

**\*\*\*ATTACHMENTS\*\*\***

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use and variance application by Sign Effectz, Inc. to install a new electronic readerboard monument sign at United Way of Sheboygan County located at 2020 Erie Avenue. SO Zone

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

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**REPORT DATE:** February 23, 2018

**MEETING DATE:** February 27, 2018

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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

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**BACKGROUND / ANALYSIS:**

Sign Effectz is proposing to install a new electronic readerboard monument sign at United Way of Sheboygan County located at 2020 Erie Avenue. The applicant states:

- United Way of Sheboygan County would like to replace its existing weathered manual readerboard monument sign with a brand new monument sign that includes an electronic message center.
- The sign will be located in the same location and is located approximately 12 feet from the north/Kohler Memorial Drive property line and 15 feet from the west property line.
- The sign is 6.5 feet tall and is approximately 40sf (5 x 8).
- The top portion of the cabinet is approximately 20sf (2.6 x 7.6) and advertises United Way and Big Brothers Big Sisters of Sheboygan County.
- The electronic message center is approximately 19sf (2 x 9.3) and will provide better opportunities to advertise activities/events to the public with the ease of changing the message from the office.

**STAFF COMMENTS:**

None.

**ACTION REQUESTED:**

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Sign shall meet the minimum 12 foot setback to all property lines (closest edge of sign to property line). It is the applicant's responsibility to insure the sign meets the required setbacks.
3. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
4. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

PARCEL NO. 214105  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: SO

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 2/27/18

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: Josh Brown - Sign Effectz, Inc.  
ADDRESS: 1827 W Glendale Ave. Milwaukee, 53209 E-MAIL: joshb@signeffectz.com  
PHONE: ( 414 ) 651.2335 FAX NO. ( 414. ) 264 5504

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: United Way of Sheboygan  
ADDRESS OF PROPERTY AFFECTED: 2020 Erie Avenue  
LEGAL DESCRIPTION: Suburban Office (SO)  
United Way of Sheboygan County

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_  
United Way currently has as monument sign with a manual change reader board.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: United Way of Sheboygan would like to have new signage installed including a digital display allowing for a more updated professional appearance to the property.

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

OFFICE USE ONLY  
PARCEL NO.: 214105  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: SO

OFFICE USE ONLY  
REVIEW DATE: \_\_\_\_\_  
APPROVAL: \_\_\_\_\_  
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN  
DEPARTMENT OF CITY DEVELOPMENT**

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

**SIGN PERMIT APPLICATION**

(November, 2009)

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

**1. APPLICANT INFORMATION**

APPLICANT: Joshua Brown

ADDRESS: 1827 W Glendale Ave

E-MAIL ADDRESS: joshb@signeffectz.com

PHONE: ( 414 ) 264 5504 FAX NO: ( )

**2. OWNER INFORMATION**

OWNER OF SITE: United Way of Sheboygan

ADDRESS: 2020 Erie Ave

PHONE: ( 920 ) 458-3425 FAX NO: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: United Way of Sheboygan

ADDRESS OF PROPERTY AFFECTED: 2020 Erie Ave

USE OF PROPERTY: Office Building

TYPE OF SIGN: Monument

DESCRIPTION OF PROPOSED SIGN: Monument sign with digital display section

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 5' X WIDTH: 8' = TOTAL SQUARE FOOTAGE: 40

AMOUNT OF PUBLIC STREET FRONTAGE: 216.7' (On Kohler)

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 86' 2"

SETBACK: 12'

METHOD OF ATTACHMENT: Pole and Footing

METHOD OF ILLUMINATION: Internal LED

SIGN MATERIALS: Aluminum / Acrylic

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 40 AFTER PROPOSED SIGN: 40

**5. CERTIFICATE**

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

  
\_\_\_\_\_  
**APPLICANT'S SIGNATURE**  
Josh Brown  
\_\_\_\_\_  
**PRINT ABOVE NAME**

1/26/18  
\_\_\_\_\_  
**DATE**

**6. APPLICATION SUBMITTAL REQUIREMENTS**

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

## Sign Proposal

The United Way has an existing sign that requires people to manually change the letters. This operation takes too much time (up to two hours) and is inefficient for users. Up to twenty nonprofit organizations use the sign annually, and they have complained that it is difficult to operate the sign as it is nearly 30 years old. Currently, most signs have become digital. They are easy to use and data is entered quickly with the use of a keyboard. The proposed sign is very similar in size, and will be three feet to the east of the existing sign.

The sign is needed to provide valuable information about many events that are offered throughout the community. Most of these events are free to the public and provide assistance in the areas of education, financial literacy, health, support services as well as many other opportunities for people. This sign will not only save valuable time for our employees and other nonprofit employees, it will provide more information than is currently provided. Additionally, the current sign is difficult to operate, and can be dangerous to those changing the letters. While we could repair it, doing so to a thirty year old outdated sign seem counterproductive.



**TekStar Color**  
**20mm 24x112**  
**CABINET SIZE: 5' x 8'**

CAPABILITIES  
 1 TO 3 ROWS  
 5.5" TO 18.9" CHARACTERS

Header Vinyl: Photoreal	Paint Color: Royal Blue	Approved as shown
Text Color: Photoreal	Draft: White	_____
Cowling Text Vinyl:	SIGN DESIGN #	Date _____
<b>GRAPHICS DISCLAIMER:</b> This custom artwork is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping is not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance. Sign is designed to be illuminated at all times. Sketches are based off of this premise.		Approved with listed changes
		Date _____
		_____
		_____

 <b>stewart signs</b> America's Premier Sign Company	5/8"=1'
	Sk: 908538-2b-s
	Cust: 3027246
	12/18/2017
	DR/cLane
SOLD	
<b>ORIGINAL DESIGN DO NOT DUPLICATE</b>	
PH. 1-800-237-3928 - FAX 1-800-485-4280	





H6PR908538-2b-s

Photo Realistic Face


Flat surface dimensions: 30.375" x 91.875"


With bleed: 30.875" x 92.375"

Header Vinyl: Photoreal	Paint Color: Royal Blue	Approved as shown
Text Color: Photoreal	Draft: White	_____
Cowling Text Vinyl:	SIGN DESIGN #	Date _____
<b>GRAPHICS DISCLAIMER:</b> This custom artwork is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping is not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance. Sign is designed to be illuminated at all times. Sketches are based off of this premise.		Approved with listed changes
		_____
		Date _____
_____		

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	12/18/2017
	DR/cLane
SOLD	
<b>ORIGINAL DESIGN DO NOT DUPLICATE</b>	
PH. 1-800-237-3928 - FAX 1-800-485-4280	



