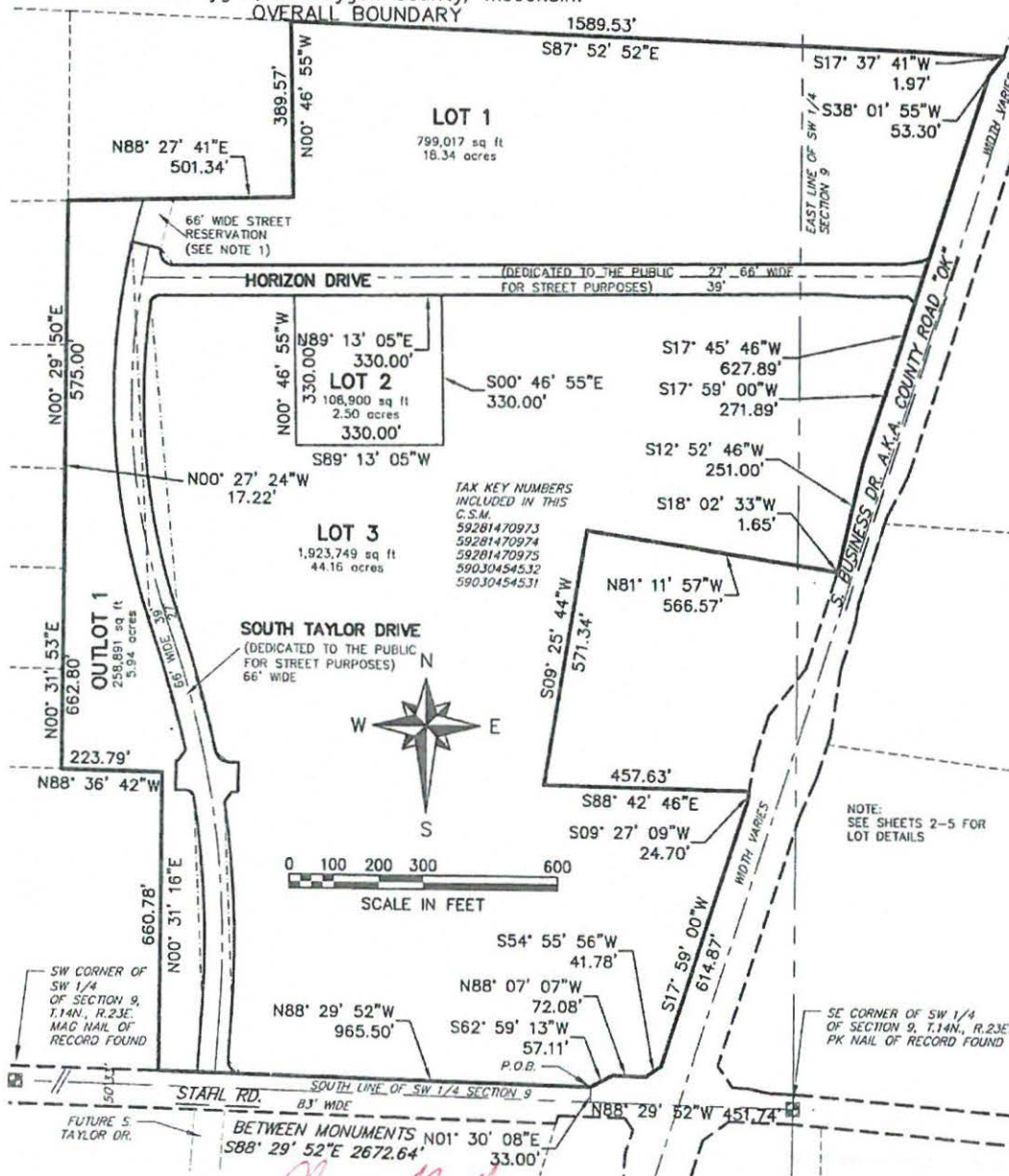
City Clerk

CITY CLERK

North
CSM

CERTIFIED SURVEY MAP -

Being parts of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the SW 1/4, and parts of the NW 1/4 and SW 1/4 of the SE 1/4, all of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.



Chris Ruetten
Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018



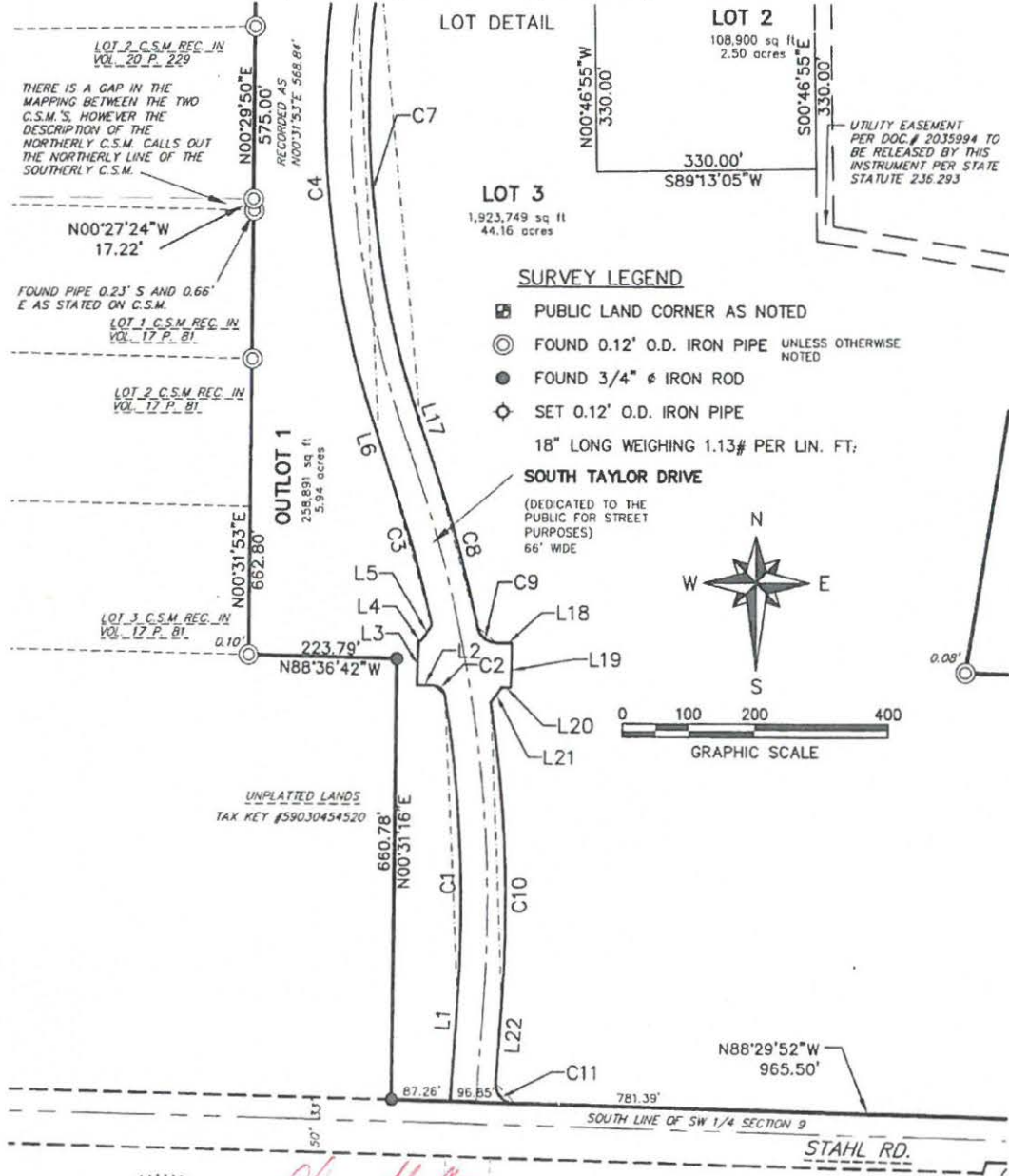
THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.
CHECKED BY: TGW (02/23/18)

