

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by RLO Sign, Inc. to install a new electronic readerboard in the existing monument sign at Farnsworth Middle School located at 1017 Union Avenue. NR Zone

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

REPORT DATE: November 21, 2017

MEETING DATE: November 28, 2017

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

RLO Sign is proposing to install a new electronic readerboard in the existing monument sign at Farnsworth Middle School located at 1017 Union Avenue. The applicant states:

- Farnsworth Middle School would like to replace its existing weathered manual readerboard monument sign with a new electronic readerboard. The applicant is proposing to retrofit the old changeable copy portion of the sign with a message center.
- The sign will be located in the same location and is located approximately 47 feet from the road (north side of the site - Main entrance off of Union Avenue).
- The sign is approximately 71sf (7 x 10.2).
- The electronic readerboard is approximately 19sf (3.1 x 6).
- The top Farnsworth face is approximately 7sf (1.2 x 5.7).
- The new electronic message center will provide better opportunities to advertise school and recreation department activities/events to the public with the ease of changing the message from the school office.

STAFF COMMENTS:

Applicant is requesting the following variances:

- Applicant is requesting a 26sf sign - Maximum square footage permitted is 24sf.

Applicant states they want to replace the existing sign with the new sign in the same location because this is the best location to get messages out to the public regarding school and recreation department events.

ACTION REQUESTED:

Staff recommends approval of the conditional use/sign permit and variance 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 the Union Avenue property line (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 59281314270
MAP NO. _____
ZONING CLASSIFICATION: NR

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 4/28/17

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

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



Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: RLO Sign, Inc.
ADDRESS: 1030 Ontario Avenue, Sheboygan, WI 53081
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: Farnsworth Middle School

ADDRESS OF PROPERTY AFFECTED: 1017 Union Avenue, Sheboygan, WI 53081

LEGAL DESCRIPTION: NORTHERN SUBD ALL OF BLKS 2 & 5, & VACATED OAKLAND AVE BETWEEN SD BLKS (FARNSWORTH MIDDLE SCHOOL)

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

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

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

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.

OFFICE USE ONLY
PARCEL NO.: 314270
MAP NO.: _____
ZONING CLASSIFICATION: NR

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 Ave, Sheboygan WI 53081
E-MAIL ADDRESS: dawn@rlosign.com
PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: Sheboygan Area School District
ADDRESS: 830 Virginia Avenue, Sheboygan, WI 53081
PHONE: (920) 459-3655 FAX NO: (920) 459-3660

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

NAME OF PROPOSED/EXISTING BUSINESS: Farnsworth Middle School
ADDRESS OF PROPERTY AFFECTED: 1017 Union Avenue, Sheboygan
USE OF PROPERTY: School
TYPE OF SIGN: Electronic Messaging Center
DESCRIPTION OF PROPOSED SIGN: We are re-using the base of the current sign and exchanging out the existing sign with EMC unit.



INTERNATIONAL SIGN ASSOCIATION



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

www.rloesign.com



11/10/17

Narrative for sign at Farnsworth Middle School

Steve Sokolowski
City of Sheboygan
828 Center Ave
Sheboygan WI 53081

Mr. Sokolowski,

On behalf of our client The Sheboygan Area School district we are requesting a conditional use permit to retrofit the old sign with a message center cabinet. The location of the school is 1017 Union Avenue, Sheboygan, WI 53081.

The proposed sign is an already existing structure and we would just like to modify it. The existing sign cabinet is the same size at 4.29' tall and is 6' wide. The message centers will be mounted to within the new sign cabinet which is significantly far from the road (47').

The school would like the ease of changing messages from the office that will create awareness within the community of their upcoming events.

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

Farnsworth
Middle School

SIGN SPECIFICATIONS

(A)

Qty 1 (1) illuminated aluminum sign cabinet

single sided

Poly faces with digital trans-
cmyl print applied

Paint color cannot to match
red and black

Retrofit into existing brickwork

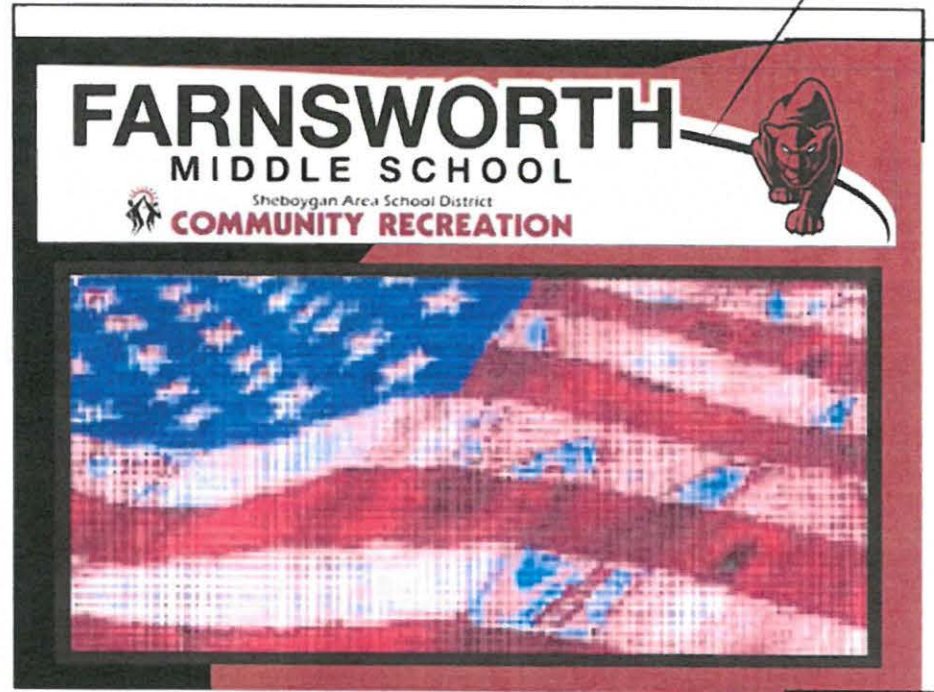
(B)