**United Way**   
United Way of  
Sheboygan County

  
**Big Brothers Big Sisters**  
of Sheboygan County

**CHANGE THE WORLD  
TUTOR TRAINING  
SEPT. 11 & 13  
892-6706  
LITERACY COUNCIL**

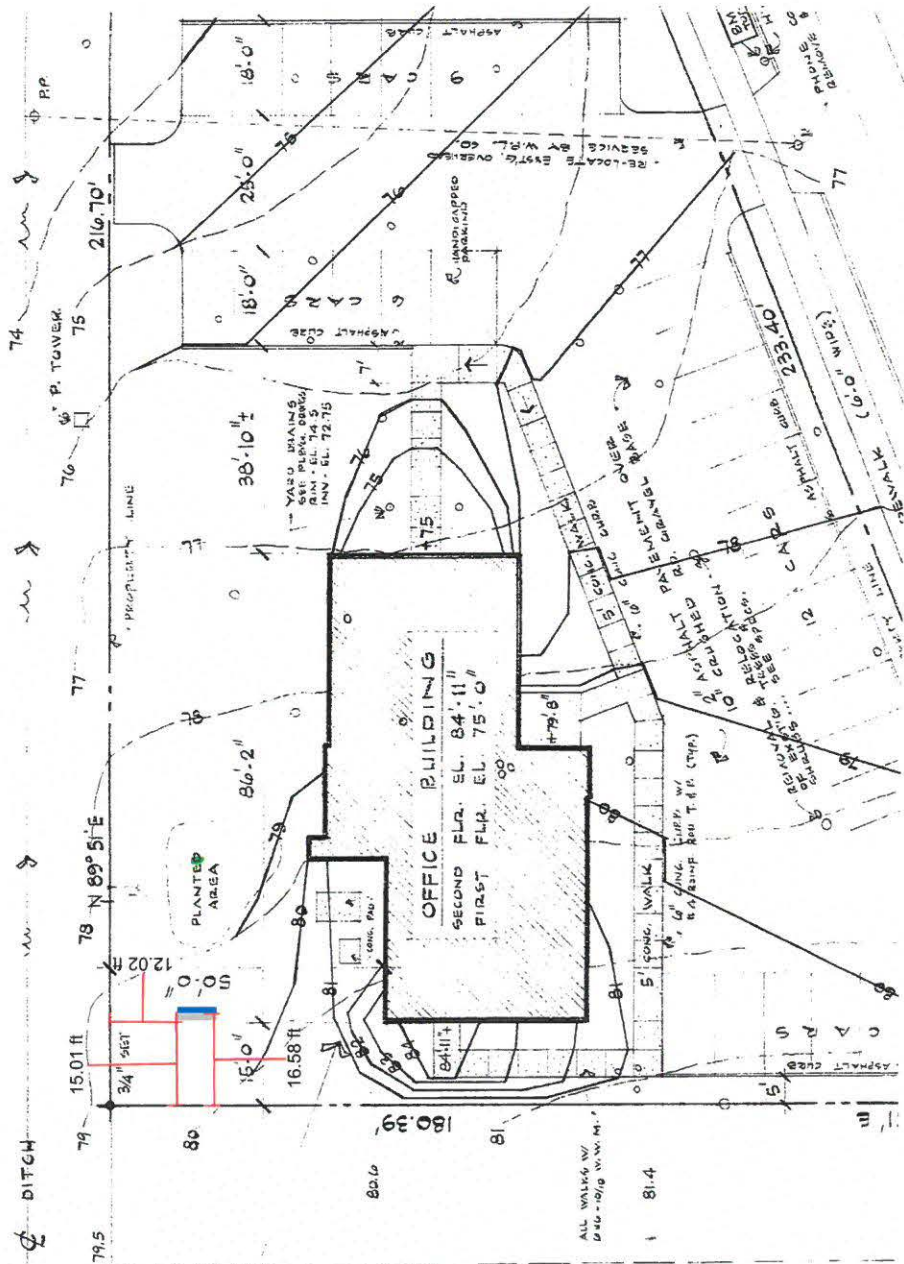
*sponsored by:*  
**Sheboygan Jaycees**

Proposed sign  
Existing sign

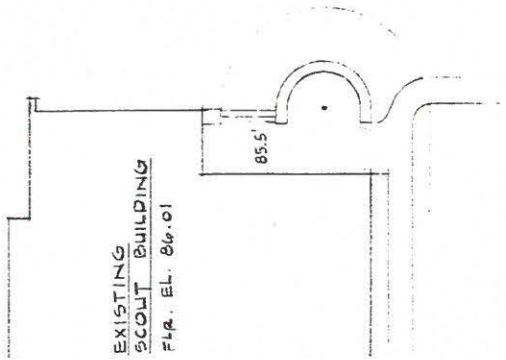
KOHLER MEMORIAL DRIVE

NOTES: 1. 75'-0" PER SURVEY HAS  
2. EL. 100'-0" FOR WORKING DRAWINGS.  
3. SHOWN PER DAVID C. HINZE, CERTIFIED  
4. SURVEYOR IN THE STATE OF WISCONSIN  
APRIL 24, 1981.

1" CURB



1. 75'-0" PER SURVEY HAS  
2. EL. 100'-0" FOR WORKING DRAWINGS.  
3. SHOWN PER DAVID C. HINZE, CERTIFIED  
4. SURVEYOR IN THE STATE OF WISCONSIN  
APRIL 24, 1981.



EXISTING  
SCOUT BUILDING  
FIA. EL. 84.01



**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use and variance application by RLO Sign, Inc. to install a new electronic readerboard monument sign at Central Bark Doggy Day Care located at 3513 S. 32<sup>nd</sup> Street. SI Zone

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

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**REPORT DATE:** February 23, 2018

**MEETING DATE:** February 27, 2018

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

RLO Sign is proposing to install a new electronic readerboard monument sign at Central Bark Doggy Day Care located at 3513 S. 32<sup>nd</sup> Street. The applicant states:

- Central Bark Doggy Day Care is proposing to improve its existing monument sign with a new electronic readerboard. The existing interior lit monument sign is approximately 57sf.
- The proposed sign will be 10 feet tall and approximately 70sf (7 x 10).
- The electronic readerboard portion of the sign is 14sf (2.3 x 6.1).
- The sign will be located in the same location - southwest corner of the property located approximately 35 feet from Washington Avenue and nine (9) feet from S. 32<sup>nd</sup> Street.
- The new electronic message center will provide better opportunities to business activities/events to the public with the ease of changing the message from the office.

**STAFF COMMENTS:**

Applicant is requesting the following variances:

- Applicant is requesting a 10 foot tall monument sign - Maximum height of a monument sign eight (8) feet tall.
- Applicant is requesting a nine (9) foot setback to S. 32<sup>nd</sup> Street tall - Minimum setback to property line is 12 feet.

Applicant states the following about the variances:

- The sign is proposed to be located in the same location because it can utilize the existing poles, cabinet, faces, electrical, etc. and because this is the best location to get messages out to the public regarding business activities and events.
- In order to incorporate a visible message center into the existing monument sign, the total height of the sign has been raised to 10 feet. The proposed 10 foot tall sign will be upgraded to include a decorative cap and pole coverings to improve the overall design/appearance of the sign.

**ACTION REQUESTED:**

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Maximum height of sign is 10 feet tall (top of sign to grade).
3. Sign shall meet the minimum 12 foot setback to the Washington Avenue property line and the nine (9) foot setback to the S. 32<sup>nd</sup> property line (closest edge of sign to property line). It is the applicant's responsibility to insure the sign meets the required setbacks.
4. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

PARCEL NO. 423750  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: SF

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 2/27/18

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

*pd*

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

**1. APPLICANT INFORMATION**

APPLICANT RLO Sign, Inc.

ADDRESS: 1030 Ontario Avenue, Sheboygan E-MAIL: dawn@rloesign.com  
PHONE: (920) 457-6602 FAX NO. (920) 457-2399

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Central Bark

ADDRESS OF PROPERTY AFFECTED: 3513 S. 32<sup>nd</sup> Street

LEGAL DESCRIPTION: SHEBOYGAN INDUSTRIAL PARK NO 1 TRACT "B" OF CSM REC IN VOL 7 PG 285 BEING THE W 360' OF LOT 5 BLK 1 EXC THE N 242' THEREOF

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Doggie Day Care

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

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BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Outdoor EMC monument with cabinet. Also requesting a variance for a 10 foot sign. The current code allows for an eight foot sign. We are also asking for a variance in the distance from the lot lines as we are going to be putting the sign in the same location it is currently located. The current sign is located 35 feet from the property line on Washington Avenue, but only 9 feet from the S. 32<sup>nd</sup> Street property line.

OFFICE USE ONLY

PARCEL NO.: \_\_\_\_\_

MAP NO.: \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_

OFFICE USE ONLY

REVIEW DATE: \_\_\_\_\_

APPROVAL: \_\_\_\_\_  
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN  
DEPARTMENT OF CITY DEVELOPMENT**

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

**SIGN PERMIT APPLICATION**

(November, 2009)

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

**1. APPLICANT INFORMATION**

APPLICANT: RLO Sign, Inc

ADDRESS: 1030 Ontario Avenue, Sheboygan

E-MAIL ADDRESS: dawn@rlo-sign.com

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

**2. OWNER INFORMATION**

OWNER OF SITE: Office Service Co.

ADDRESS: 7722 W. Hawthorne Dr. Mequon, WI 53097

PHONE: ( ) FAX NO: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Central Bark

ADDRESS OF PROPERTY AFFECTED: 3513 S. 32nd Street

USE OF PROPERTY: Doggie Daycare

TYPE OF SIGN: Electronic messaging Center

DESCRIPTION OF PROPOSED SIGN: EMC to be mounted underneath existing sign - extend existing posts and painting them.

4. **CONFIGURATION OF PROPOSED SIGN:** Emc 73" wide x 27" tall  
 HEIGHT: 120" X WIDTH: 84" = TOTAL SQUARE FOOTAGE: 70  
 AMOUNT OF PUBLIC STREET FRONTAGE: 353.2 on S 32nd Street  
358.6 on Washington  
 AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 356.7 on S. 32nd Street  
 SETBACK: 35 feet from Washington - 9 feet from S. 32nd  
 METHOD OF ATTACHMENT: Brackets; Screws  
 METHOD OF ILLUMINATION: LED  
 SIGN MATERIALS: Aluminum, Poly Carbonate, Vinyl  
 TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:  
 BEFORE PROPOSED SIGN: 41.84 AFTER PROPOSED SIGN: 70

5. **CERTIFICATE**

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

Dawn M. Giraldo  
 APPLICANT'S SIGNATURE

2-20-18  
 DATE

Dawn m. Giraldo  
 PRINT ABOVE NAME

6. **APPLICATION SUBMITTAL REQUIREMENTS**

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



**1030 Ontario Ave. Sheboygan, WI 53081**  
**920-457-6602 · 800-479-6602 · Fax: 920-457-2399**  
[www.rloesign.com](http://www.rloesign.com)



02/20/2018

***Narrative for sign at Central Bark***

Steve Sokolowski  
City of Sheboygan  
828 Center Ave  
Sheboygan WI 53081

Mr. Sokolowski,

On behalf of our client Central Bark we are requesting a conditional use permit to add an electronic messaging center to the top of the existing sign. The location of the business is located at 3513 S. 32<sup>nd</sup> Street, Sheboygan, WI 53081.

