

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Dan Wilson to operate Paradise Auto from 2720 S. Business Drive. SC Zone

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

REPORT DATE: May 11, 2018

MEETING DATE: May 15, 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:

Daniel Wilson is proposing to operate Paradise Auto from 2720 S. Business Drive. The applicant states the following about the proposed project:

- The Gilly's restaurant building has been vacant for several years and Paradise Auto is proposing to sell used vehicles from this site.
- The applicant states there will be a maximum of 40 used vehicles displayed on the site.
- The applicant states no vehicles will be serviced at this site.
- There will be approximately 4-7 employees.
- Normal hours of operations will be 11:00am to 7:00pm M-F and 11:00am to 4:00pm on Saturday. Closed on Sunday.

Applicant intends on utilizing:

- Existing building and canopy, existing drives, parking, concrete walks, landscaping, site lighting, dumpster enclosure.
- There appears to be approximately 54 parking spaces.
- Signage will consist of the primary building signage and monument signage identifying the operating business.

STAFF COMMENTS:

The applicant is proposing to utilize the former Gilly's Restaurant site for Paradise Auto used car dealership. Applicant will sell and display approximately 40 vehicles from this property under the existing canopy structure and throughout the parking lot. Staff will be recommending a condition of approval that specifies that the maximum number of vehicles that can be displayed at this site is **40**.

There have been a couple of issues with the existing Paradise Auto located at 1148 Geele Avenue in terms of the operation, the number of vehicles, etc. in this residential neighborhood. The lot at 1148 Geele Avenue is packed full of vehicles and staff is hoping that this new site will provide some relief to the residences adjacent to the Geele Avenue used car dealership.

No formal sign package has been presented. The applicant is considering utilizing the existing sign but has not provided any sign detail at this time. The existing pylon sign is very basic. This section of S. Business Drive has redeveloped nicely so the Plan Commission should require the applicant to do more than a simple face change such as a decorative cap, decorative post, landscaping, etc.

If the applicant is considering signage on the pylon sign this sign will need to be updated from a design perspective that should include:

- Change the pylon sign to a lower monument sign.
- Reducing height and total square footage of the existing pylon sign by removing the 105sf (15 x 7) top cabinet that presently advertises Gilly's Frozen Custard and Drive-In.
- Include a brick base and/or box in the pole portion of the sign (support pole).
- Adding decorative cap or other design improvements to the sign.

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.

ACTION REQUESTED:

Staff is recommending approval of the conditional use subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, health, water, sewer, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).

5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties and/or streets.
6. Applicant shall work with staff with regards to appropriate signage (including pylon sign). Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
7. Applicant shall install individual letter signs – no cabinet or flat panel signs.
8. If applicant intends on utilizing the existing pylon sign, the 105sf top cabinet portion of the sign will need to be removed (advertising Gilly's Frozen Custard and Drive-In).
9. Applicant shall remove all references to Gilly's including but not limited to signage, building/canopy, canopy menu boards, etc.
10. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
11. All vehicles shall be displayed on the paved parking area only (vehicles are not permitted on landscape areas).
12. All areas used for parking/maneuvering of vehicles shall be paved.
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
14. Applicant shall remove the weeds, dead plant, etc. and properly maintain all landscape areas around the facility and site.
15. 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.).
16. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
17. The applicant may not store any unlicensed or inoperable vehicles on the property and may not do any type of auto repair outside the building.
18. If auto repair is proposed from this property/facility, you must receive approval from the City of Sheboygan and a licensed heating contractor must certify that ventilation requirements are met.
19. The maximum number of vehicles to be displayed is 40.
20. Applicant may sell vehicles from the site only at such time as they have obtained the required State of Wisconsin Dealership license allowing them to sell vehicles.
21. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction.
22. If there are any amendments to the approved conditional use/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. 431720
MAP NO. _____
ZONING CLASSIFICATION: SC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/15/18

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 \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Daniel C. Wilson
ADDRESS: 4033 Marion Ln (Sheb) E-MAIL: Daniel@newLifeHfs.com
PHONE: (920) 333-0070 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Paradise Auto
ADDRESS OF PROPERTY AFFECTED: 2720 S. Business Dr. (Sheb)
LEGAL DESCRIPTION: LOT 2 CSM REC IN VOL 7 P 116 #1113747-
PRT S 1/2 S 1/2 NW 1/4, SEC 34

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
VACATED RESTAURANT

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
Auto sales/display

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

allowable under conditional use regulations for suburban commercial

Dear Mr. Sokolowski,

Dan Wilson, the owner of Paradise Auto is looking to purchase 2720 S Business Drive (the vacated Gilly's Custard) for the purpose of operating a used car sales business. Mr. Wilson is requesting a conditional use for outdoor display (auto sales). Outdoor display is a permitted conditional use in the SC Zone. The existing building will be used as a sales office and all landscaping will be maintained and dumpsters will be concealed in a dumpster corral. Auto service will not take place on this property.

The auto dealership will strengthen the existing business district and leverage existing infrastructure by complementing the existing businesses in the neighborhood in a manner that is less impactful and disruptive than the previous use. The dealership will also alleviate and solve the problem of overcrowding of vehicles at the Geele Avenue location. There will never be more than forty (40) vehicles on the property. The owner anticipates 25-35 vehicles on average parked as represented in the highlighted picture.

The proposed use will not create a nuisance for neighbors. The proposed use will lessen the impact on the neighborhood. Proposed business hours will be Monday-Friday: 11AM to 7PM and Saturdays from 11AM-4PM. The business will be closed on Sunday.

The proposed use complements other uses within the corridor and will bring customers to the area to support other businesses. The proposed use will bring economic stimulus and contribute to the narrative that this is a vibrant commercial corridor and not a dying district.

Please let us know if you have any questions or would like further information.

Best Regards,

Steve Mech

CSA Commercial



1148 Geele Ave
Sheboygan, WI 53083
(920) 395-2777 - Sales
(920) 889-7361 - Sales Manager

- HOME
- INVENTORY
- SPECIALS
- SEARCH
- DIRECTIONS
- VEHICLE REQUEST
- CONTACT US
- CREDIT

60-Day Or 2,000 Mile Standard Warranty On All Vehicles Sold!



We, here at Paradise Auto, want you to have the best car buying experience possible. We have been happy with serving the Sheboygan, WI and surrounding areas and would love, nothing more than, to help you with your next vehicle purchase. We are a Certified Carfax Advantage Dealer, so included with every vehicle sold, is a free comprehensive CARFAX VEHICLE HISTORY REPORT. In addition, every car we sell has a 60-DAY or 2,000 MILE STANDARD WARRANTY, at which is included in our already affordable low prices!! We will do our best so that you leave with a smile on your face and are totally satisfied with the purchase you make. Stop by today to find out what we can do to get you in a vehicle of your choice. For added protection, we offer an EXTENDED WARRANTY for every vehicle we sell!!

- ✓ We are a CARFAX Advantage® Dealer
- ✓ FREE CARFAX® Vehicle History Reports™ on every car
- ✓ Buy from us with confidence



~ Check out these great deals!! ~



- Home
- Inventory
- Special Deals
- Vehicle Search
- Directions
- Contact Us
- Vehicle Request
- TOS
- Privacy


->

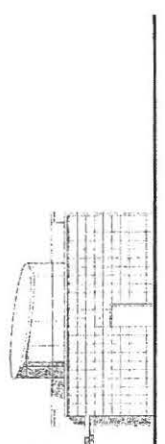


© 2013 Google

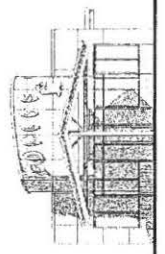
Google Earth



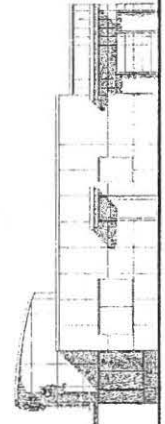
 Jim Pankow, Inc. Design/Build General Contractor Architects 3150 WYOMING AVE. SUITE 200 WASHINGTON, DC 20007 PHONE NO. 202-522-0800 TELEPHONE 202-522-0800		SHEBORGAN, WISCONSIN DRIVE-IN RESTAURANT FOR GILLY'S FROZEN CUSTARD	
REVISIONS: _____ _____ _____ _____ _____		ELEVATIONS SCALE: 1/8" = 1'-0" DRAWN BY: DATE: FILE # JOB # SHEET: A50	



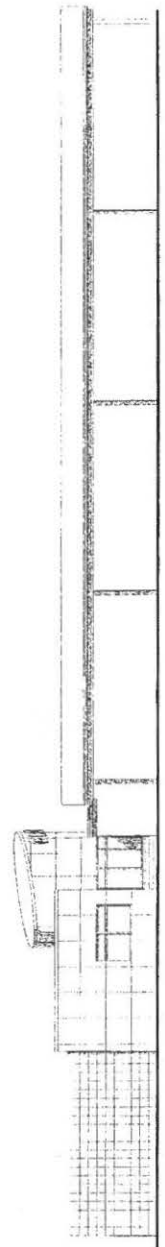
4 WEST
SCALE 1/8" = 1'-0"




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

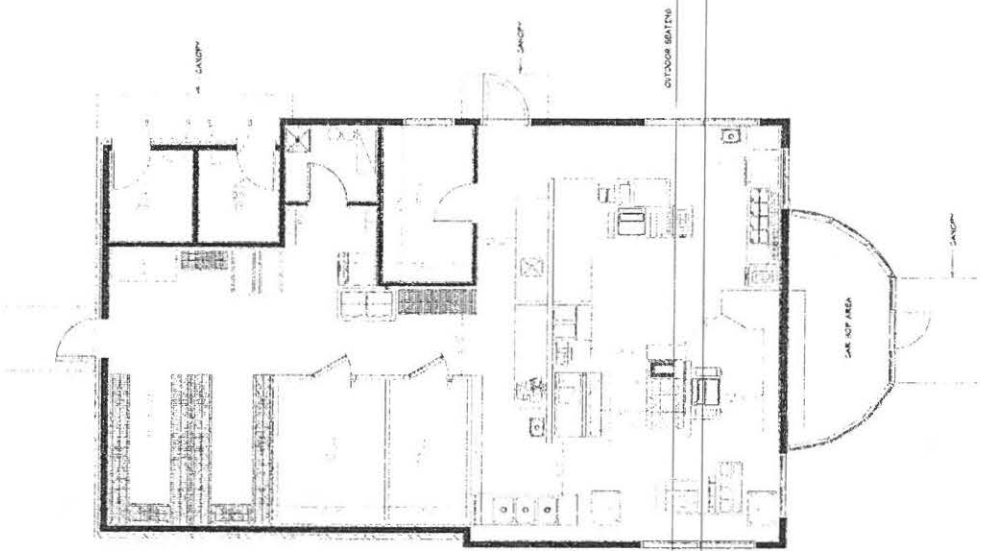


2 NORTH
SCALE 1/8" = 1'-0"

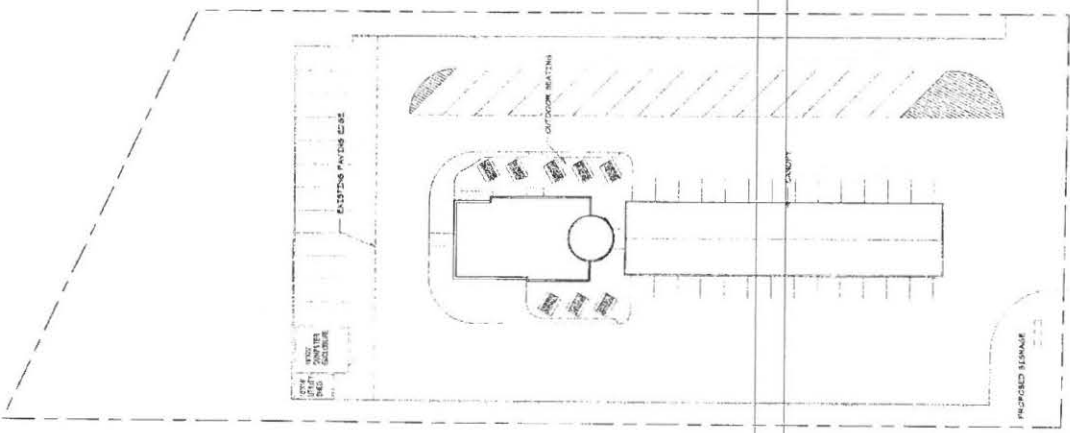


3 SOUTH
SCALE 1/8" = 1'-0"

 <p>Jim Pankow, Inc. Design/Build General Contractor</p>	<p>ARCHITECT: DESIGN/BUILD GENERAL CONTRACTOR: PERMITS: 553-893-0590 PHOTOGRAPHY: 553-893-0590 PLUMBING: 553-893-0590 ELECTRICAL: 553-893-0590 MECHANICAL: 553-893-0590</p>	<p>REVISIONS:</p>	<p>SITE PLAN / FLOOR PLAN DRIVE-IN RESTAURANT FOR GILLY'S FROZEN CUSTARD SHEBOYGAN, WISCONSIN</p>
	<p>DATE: 10-04 FILE: 10-04 JOB #: SHEET: A1.0</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>SCALE: 1/4" = 1'-0"</p>



1 FLOOR PLAN
SCALE 1/4" = 1'-0"



2 SITE PLAN
SCALE 1/4" = 1'-0"

UNITED SIGN
 1117 SUBURBAN COURT
 R.O. BOX 5134
 DE PERE, WI 54115
 PHONE 920-983-5300
 FAX 920-983-5304

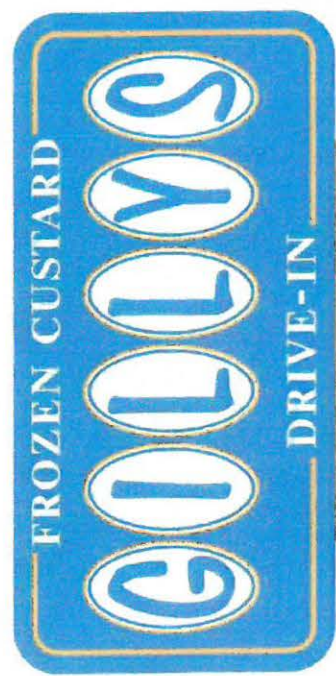
APPROVED AS CORRECTED
 APPROVED
 NOT APPROVED
 REVISE & RE-SUBMIT

SHEBOYGAN
 2/4/10 3/8=1'
 GILLYS
 COPYRIGHT 2010 UNITED SIGN CORPORATION

WHITE OPTION

SIDE VIEW
 2'-0"
 1'-0"