OWNER/SUBDIVIDER:
City of Sheboygan
828 Center Ave. #100
Sheboygan, WI 53081

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-542-5733

CERTIFIED SURVEY MAP -

Being parts of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the SW 1/4, and parts of the NW 1/4 and SW 1/4 of the SE 1/4, all of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.



Chris Ruetten

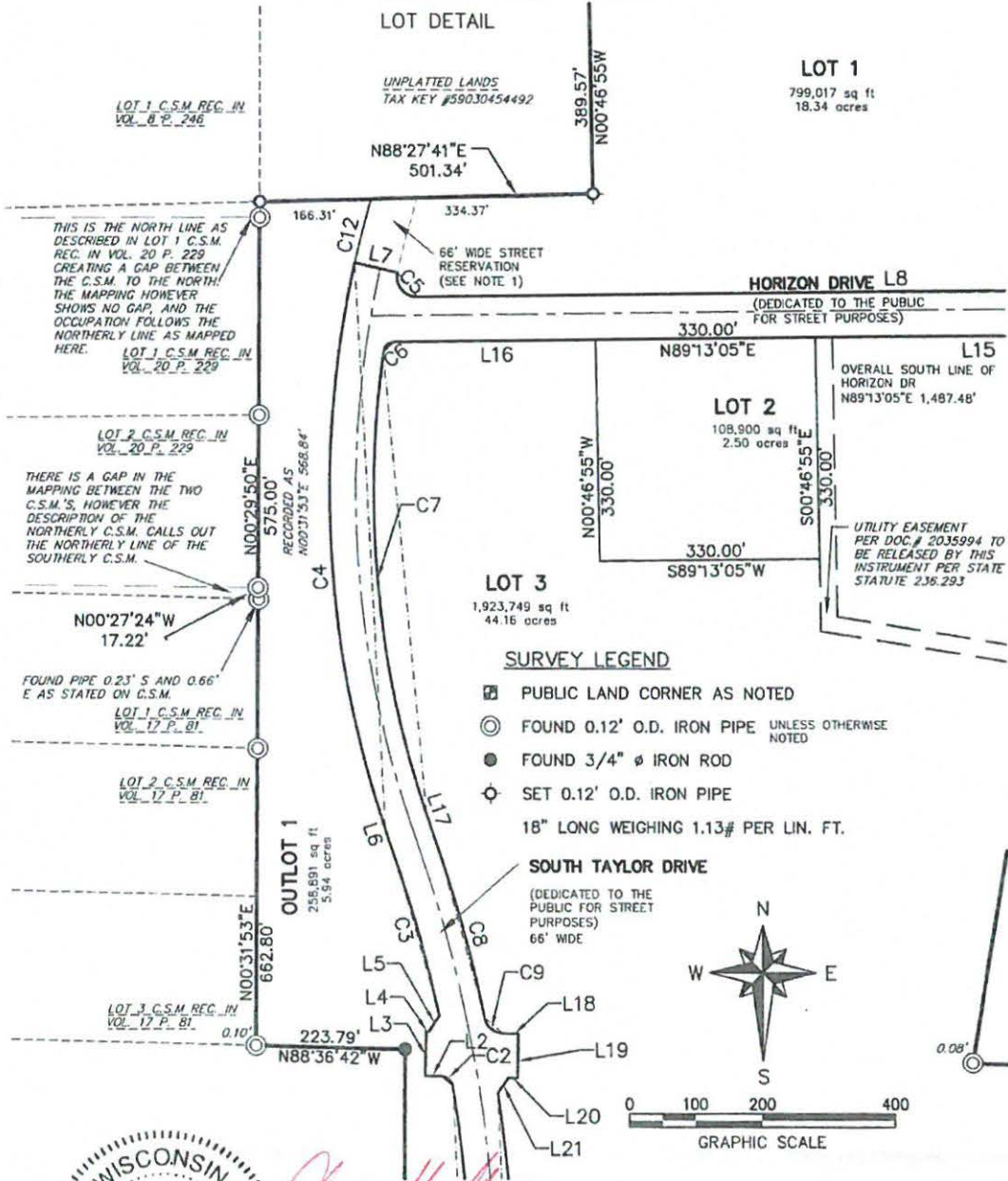
Chris Ruetten, P.L.S. 2942
Dated this 20th day of June, 2018

Ruekert·Mielke
www.ruekertmielke.com

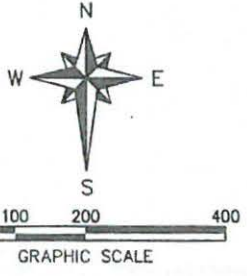
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CHECKED BY: TGW (02/23/18)

CERTIFIED SURVEY MAP - _____

Being parts of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the SW 1/4, and parts of the NW 1/4 and SW 1/4 of the SE 1/4, all of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.



- SURVEY LEGEND**
- ☐ PUBLIC LAND CORNER AS NOTED
 - ⊙ FOUND 0.12' O.D. IRON PIPE UNLESS OTHERWISE NOTED
 - FOUND 3/4" ⌀ IRON ROD
 - ⊕ SET 0.12' O.D. IRON PIPE
 - 18" LONG WEIGHING 1.13# PER LIN. FT.