The proposed sign is an already existing structure and we would just like to modify it. The existing sign is 7.54' tall and is 7.66' wide. The message center will be mounted underneath of the existing sign. The entire sign will be 120 inches tall and 84 inches wide. The electronic messaging center will be 73" wide by 27" tall. The total height of the sign is 10 feet tall. The ordinance for this location only allows for an 8 foot tall sign. The customer would like to incorporate an electronic message center as it garners attention and generates impressions for the business, few modern signage concepts parallel the benefits offered by an electronic message center. In order to incorporate a message center the total height of the sign must exceed the eight foot tall regulation. The customer would also like to keep the current location of the sign. The existing poles, faces and cabinets are being used for the sign. Therefore, they do not want to move the sign. The sign is in compliance with the setbacks from Washington Avenue which is the more traveled road. It does not meet the setback from S. 32<sup>nd</sup> Street.

The doggie daycare would like the ease of changing messages from the office that will create awareness within the community of their business.

Thank you,  
RLO Sign, Inc.  
920-457-6602

Central Bark  
Doggy Daycare sign

SIGN SPECIFICATIONS

(A)

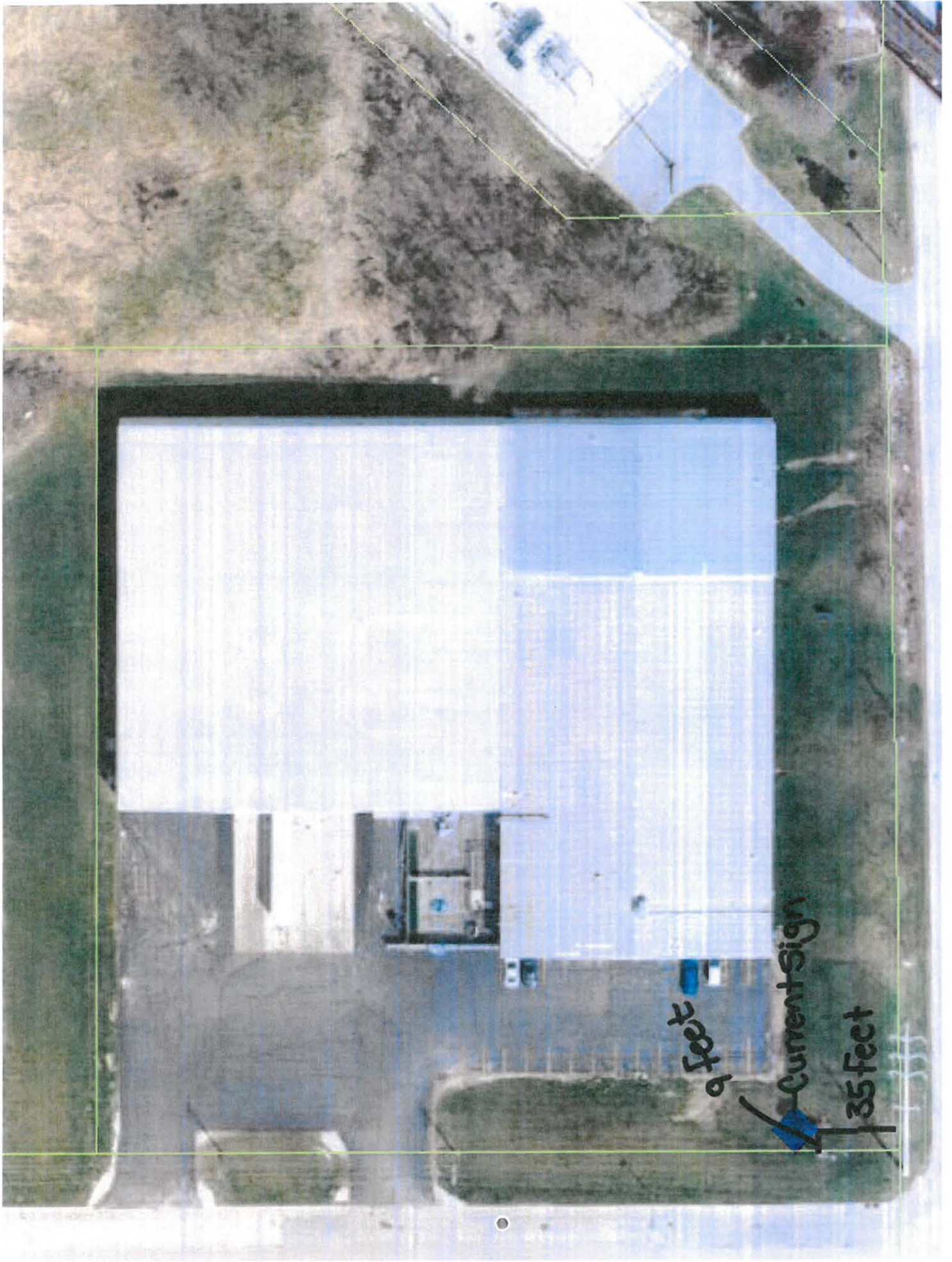
- Qty: 2 Adaptive full color EMC units.
- Decorative topper, pole covering and end caps.
- Exterior painted slate gray.

84" wide

13" deep



 RIS 8200 Gateway Ave. Baltimore, MD 21286 Phone: 928-477-6600 Fax: 928-477-2299 www.RISUSA.com	
CUSTOMER:	Central Bark
CLIENT:	
DATE:	1-24-18
SAL/2D RESP:	Katrin
customer approval:	date
<small>This layout design is an uncalibrated mock-up and shall not be used for production. It is intended for review purposes only. It is not to be used for printing or other digital uses. For use of this design and to obtain design details.</small>	



9 feet

Current Sign

35 feet



© 2018 Google  
© 2018 Google

Google Earth

**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** R.O. 288-17-18 and G.O. No. 39-17-18 by Alderpersons Draughon and Rindfleisch amending the City of Sheboygan Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located at 3226-3302 Superior Avenue from Class Multi-Family Residential to Class Community Mixed-Use Classification.

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

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**REPORT DATE:** February 23, 2018

**MEETING DATE:** February 27, 2018

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Superior 2, LLC is proposing to amend the City's Future Land Use Map of the Comprehensive Plan to change the Land Use Classification of a portion of property located on Superior Avenue (Parcels 59281631700 and 59281631702) from Multi-Family Residential to Community Mixed Use. The applicant states:

- The vacant and undeveloped Parcels 59281631700 and 59281631702 are located on a section of Superior Avenue that has redeveloped into a professional service commercial corridor. These parcels presently have a residential designation but it appears their highest and best use is commercial similar to adjacent properties in and along this Taylor Drive and Superior Avenue intersection.
- Superior 2, LLC is requesting to amend this property's comprehensive plan designation from Multi-Family Residential to Community Mixed Use in order to pursue a conditional use permit for a proposed professional service development.

**STAFF COMMENTS:**

The surrounding neighborhood land use designations are:

- The properties to the north are designated Multi-Family Residential.

- The properties to the south, east and west are designated Community Mixed Use and Multi-Family Residential.

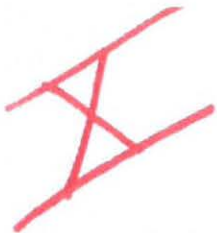
It appears the proposed amendment to Community Mixed Use is consistent with the existing development that surrounds the property – apartments, condos, professional service (single use and multi-tenant facilities), bank, hospital, dentists, daycare, clinics, etc.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve the proposed amendment to the City of Sheboygan Comprehensive Plan Future Land Use Maps from Multi-Family Residential to Community Mixed Use for parcels located along Superior Avenue (Parcels 59281631700 and 59281631702).

**ATTACHMENTS:**

Rezone Application and required attachments.



7.1

Gen. Ord. No. 39 - 17 - 18. By Alderpersons Draughton and Rindfleisch. February 19, 2018.

AN ORDINANCE amending the City of Sheboygan Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located at 3226-3302 Superior Avenue from Class Multi-Family Residential to Class Community Mixed-Use Classification.