15'-0"
 8'-0"



**SPECIAL GILLYS BURGER
 W/ FRIES & SHAKE
 3 LINES OF 8 INCH COPY
 FLAVOR OF THE DAY
 TOFFEE BUTTERSCOTCH NUTS**



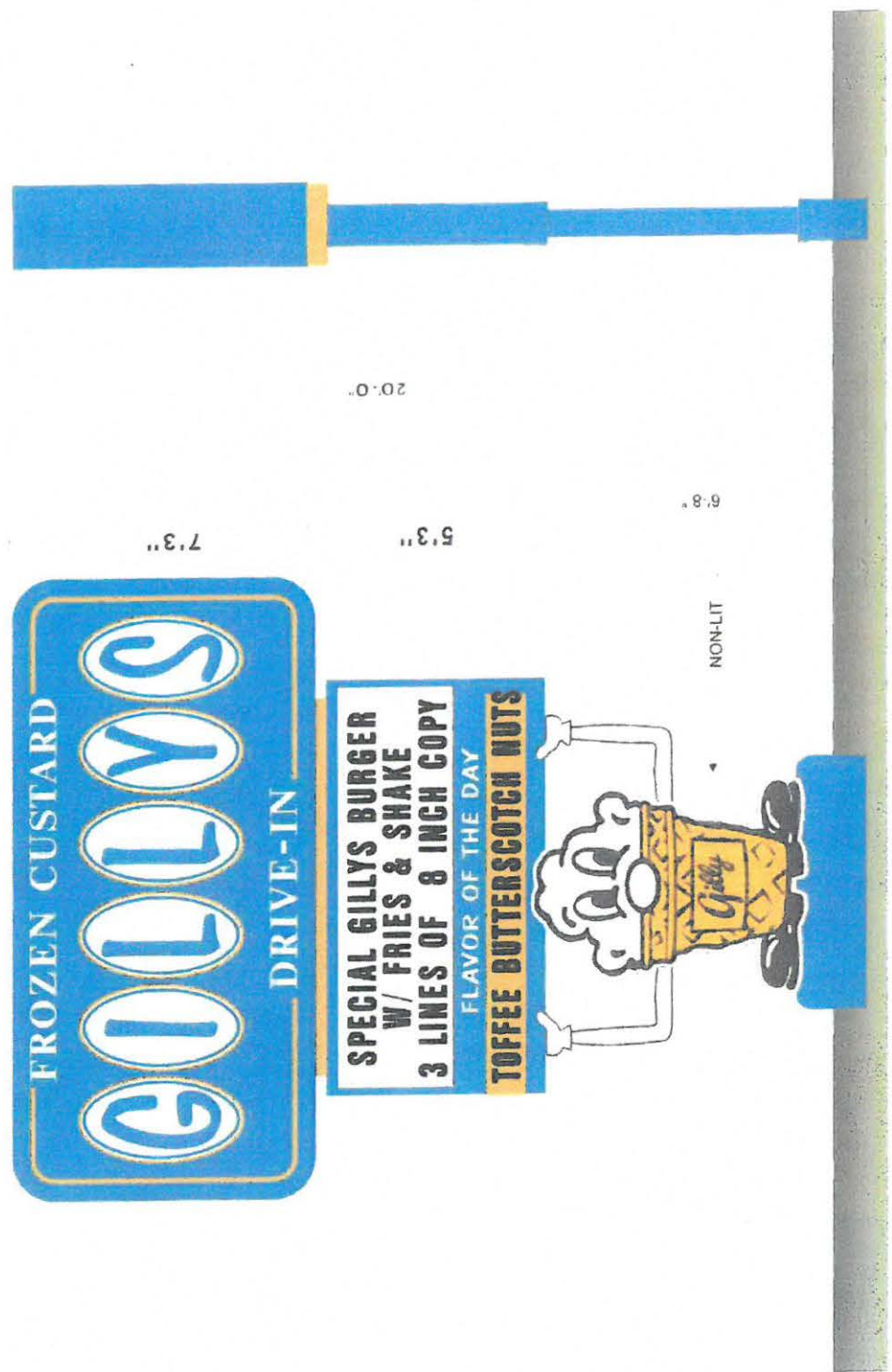
NON-LIT

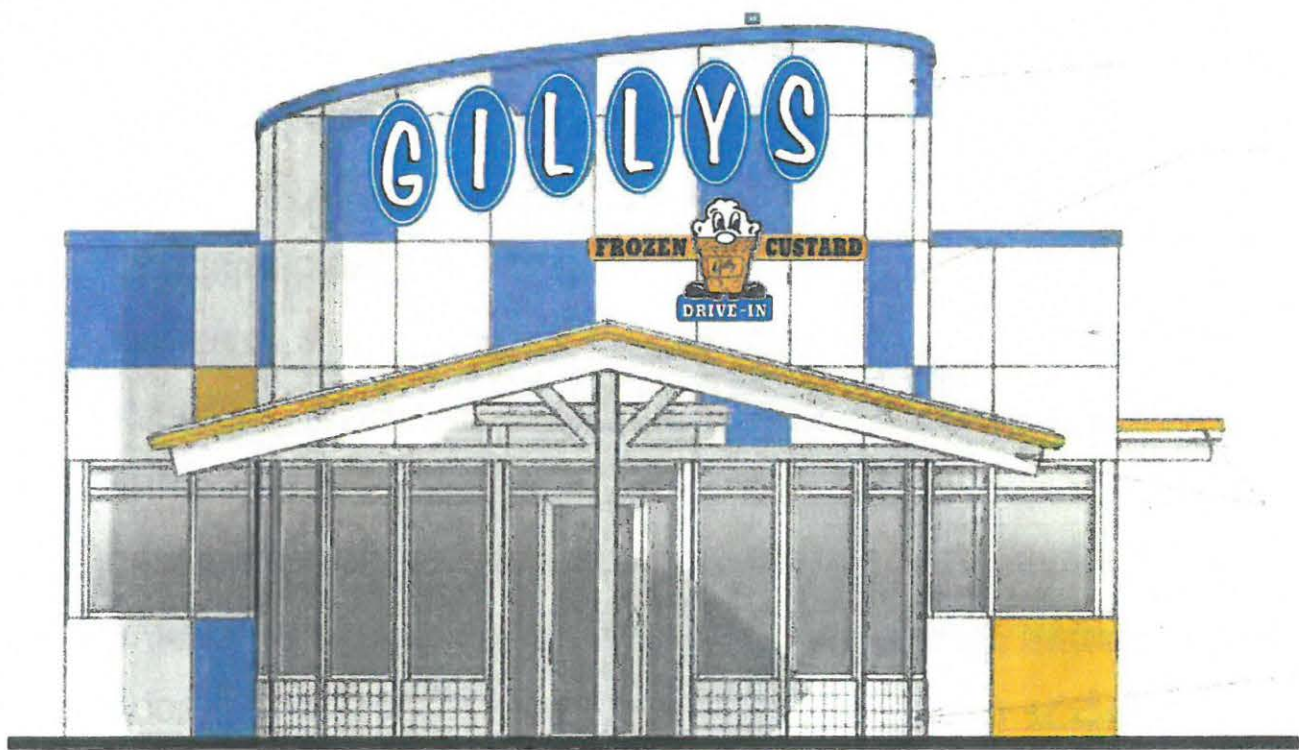
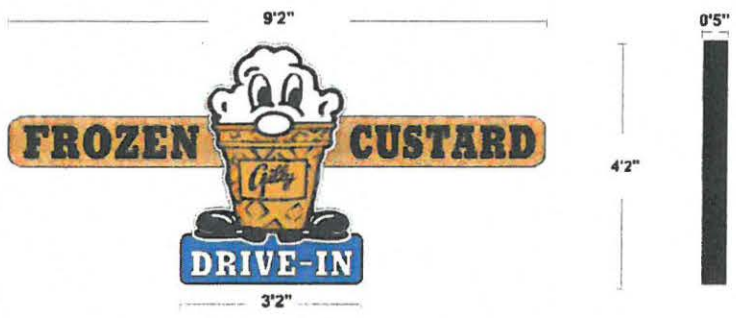
7.3"

5.3"

9.8"

20'-0"





This Drawing Must Not Be Copied or Reproduced Without Written Permission
 Copyright 2010 UNITED SIGN CORPORATION

- APPROVED
- APPROVED AS CORRECTED
- NOT APPROVED
- REVISE & RE-SUBMIT

UNITED SIGN

1117 SUBURBAN COURT
 P.O. BOX 5134
 DE PERE, WI 54115

PHONE 920-983-5300
 FAX 920-983-5304

Client: GILLY'S
 Address: SHEBOYGAN
 Date: 2/4/10

APPROVED BY: _____
 DATE: _____ TIME: _____

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Wisconsin Public Service Corporation to construct a new 180 foot communication tower at 933 S. Wildwood Avenue. UI Zone

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

REPORT DATE: May 11, 2018

MEETING DATE: May 15, 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:

Wisconsin Public Service is proposing to construct a new 180-foot high communication tower at 933 S. Wildwood Avenue (Taylor Park property). The applicant states the following about the proposed project:

- Wisconsin Public Service is proposing to construct a new 180-foot high lattice tower and associated mechanical equipment (top antenna on the tower is approximately 200 feet).
- The new tower is proposed to be located on the east side of the building approximately 90 feet from the east property line.
- Applicant indicates they selected this location in order to utilize the existing buildings infrastructure instead of having to construct additional buildings to house equipment (cable entry through building to existing control room).
- Applicant states that the new structure allows for improved communications to remote sites throughout the Sheboygan metropolitan area, which will improve services to customers. Upgraded communications capacities will provide improved monitoring of performance and security of Wisconsin Public Service systems.
- Applicant intends on providing collocation to other carriers.

- Applicant will be paving a 180 lineal foot access drive from their existing parking lot to access the tower location. The access drive will be 12 feet wide.

The biggest concern with any tower proposal is the potential for collapse and potential life safety issues to adjoining properties and structures. The applicant has provided a structural analysis and engineering documentation from Keith J. Tindall, Vice President of Engineering from Sabre Industries that states:

- Based on the design of the structure, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.
- Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of failure would be within one or more of the tower members in the upper portion. This would result in buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).
- Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location “folding over” onto the portion of the tower below the failure location.
- In the unlikely event of total separation, this in turn, would result in collapse with a radius to 90 feet.
- Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers and Poles.

STAFF COMMENTS:

The applicant states in their application this is a replacement of an existing facility – it appears they presently have a tall antenna that is approximately 100+ feet. The Plan Commission should ask the applicant if they intend on removing this antenna. If there is no need for this antenna it should be removed (include this as a condition)

Staff has several concerns with this proposal:

- There is a tower located on the Blue Line Ice Center property just to the southwest of the Wisconsin Public Service property that appears to have room for others to collocate. The applicant has not submitted any information indicating that they have tried to locate their

equipment on this tower nor detailing why they are unable to collocate on this other facility.

- In addition the applicant has not provided any specific information that details why the tower needs to be 180 (200 feet at the top of the antenna).
- Why is this a lattice tower.....the City prefers monopole towers because there is less structure.

The Plan Commission should require that the applicant address these collocation, height and tower design concerns.

ACTION REQUESTED:

Staff is recommending that this matter be held until such time as the applicant provides specific information detailing exactly why Wisconsin Public Service is unable to collocate on the existing tower at Blue Line Ice Center property, why this tower needs to be so high and why the lattice tower design.

Should the Plan Commission elect to approve the conditional use permit staff would recommend the following conditions:

1. The applicant shall obtain all necessary permits/licenses from all required agencies to construct the communications tower, associated mechanical equipment, fencing, paving, etc. as proposed.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. The applicant shall pave the parking and/or access drives that lead to the tower.
4. Applicant shall design the tower based on the engineering documentation provided by Keith J. Tindall, Vice President of Engineering of Sabre Industries Tower and Poles that was used concerning the towers design and buckling capabilities.
5. The wireless communication tower and equipment shall be properly maintained.
6. No lighting shall be permitted on a tower except as required by the FAA.
7. Towers shall have a non-reflective surface and a neutral color that is the same or similar color as the supporting structure to be as visually unobtrusive as possible, or, if required by the FAA, be painted pursuant to the FAA's requirements.
8. If the tower has been discontinued for a period of six consecutive months or longer it is hereby declared "abandoned." If there are two or more users of this wireless telecommunications tower, then this abandonment is not effective until all users cease using this wireless telecommunications tower.
9. Abandoned facilities, as defined in condition 9 above, shall be removed by the property owner within ninety (90) days from date of abandonment. If the wireless telecommunications tower is not removed within said ninety (90) days, the City may remove the wireless telecommunications tower at the property owner's expense.

10. If the existing antenna is no longer required on the Wisconsin Public Service facility, the antenna shall be removed after the new tower is appropriately functioning. .
11. Any future installations and/or providers wishing to collocate on this wireless telecommunications tower or modify existing equipment shall be required to obtain the appropriate collocation permit prior to installation and operation.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 59281215680

MAP NO. _____

ZONING CLASSIFICATION URBAN INDUSTRIAL

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: 5/15/18

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 \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Wisconsin Public Service Corporation

ADDRESS: 700 North Adams St Green Bay, WI 54307

E-MAIL: tlspindler@integrysgroup.com

PHONE: (920) 433-2244 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Gas Utility

ADDRESS OF PROPERTY AFFECTED: 933 S. Wildwood Ave.

LEGAL DESCRIPTION:

Being a part of the NW1/4 of the NW1/4, Section 27 and the NE1/4 of the NE1/4, Section 28, T.15N., R.23E., City of Sheboygan, Sheboygan County, Wisconsin

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

Gas Utility Service Center for the Sheboygan area, with existing communications structure

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

The proposed operation/use consists of an upgrade to the existing communications structure. This upgrade will include the construction of a 180' tower to be located approximately 90' from the property line. The proposed location for the new tower allows for the tower to be located on the backside of Applicant's property and allows Applicant to utilize its existing building infrastructure instead of adding additional buildings to the site.