Chris Ruetten

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018

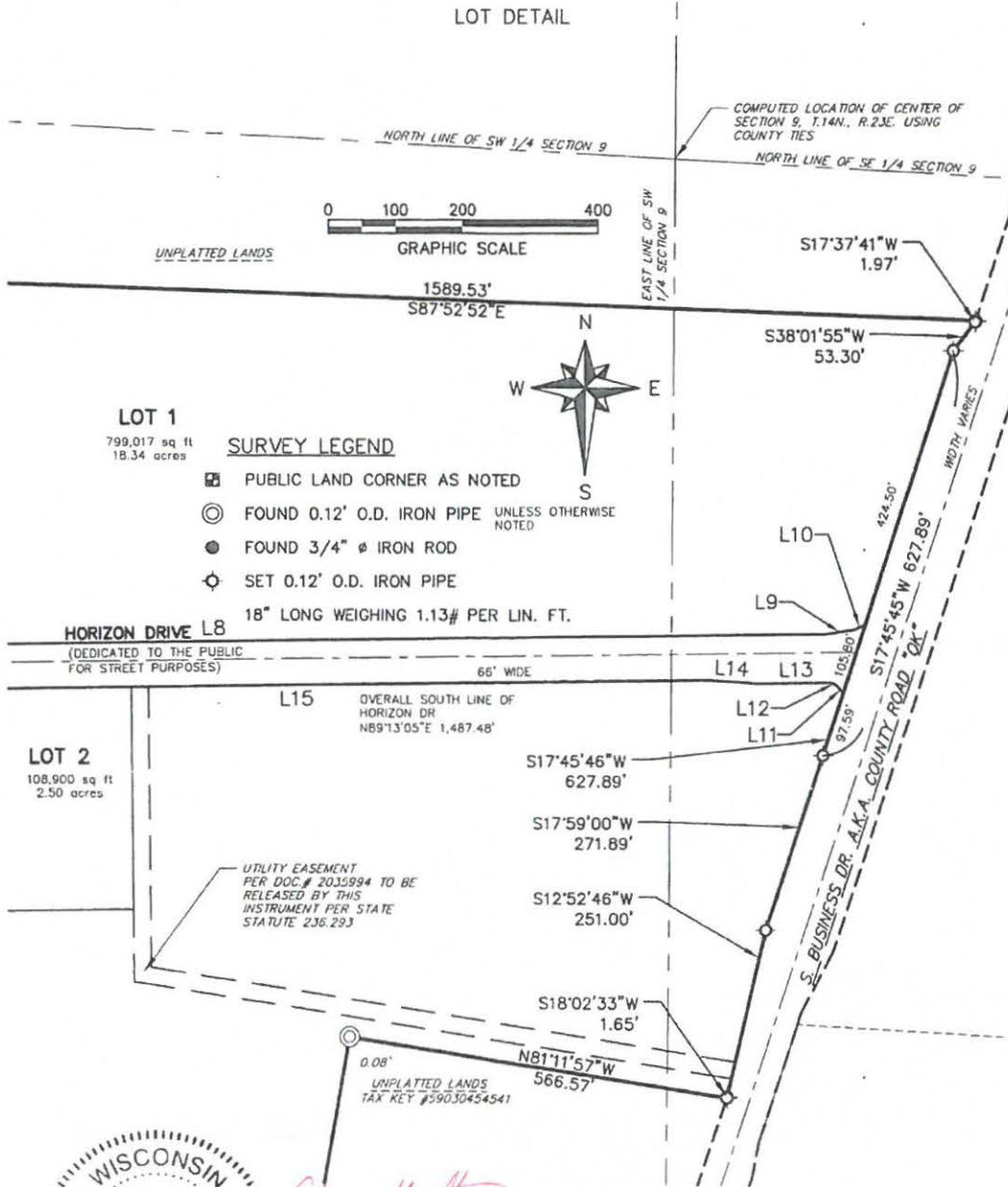


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CHECKED BY: TGW (02/23/18)

CERTIFIED SURVEY MAP -

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LOT DETAIL



Chris Ruetten

Chris Ruetten, P.L.S. 2942

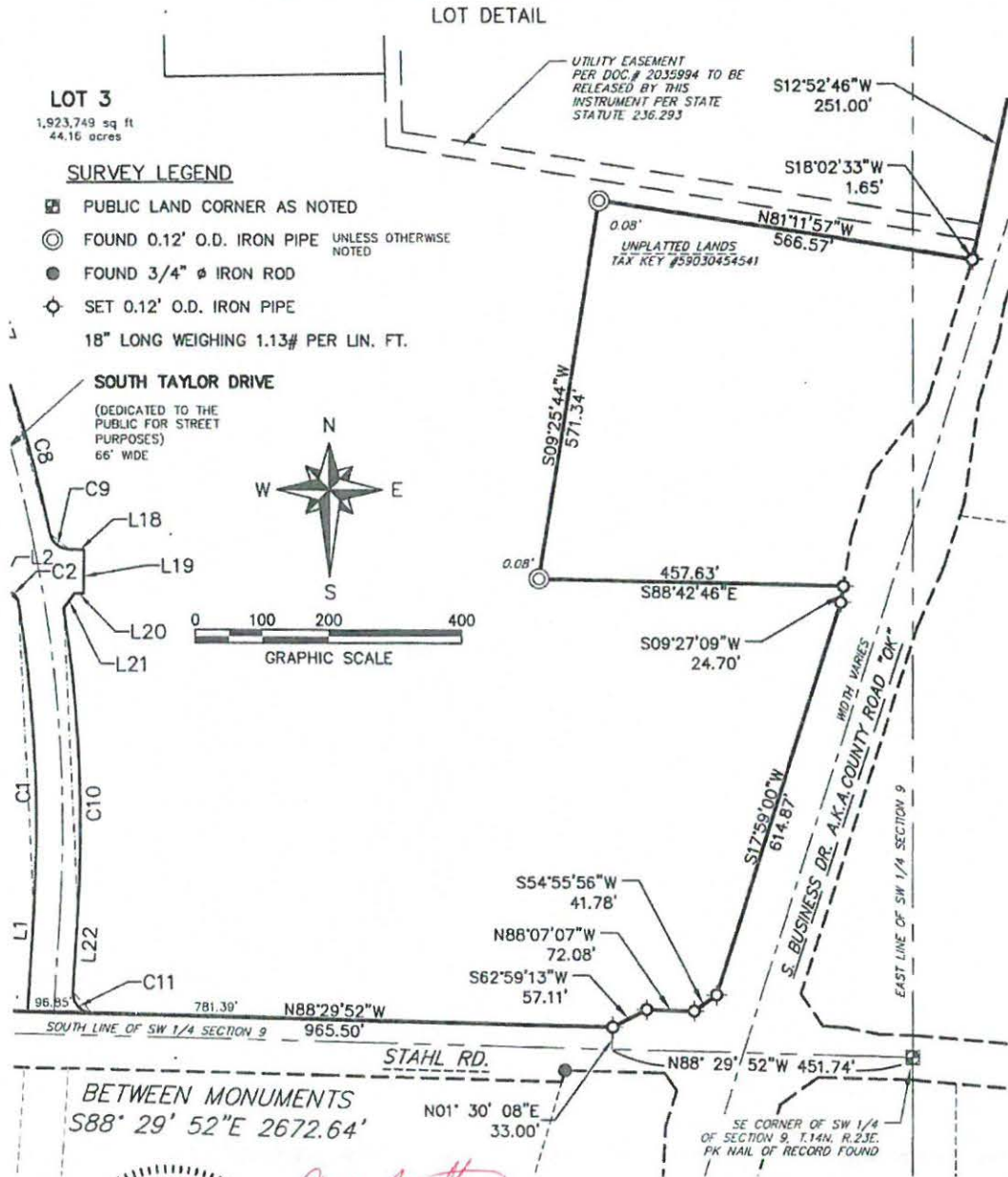
Dated this 20th day of June, 2018

Ruekert·Mielke
www.ruekertmielke.com

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CHECKED BY: TCW (02/23/18)

CERTIFIED SURVEY MAP - _____

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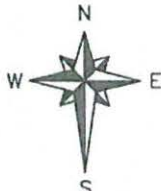
LOT 3
1,923,749 sq ft
44.16 acres

SURVEY LEGEND

- ☐ PUBLIC LAND CORNER AS NOTED
 - ⊙ FOUND 0.12' O.D. IRON PIPE UNLESS OTHERWISE NOTED
 - FOUND 3/4" ⌀ IRON ROD
 - ⊙ SET 0.12' O.D. IRON PIPE
- 18" LONG WEIGHING 1.13# PER LIN. FT.