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

Section 1. Section 2 of the Sheboygan Comprehensive Plan establishing future land use classifications is hereby amended by changing the Future Land Use Maps thereof and Use Classifications of the following described lands from Multi-Family Residential to Community Mixed-Use.

Property located at 3226-3302 Superior Avenue.

Lot 1 of Certified Survey Map recorded as Document No. 2052028 in the Sheboygan County Register of Deeds Office on February 2, 2018, 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.

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

*City Plan*

*Ronald Rindfleisch*  
\_\_\_\_\_  
*R*  
\_\_\_\_\_

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

Dated \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, City Clerk

Approved \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, Mayor

II

4.1

R. O. No. 288-17 - 18. By CITY CLERK. February 19, 2018.

Submitting an application from Derrek Lemahieu (Abacus Architects, Inc.) for a change in the zoning classification of property located at 3226-3302 Superior Avenue from Class Urban Residential (UR-12) to Class Suburban Office (SO) Classification.

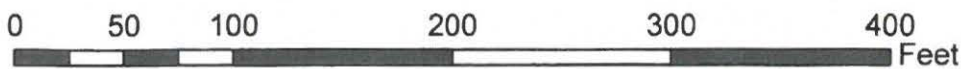
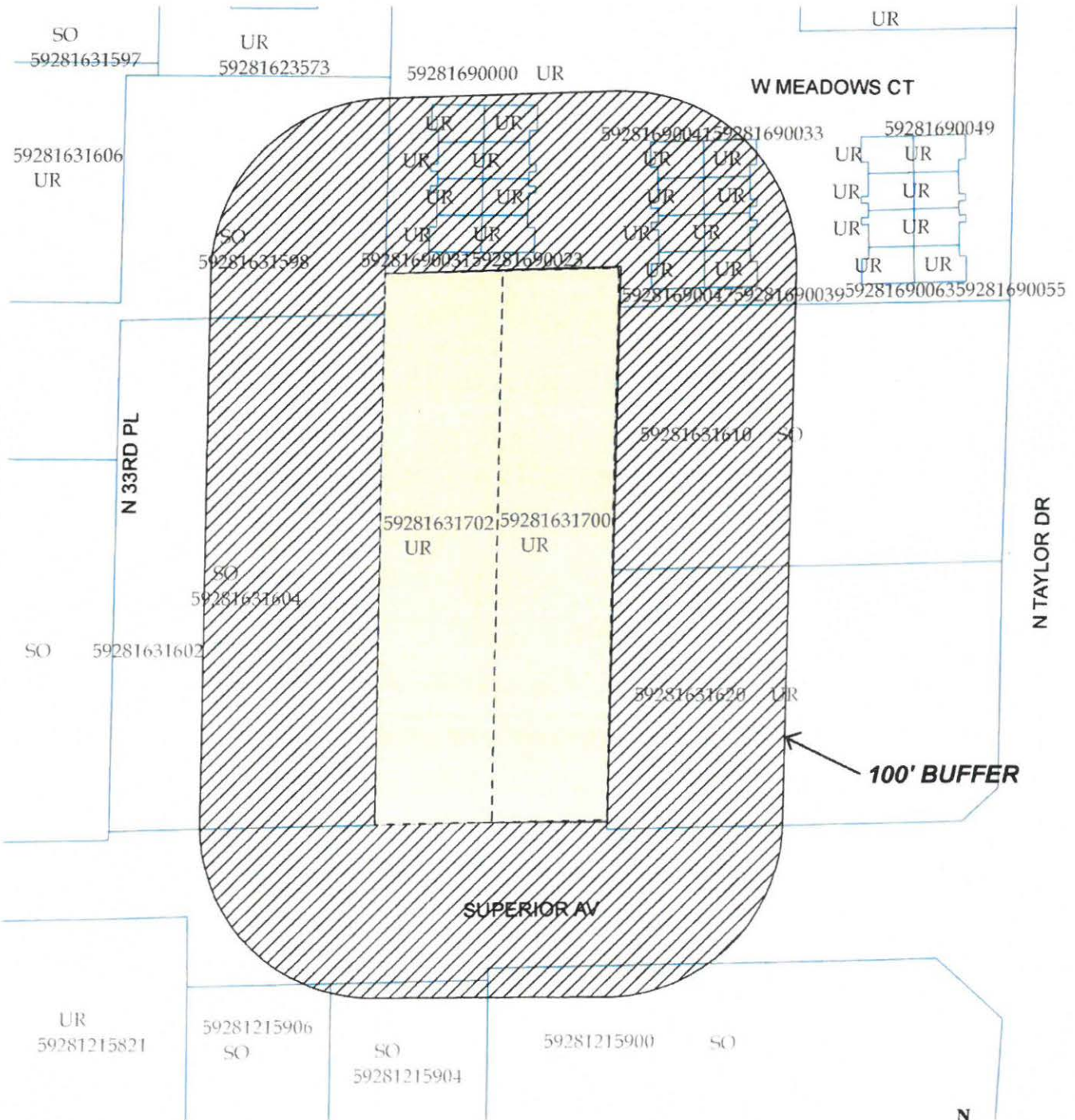
City Plan

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City Clerk

# PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM MULTI-FAMILY RESIDENTIAL TO COMMUNITY MIXED-USE SECTION 16, T. 15 N, R. 23 E

Lot 1 of Certified Survey Map recorded as Document No. 2052028 in the Sheboygan County Register of Deeds Office on February 2, 2018, 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.





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GOTTSACKER  
COMMERCIAL

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909 N. 8TH ST. #110  
SHEBOYGAN, WI 53081

PHONE: 920.453.9600

WWW.GOTTSACKERCOMMERCIAL.COM

FEB 5 '18 PM12:19

January 23, 2018

Mayor Mike Vandersteen  
City of Sheboygan  
828 Center Ave.  
Sheboygan, WI 53081

Re: Property Rezone, 3302 – 3326 Superior Ave.

Dear Mayor and Council:

We are requesting the approximately one-acre vacant parcel located at 3302-3326 Superior Avenue be rezoned from Urban Residential (UR-12) to Suburban Office (SO). A rezone of this property would make it consistent with the adjacent properties and zoning along the corridor and the commercial area of N. Taylor Drive and Superior Ave.

The property is proposed to be developed with a single-tenant medical office building for ATI Physical Therapy. This would be ATI's second location in Sheboygan, as they desire to have an additional facility within this medical use corridor of the City.

Thank you for your consideration.

Sincerely,

Superior2, LLC  
Paul Gottsacker

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: <u>180169</u>
FILING FEE: \$200.00 (Payable to City of Sheboygan)

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

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

**1. APPLICANT INFORMATION**

ABACUS ARCHITECTS, INC.

APPLICANT: DEREK LEMAHIEU PHONE NO.: (920) 452-4444  
1135A MICHIGAN AVE., DLEMAHIEU@  
 ADDRESS: SHEBOYGAN, WI 53081 E-MAIL: ABACUSARCHITECTS.NET  
SUPERIOR 2, LLC  
 OWNER OF SITE: PAUL GOTTSACKER PHONE NO.: (920) 453-9600

**2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: 3226-3302 SUPERIOR AVE.,  
SHEBOYGAN, WI 53081

LEGAL DESCRIPTION: SEE ATTACHED NARRATIVE & CSM

PARCEL NO. 59281631700 &  
59281631702 MAP NO. —

EXISTING ZONING DISTRICT CLASSIFICATION: URBAN RESIDENTIAL (UR-12)

PROPOSED ZONING DISTRICT CLASSIFICATION: SUBURBAN OFFICE (SO)

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: VACANT

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: \_\_\_\_\_

PROFESSIONAL AND/OR MEDICAL OFFICE

**APPLICATION FOR AMENDMENT OF OFFICIAL ZONING MAP**  
**WRITTEN DESCRIPTION ATTACHMENT**

**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.

Refer to attached CSM for additional information.

**3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT**

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

***The proposed Zoning Map amendment furthers the purposes of the Zoning ordinance, as outlined in Section 15.005, by redeveloping the site under current storm water requirements, and by maintaining similar building coverage ratio, landscape surface ratio, setback, and building height requirements as the current zoning.***

***The proposed Official Zoning Map amendment will not affect flood plains or wetlands, and the applicable rules and regulations of the WDNR and FEMA, as the property does not contain designated flood plains or wetlands.***



Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?

- Factors have changed making the subject property more appropriate for a different zoning district.

***Development patterns show that while Urban Residential (UR-12) development is prevalent at this time, it is occurring elsewhere in the City of Sheboygan. Meanwhile, the properties adjacent to this site have seen recent development that has been largely under the Suburban Office (SO) zoning for commercial and medical office buildings.***

- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.