Reference is made to the attached engineering report of Sabre Industries, Inc. that indicates that in the event of a collapse of the tower (due to an act of God or otherwise), the tower will collapse within a 90' radius. Accordingly, there is sufficient radius of clear land around the tower so that its collapse will be completely contained on the subject property.

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

None

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The proposed conditional use is justifiable because it is a significant and necessary enhancement of the existing use at the site. Applicant proposes to upgrade the existing communications structure to a new structure that allows for improved communications to facilities in the Sheboygan area, which will improve service to the customers served by Applicant. Applicant's facility provides communications to remote sites throughout the Sheboygan metropolitan area. The upgraded communications capacities that the new tower will provide will greatly improve Applicant's monitoring of both the performance and security of its systems.

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

The proposed tower is in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan because it will allow Applicant to continue to provide a reliable, cost-efficient natural gas system to the residents and businesses of Sheboygan. The tower will be used for upgrading and privatizing network connectivity to Applicant's on-site office, which serves the entire Master Plan area. It will be used for expanded communication to nearby utility assets, which will improve system reliability and operational visibility to Applicant's distribution system. In addition, the new tower will allow for co-location of one or more cellular carrier(s) to serve the Sheboygan community. The

proposed new tower will facilitate economic development in the entire Sheboygan area.

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

The proposed conditional use will not result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way:

Nearby property: The property only abuts 2 adjacent parcels - an athletic field and a commercial/manufacturing building. The tower will not be lighted, and it does not emit noise, vibrations or odors. The tower will not have a substantial or undue adverse impact on either adjacent parcel.

Character of Neighborhood: The property is located in a predominantly business area, and the new tower is the replacement of a similar existing facility. It will not have a substantial or undue adverse impact on the character of the neighborhood.

Environment: The new tower will not produce adverse environmental effects. There will be no impacts to wetlands or threatened and endangered species.

Traffic: The tower may at most generate only de minimis amounts of traffic. It is located on the back side of Applicant's service center and there will be little (if any) effect on traffic.

Parking: The tower will not increase the parking needs at the site.

Public Improvements: The tower will not have a material adverse effect on public improvements. No additional facilities will be needed in the proposed location.

Public Property or Rights-of Way: The tower will not have a material adverse effect on public improvements or rights-of-way.

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

The subject property is zoned Urban Industrial, and towers and similar types of facilities are typical for industrial areas. Towers are consistent with the other land uses in an urban industrial area.

The proposed location for the new tower is the only practicable location on Applicant's site. It is near the location of the existing tower, so that the necessary electrical and other connections to Applicant's primary building will be facilitated. Also, by placing the tower in the planned location no new operations/mechanical building will be required. As mentioned above, the location of the tower at the back

of the site is consistent with Applicant's overall site plan (access, parking, entrances, etc.).

In addition, it is not feasible to co-locate Applicant's proposed new equipment on a nearby tower. The amount of equipment to be placed on the tower is substantial, and finding a suitable alternative location for such equipment will be difficult (if even possible). And of course the alternative location would not be adjacent to Applicant's offices and it would likely require the construction of an additional operations/mechanical building at the alternative location. Applicant believes it would be cost-prohibitive to co-locate the required equipment on one or more existing tower(s).

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

Yes

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

OWNER OF SITE: Wisconsin Public Service Corporation

ADDRESS: 700 North Adams Street, Green Bay, WI 54307

E-MAIL: tlspindler@integrysgroup.com

ARCHITECT: Edge Consulting Engineers

ADDRESS: 624 Water Street, Prairie Du Sac, WI 53578

E-MAIL: mmuehrer@edgeconsult.com

CONTRACTOR: Sabre Industries, Inc.

ADDRESS: 7101 Southbridge Drive, Sioux City, IA 51102-0658

E-MAIL: ktindall@SabreTowersandPoles.com

5. CERTIFICATE

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



APPLICANT'S SIGNATURE

04/03/2018

DATE

Tyler Spindler

PRINT ABOVE NAME

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

1. A certified survey map showing existing property boundaries and improvements.

January 3, 2018

Ms. Jessica Schultz
Wisconsin Public Service Corporation
PO Box 19800
Green Bay, WI 54307

RE: Proposed 180' Self-Supporting Tower for Sheboygan, WI (Sabre #18-4610-AMV)

Dear Ms. Schultz,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 90 with no ice and 40 mph with 3/4" ice, Structure Class III, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. **Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.** In the unlikely event of total separation, this would result in collapse within a radius of 90 feet.

Sincerely,

Keith J. Tindall, P.E.
Vice President of Engineering





SITE LOCATION MAPS



Wisconsin Public Service

**SHEBOYGAN
SHEBOYGAN, WISCONSIN
CONSTRUCTION DRAWINGS
180' SELF-SUPPORT TOWER**

REVISIONS
10 WPS PROJ. # 77777777
DATE: 02/26/2018
DESIGNED BY: AGJ
REVIEWED BY: MMH
ENGINEER: MMH
Edge
Consulting Engineers, Inc.
501 Main Street
P.O. Box 101
Sheboygan, WI 53081
www.edgeinc.com

SHEET INDEX:	
NO.:	PAGE TITLE:
G-001	TITLE SHEET
G-002	CONSTRUCTION NOTES
	SURVEY *
C-101	SITE PLAN
C-102	ENLARGED SITE PLAN
CG-101	GRADING PLAN
C-501	CONSTRUCTION DETAILS
T-201	SITE ELEVATION
T-501	TRANSMISSION LINE DETAILS
T-502	ICE BRIDGE DETAILS
E-101	GROUNDING PLAN
E-501	GROUNDING DETAILS
E-502	GROUNDING DETAILS

* PREPARED BY OTHERS

PROJECT DIRECTORY:
<p>CLIENT: WISCONSIN PUBLIC SERVICE 700 NORTH ADAMS STREET GREEN BAY, WI 54307 CONTACT: PETER VOLKMAN PHONE: 920.433.2238</p> <p>ENGINEERING COMPANY: EDGE CONSULTING ENGINEERS, INC. 624 WATER STREET PRAIRIE DU SAC, WI 53578 CONTACT: MICHAEL MUEHRER PHONE: 608.644.1449 FAX: 608.644.1549 EDGE PROJECT #: 16113</p> <p>SURVEYOR: MERIDIAN SURVEYING N8774 FIRELANE 1 MENASHA, WI 54952 CONTACT: CRAIG REACH PHONE: 920.993.0861</p>

PROJECT INFO:
<p>SITE LOCATION: 933 S. WILDWOOD AVE. SHEBOYGAN, WI 53081</p> <p>PROPERTY OWNER: WISCONSIN PUBLIC SERVICE 700 NORTH ADAMS STREET GREEN BAY, WI 54307</p> <p>1A INFORMATION (NAD 83/11) -TOWER BASE- LAT: 43°44'08.93" LONG: 87°44'20.31" ELEVATION (NAVD 88): 589.4'</p> <p>PLSS INFORMATION: PART OF THE NW 1/4 OF THE NW 1/4 SECTION 27 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 28, T. 15N, R. 23E CITY OF SHEBOYGAN SHEBOYGAN COUNTY WISCONSIN</p>

 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FAX A LOCATE 1-800-338-3800
TDD(FOR HEARING IMPAIRED) 1-800-542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

ENGINEER SEAL:

**PRELIMINARY
NOT FOR CONSTRUCTION**

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

SIGNATURE: _____

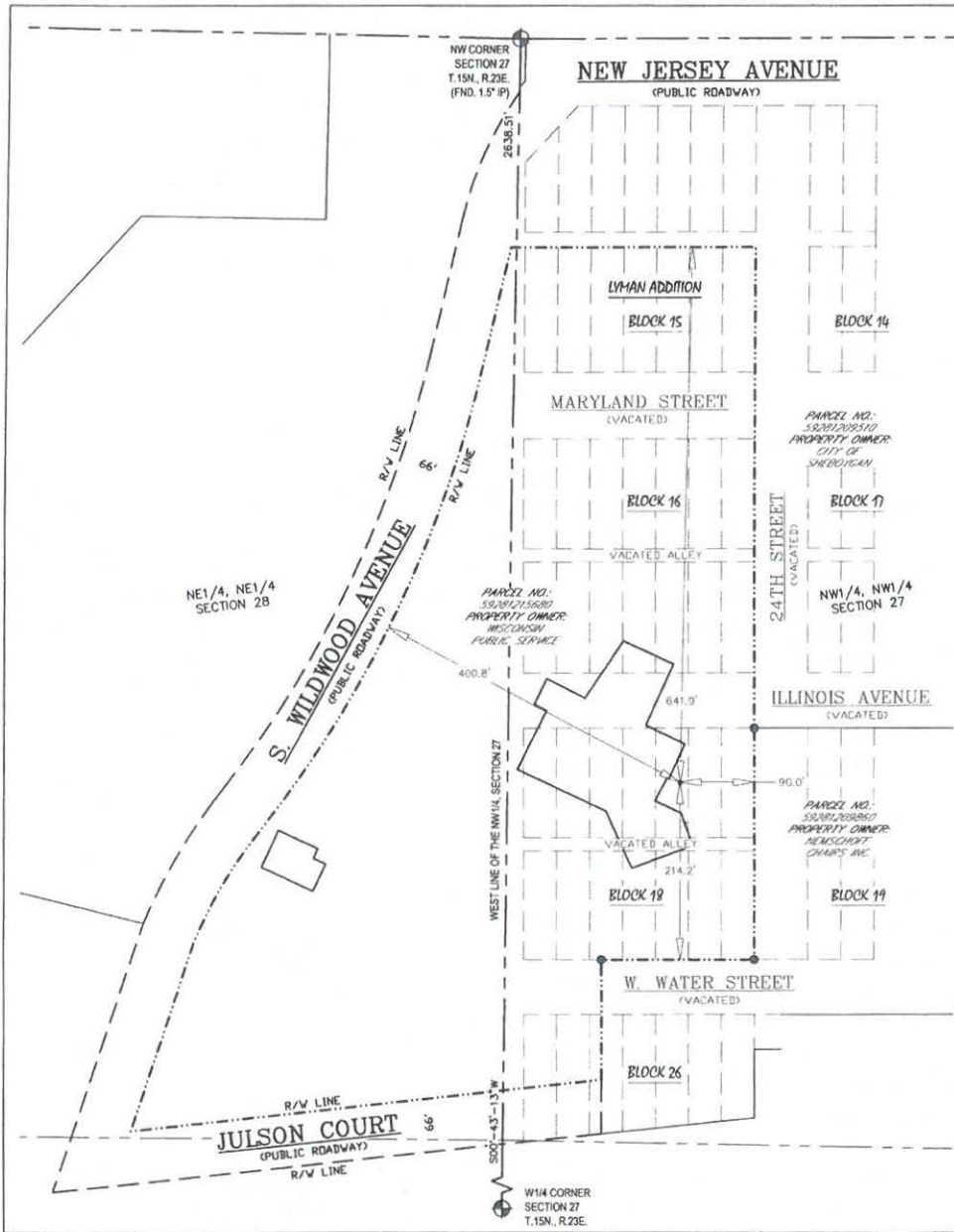
DATE: _____

ENGINEERING STAMP

DATE: 02/26/2018
SCALE: SEE DRAWINGS
DESIGNED BY: AGJ
REVIEWED BY: MMH
ENGINEER: MMH

TITLE SHEET
SHEBOYGAN

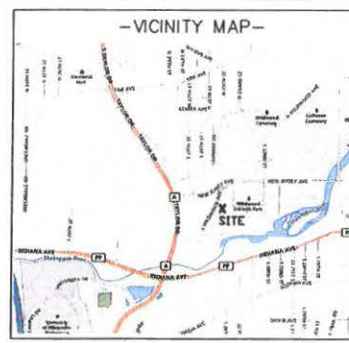

Wisconsin Public Service
G-001



CALL BIGGERS HOTLINE TOLL FREE 1-800-442-0033 OPERATE 24 HOURS A DAY 365 DAYS A YEAR

WARNING CALL BEFORE YOU DIG 48 HOURS BEFORE YOU DIG

BEARINGS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE SECTION WHICH BEARS S00°-43'-13" N



PROPOSED POLE BASE
 LATITUDE: 43°-44'-38.93"
 LONGITUDE: 87°-44'-20.31"
 (Per North American Datum of 83/2011)
 Ground Elevation: 589.4'
 (Per North American Vertical Datum of 1988)

- LEGEND-**
- = 1" IRON PIPE FOUND
 - ⊕ = COUNTY MONUMENT FOUND
 - ⊙ = EXISTING POWER POLE
 - ⊠ = ELECTRIC TRANSFORMER
 - ⊞ = CABLE BOX
 - ⊛ = LIGHT POLE
 - ⊚ = GAS VALVE
 - ⊗ = STORM INLET (ROUND)
 - ⊖ = STORM MANHOLE
 - ⊘ = MANHOLE
 - ⊙ = METAL POST
 - ⊙ = TRAFFIC SIGN
 - OPL- = OVERHEAD ELECTRIC
 - E- = BURIED ELECTRIC
 - T- = BURIED TELEPHONE
 - TV- = BURIED CABLE TV
 - G- = BURIED GAS
 - - - = PROPERTY LINE
 - ⊙ = EXISTING SPRUCE TREE
 - ⊙ = EXISTING TREE



SURVEYOR'S CERTIFICATE
 I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this **22ND** day of **FEBRUARY**, 2018.
 Craig A. Keach
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Craig A. Keach S-2333

**PROPERTY DETAIL
 NOT TO SCALE**

SURVEYED FOR:

Edge
 Consulting Engineers, Inc.
 624 Water Street
 Profite du Soc. WI 53578
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsult.com

SURVEYED FOR:

WPS
 Wisconsin Public Service
 700 NORTH ADAMS STREET
 GREEN BAY, WI 54307-9001

MERIDIAN
 SURVEYING, LLC
 N8774 Firestone 1 Office: 920-993-0861
 Menasha, WI 54952 Fax: 920-273-8037