SOUTH TAYLOR DRIVE

(DEDICATED TO THE PUBLIC FOR STREET PURPOSES)
66' WIDE



BETWEEN MONUMENTS
S88° 29' 52"E 2672.64'



Chris Ruetten

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018

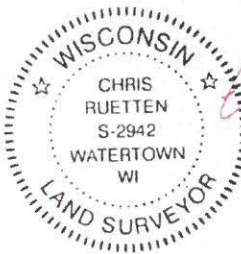
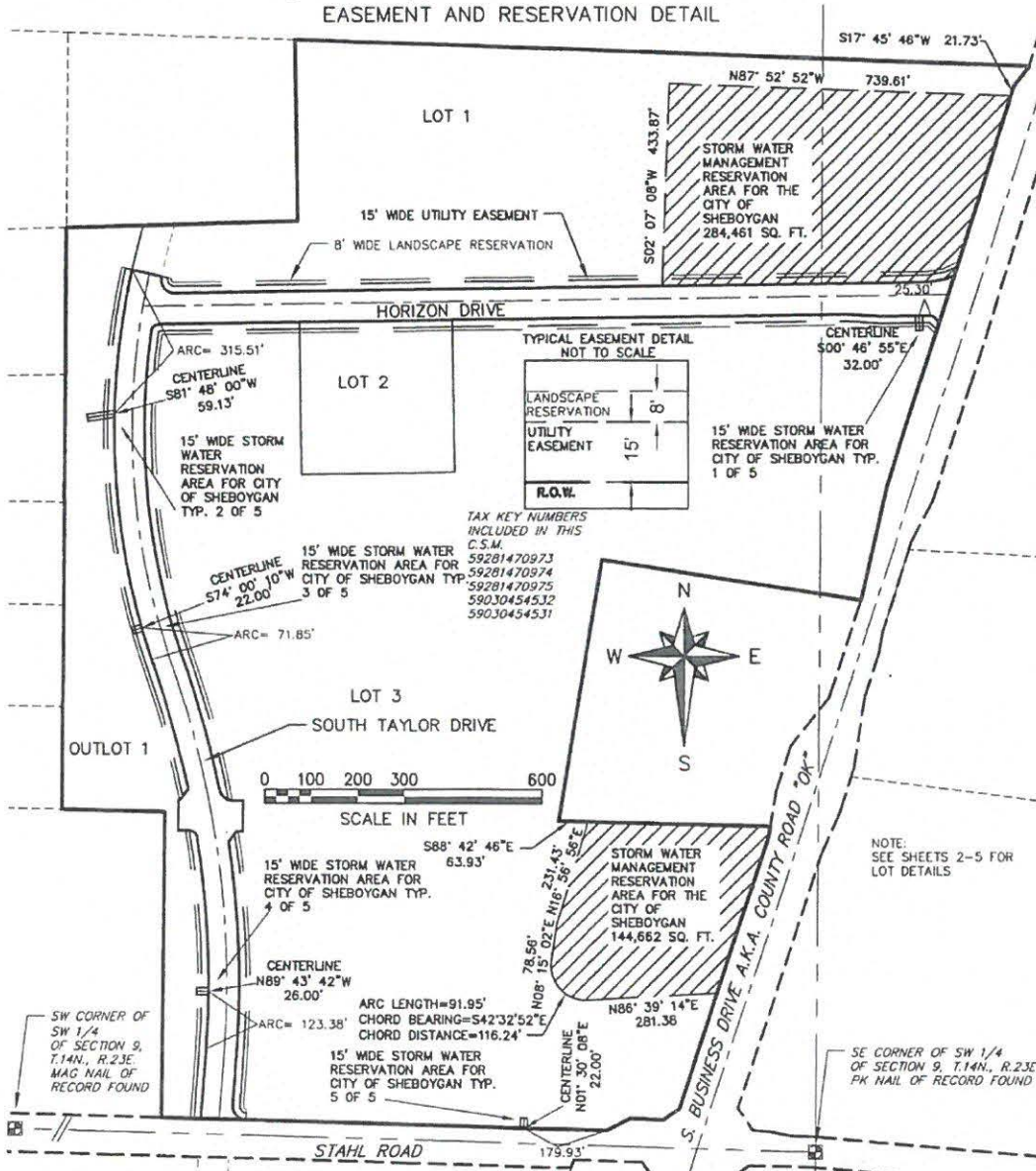


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CERTIFIED SURVEY MAP -

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EASEMENT AND RESERVATION DETAIL



Chris Ruetten

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018



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 CHECKED BY: TGW (02/23/18)

- EASEMENT AND RESERVATION NOTES:**
1. THE CITY OF SHEBOYGAN DEDICATES A 15 FOOT WIDE STRIP OF LAND, ADJACENT TO THE RIGHTS-OF-WAY FOR HORIZON DRIVE, AND SOUTH TAYLOR DRIVE, AS DEPICTED ON THIS SHEET, TO THE UTILITY COMPANIES THAT DISTRIBUTE NATURAL GAS, ELECTRICITY, TELEPHONE, CABLE TV, FIBER OPTICS, AND OTHER FORMS OF COMMUNICATION FOR THE CONSTRUCTION AND MAINTENANCE OF THEIR FACILITIES.
 2. THE CITY OF SHEBOYGAN RESERVES A 8 FOOT WIDE STRIP OF LAND, ADJACENT TO ABOVE MENTIONED 15 FOOT WIDE UTILITY EASEMENT AS DEPICTED ON THIS SHEET, FOR LANDSCAPING PURPOSES, AND WILL BE CONVEYED BY EASEMENT UPON THE SALE OF SAID LAND.
 3. THE CITY OF SHEBOYGAN RESERVES THE STORM WATER MANAGEMENT AREAS AS DEPICTED ON THIS SHEET, AND WILL BE CONVEYED BY EASEMENT UPON THE SALE OF SAID LANDS.