***The Taylor Drive and Superior Avenue corridors, on which this parcel is located, have seen recent development largely under the Suburban Office (SO) zoning for commercial and medical office buildings. This change to the Zoning Map would further add to the consistency of this type of development along these corridors.***

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

***The proposed amendment of the Official Zoning Map maintains similar building coverage ratio, landscape surface ratio, setback, and building height requirements as the current zoning.***

**Suburban Office (SO) – Proposed Zoning**  
 Min. Landscape Ratio ----- .25  
 Building Coverage Ratio ----- .50  
 Min. Street Building Setback ----- 25'  
 Min. Side Building Setback (Res.) ----- 25'  
 Min. Side Building Setback (Non-Res.) --- 10'  
 Min. Rear Building Setback (Res.) ----- 25'  
 Min. Rear Building Setback (Non-Res.) --- 10'  
 Max. Building Height ----- 35'

**Urban Residential (UR-12) – Current Zoning**  
 Min. Landscape Ratio ----- .25  
 Building Coverage Ratio ----- .50  
 Min. Street Building Setback ----- 20'  
 Min. Side Building Setback (Res.) ----- 50'  
 Min. Side Building Setback (Non-Res.) --- 25'  
 Min. Rear Building Setback (Res.) ----- 25'  
 Min. Rear Building Setback (Non-Res.) --- 25'  
 Max. Building Height ----- 35'

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

***The proposed map amendment achieves one of the Comprehensive Plan's "Key Initiatives":***

***"Promoting infill development and redevelopment". This is accomplished by developing a vacant site into a use that is beneficial to both the residential and commercial zoning districts adjacent to it.***



**IMAGES OF SURROUNDING COMMERCIAL DEVELOPMENTS**



**BLOOM FAMILY DENTAL**



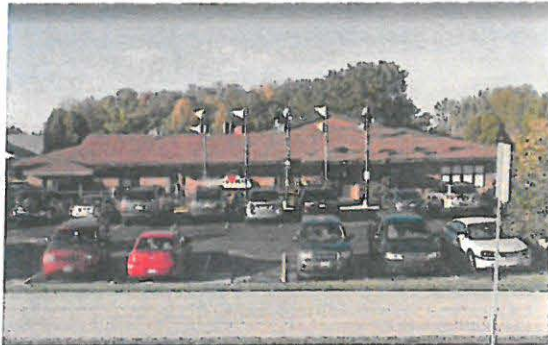
**ENDODONTIC SPECIALISTS**



**PREVEA SHEBOYGAN HEALTH CENTER**



**COULIS CARDIOLOGY**



**CHILD'S PLAY CHILDCARE**



**ST. NICHOLAS HOSPITAL**



**BMO HARRIS BANK**

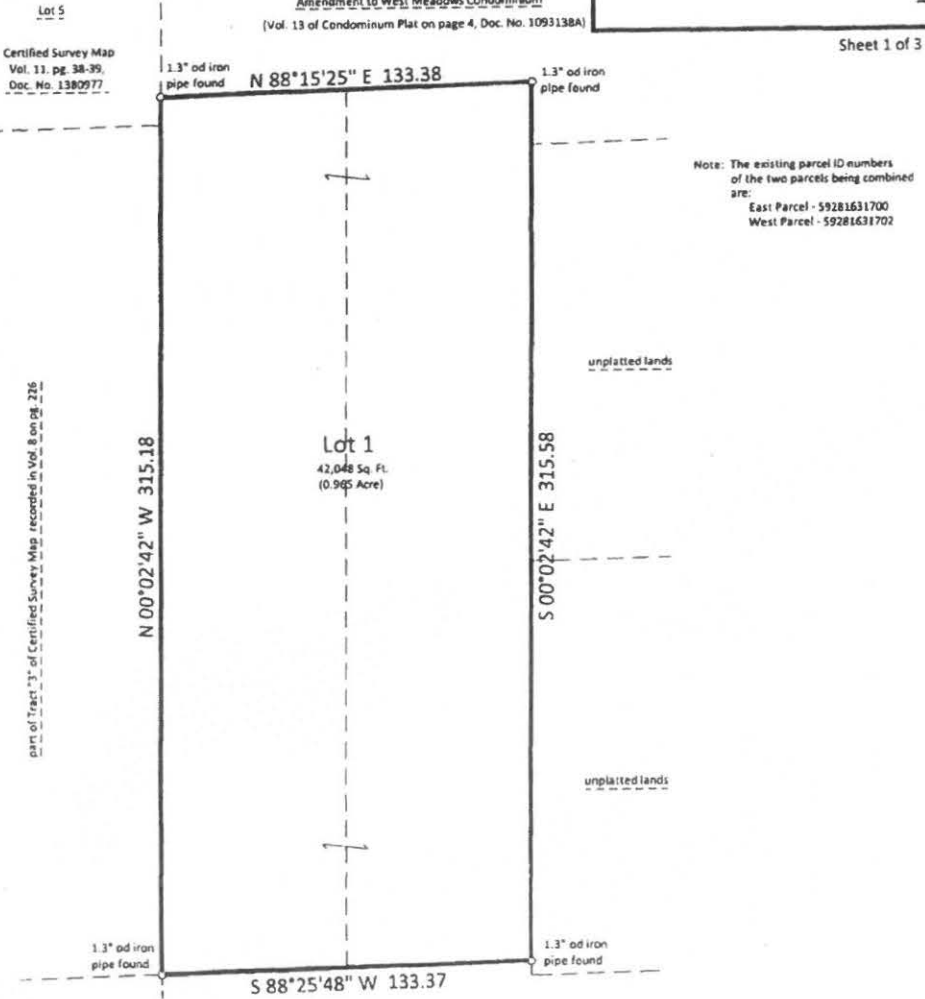


**PREVEA THERAPY**

# Sheboygan County Certified Survey Map

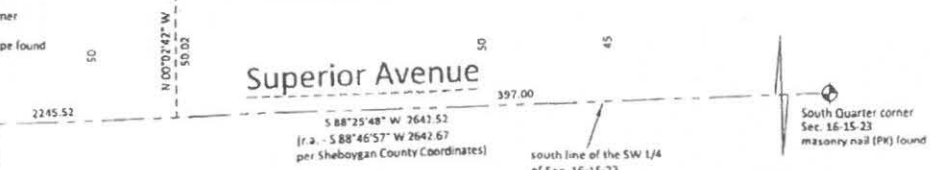
Part of the SE 1/4 of the SW 1/4 of Section 16, Township 15 North,  
Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

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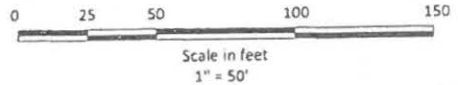


Note: The existing parcel ID numbers of the two parcels being combined are:  
East Parcel - 59281631700  
West Parcel - 59281631702