SITE NAME:
 SHEBOYGAN

SITE ADDRESS:
 933 S. WILDWOOD AVE.
 SHEBOYGAN, WI 53081

PROPERTY OWNER:
 WISCONSIN PUBLIC SERVICE
 700 N. ADAMS ST.
 GREEN BAY, WI 54307

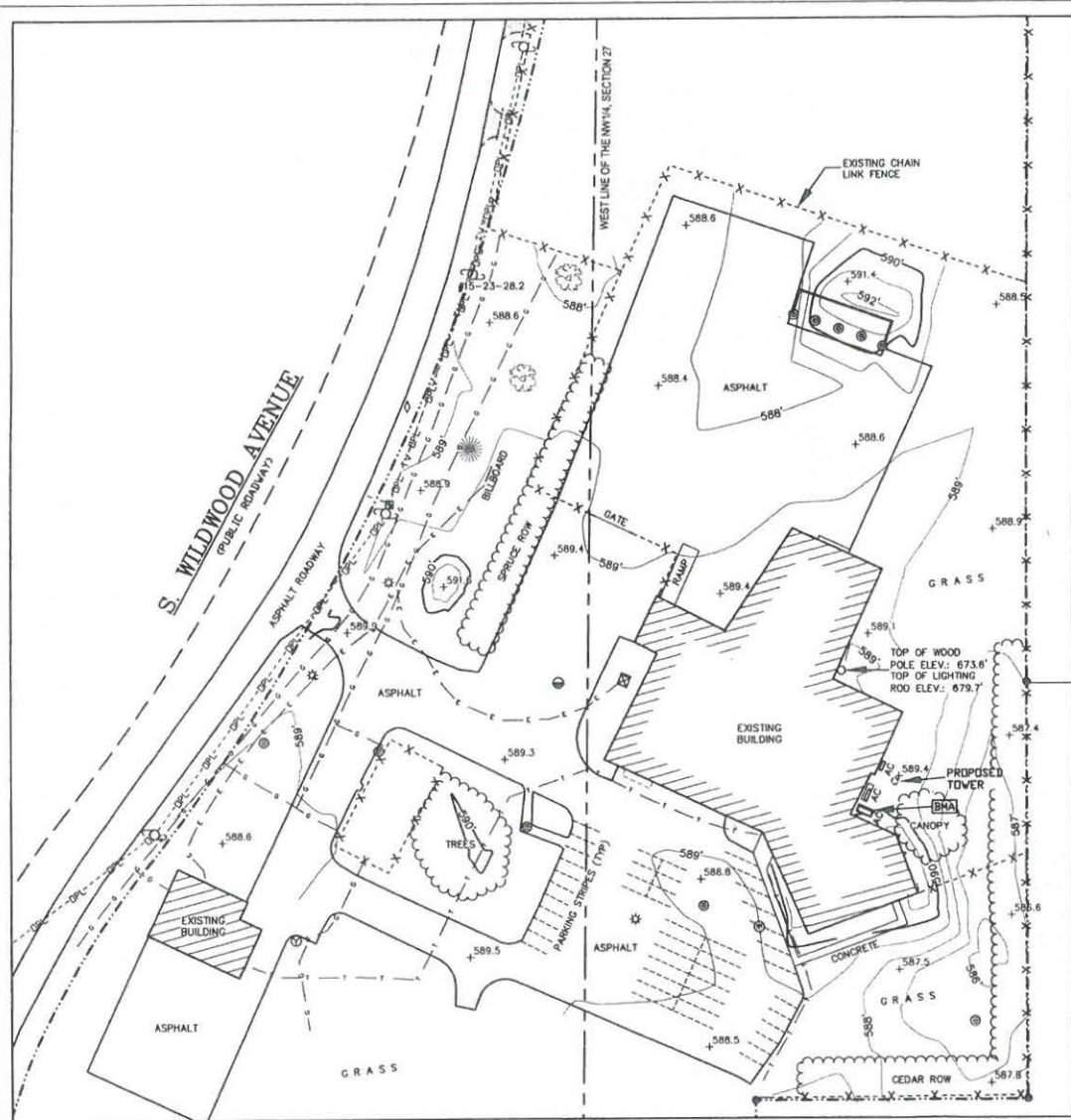
PARCEL NO.: 59281215680

DEED: DOCUMENT NO. 217176

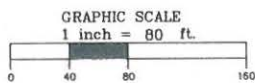
SITE SURVEY FOR WISCONSIN PUBLIC SERVICE
 BEING A PART OF THE NW1/4 OF THE NW1/4, SECTION 27 AND THE NE1/4 OF THE NE1/4, SECTION 28, T.15N., R.23E., CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	2/22/18	Revised Tower	J.B.
2	4/18/17	Added Tower	J.B.
1	3/28/17	Preliminary Survey	J.B.

DRAWN BY: J.B.	FIELD WORK DATE: 3-23-17
CHECKED BY: S.C.D.	FIELD BOOK: M-39, PG.67
JOB NO.: 9361	SHEET: 1 OF 2



BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 SET CHISELED SQUARE ON EASTERN
 MOST CORNER OF CONCRETE AC PAD
 ELEVATION: 590.02'



SURVEY NOTES:
 -THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.
 -DIGGERS HOTLINE TICKET NO. 20171104503.
 -NO TITLE SEARCH FOR PARCEL OWNERSHIP OR EXISTENCE OR NONEXISTENCE OF RECORDED OR UNRECORDED EASEMENTS HAS BEEN COMPLETED AS PART OF THIS SURVEY.
 -THIS IS NOT A PROPERTY SURVEY.

FEMA NOTE:
 -ACCORDING TO FEDERAL EMERGENCY AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55117C0351F, DATED APRIL 2 2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

WETLAND NOTE:
 -THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

- LEGEND-**
- = 1" IRON PIPE FOUND
 - ⊕ = COUNTY MONUMENT FOUND
 - ⊙ = EXISTING POWER POLE
 - ⊠ = ELECTRIC TRANSFORMER
 - ⊞ = CABLE BOX
 - ⊛ = LIGHT POLE
 - ⊚ = GAS VALVE
 - ⊙ = STORM INLET (ROUND)
 - ⊙ = STORM MANHOLE
 - ⊙ = MANHOLE
 - ⊙ = METAL POST
 - ⊙ = TRAFFIC SIGN
 - OPL- = OVERHEAD ELECTRIC
 - E- = BURIED ELECTRIC
 - T- = BURIED TELEPHONE
 - TV- = BURIED CABLE TV
 - G- = BURIED GAS
 - - - = PROPERTY LINE
 - ⊙ = EXISTING SPRUCE TREE
 - ⊙ = EXISTING TREE



SURVEYOR'S CERTIFICATE
 I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 22nd day of FEBRUARY, 2018.

 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Craig A. Keach, S. 2333

SURVEYED FOR:

Edge Consulting Engineers, Inc.
 624 Water Street
 Plover du Sac, WI 53578
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsult.com

SURVEYED FOR:

Wisconsin Public Service
 700 NORTH ADAMS STREET
 GREEN BAY, WI 54307-9001

MERIDIAN SURVEYING, LLC
 18774 Firlane 1 Office: 920-993-0881
 Menasha, WI 54952 Fax: 920-273-6037

SITE NAME:
 SHEBOYGAN

SITE ADDRESS:
 933 S. WILDWOOD AVE.
 SHEBOYGAN, WI 53081

PROPERTY OWNER:
 WISCONSIN PUBLIC SERVICE
 700 N. ADAMS ST.
 GREEN BAY, WI 54307

PARCEL NO.: 59281215680

DEED: DOCUMENT NO. 217176

SITE SURVEY FOR WISCONSIN PUBLIC SERVICE
 BEING A PART OF THE NW1/4 OF THE NW1/4, SECTION 27 AND THE NE1/4 OF THE NE1/4, SECTION 28, T.15N., R.23E., CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

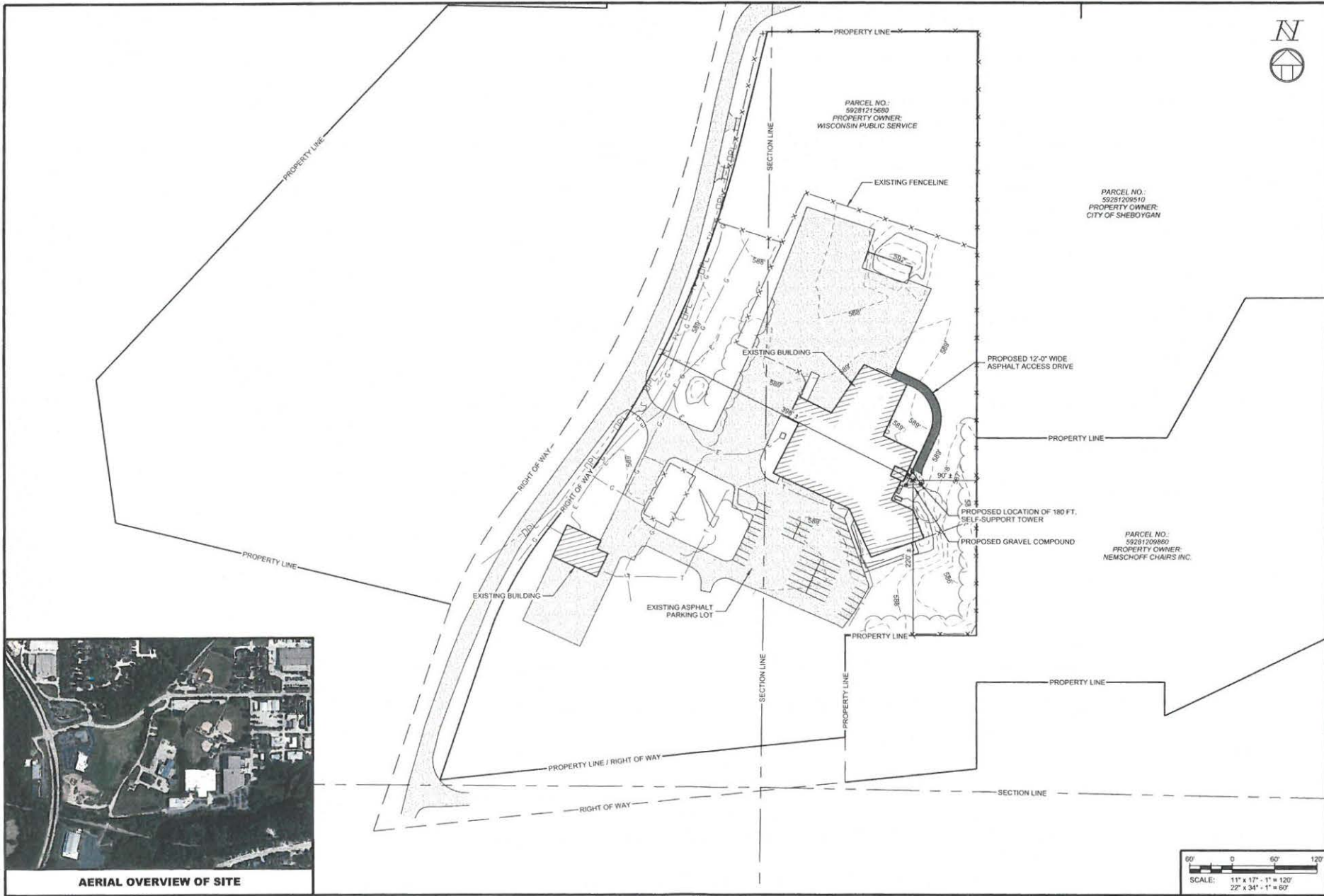
NO.	DATE	DESCRIPTION	BY
3	2/22/18	Revised Tower	J.B.
2	4/18/17	Added Tower	J.B.
1	3/28/17	Preliminary Survey	J.B.

DRAWN BY: J.B. **FIELD BOOK:** M-39, PG.67

CHECKED BY: S.C.D. **DATE:** 3-23-17

JOB NO.: 9361 **SHEET:** 2 OF 2

BEARINGS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NW1/4, SECTION 27, T.15N., R.23E., WHICH BEARS 500°-43'-13" W



REVISIONS
 0 WPS PROJ. # 77777777
 DATE: 03/26/2018
 DESIGNED BY: ALLJ
 REVIEWED BY: MEM
 ENGINEER: MRM
Edge
 Consulting Engineers, Inc.
 601 West Street
 P.O. Box 1414
 Sheboygan, WI 53081
 (920) 456-1111
 www.edgeinc.com