CERTIFIED SURVEY MAP - _____

Being parts of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the SW 1/4, and parts of the NW 1/4 and SW 1/4 of the SE 1/4, all of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C1	2016.00'	13°02'16"	457.76'	N02° 34' 01"W	458.74'	230.37'	N03° 57' 07"E	N09° 05' 09"W
C2	17.50'	79°36'13"	22.40'	N48° 53' 16"W	24.31'	14.58'	N09° 05' 09"W	N88° 41' 22"W
C3	2016.00'	06°32'33"	230.07'	N15° 23' 01"W	230.20'	115.23'	N12° 06' 45"W	N18° 39' 18"W
C4	1549.00'	31°34'27"	842.85'	N02° 52' 04"W	853.61'	437.94'	N18° 39' 18"W	N12° 55' 09"E
C5	29.50'	103°42'04"	46.40'	S38° 55' 53"E	53.39'	37.56'	S12° 55' 09"W	N89° 13' 05"E
C6	17.50'	80°55'13"	22.71'	S48° 45' 29"W	24.72'	14.93'	S89° 13' 05"W	S08° 17' 52"W
C7	1483.00'	26°57'10"	691.21'	S05° 10' 43"E	697.63'	355.39'	S08° 17' 52"W	S18° 39' 18"E
C8	2082.00'	07°00'10"	254.30'	S15° 09' 13"E	254.46'	127.39'	S18° 39' 18"E	S11° 39' 08"E
C9	29.50'	77°02'14"	36.74'	S50° 10' 15"E	39.66'	23.48'	S11° 39' 08"E	S88° 41' 22"E
C10	2082.00'	12°27'57"	452.09'	S02° 16' 52"E	452.98'	227.39'	S08° 30' 51"E	S03° 57' 07"W
C11	29.50'	92°26'59"	42.60'	S42° 16' 23"E	47.60'	30.79'	S03° 57' 07"W	S88° 29' 52"E
C12	1549.00'	03°37'03"	97.79'	S14° 43' 41"W	97.80'	48.92'	S16° 32' 12"W	S12° 55' 09"W

Line Table		
Line #	Length	Direction
L1	151.40'	N03° 57' 07"E
L2	24.13'	N88° 41' 22"W
L3	66.00'	N01° 18' 38"E
L4	4.17'	S88° 41' 22"E
L5	28.28'	N33° 49' 30"E
L6	59.86'	N18° 39' 18"W
L7	66.00'	S77° 04' 51"E
L8	1629.55'	N89° 13' 05"E
L9	40.97'	N80° 18' 47"E
L10	18.07'	N64° 00' 04"E
L11	16.05'	N43° 24' 34"W

Line Table		
Line #	Length	Direction
L12	7.41'	N67° 05' 44"W
L13	107.48'	S89° 13' 05"W
L14	75.20'	N86° 35' 16"W
L15	854.67'	S89° 13' 05"W
L16	302.81'	S89° 13' 05"W
L17	59.86'	S18° 39' 18"E
L18	22.78'	S88° 41' 22"E
L19	66.00'	S01° 18' 38"W
L20	13.35'	N88° 41' 22"W
L21	27.73'	S35° 41' 02"W
L22	117.78'	S03° 57' 07"W

- NOTES:
1. THE CITY OF SHEBOYGAN RESERVES THE 66' WIDE AREA DEPICTED ON THIS MAP FOR FUTURE STREET PURPOSES.
 2. BEARINGS ON THIS C.S.M. REFLECT THE SHEBOYGAN COUNTY GRID. THE SOUTH LINE OF THE SW 1/4 OF SEC. 9, T.14N., R.23. IS ASSUMED TO BEAR N88°29'52"W.
 3. INTERIOR LOT CORNERS ARE SET 0.12" O.D. IRON PIPE, 18" LONG, WEIGHING 1.13# PER LIN. FT.
 4. TOTAL DEDICATED RIGHT-OF-WAY AREA = 242,726 SF +/-
 5. TOTAL CSM AREA = 3,333,268 SF +/-



Chris Ruetten

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018



THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.
CHECKED BY: TGW (02/23/18)

CERTIFIED SURVEY MAP - _____

Being parts of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the SW 1/4, and parts of the NW 1/4 and SW 1/4 of the SE 1/4, all of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS

I, Chris Ruetten, Ruekert & Mielke, Inc., Professional Land Surveyor, do hereby certify that at the direction of the City of Sheboygan, that I have surveyed, divided and mapped lands being in parts NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the SW 1/4 and the NW 1/4, and SW 1/4 of the SE 1/4, all of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at Southeast corner of the aforesaid Southwest 1/4 of Section 9; thence N88°29'52"W along the South line of said Southwest 1/4 of Section 9, a distance of 451.74 feet; thence N01°30'08"E a distance of 33.00 feet to the North line of Stahl Road and the POINT OF BEGINNING; thence N88°29'52"W, along the North line of Stahl Road, a distance of 965.50 feet; thence N00°31'16"E, along lands described by Tax Key No. 59030454520, a distance of 660.78 feet; thence N88°36'42"W along the North line of said lands, a distance of 223.79 feet; thence N00°31'53"E along the East line of a CSM recorded in Vol. 17 P. 81, a distance of 662.80 feet; thence N00°27'24"W to an iron pipe on the East line of a CSM recorded in Vol. 20 Page 229, which is a re-division of Lot 2 of a CSM recorded in Vol. 8 Page 246, a distance of 17.22 feet; thence N00°29'50"E along said East line, a distance of 575.00 feet; thence N88°27'41"E, along the South line of lands described by Tax Key No. 59030454492, a distance of 501.34 feet; thence N00°46'55"W, along the East line of said lands, a distance of 389.57 feet; thence S87°52'52"E, along the South line of lands described by Tax Key 59030454460, a distance of 1589.53 feet, to the West line of County Road OK, and along said West line for the next 6 courses; thence S17°37'41"W a distance of 1.97 feet; thence S38°01'55"W, a distance of 53.30 feet; thence S17°45'46"W a distance of 627.89 feet; thence S17°59'00"W, a distance of 271.89 feet; thence S12°52'46"W, a distance of 251.00 feet; thence S18°02'33"W, a distance of 1.65 feet; thence N81°11'57"W, along the North line of lands described by Tax Key No. 59030454541, a distance of 566.57 feet; thence S09°25'44"W, along the West line of said lands, a distance of 571.34 feet; thence S88°42'46"E, along the South line of said lands, a distance of 457.63 feet to the West line of County Road OK, and along said west line for the next 2 courses; thence S09°27'09"W, a distance of 24.70 feet; thence S17°59'00"W, a distance of 614.87 feet; thence S54°55'56"W, along the North line of Stahl Road, a distance of 41.78 feet; thence N88°07'07"W, along said North line, a distance of 72.08 feet; thence S62°59'13"W, along said North line, a distance of 57.11 feet to the POINT OF BEGINNING. Containing 76.52 acres (3,333,268 Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey, land division and map by the direction of The City of Sheboygan, and Sheboygan Water Utility, Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Sheboygan ordinances in surveying, dividing and mapping of same.