part of Tract 27 of Certified Survey Map recorded in Vol. B on pg. 216



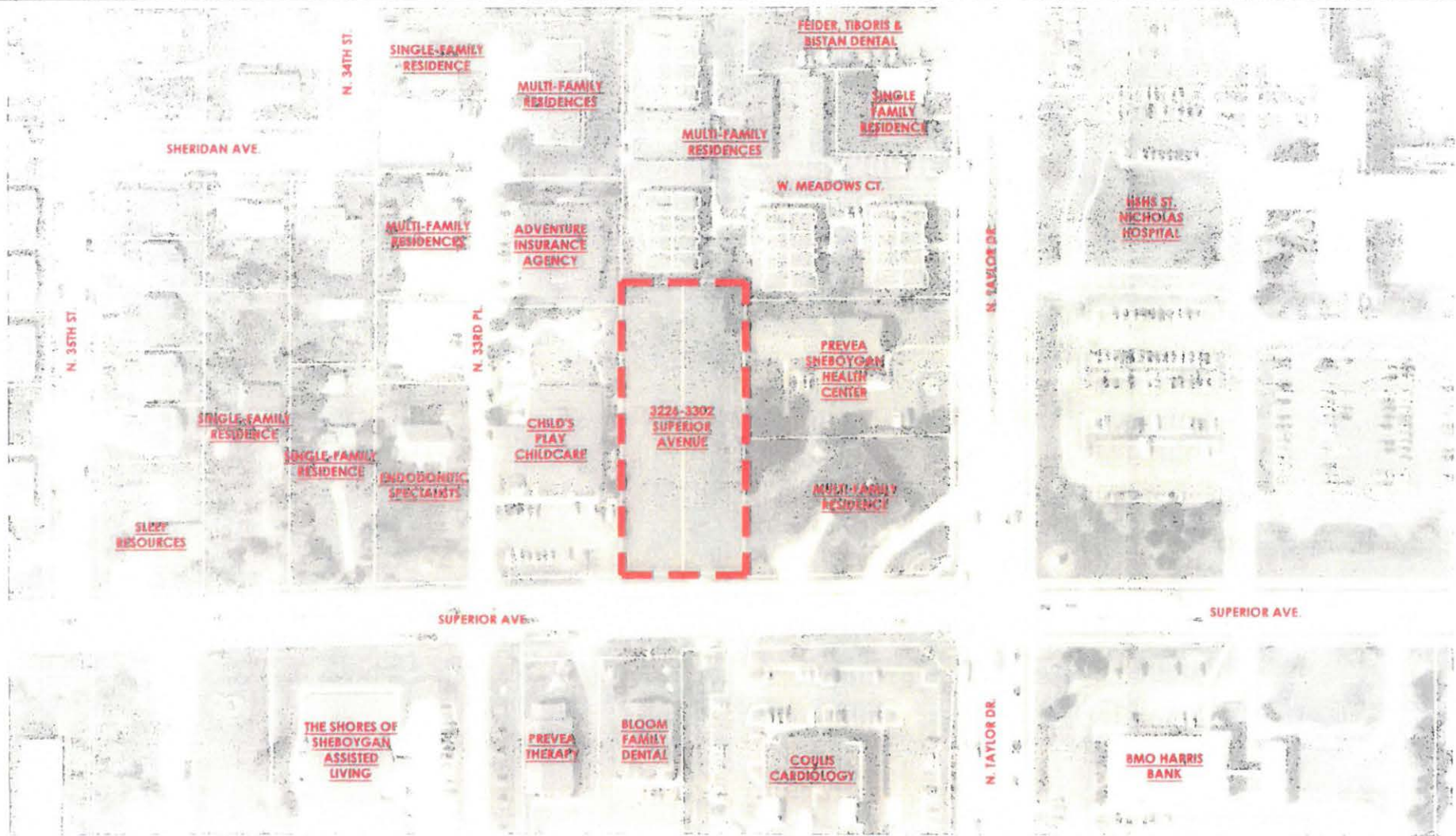
(r.a.) - means "recorded as"  
Bearings are referenced to the south line of the SW 1/4 of Sec. 16-15-23 which has a recorded bearing of S 88°25'48" W per Certified Survey Map recorded in Volume 11, pages 38-39, Document No. 1380977.



*David J. Leininger*  
David J. Leininger, S-2285

Dated this 9<sup>th</sup> day of January, 2018.

28 PAGE 189

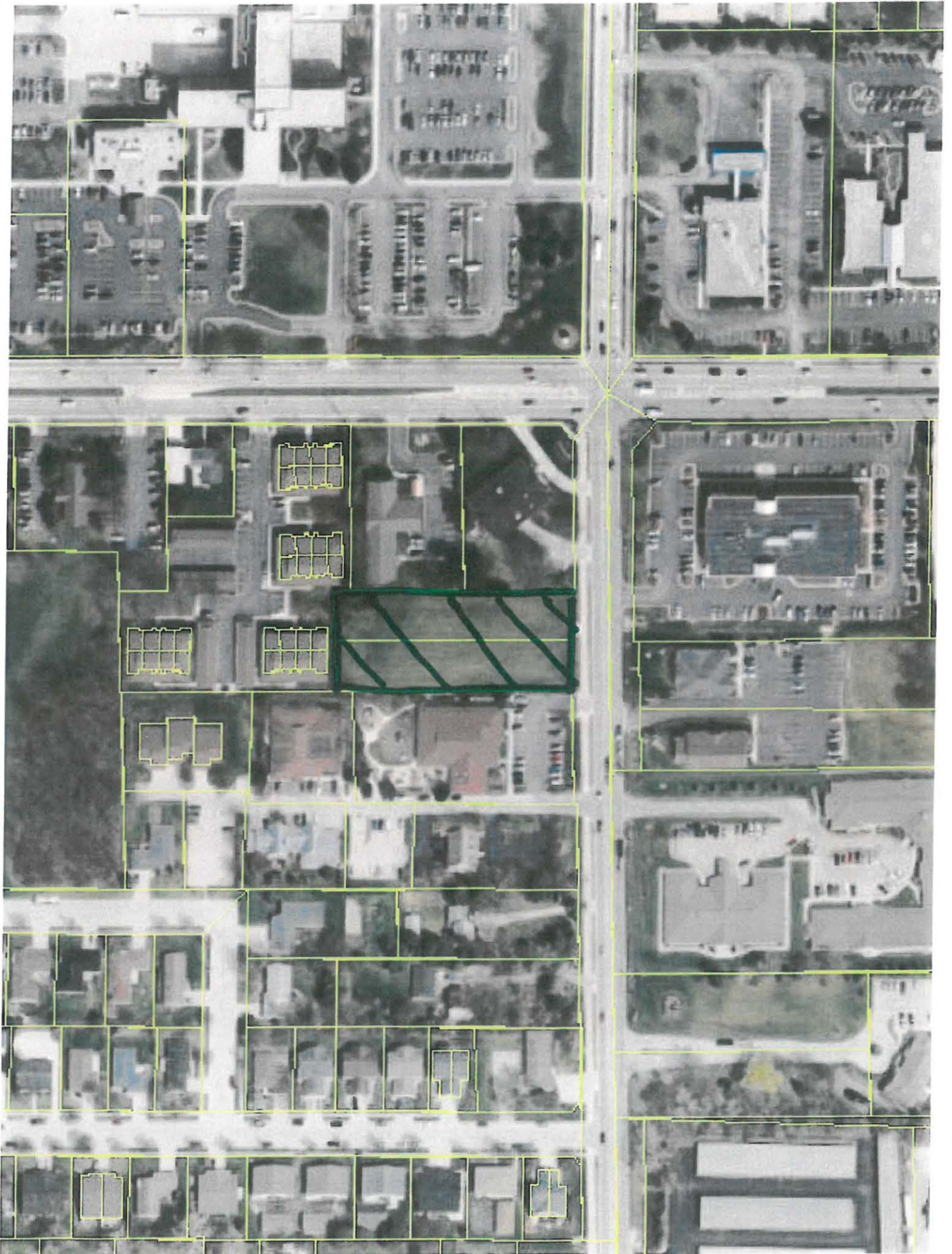


JANUARY 17, 2017  
 PROPOSED AMENDMENT OF OFFICIAL ZONING MAP  
**3226-3302 SUPERIOR AVENUE**  
 SHEBOYGAN, WISCONSIN 53081  
 PROJ. NO. 2017-7.9

**AERIAL IMAGE**

SCALE: 1" = 100'-0"





**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** R.O. 288-17-18 and G.O. No. 40-17-18 by Alderperson Draughon and Rindfleisch amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 3226-3302 Superior Avenue from Class Urban Residential (UR-12) to Class Suburban Office (SO) Classification.

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

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**REPORT DATE:** February 23, 2018

**MEETING DATE:** February 27, 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:**

Superior 2, LLC is proposing to rezone Parcels 59281631700 and 59281631702 from Urban Residential (UR-12) to Suburban Office (SO). The applicant states the following:

- The vacant and undeveloped Parcels 59281631700 and 59281631702 are located on a section of Superior Avenue that has redeveloped into a professional service commercial corridor. These parcels presently have a residential designation but it appears their highest and best use is commercial similar to adjacent properties in and along this Taylor Drive and Superior Avenue intersection.
- Superior 2, LLC is requesting to rezone this property in order to pursue a conditional use permit for a proposed professional service development.

The applicant indicates that if the zoning designation of the property is changed to Suburban Office that a professional service use/facility will likely be constructed on this parcel.

**STAFF COMMENTS:**

The surrounding neighborhood zoning is:

- The properties to the north are zoned Urban Residential (UR-12).
- The properties to the south, east and west are designated Suburban Office (SO) and Urban Residential (UR-12).

It is important for the Plan Commission to understand that if the property zoning designation is changed from UR to SO, an applicant could submit an application to use the property for any use that is permitted and/or conditionally permitted in the SO zone.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of a new professional service use development.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve the proposed rezone from Urban Residential (UR-12) to Suburban Office (SO) for parcels located along Superior Avenue (Parcels 59281631700 and 59281631702).

**ATTACHMENTS:**

Rezone Application and required attachments.

**A**

7.2

Gen. Ord. No. 40 - 17 - 18. By Alderpersons Draughon and Rindfleisch.  
February 19, 2018.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 3226-3302 Superior Avenue from Class Urban Residential (UR-12) to Class Suburban Office (SO) Classification.

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

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Urban Residential (UR-12) to Class Suburban Office (SO) Classification:

Property located at 3226-3302 Superior Avenue:

Lot 1 of Certified Survey Map recorded as Document No. 2052028 in the Sheboygan County Register of Deeds Office on February 2, 2018, 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.