ENGINEERING STAMP

DATE: 03/26/2018
SCALE: SEE DRAWING
DESIGNED BY: ALLJ
REVIEWED BY: MEM
ENGINEER: MRM

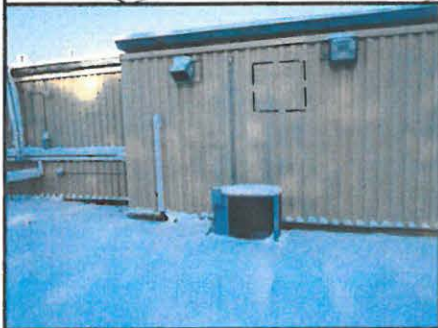
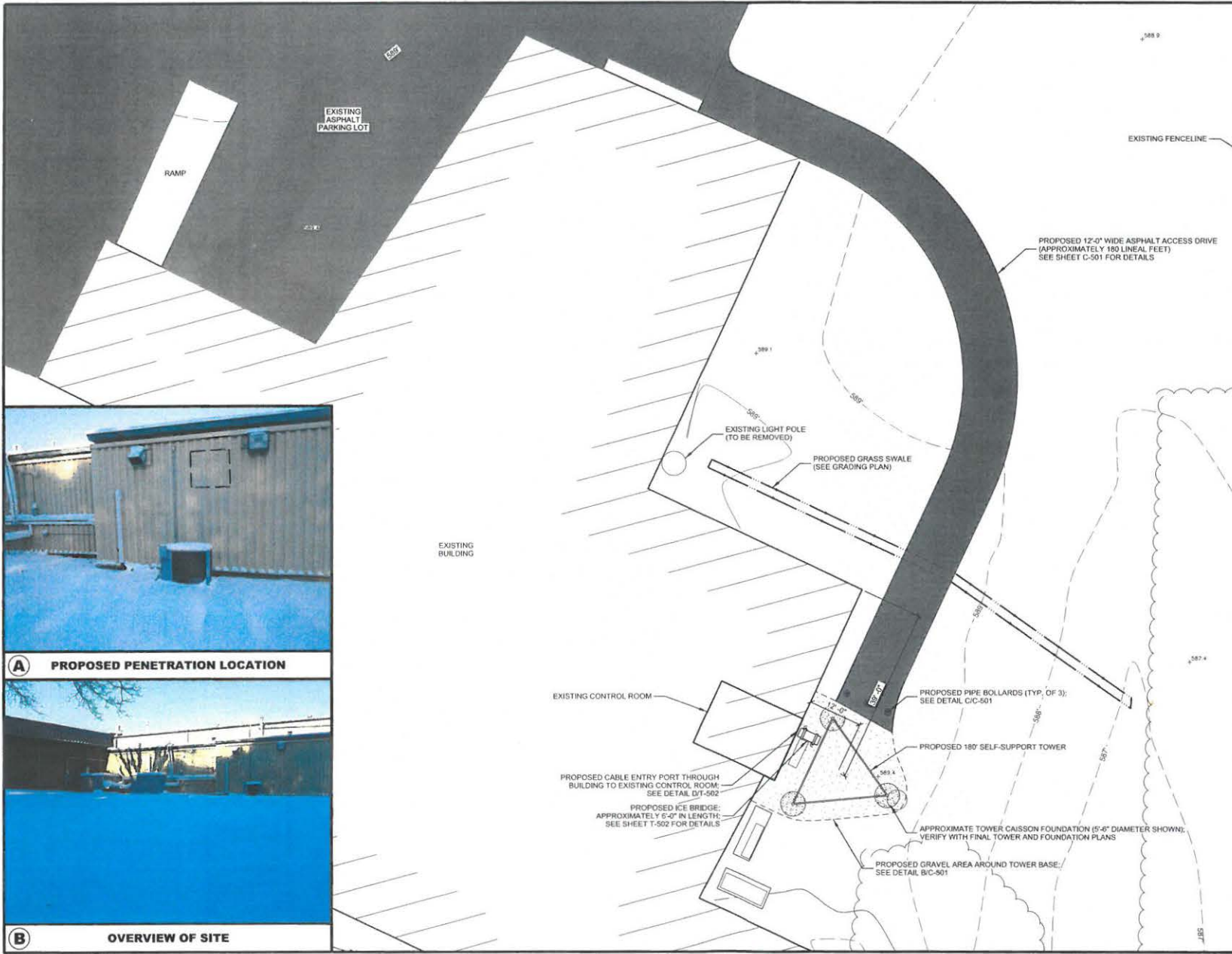
SITE PLAN
SHEBOYGAN

WPS
 Wisconsin Public Service
C-101



AERIAL OVERVIEW OF SITE

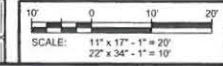




A PROPOSED PENETRATION LOCATION



B OVERVIEW OF SITE



REVISIONS

0 WPS PROJ. # 7777777

DATE: 03/26/2018
DESIGNED BY: ACJ
REVIEWED BY: MRM
ENGINEER: MRM

Edge
Consulting Engineers, Inc.
101 West Street
P.O. Box 100
Milwaukee, WI 53233
www.edgeinc.com

ENGINEERING STAMP

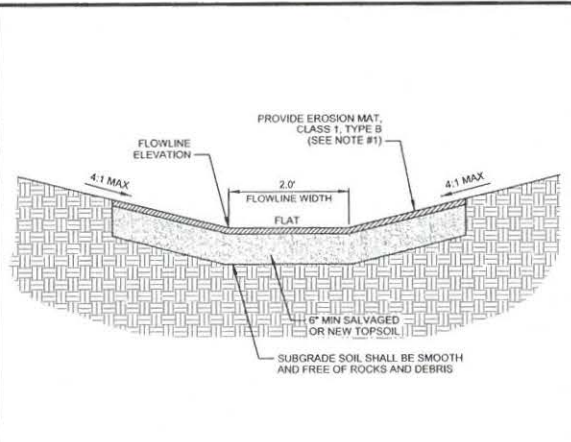
DATE: 03/26/2018
SCALE: SEE DRAWING
PROJECT: SHEBOYGAN
DRAWN BY: MRM
CHECKED BY: MRM
IN CHARGE: MRM

ENLARGED SITE PLAN
SHEBOYGAN

WPS
Wisconsin Public Service

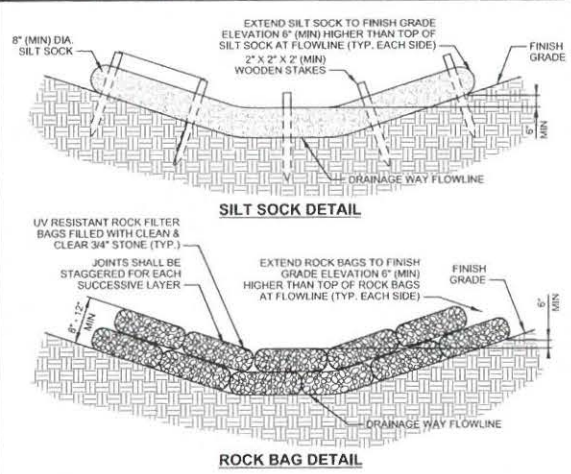
C-102

PLOTTED: 3/26/2018



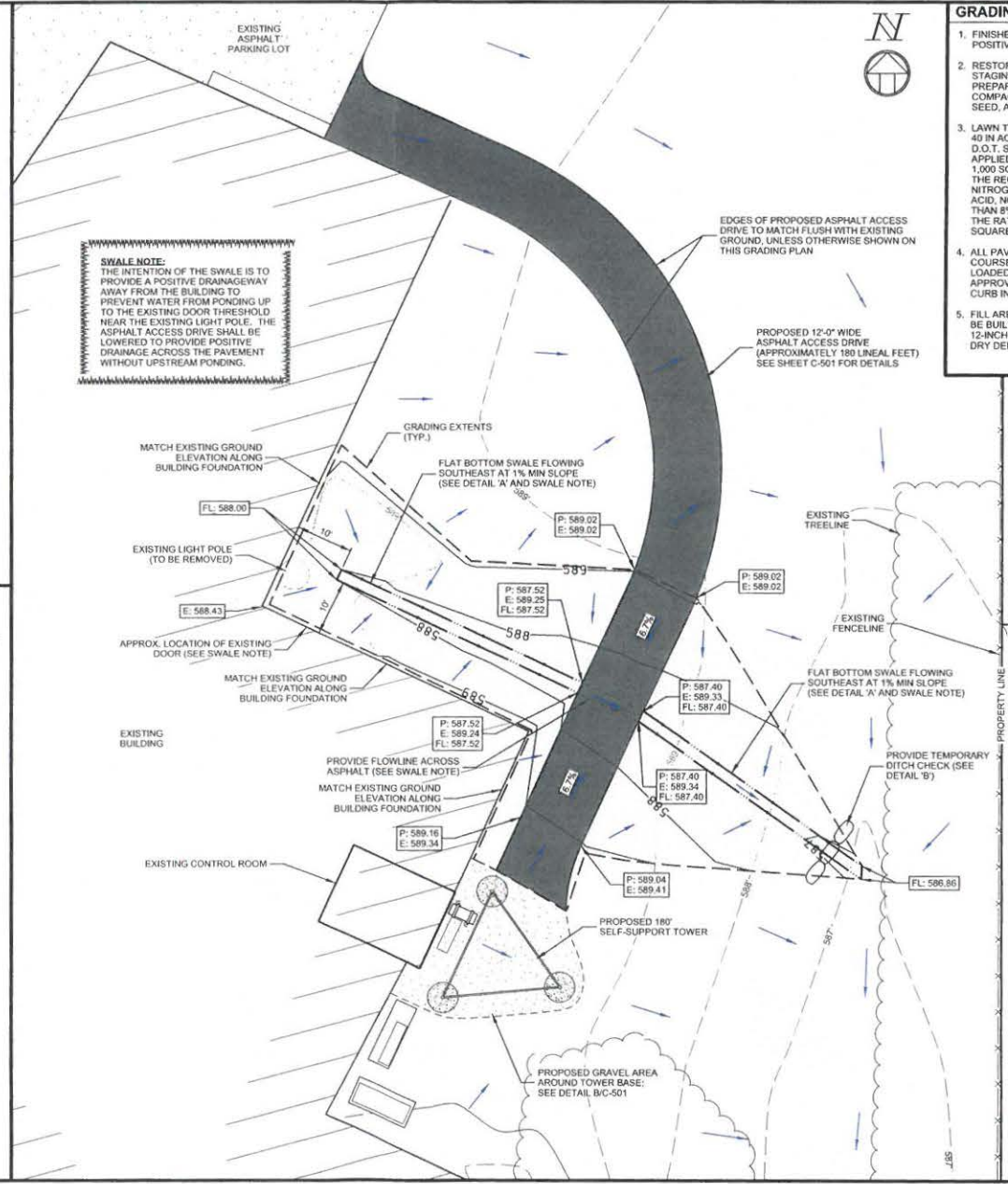
- GENERAL NOTES:**
1. PROVIDE EROSION MAT ON ALL SLOPES GREATER THAN OR EQUAL TO 10%, OR TO THE EXTENTS SHOWN ON THE GRADING PLAN, WHICHEVER IS THE LARGER AREA

A FLAT BOTTOM SWALE SECTION DETAIL
SCALE: NTS



- GENERAL NOTES:**
1. TEMPORARY DITCH CHECK SHALL BE ORIENTED PERPENDICULAR TO UPSTREAM FLOWS.
 2. REMOVE SEDIMENT DEPOSITS ALONG DITCH CHECK WHEN 50% OR MORE OF THE EXPOSED HEIGHT OF THE CHECK IS COVERED.
 3. TEMPORARY DITCH CHECKS SHALL BE REMOVED FOLLOWING COMPLETE RESTORATION OF ALL UPSTREAM & DOWNSTREAM DRAINAGE WAYS AND TRIBUTARY AREAS.

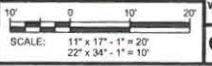
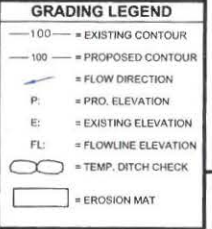
B TEMPORARY DITCH CHECK DETAILS
SCALE: NTS



SWALE NOTE:
THE INTENTION OF THE SWALE IS TO PROVIDE A POSITIVE DRAINAGEWAY AWAY FROM THE BUILDING TO PREVENT WATER FROM PONDING UP TO THE EXISTING DOOR THRESHOLD NEAR THE EXISTING LIGHT POLE. THE ASPHALT ACCESS DRIVE SHALL BE LOWERED TO PROVIDE POSITIVE DRAINAGE ACROSS THE PAVEMENT WITHOUT UPSTREAM PONDING.

- GRADING PLAN GENERAL NOTES**
1. FINISHED SITE TO BE GRADED TO MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
 2. RESTORE ALL TURF AREAS (INCLUDING STAGING AREAS) TO LAWN TYPE GRASS. PREPARE SUBGRADE BY TILLING UP COMPACTED SOILS. INSTALL 6" MIN. TOPSOIL, SEED, AND MULCH OR EROSION MAT.
 3. LAWN TYPE GRASS SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.
 4. ALL PAVED AREA SUBGRADE AND BASE COURSE SHALL BE PROOF ROLLED WITH A LOADED QUAD-AXLE DUMP TRUCK, OR OTHER APPROVED VEHICLE, PRIOR TO PAVEMENT OR CURB INSTALLATION.
 5. FILL AREAS WITHIN IMPERVIOUS AREAS SHALL BE BUILT UP IN LAYERS NOT TO EXCEED 12-INCHES AND COMPACTED TO 95% MAXIMUM DRY DENSITY (MODIFIED PROCTOR).

- EROSION CONTROL GENERAL NOTES**
1. ALL CONTRACTORS SHALL COMPLY WITH APPROVED PERMIT REQUIREMENTS FROM THE CITY OF SHEBOYGAN.
 2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.
 3. THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT 0.5 INCHES OR GREATER WHICH RESULTS IN RUNOFF.
 4. THE EROSION CONTROL ITEMS SHOWN ARE THE MINIMUM REQUIRED. ACTUAL LOCATIONS AND TYPE SHALL BE ADJUSTED IN THE FIELD BY CONTRACTOR WHILE MAINTAINING PERMIT COMPLIANCE.
 5. WDOT CLASS 1 TYPE B EROSION MAT SHALL BE PLACED ON ALL TURF SLOPES GREATER THAN OR EQUAL TO 10:1 (H:V), AND DITCH BOTTOMS.
 6. SOIL STOCKPILES EXISTING FOR MORE THAN 7 DAYS SHALL BE STABILIZED AND CONTAINED BY SILT FENCE, MULCHING, VEGETATIVE COVER, TAPPS, OR OTHER APPROVED MEANS.



REVISIONS

0	WPS PROJ. # 7777777
---	---------------------

DATE: 03/26/18
DESIGNED BY: AGJ
REVIEWED BY: MMH
ENGINEER: MMH

Edge
Consulting Engineers, Inc.
400 West Main
P.O. Box 100
Sheboygan, WI 53081
920.848.1818
www.edgeinc.com

ENGINEERING STAMP

DATE: 03/26/18
SCALE: SEE DRAWING
DESIGNED BY: AGJ
REVIEWED BY: MMH
ENGINEER: MMH

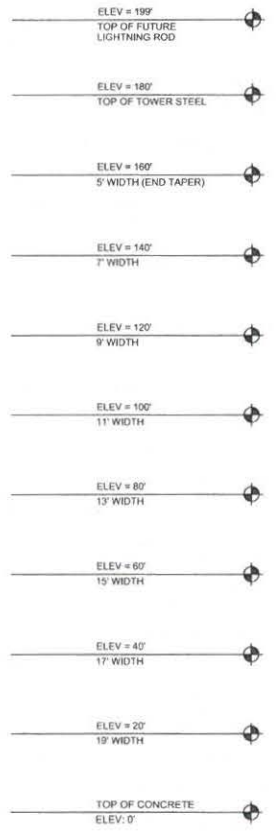
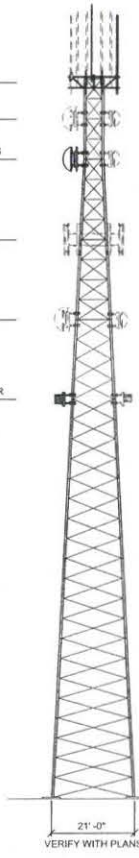
GRADING PLAN
SHEBOYGAN

Wisconsin Public Service
CG-101

PLOTTED: 3/30/2018

NOTES:
 1. ALL DIMENSIONS SHOWN ARE REFERENCED FROM THE TOP OF CONCRETE
 2. CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER.