Chris Ruetten

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018



THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.
CHECKED BY: TGW (02/23/18)

CERTIFIED SURVEY MAP - _____

Being parts of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the SW 1/4, and parts of the NW 1/4 and SW 1/4 of the SE 1/4, all of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

MUNICIPAL OWNER'S CERTIFICATE

The CITY OF SHEBOYGAN, a Wisconsin municipal corporation created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented herein. The City of Sheboygan, does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the City of Sheboygan, and the Sheboygan Plan Commission for approval or objection:

IN WITNESS WHEREOF the said CITY OF SHEBOYGAN, has caused these presents to be signed by Michael J. Vandersteen, its Mayor, and Meredith DeBruin, its clerk, at Sheboygan Wisconsin, and its company seal to be hereunto affixed on this ___ day of _____, 2018.

City of Sheboygan

By: Michael J Vandersteen, Mayor, City of Sheboygan

By: Meredith DeBruin, Clerk, City of Sheboygan

The execution of this Certified Survey Map by the city of Sheboygan is authorized by Resolution Enactment Number _____, adopted by the Common Council of the City of Sheboygan on the ___ day of _____, 2018.

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SS
Personally came before me this ___ day of _____, 2018, the above named Michael Vandersteen and Meredith DeBruin to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires/is Permanent: _____

CITY OF SHEBOYGAN PLAN COMMISSION CERTIFICATE

This Certified Survey Map is hereby approved for recording by the Sheboygan Plan Commission. Dated this ___ day of _____, 2018.

Signed: Michael J. Vandersteen, Chairman, City of Sheboygan Plan Commission

Signed: Steve Sokolowski, Secretary, City of Sheboygan Plan Commission

CITY OF SHEBOYGAN COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Sheboygan was hereby approved by the Common Council of the City of Sheboygan by R.O. Number _____ adopted on the ___ day of _____, 2018; that said R.O. provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Sheboygan for public use.

Dated this ___ day of _____, 2018.

Signed: Michael J Vandersteen, Mayor, City of Sheboygan, Sheboygan County, Wisconsin

Signed: Meredith DeBruin, Clerk, City of Sheboygan, Sheboygan County, Wisconsin

EASEMENT RELEASE

The Sheboygan Water Utility, as owner, and by having the right of enforcement, do hereby release the 25' wide Utility and Access Easement shown on this instrument, and described per document #2035994, as allowed pursuant to State Statute 236.293.

Signed: Sheboygan Water Utility

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SS
Personally came before me this ___ day of _____, 2018, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires/is Permanent: _____



Handwritten signature of Chris Ruetten in red ink.

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018



THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.

CHECKED BY: TGW (02/23/18)

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R. O. No. 66-18-19 by City Clerk submitting a Certified Survey Map (Southern section of the new SouthPointe Enterprise Campus) including dedication of public street right-of-way for SouthPointe Drive as shown on the attached map.

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

REPORT DATE: July 6, 2018

MEETING DATE: July 10, 2018

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 City of Sheboygan has retained Ruckert Mielke to draft Certified Survey Maps (CSM) for the new SouthPointe Enterprise Campus. The CSM's will create overall parcels for the campus that can be subdivided when parcels are sold for future development. This CSM also dedicates the street right-of-way for Stahl Road and South Taylor Drive running north and south between Stahl Road and SouthPointe Drive.

STAFF COMMENTS:

None.

ACTION REQUESTED:

Motion to recommend to the Common Council approval of R. O. No. 66-18-19 by City Clerk submitting a Certified Survey Map (Middle section of the new SouthPointe Enterprise Campus) including dedication of public street right-of-way for Stahl Road and South Taylor Drive between Stahl Road and SouthPointe Drive.

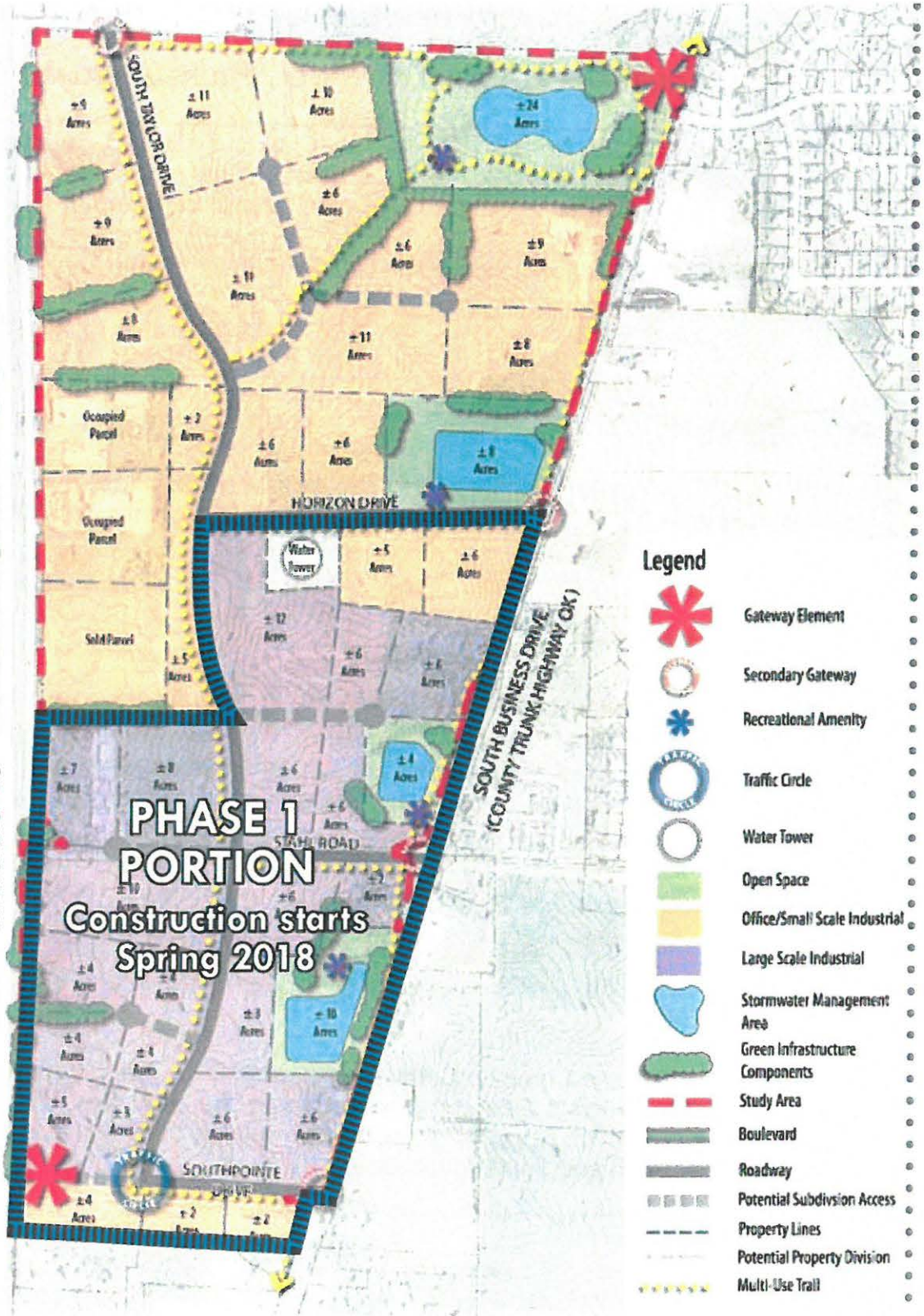
ATTACHMENTS:

Res. No. 66-18-19

Interstate 43

PHASE 1 PORTION

Construction starts Spring 2018



- ### Legend
-  Gateway Element
 -  Secondary Gateway
 -  Recreational Amenity
 -  Traffic Circle
 -  Water Tower
 -  Open Space
 -  Office/Small Scale Industrial
 -  Large Scale Industrial
 -  Stormwater Management Area
 -  Green Infrastructure Components
 -  Study Area
 -  Boulevard
 -  Roadway
 -  Potential Subdivision Access
 -  Property Lines
 -  Potential Property Division
 -  Multi-Use Trail

III

4.6

R. O. No. 66 - 18 - 19. By CITY CLERK. July 2, 2018.

Submitting a Certified Survey Map (southern section of the new SouthPointe Enterprise Campus) including dedication of public street right-of-way for SouthPointe Drive as shown on the attached map.

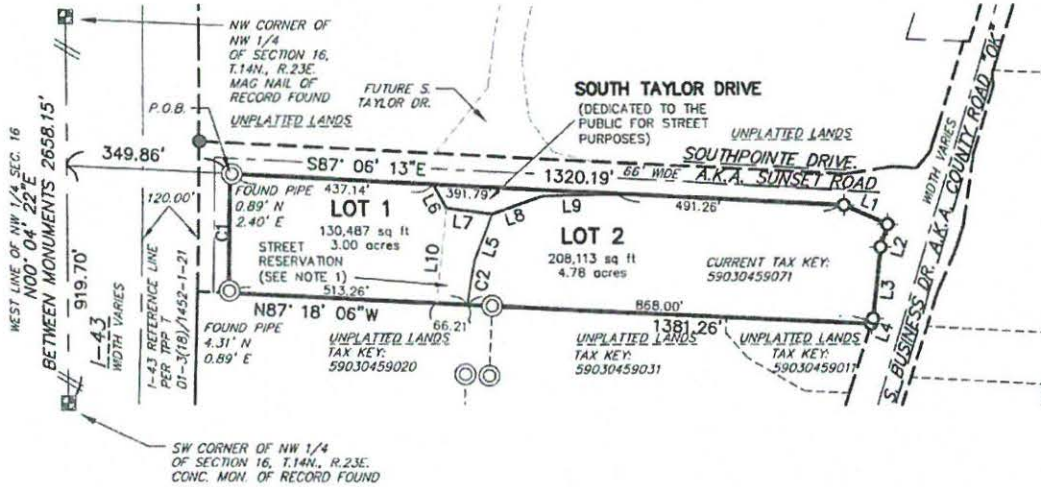
CITY CLERK

City Plan

CERTIFIED SURVEY MAP -

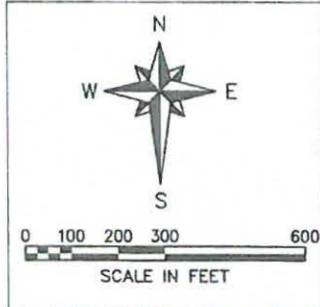
South
CSM

Being parts of the SW 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.



Line #	Length	Direction
L1	101.19'	S66° 10' 51"E
L2	50.00'	S17° 49' 58"W
L3	152.97'	S06° 31' 22"W
L4	12.19'	S17° 49' 58"W
L5	104.66'	N21° 16' 29"E
L6	57.87'	S29° 00' 55"E
L7	97.87'	S82° 12' 43"E
L8	113.91'	N70° 20' 52"E
L9	159.09'	N87° 55' 25"E
L10	203.41'	S06° 32' 33"W

CURVE #	RADIUS	DELTA	CHORD	CHORD BRG	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C1	23104.31'	00°37'46"	253.78'	N01° 08' 44"E	253.78'	126.89'	N01° 27' 37"E	N00° 49' 52"E
C2	1217.86'	04°30'22"	95.76'	N09° 36' 09"E	95.76'	47.92'	N07° 22' 56"E	N11° 53' 21"E



SURVEY LEGEND

- ☐ PUBLIC LAND CORNER AS NOTED
 - ⊙ FOUND 0.12" O.D. IRON PIPE UNLESS OTHERWISE NOTED
 - FOUND 3/4" Ø IRON ROD
 - ◇ SET 0.12" O.D. IRON PIPE
- 18" LONG WEIGHING 1.13# PER LIN. FT.

- NOTES:
1. THE CITY OF SHEBOYGAN RESERVES THE AREA DEPICTED ON THIS MAP FOR FUTURE STREET PURPOSES.
 2. BEARINGS ON THIS C.S.M REFLECT THE SHEBOYGAN COUNTY GRID. THE WEST LINE OF THE NW 1/4 OF SEC. 16, T.14N., R.23E. IS ASSUMED TO BEAR N00°04'22"E.
 3. INTERIOR LOT CORNERS ARE SET 0.12" O.D. IRON PIPE, 18" LONG, WEIGHING 1.13# PER LIN. FT.
 4. SEE SHEET 3 FOR EASEMENT AND RESERVATION DETAIL.
 5. TOTAL AREA OF RIGHT-OF-WAY DEDICATED = 10,790 SF +/-
 6. TOTAL AREA OF CSM = 349,390 SF +/-
 7. SOUTHPOINTE DRIVE DOES NOT ACCESS I-43.
 8. NO ACCESS WILL BE ALLOWED TO I-43.



Chris Ruetten

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018



THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.

CHECKED BY: TGW (02/23/18)

OWNER/SUBDIVIDER:

City of Sheboygan
828 Center Ave. #100
Sheboygan, WI 53081

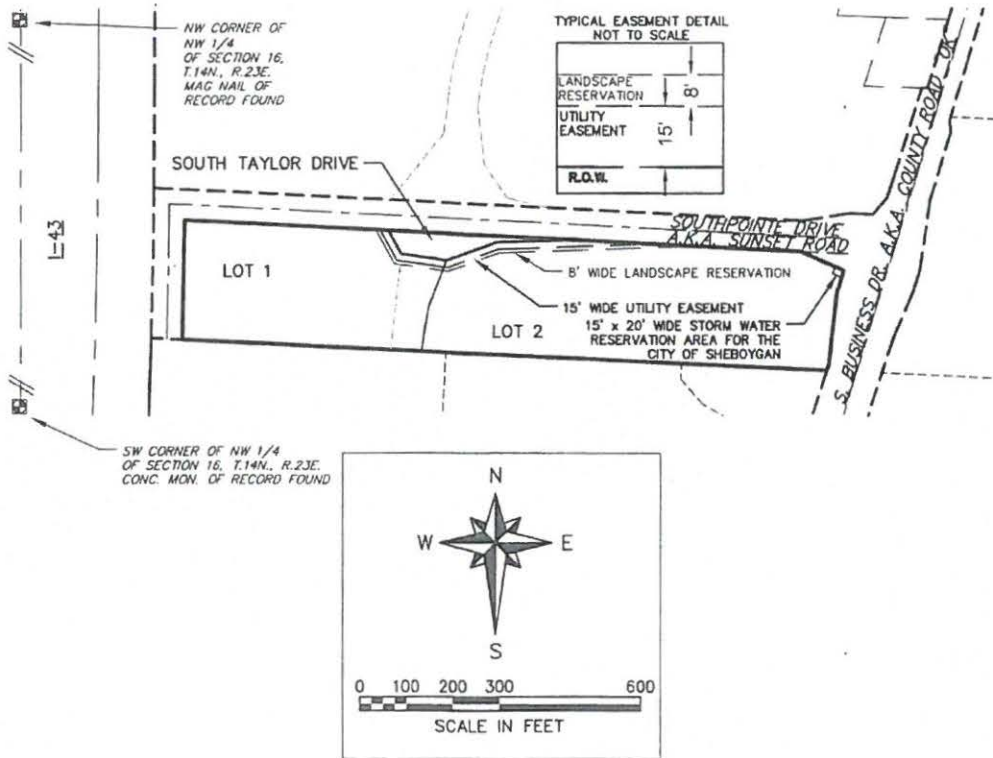
PREPARED BY:

Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-542-5733

CERTIFIED SURVEY MAP - _____

Being parts of the SW 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 14 North,
Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

EASEMENT AND RESERVATION DETAIL



- EASEMENT AND RESERVATION NOTES:**
1. THE CITY OF SHEBOYGAN DEDICATES A 15 FOOT WIDE STRIP OF LAND, ADJACENT TO THE RIGHT-OF-WAY FOR SOUTH TAYLOR DRIVE, AS DEPICTED ON THIS SHEET, TO THE UTILITY COMPANIES THAT DISTRIBUTE NATURAL GAS, ELECTRICITY, TELEPHONE, CABLE TV, FIBER OPTICS, AND OTHER FORMS OF COMMUNICATION FOR THE CONSTRUCTION AND MAINTENANCE OF THEIR FACILITIES.
 2. THE CITY OF SHEBOYGAN RESERVES A 8 FOOT WIDE STRIP OF LAND, ADJACENT TO ABOVE MENTIONED 15 FOOT WIDE UTILITY EASEMENT AS DEPICTED ON THIS SHEET, FOR LANDSCAPING PURPOSES, AND WILL BE CONVEYED BY EASEMENT UPON THE SALE OF SAID LAND.
 3. THE CITY OF SHEBOYGAN RESERVES THE STORM WATER MANAGEMENT AREAS AS DEPICTED ON THIS SHEET, AND WILL BE CONVEYED BY EASEMENT UPON THE SALE OF SAID LANDS.



Chris Ruetten

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018

Ruekert • Mielke
www.ruekertmielke.com

THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.
CHECKED BY: TGW (02/23/18)

SHEET 2 of 4

CERTIFIED SURVEY MAP - _____

Being parts of the SW 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS

I, Chris Ruetten, Ruekert & Mielke, Inc., Professional Land Surveyor, do hereby certify that at the direction of the City of Sheboygan, that I have surveyed, divided and mapped lands being parts of the SW 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at Southwest corner of the aforesaid Northwest 1/4 of Section 16; thence N00°04'22"E along the West line of said Northwest 1/4 of Section 16, a distance of 919.70 feet; thence S87°06'13"E a distance of 349.86 feet to the South line of SouthPointe Drive and the POINT OF BEGINNING; thence continuing S87°06'13"E, along said South line, a distance of 1,320.19 feet; thence S66°10'51"E along said South line, a distance of 101.19 feet to the West line of County Road OK; thence S17°49'58"W, along the West line of County Road OK, a distance of 50.00 feet; thence S06°31'22"W, along said West line, a distance of 152.97 feet; thence S17°49'58"W, along said West line, a distance of 12.19 feet; thence N87°18'06"W, along the North lines of lands described by tax key numbers 59030459011, 59030459031, and 59030459020, a distance of 1,381.26 feet to the East line of SouthPointe Drive; thence along said East line and an arc of curve to the left, with a chord bearing N01°08'44"E for a distance of 253.78 feet, having a radius of 23,104.31 feet, having a delta of 00°37'46", and an arc length of 253.78 feet to the POINT OF BEGINNING. Containing 8.02 acres (349,390 Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey, land division and map by the direction of The City of Sheboygan, Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Sheboygan ordinances in surveying, dividing and mapping of same.



Chris Ruetten

Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018



THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.
CHECKED BY: TGW (02/23/18)

CERTIFIED SURVEY MAP - _____

Being parts of the SW 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

MUNICIPAL OWNER'S CERTIFICATE

The CITY OF SHEBOYGAN, a Wisconsin municipal corporation created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. The City of Sheboygan, does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the City of Sheboygan, and the Sheboygan Plan Commission for approval or objection:

IN WITNESS WHEREOF the said CITY OF SHEBOYGAN, has caused these presents to be signed by Michael J. Vandersteen, its Mayor, and Meredith DeBruin, its clerk, at Sheboygan Wisconsin, and its company seal to be hereunto affixed on this ___ day of _____, 2018.

City of Sheboygan

By: Michael J Vandersteen, Mayor, City of Sheboygan

By: Meredith DeBruin, Clerk, City of Sheboygan

The execution of this Certified Survey Map by the city of Sheboygan is authorized by Resolution Enactment Number _____, adopted by the Common Council of the City of Sheboygan on the ____ day of _____, 2018.

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SS
Personally came before me this ____ day of _____, 2018, the above named Michael Vandersteen and Meredith DeBruin to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires/is Permanent: _____

CITY OF SHEBOYGAN PLAN COMMISSION CERTIFICATE

This Certified Survey Map is hereby approved for recording by the Sheboygan Plan Commission. Dated this ____ day of _____, 2018.

Signed: Michael J. Vandersteen, Chairman, City of Sheboygan Plan Commission

Signed: Steve Sokolowski, Secretary, City of Sheboygan Plan Commission

CITY OF SHEBOYGAN COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Sheboygan was hereby approved by the Common Council of the City of Sheboygan by R.O. Number _____, adopted on the ____ day of _____, 2018; that said R.O. provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Sheboygan for public use.

Dated this ____ day of _____, 2018

Signed: Michael J Vandersteen, Mayor, City of Sheboygan, Sheboygan County, Wisconsin

Signed: Meredith DeBruin, Clerk, City of Sheboygan, Sheboygan County, Wisconsin



Chris Ruetten, P.L.S. 2942

Dated this 20th day of June, 2018



THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S. CHECKED BY: TGW (02/23/18)