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

*City Plan*

*Ronald Rindfleisch*  
\_\_\_\_\_  
*W*  
\_\_\_\_\_

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

Dated \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, City Clerk

Approved \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, Mayor

II

4.1

R. O. No. 288-17 - 18. By CITY CLERK. February 19, 2018.

Submitting an application from Derrek Lemahieu (Abacus Architects, Inc.) for a change in the zoning classification of property located at 3226-3302 Superior Avenue from Class Urban Residential (UR-12) to Class Suburban Office (SO) Classification.

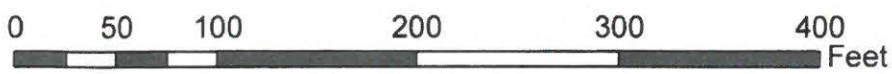
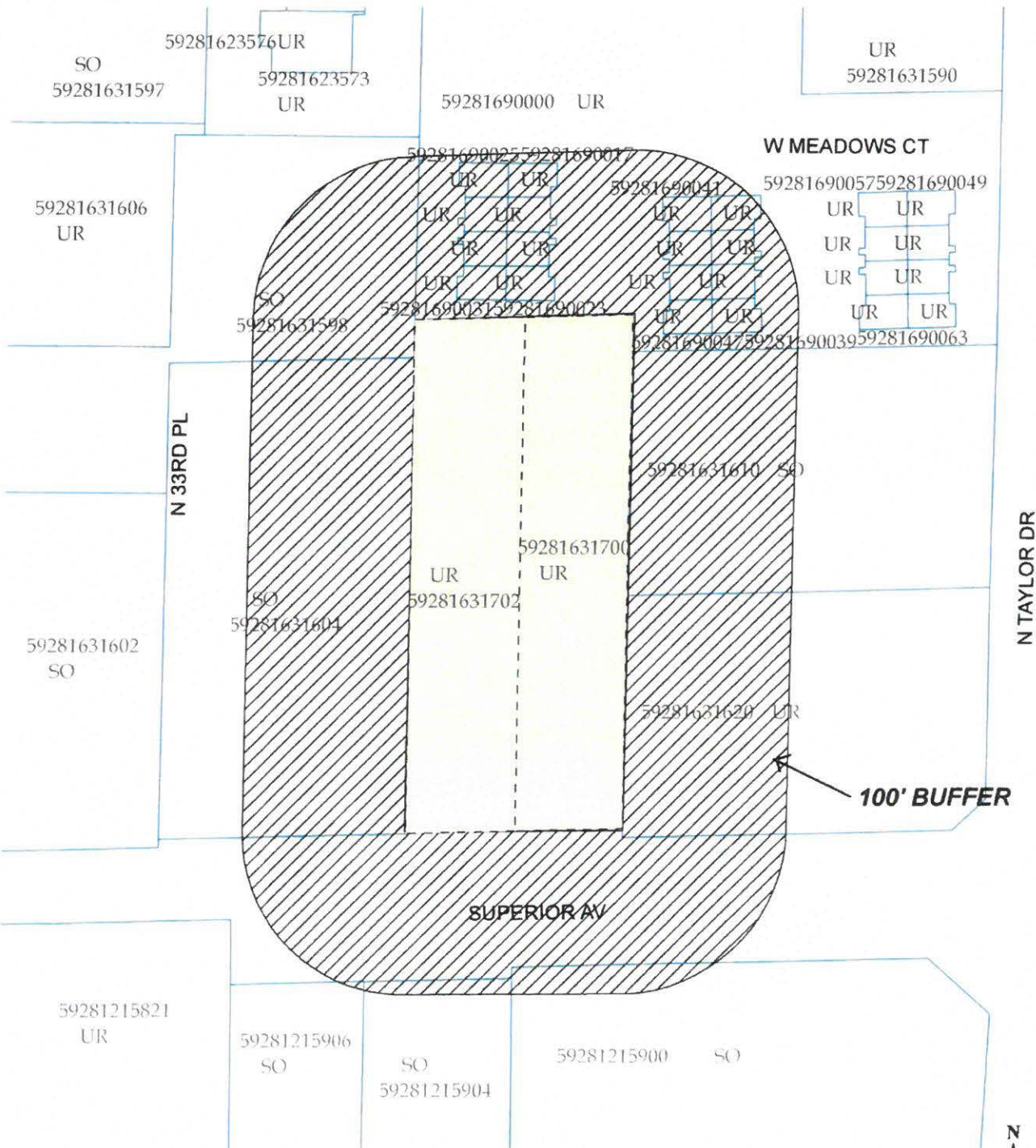
*City Plan*

\_\_\_\_\_  
City Clerk

# PROPOSED ZONING CHANGE FROM URBAN RESIDENTIAL (UR) TO SUBURBAN OFFICE (SO)

## SECTION 16, T. 15 N, R. 23 E

Lot 1 of Certified Survey Map recorded as Document No. 2052028 in the Sheboygan County Register of Deeds Office on February 2, 2018, 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.





GOTTSACKER  
COMMERCIAL

909 N. 8TH ST. #110  
SHEBOYGAN, WI 53081

PHONE: 920.453.9600

WWW.GOTTSACKERCOMMERCIAL.COM

FEB 5 '18 PM 12:19

January 23, 2018

Mayor Mike Vandersteen  
City of Sheboygan  
828 Center Ave.  
Sheboygan, WI 53081

Re: Property Rezone, 3302 – 3326 Superior Ave.

Dear Mayor and Council:

We are requesting the approximately one-acre vacant parcel located at 3302-3326 Superior Avenue be rezoned from Urban Residential (UR-12) to Suburban Office (SO). A rezone of this property would make it consistent with the adjacent properties and zoning along the corridor and the commercial area of N. Taylor Drive and Superior Ave.

The property is proposed to be developed with a single-tenant medical office building for ATI Physical Therapy. This would be ATI's second location in Sheboygan, as they desire to have an additional facility within this medical use corridor of the City.

Thank you for your consideration.

Sincerely,

Superior2, LLC  
Paul Gottsacker

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: <u>180161</u>
FILING FEE: \$200.00 (Payable to City of Sheboygan)

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

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

**1. APPLICANT INFORMATION**

ABACUS ARCHITECTS, INC.

APPLICANT: DEREK LEMAHIEU PHONE NO.: (920) 452-4444  
1135A MICHIGAN AVE., DLEMAHIEU@  
 ADDRESS: SHEBOYGAN, WI 53081 E-MAIL: ABACUSARCHITECTS.NET  
SUPERIOR 2, LLC  
 OWNER OF SITE: PAUL GOTTSACKER PHONE NO.: (920) 453-9600

**2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: 3226-3302 SUPERIOR AVE.,  
SHEBOYGAN, WI 53081

LEGAL DESCRIPTION: SEE ATTACHED NARRATIVE & CSM

PARCEL NO. 59281631700 &  
59281631707 MAP NO. —

EXISTING ZONING DISTRICT CLASSIFICATION: URBAN RESIDENTIAL (UR-12)

PROPOSED ZONING DISTRICT CLASSIFICATION: SUBURBAN OFFICE (SO)

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: VACANT

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: \_\_\_\_\_

PROFESSIONAL AND/OR MEDICAL OFFICE

**APPLICATION FOR AMENDMENT OF OFFICIAL ZONING MAP**  
**WRITTEN DESCRIPTION ATTACHMENT**

**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.

Refer to attached CSM for additional information.

**3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT**

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

***The proposed Zoning Map amendment furthers the purposes of the Zoning ordinance, as outlined in Section 15.005, by redeveloping the site under current storm water requirements, and by maintaining similar building coverage ratio, landscape surface ratio, setback, and building height requirements as the current zoning.***

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Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?

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- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.