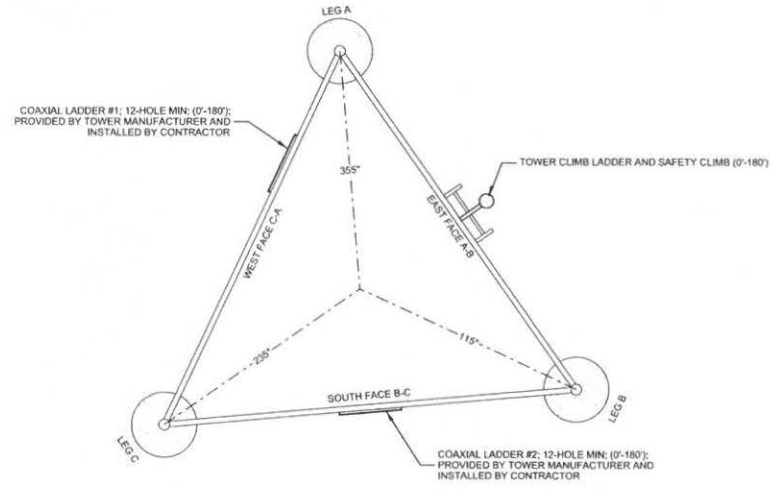
- (17) (16) (15)
(14) (13) (12)
(11) (10) (9)
 - (8) (7) (8)
 - (5)
 - (4) (3)
 - (2) (1)
- (4) FUTURE 2-WAY ANTENNAS
(1) PROPOSED AND (1) FUTURE OMNI
ELEV: 175'
 - (3) FUTURE MW DISHES
ELEV: 170'
 - (1) PROPOSED AND (2) FUTURE MW DISHES
ELEV: 160'
 - (1) FUTURE CELLULAR CARRIER RENTER
ELEV: 140'
 - (2) FUTURE MW DISHES
ELEV: 120'
 - (1) PROPOSED AND (1) FUTURE REFLECTOR
ELEV: 100'



A TOWER PROFILE
 SCALE: 11' x 17' - 1" = 30'
 22' x 34' - 1" = 15'

TOWER LOADING LEGEND									
ANTENNA ID	ANTENNA TYPE	QUANTITY	ANTENNA MODEL	ANTENNA WEIGHT	MOUNTING HEIGHT	ANTENNA ADJACENT	WIND SUE	COAX QUANTITY	COMMENT
1	Cornet Reflector	1	SV30H-F20AM 30 lbs. 30" x 23" x 30"	(1) Unwired Pipe Mount Kit with 4.5" O.D. Mast Pipe	100'	90°	1/2" Helix	1	Future
2	Cornet Reflector	1	SV30H-F20AM 30 lbs. 30" x 23" x 30"	(1) Unwired Pipe Mount Kit with 4.5" O.D. Mast Pipe	100'	270°	1/2" Helix	1	2-way Control Base
3	MW Dish	1	4' Solid MW Dish with Radome 110 lbs. 48" Dia.	(1) Unwired Pipe Mount Kit with 4.5" O.D. Mast Pipe	100'	0°	1/2" Helix	2	Future
4	MW Dish	1	6' Solid MW Dish with Radome 154 lbs. 72" Dia.	(1) Unwired Pipe Mount Kit with 4.5" O.D. Mast Pipe	120'	180°	EM63	1	Future
5	Panel Antenna	6	8' Panel Antenna 55 lbs. 96" x 12" x 6"	14" V-trace * Wind Area 40 sqft. (2x4x) * Mount Weight: 1700 lbs w/ no Mast Pipe * No Additional Bracing is Allowed * Assume Pyrenebrides Placement	140'	-	1-1/4" Helix	2	Future Cellular Carrier Renter
	Surge Suppressor	2	20 lbs. 20" x 20" x 6"						
	Rancher Radio Unit	9	55 lbs. 18" x 18" x 7"						
6	MW Dish	1	4' Solid MW Dish with Radome 110 lbs. 48" Dia.	(1) Unwired Pipe Mount Kit with 4.5" O.D. Mast Pipe	160'	30°	5/8" Helix	2	Future
7	MW Dish	1	4' Solid MW Dish with Radome 110 lbs. 48" Dia.	(1) Unwired Pipe Mount Kit with 4.5" O.D. Mast Pipe	160'	150°	EM63	1	Future
8	MW Dish	1	6' Solid MW Dish with Radome 154 lbs. 72" Dia.	(1) Unwired Pipe Mount Kit with 4.5" O.D. Mast Pipe	160'	270°	EM63	1	Elhorst Lake
9	MW Dish	1	4' Solid MW Dish with Radome 110 lbs. 48" Dia.	(1) Unwired Pipe Mount Kit with 4.5" O.D. Mast Pipe	170'	135°	5/8" Helix	2	Future
10	MW Dish	1	6' Solid MW Dish with Radome 154 lbs. 72" Dia.	(1) Unwired Pipe Mount Kit with 4.5" O.D. Mast Pipe	170'	0°	EM63	1	Future
11	MW Dish	1	6' Solid MW Dish with Radome 154 lbs. 72" Dia.	(1) Unwired Pipe Mount Kit with 4.5" O.D. Mast Pipe	170'	270°	EM63	1	Future
12	Omni	1	8 inch SCAM-519N 30 lbs. 100" x 2.5' x 2.5'	(1) 6' Bracket Frames with 3/8" dia. Arm	170'	-	7/8" Helix	1	Go 900 MHz MAS System
13	Omni	1	8 inch SCAM-519N 30 lbs. 100" x 2.5' x 2.5'		170'	-	7/8" Helix	1	Future (Radio MAS System)
14	Omni	1	16' Omni 35 lbs. 16" x 27"		170'	-	7/8" Helix	1	Future Tower
15	Omni	1	16' Omni 35 lbs. 16" x 27"		170'	-	7/8" Helix	1	Future Tower
16	Omni	1	16' Omni 35 lbs. 16" x 27"		170'	-	7/8" Helix	1	Future Tower
17	Omni	1	16' Omni 35 lbs. 16" x 27"		170'	-	7/8" Helix	1	Future Tower

B TOWER LOADING LEGEND



C TOWER ORIENTATION (BASE)

REVISIONS
 01 WPS PROJ. # 17777777

DATE: 03/26/2018
 DESIGNED BY: ADJ
 REVIEWED BY: MEM
 ENGINEER: MEM

Edge
 Consulting Engineers, Inc.
 401 North Main
 P.O. Box 100
 Sheboygan, WI 53081
 920.456.4100
 www.edgeinc.com

ENGINEERING STAMP

DATE: 03/26/2018
 SCALE: SEE DIMENSIONS
 DRAWN BY: ADJ
 CHECKED BY: MEM
 INCHES: MM

SITE ELEVATION
 SHEBOYGAN

WPS
 Wisconsin Public Service
 A Division of Wisconsin Energy Services, Inc.

T-201

PLOTTED: 3/26/2018



Widwood Athletic Complex

Sheboygan River

Flex-Staff - Sheboygan

Sheboygan Lakers Ice Center

Sheboygan River

3D





Wisconsin Public Service Corporation
700 North Adams Street
P.O. Box 19001
Green Bay, WI 54307-9001
www.wisconsinpublicservice.com

Wisconsin Public Service Corp (WPSC) Tower Narrative 933 Wildwood Ave

The proposed tower will be used for the following:

- Upgrading and privatizing network connectivity to Applicant's on-site office
- Expanded communication to nearby utility assets, which will improve system reliability and operational visibility to Applicant's distribution system
- The new tower will allow for collocation of one or more cellular carrier(s) to serve Sheboygan
- The tower helps ensure WPSC ability to meet the regularly increasing requirements of establishing high speed communication at critical infrastructure

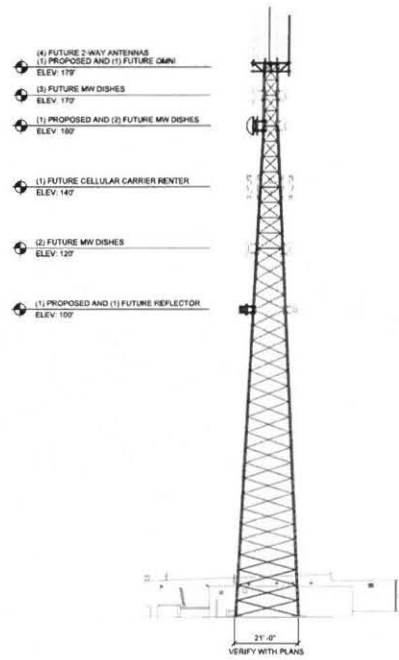
A communications tower is the preferred method of establishing communications for WPSC. Private fiber would incur a higher build cost and high speed leased line agreements which are not preferred since O&M cost control is important to WPSC. This tower will also be used to communicate with other near-by utility assets in the future.

The proposed location for the new tower is the only practicable location on Applicant's site. It is near the location of the existing tower, so that the necessary electrical and other connections to WPSC primary building will be facilitated. The existing tower is a wood pole on the property with a single antenna. Also, by placing the tower in the planned location no new operations/mechanical building will be required. As mentioned above, the location of the tower at the back of the site is consistent with WPSC overall site plan (access, parking, entrances, etc.).

A 180' self-support lattice tower is being proposed at this site. This style of tower is the most practicable tower for the application. If a monopole was selected a taller tower would be required. This then would require lighting the tower and a significant cost increase to the project. The reason for additional height would be due to the number of antennas proposed and the minimum height requirements needed for line of sight communications. If a monopole was selected, a taller tower requiring more steel for the proposed loading adding a significant cost increase to the project. 180' is required for the self-support tower so that line of sight requirement can be met for the proposed antennas listed on the tower loading.

Another option for establishing communications would be collocating on another tower. Unfortunately the only tower within a half mile of WPSC service center is only 100' tall. This height is not sufficient for clearing trees, rises and falls in earth and structures for line of sight communication and proper propagation of our antenna needs. Nor is the height sufficient enough to place the number of proposed antennas on the tower. Since this tower is a monopole the tower would also not fit WPSC long term needs with the ability to place multiple dishes at the same height. This is due to the physical limitations of pointing multiple dishes at the same height on a monopole. Also due to the large number of antennas proposed collocation becomes very cost prohibitive. At this nearby site WPSC would have costs for putting in our own operations mechanical building and other related facilities as well as a fiber build back to our Service Center. On top of that WPSC would have reoccurring monthly costs for each antenna on the tower. These costs would amount to a significant long term increase in costs for our ratepayers. WPSC believes it would be unfeasible as well as cost-prohibitive to collocate the required equipment on the nearby or other existing tower(s).

NOTES:
 1. ALL DIMENSIONS SHOWN ARE REFERENCED FROM THE TOP OF CONCRETE.
 2. CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER



A TOWER PROFILE
 SCALE: 11" x 17" - 1" = 30'
 22" x 36" - 1" = 10'

REVISIONS DATE: 06/07/18 DRAWING NO.: 18010001 PROJECT NO.: 18010001	
Edge Engineering & Construction, Inc. 10000 W. 10th Ave., Suite 100 Golden, CO 80401 (303) 440-1000	
ENGINEER'S NO. STAMP	
DATE: 06/07/18 TIME: 10:00 AM DRAWN BY: J. WILSON CHECKED BY: J. WILSON ENGINEER'S NO. STAMP	ELEVATION TITLE
SITE ELEVATION SHEET NO. 1	
Wisconsin Public Service 1000 Wisconsin Avenue, Suite 1000 Madison, WI 53703 T-202	

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Site Plan Application by Wisconsin Public Service to construct a new natural gas meterset and shelter at Plastics Engineering Company located at 2732 N. 15th Street. UI Zone

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

REPORT DATE: May 11, 2018

MEETING DATE: May 15, 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:

Wisconsin Public Service is proposing installation of a natural gas meterset and shelter at Plastics Engineering Company located at 2732 N. 15th Street. The applicant states:

- The meterset is needed to meter and regulate natural gas from distribution pressure to a pressure which is suitable for the commercial customer. The current equipment serving the customer has been obsoleted by the manufacturer and therefore we can no longer obtain replacement parts if required.
- The shelter is necessary to protect the meters, regulators, and instrumentation from elements such as rain, snow, and ice. For these metersets, we usually go with a shelter instead of a fully enclosed building because in the event of a leak the shelter does not pose the risk of an explosive mixture occurring inside an enclosed building. It is easier for our mechanics to access for maintenance and still provides adequate protection to prevent the buildup of snow and ice on the meter equipment and piping during the winter as well as hail during the summer.
- The size of the pad is standard for a meterset at our current system pressure and capacity requirements for the customer. There is two individual regulator runs for redundancy and overpressure protection as well as a turbine meter with the required length straightening vanes for accurate measurement. We also have a meter by-pass in the event we need to do maintenance on the meter and valves to isolate and redirect flow.

- Proposed shelter is located on the south side of the parking lot on the property. This location was selected due to the existing natural gas service entering the Plastics Engineering Corporation (Plenco) production building near the proposed location. The most preferred location would have been directly adjacent to existing entrance to the building however that was ruled out due to the freight truck lane going through that area.
- The shelter will be constructed from formed steel and will be approximately 300sf (12 x 25) with an additional three (3) foot of overhang on the end walls. The shelter will have a roof, but the sides will be open to air (No walls). The roof will be painted to match the color of the Plenco production building.
- WPS plans to plant 13 Arbor Vitaes along the North side of North Avenue to screen the shelter from view when driving on North Ave. The Arbor Vitaes will be approximately six (6) feet tall initially and 12 to 15 feet tall when mature. They will provide about 60 feet of screen length when mature.
- Other than in the case of an emergency WPS would only be onsite occasionally during normal business hours to perform general maintenance, inspections, and repairs.

STAFF COMMENTS:

The shelter is proposed to be located 25 feet from the North Avenue property line (south side of the property and parking lot).

The meterset and shelter are not very attractive so it is imperative that the applicant completely screen this structure/mechanicals especially since the City will be investing a significant dollars into the reconstruction of North Avenue in 2019 (N. 15th to N. 21st).

Applicant states they will be installing 13, six (6) foot tall Arbor Vitaes along the fence line on the south side of this structure to screen the shelter/mechanicals from North Avenue. The applicant states that the Arbor Vitaes will be between 12-15 feet tall when they mature and will provide approximately 60 lineal foot of screening so they should adequately screen this structure. There are presently some bushes along this area but these bushes are deciduous and so for a portion of the year they do not provide any screening. The Arbor Vitaes are evergreens so they will provide screening all year long.

Staff recommends approval of the site plan subject to:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, hazardous materials, etc.
2. Submittal and approval of a proposed storm drainage plan.
3. Applicant shall install 13, six (6) foot tall Arbor Vitaes along the fence line on the south side of this structure to screen the shelter/mechanicals from North Avenue. This landscaping shall be properly maintained so the structure always remains screened from North Avenue.

4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
6. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Plan Commission.

ATTACHMENTS:

Site Plan Application and required attachments.

PARCEL NO. 629040
MAP NO. _____
ZONING CLASSIFICATION: UI

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 5/15/18

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

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

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

1. APPLICANT INFORMATION

APPLICANT: Wisconsin Public Service Corporation

ADDRESS: 700 N Adams St. Green Bay, WI

E-MAIL: SAJaecks@wisconsinpublicservice.com

PHONE: (920) 433-1175 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Plastics Engineering Corporation

ADDRESS OF PROPERTY AFFECTED: 2732 N 15th St. Sheboygan

LEGAL DESCRIPTION:

*SEC 10 & SEC 15 T15N R23E PRT OF THE SW SE SEC 10 & OF THE NW NE SEC 15 DESC AS:
COM AT THE INTERSECTION OF THE W LINE OF N 15TH ST & THE N LINE OF NORTH AVE,
TH N 26.75' ALG THE E LINE OF SCHUBERTS SUBD TO A POINT 22.5' S OF THE N LINE OF
LOT 2 OF SD SUB*

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE:

Plastics manufacturing business

BRIEF DESCRIPTION OF PROPOSED OPERATION OR USE:

*Proposed installation of open shelter to protect WPS natural gas metering equipment.
See attached summary for more information.*

BRIEF DESCRIPTION OF TYPE OF STRUCTURE:

*The shelter will be constructed from formed steel and will be approximately 12'x25'
with an additional 3' of overhang on the end walls. The shelter will have a roof, but the
sides will be open to air(No walls). The roof will be painted to match the color of the
Plenco production building.*

WPS Natural Gas Meterset Shelter Project Summary

Wisconsin Public Service Corporation (WPS) proposes the installation of a natural gas meterset and shelter at 2732 N 15th St. as shown in the site plan attached to the conditional variance application. The meterset is needed to meter and regulate natural gas from distribution pressure to a pressure which is suitable for the commercial customer. The current equipment serving the customer has been obsoleted by the manufacturer and therefore we can no longer obtain replacement parts if required. The shelter is necessary to protect the meters, regulators, and instrumentation from elements such as rain, snow, and ice. For these metersets we usually go with a shelter instead of a fully enclosed building because in the event of a leak the shelter does not pose the risk of an explosive mixture occurring inside an enclosed building. It is easier for our mechanics to access for maintenance and still provides adequate protection to prevent the buildup of snow and ice on the meter equipment and piping during the winter as well as hail during the summer.

The size of the pad is standard for a meterset at our current system pressure and capacity requirements for the customer. There is two individual regulator runs for redundancy and overpressure protection as well as a turbine meter with the required length straightening vanes for accurate measurement. We also have a meter by-pass in the event we need to do maintenance on the meter and valves to isolate and redirect flow.

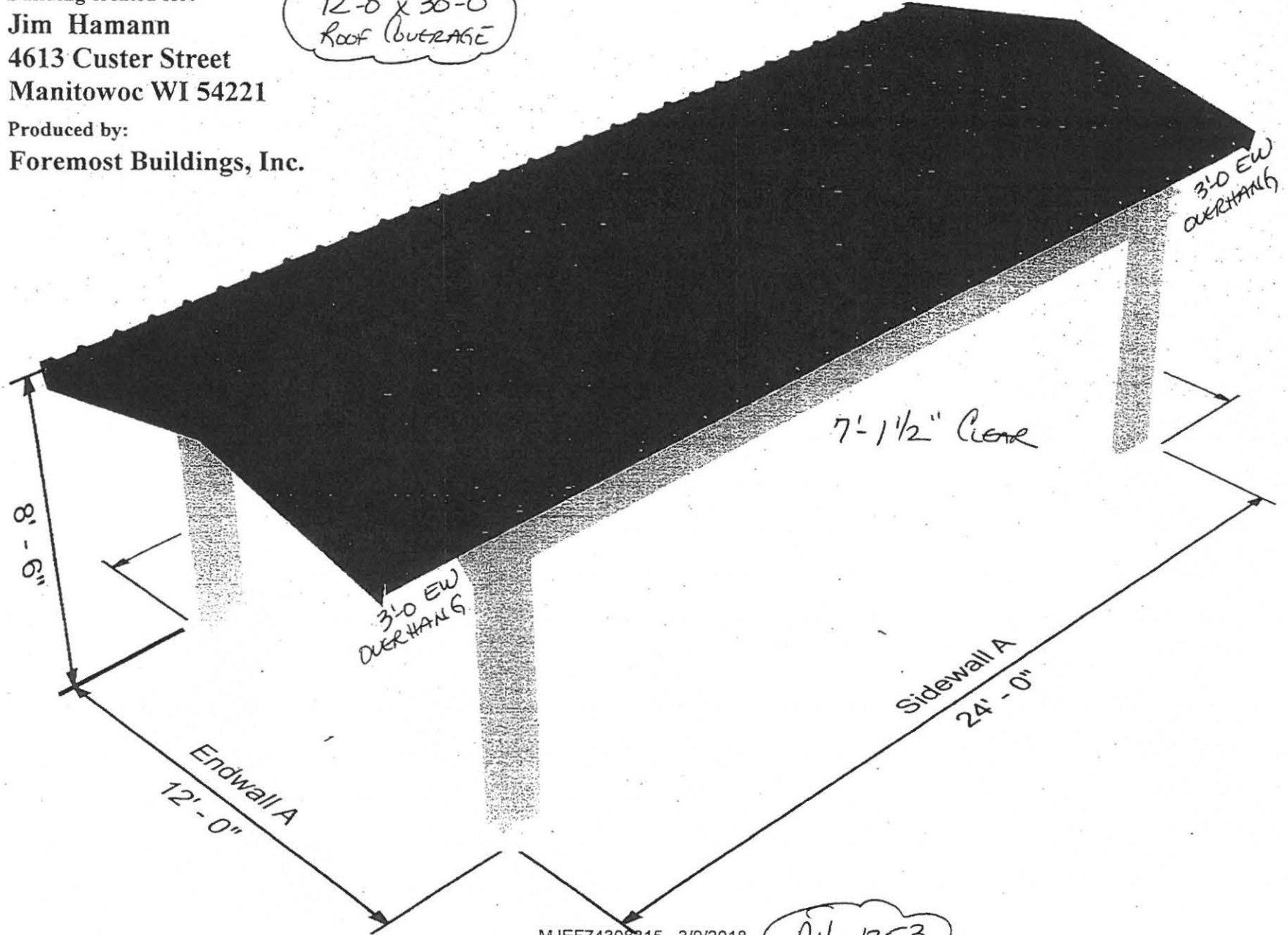
Proposed shelter is located on the south side of the parking lot on the property. This location was selected due to the existing natural gas service entering the Plastics Engineering Corporation (Plenco) production building near the proposed location. The most preferred location would have been directly adjacent to existing entrance to the building however that was ruled out due to the freight truck lane going through that area.

The shelter will be constructed from formed steel and will be approximately 12'x25' with an additional 3' of overhang on the end walls. The shelter will have a roof, but the sides will be open to air(No walls). The roof will be painted to match the color of the Plenco production building. The structure will be constructed by Hamann Construction, concrete work by Seiler Concrete, underground piping by KS Energy Services, and above ground piping by WPS. WPS plans to have a landscaping contractor plant 13 Arborvitae along the North side of North Ave. to screen the shelter from view when driving on North Ave. The Arborvitae will be approximately 6 feet tall initially and 12 to 15 feet tall when mature. They will provide about 60 feet of screen length when mature. Other than in the case of an emergency WPS would only be onsite occasionally during normal business hours to perform general maintenance, inspections, and repairs.

Building created for:
Jim Hamann
4613 Custer Street
Manitowoc WI 54221

Produced by:
Foremost Buildings, Inc.

12'-0" x 30'-0"
Roof Overhang



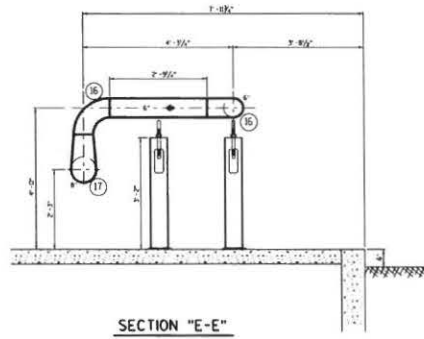
MJEF74308315 - 3/9/2018

AN-1253

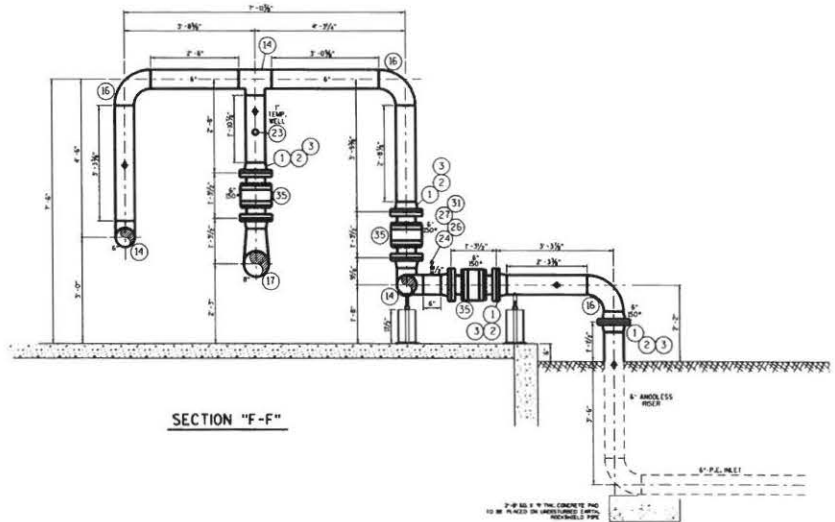
BILL OF MATERIALS

ITEM NO.	QTY	SIZE	DESCRIPTION	CODE NO.
1	13	6"	ISO* STD WELD FLANGE, R.N. R.F.	11200420
2	14	6"	NON- ASBESTOS FIBER RING GASKET	11008608
3	102	3/4" x 4"	BOLT STUDS W/2 HVY HEX NUTS COATED	11008802
4	0	6" x 12"	FULL FACE INSULATING GASKET	11232996
5	0	6"	INSULATING SLEEVES	11234086
6	0	3/4" x 5"	BOLT STUDS W/2 HVY HEX NUTS COATED	11230443
7	12	4"	ISO* STD WELD FLANGE, R.N. R.F.	11200420
8	12	4" x 9"	NON- ASBESTOS FIBER RING GASKET	11008608
9	96	3/4" x 3 1/2"	BOLT STUDS W/2 HVY HEX NUTS COATED	11008801
10	0	3"	ISO* STD WELD FLANGE, R.N. R.F.	11200418
11	0	3"	NON- ASBESTOS FIBER RING GASKET	11008608
12	0	3/4" x 3 1/2"	BOLT STUDS W/2 HVY HEX NUTS COATED	11008801
13	2	6" x 6" x 4"	STD WELD TEE, REDUCING BRANCH	11234923
14	7	6"	STD WELD TEE	11234921
15	5	6"	STD WELD ELBOW 90° -L.R.	11232483
16	2	8" x 6"	STD WELD ELBOW 90° -L.R.-REDUCING	11232517
17	1	8" x 6"	STD WELD REDUCER, CONC.	11233622
18	2	6" x 4"	STD WELD REDUCER, CONC.	11233648
19	2	2"	ELBOW WELDOLET, THREADED	11232840
20	2	8" x 3" F	THRODLE/BRANCIET	11234910
21	18	8" x 3 1/2"	THRODLE/BRANCIET	11234914
22	30	1/2" x 3"	EX. STRONG STEEL NPPLE	11233235
23	10	1/2"	BALL VALVE 3000 PSIG MIN.	11235476
24	4	1/2" x 2"	EX. STRONG STEEL NPPLE	11233234
25	30	1/2" x 1/2"	NEEDLE VALVE	11235472
26	4	1/2"	HVY STATION TEE	11234931
27	10	1/2"	BULL PLUG	11235562
28	10	1/2"	BULL PLUG	11233500
29	6	6"	ISO* BALL VALVE W/OPERATOR	P.O.
30	2	4"	ISO* BALL VALVE	P.O.
31	1	6"	FILTER FAB C4-285F COALESCING FILTER	P.O.
32	1	8"	MARK RT-90 TURBO METER, ALUMINUM BODY	P.O.
33	4	4"	REGULATORS	P.O.
34	1	8"	STRAIGHTENING VANE TO MATCH ANSI B1-50A, 0.322" WT. FL	P.O.
35	1	1"	FISHER 289H RELIEF VALVE	11235366
36	1	1"	E-G WEATHER CAP	11235516
37	1	1"	COCK, DOUBLE LOCK WING	11231307
38	5	8"	ISO* STD WELD FLANGE, R.N. R.F. BORE 4.03	P.O.
39	5	8" x 12 1/2"	NON- ASBESTOS FIBER RING GASKET	11008601
40	32	3/4" x 4 1/2"	BOLT STUDS W/2 HVY HEX NUTS COATED	11230442
41	0	8" x 12 1/2"	FULL FACE INSULATING GASKET	11232901
42	0	8"	INSULATING SLEEVES	11234091
43	8	3/4" x 5"	BOLT STUDS W/2 HVY HEX NUTS COATED	11230443
44	5	6"	STD WELD CAP	11230699