***The Taylor Drive and Superior Avenue corridors, on which this parcel is located, have seen recent development largely under the Suburban Office (SO) zoning for commercial and medical office buildings. This change to the Zoning Map would further add to the consistency of this type of development along these corridors.***

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

***The proposed amendment of the Official Zoning Map maintains similar building coverage ratio, landscape surface ratio, setback, and building height requirements as the current zoning.***

**Suburban Office (SO) – Proposed Zoning**

Min. Landscape Ratio	----- .25
Building Coverage Ratio	----- .50
Min. Street Building Setback	----- 25'
Min. Side Building Setback (Res.)	----- 25'
Min. Side Building Setback (Non-Res.)	--- 10'
Min. Rear Building Setback (Res.)	----- 25'
Min. Rear Building Setback (Non-Res.)	--- 10'
Max. Building Height	----- 35'

**Urban Residential (UR-12) – Current Zoning**

Min. Landscape Ratio	----- .25
Building Coverage Ratio	----- .50
Min. Street Building Setback	----- 20'
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Min. Side Building Setback (Non-Res.)	--- 25'
Min. Rear Building Setback (Res.)	----- 25'
Min. Rear Building Setback (Non-Res.)	--- 25'
Max. Building Height	----- 35'

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

***The proposed map amendment achieves one of the Comprehensive Plan's "Key Initiatives":***

***"Promoting infill development and redevelopment". This is accomplished by developing a vacant site into a use that is beneficial to both the residential and commercial zoning districts adjacent to it.***



**IMAGES OF SURROUNDING COMMERCIAL DEVELOPMENTS**



**BLOOM FAMILY DENTAL**



**ENDODONTIC SPECIALISTS**



**PREVEA SHEBOYGAN HEALTH CENTER**



**COULIS CARDIOLOGY**



**CHILD'S PLAY CHILDCARE**



**ST. NICHOLAS HOSPITAL**



**BMO HARRIS BANK**



**PREVEA THERAPY**

# Sheboygan County Certified Survey Map

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.

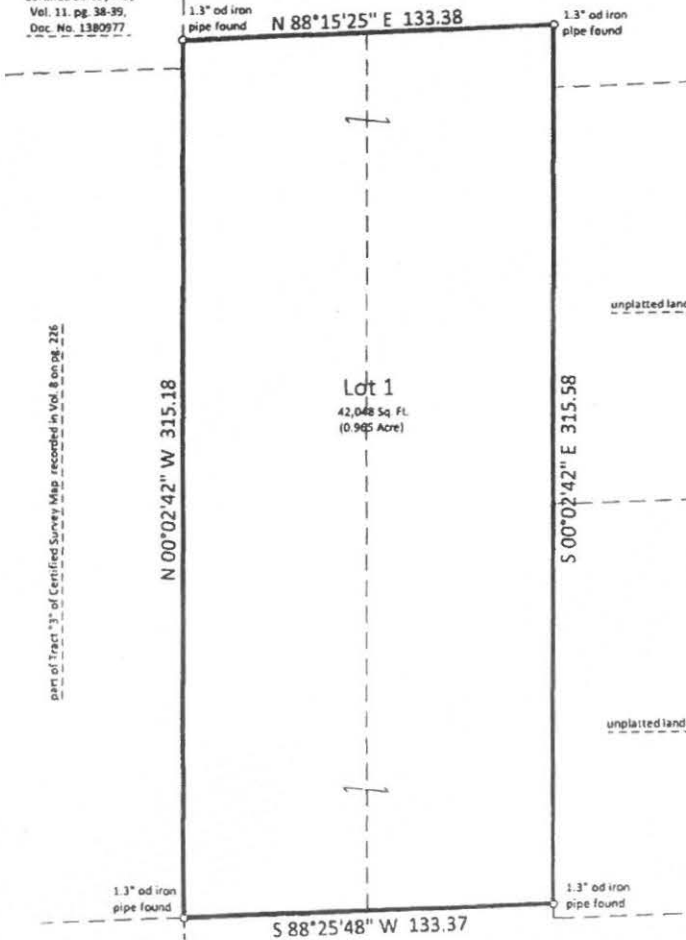


Lot 5

Certified Survey Map  
Vol. 11, pg. 38-39,  
Doc. No. 1380977

Amendment to West Meadows Condominium  
(Vol. 13 of Condominium Plat on page 4, Doc. No. 1093138A)

Sheet 1 of 3



Note: The existing parcel ID numbers  
of the two parcels being combined  
are:  
East Parcel - 59281631700  
West Parcel - 59281631702

unplatted lands

unplatted lands

V-1 28 PAGE 189

Southwest corner  
Sec. 16-15-23  
1.3" od iron pipe found



Superior Avenue

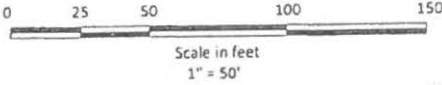
S 88°25'48" W 2641.52  
(r.a. - S 88°46'57" W 2642.67  
per Sheboygan County Coordinates)

south line of the SW 1/4  
of Sec. 16-15-23

South Quarter corner  
Sec. 16-15-23  
masonry nail (PK) found

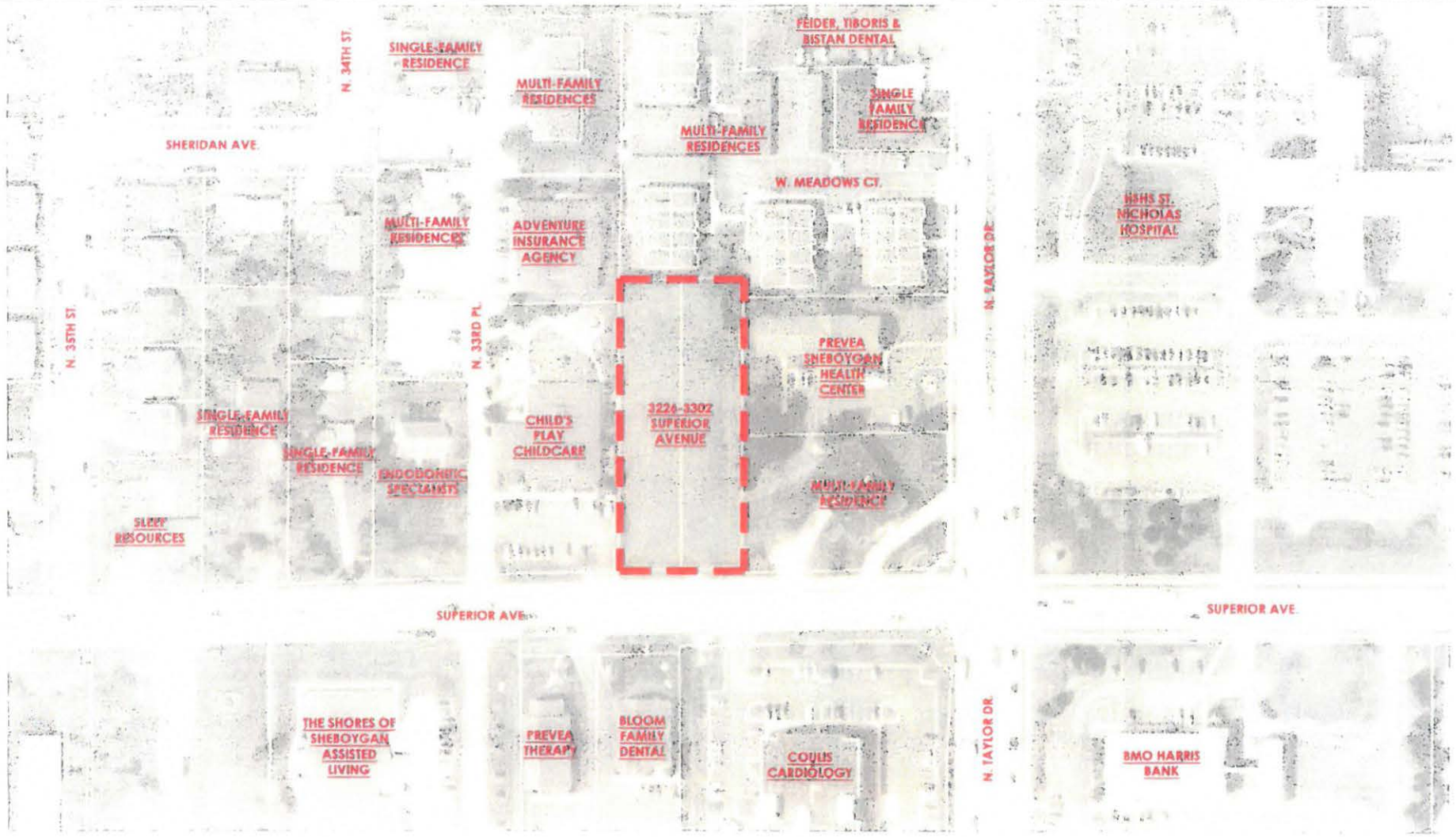
(r.a.) - means "recorded as"

Bearings are referenced to the south line of the SW 1/4 of Sec.  
16-15-23 which has a recorded bearing of S 88°25'48" W per  
Certified Survey Map recorded in Volume 11, pages 38-39,  
Document No. 1380977.



*David J. Leininger*  
David J. Leininger, S-2285

Dated this 9<sup>th</sup> day of January, 2018.



JANUARY 17, 2017  
 PROPOSED AMENDMENT OF OFFICIAL ZONING MAP  
**3226-3302 SUPERIOR AVENUE**  
 SHEBOYGAN, WISCONSIN 53081      PROJ. NO. 2017-7.9

**AERIAL IMAGE**



SCALE: 1" = 100'-0"