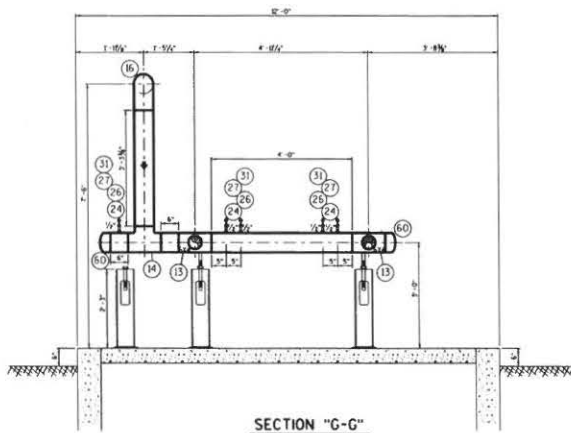
6" PIPE - API SPEC 5L-1980 GR B, 0.239" WT. 11220089
 4" PIPE - API SPEC 5L-1980 GR B, 0.211" WT. 11220088
 3" PIPE - API SPEC 5L-1980 GR B, 0.206" WT. 11220085



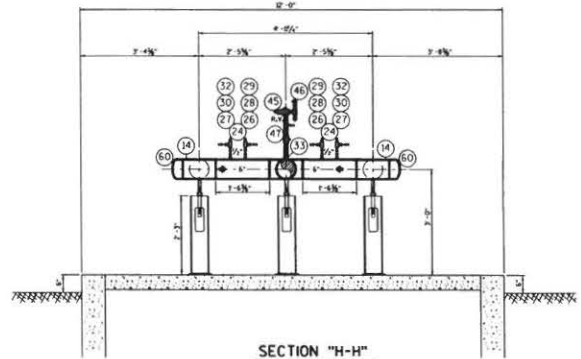
SECTION "E-E"



SECTION "F-F"



SECTION "G-G"



SECTION "H-H"

0-XXXX-XXXXX-C90

NO.	DATE	BY	CHK

WISCONSIN PUBLIC SERVICE CORP.

PPING SECTIONS AND B.O.M. PLEND
 METER REGULATOR FACILITY

SHERBOGAN, WIS.

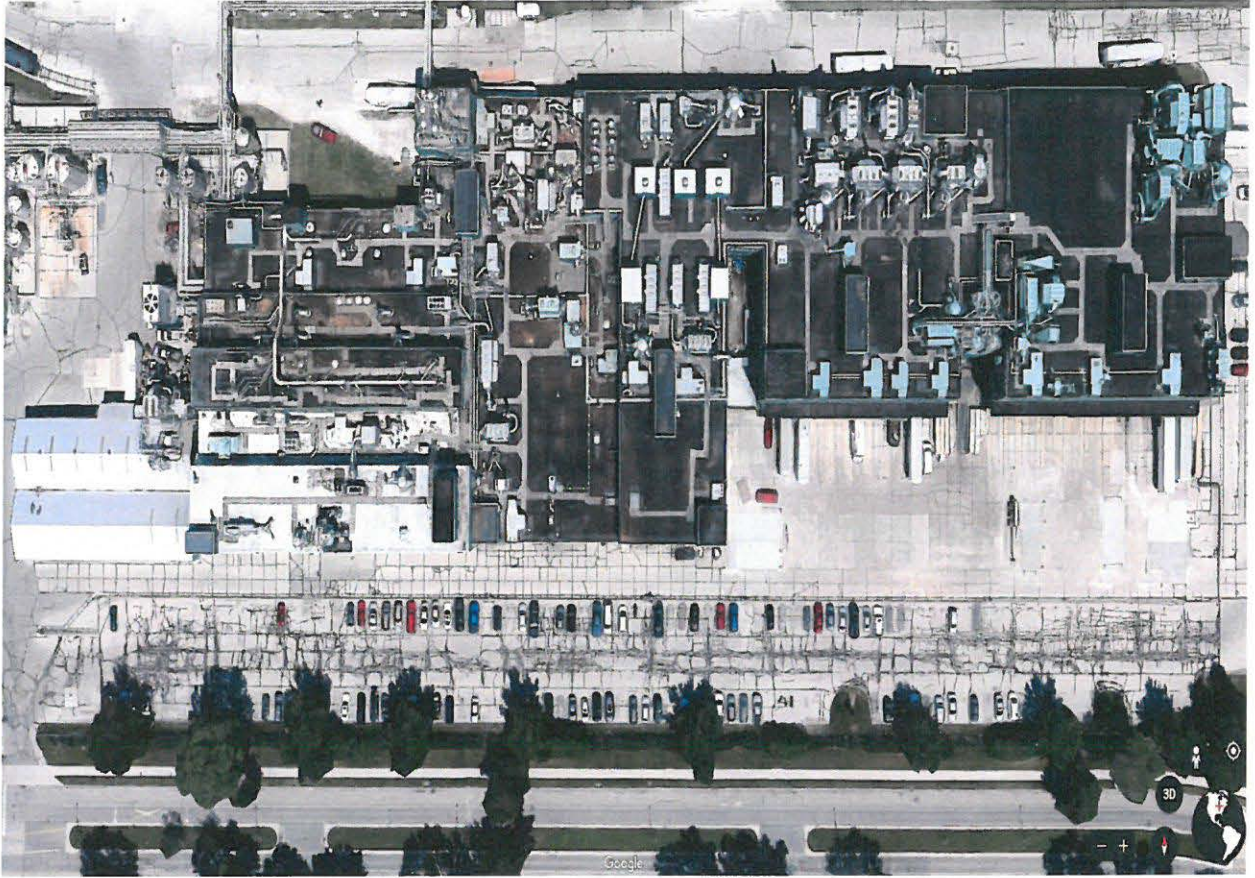
DATE: 10/10/08
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 APPROVED BY: J. J. JENSEN

DES. NO. 50-40241 PAGE 2 OF 2









CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Site Plan Application by Georgia Pacific to construct a parking lot addition at their facility located at 1927 Erie Avenue. UI Zone

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

REPORT DATE: May 11, 2018 **MEETING DATE:** May 15, 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:

Georgia Pacific is proposing to construct a parking lot addition at their facility located at 1927 Erie Avenue. The applicant states:

- Georgia Pacific is proposing to reconstruct a portion of the existing parking lot, to construct a new parking lot addition and to construct a new storm water detention pond at the northeast corner of their property located at 1927 Erie Avenue. The applicant states the following the project:
- The new asphalt parking lot will be approximately 14,000sf. This parking lot previously had 29 existing parking spaces and will now have 62 parking spaces (adding 33 new spaces). Client needs to add these parking stalls to accommodate planned hiring.
- This construction will include separation of truck, car, and pedestrian traffic for enhanced safety on site.
- A bioretention basin will be required to satisfy stormwater requirements.
- Updated truck parking requires installation of new concrete dolly pads.
- Limited budget means we will match existing asphalt as much as possible.

STAFF COMMENTS:

ACTION REQUESTED:

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

1. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, to building, electrical, storm drainage, etc.
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. Outdoor storage of materials or equipment shall be prohibited.
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. All areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
8. Absolutely no portion of the parking lot and/or site improvements shall cross the property lines including but not limited to parking, fencing/retaining walls, landscaping, storm water, etc.).
9. Applicant shall meet the minimum required paving setback of five (5) feet for all new areas to be paved.
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 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. 59281215500
MAP NO. _____
ZONING CLASSIFICATION: UI

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: _____

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

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

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

1. APPLICANT INFORMATION

APPLICANT: WAGNER EXCAVATING INC.

ADDRESS: 3437 PAINE AVE.

E-MAIL: jsnyder@wagnerexcavatinginc.com

PHONE: 920-458-9082 FAX NO.: 920-458-0565

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: GEORGIA PACIFIC

ADDRESS OF PROPERTY AFFECTED: 1927 ERIE AVE.

LEGAL DESCRIPTION: _____

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

EMPLOYEE PARKING LOT

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE:
PARKING LOT EXPANSION

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: _____

Sokolowski, Steve

From: Jacob Snyder <jsnyder@wagnerexcavatinginc.com>
Sent: Tuesday, May 8, 2018 3:47 PM
To: Sokolowski, Steve
Cc: gwags@wagnerexcavatinginc.com
Subject: Georgia Pacific Parking Expansion
Attachments: Georgia Pacific 5-8-2018 GRADING PLAN 11 x 17.pdf; Georgia Pacific Base-LANDSCAPING PLAN 11 x 17.pdf; Georgia Pacific Base-SITE PLAN 11 x 17.pdf; GP8.5x11 Bioretention Basin Detail.pdf

Hi Steve,

Thanks for taking the time to meet today. Here are a few bullet points to summarize the project.

- Client needs to add 30 parking stalls to existing parking to accommodate planned hiring.
- Separation of truck, car, and pedestrian traffic was necessary for enhanced safety on site.
- A bioretention basin was designed to satisfy stormwater requirements
- Updated truck parking requires installation of new concrete dolly pads.
- Limited budget means we will match existing asphalt as much as possible.

Let me know if you have any further questions.

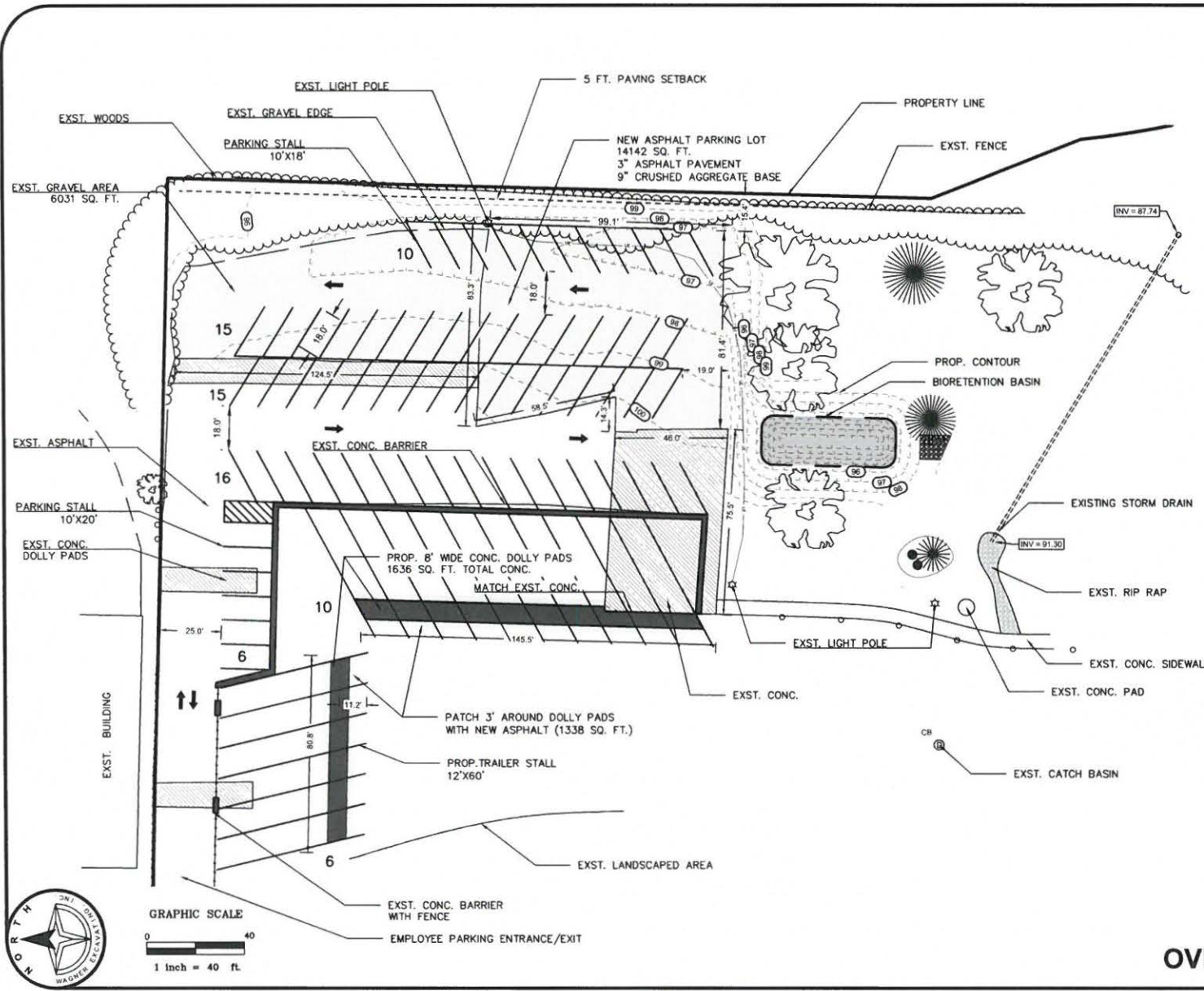
Jacob Snyder

Email: jsnyder@wagnerexcavatinginc.com

Mobile: (920) 698 9877



Wagner Excavating, Inc.
3437 Paine Avenue
Sheboygan, Wisconsin 53081
Phone: (920) 458-9082
FAX: (920) 458-0565



PARKING SCHEDULE	
REQUIRED STALLS:	59 STALLS
EXISTING STALLS:	29 STALLS
PROPOSED STALLS:	33 STALLS
POST-CONSTRUCTION	62 TOTAL STALLS

- SITE LIGHTING**
- NO ADDITIONAL LIGHTING TO BE INSTALLED BY CONTRACTOR
 - FUTURE LIGHTING TO BE INSTALLED BY OWNER AS NECESSARY

No.	Revision	Date



**PARKING LOT ADDITION
GEORGIA PACIFIC
1927 ERIE AVE.
Sheboygan, Wisconsin**

DATE
5/8/2018

1

OVERALL SITE PLAN