Qty 1 (1) 20mm x 2480 single-sided
full color Adaptive F.M.C. unit

72" wide

14" tall x 68" wide poly face

12" deep



51.5"
tall



1234 Street Ave. Madison, WI 53708 Phone: 608-555-1234 Fax: 608-555-5678 www.example.com	
PROJECT NUMBER	_____
CLIENT	_____
DATE	____/____/____
DESIGNER	_____
INSTALLER	_____
This contract is subject to the terms and conditions of the contract and any amendments. It is the responsibility of the client to provide all necessary information and approvals. The client shall be responsible for obtaining all necessary permits.	



SCHOOL



8" deep
**Farnsworth
Middle School**

ACTIVITY NIGHT
12/13
EARLY RELEASE
12/20

7156'

4 1/4"

13"

23 3/4"

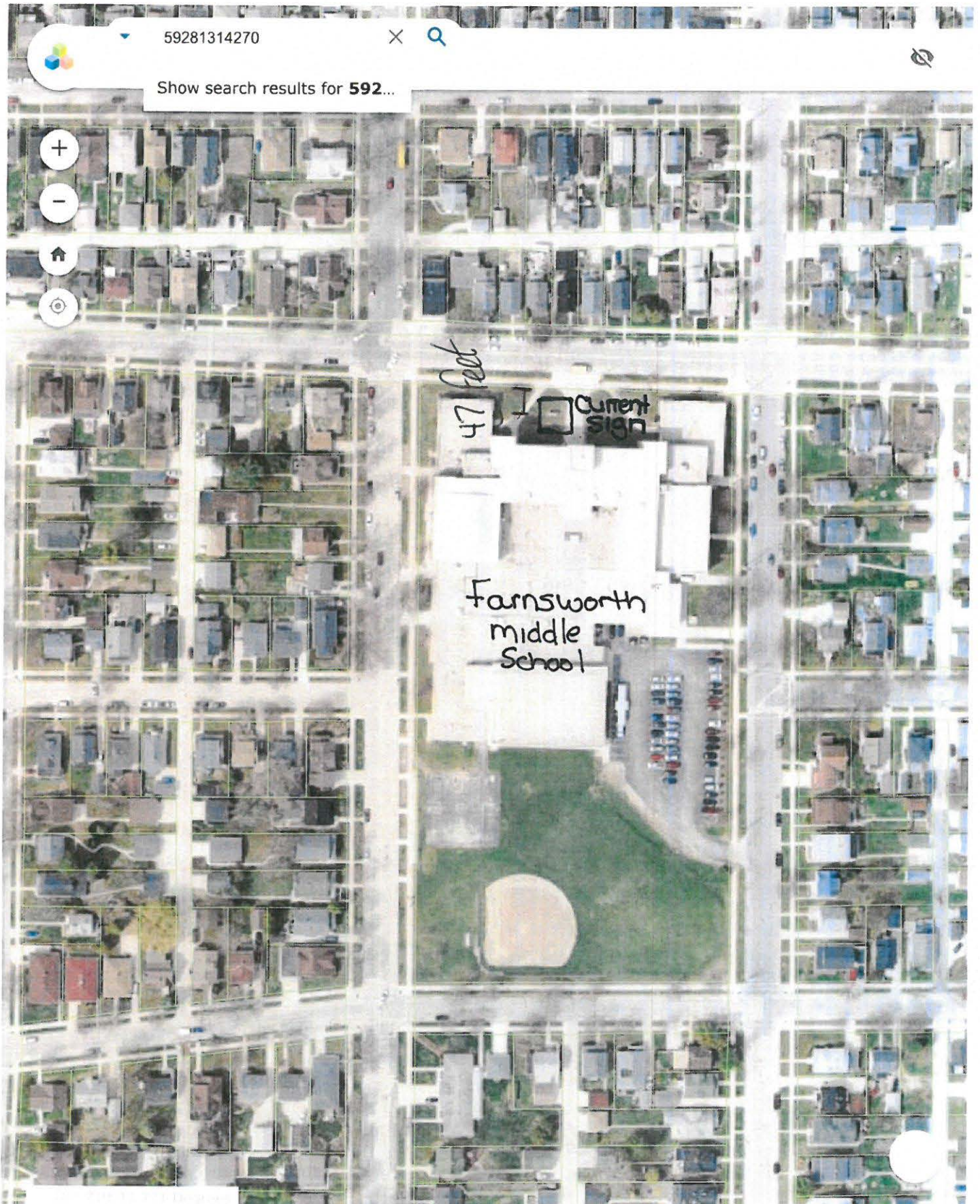
84 3/4"

0000
142"

122 1/4"

49 3/8"

49 5/8"



59281314270

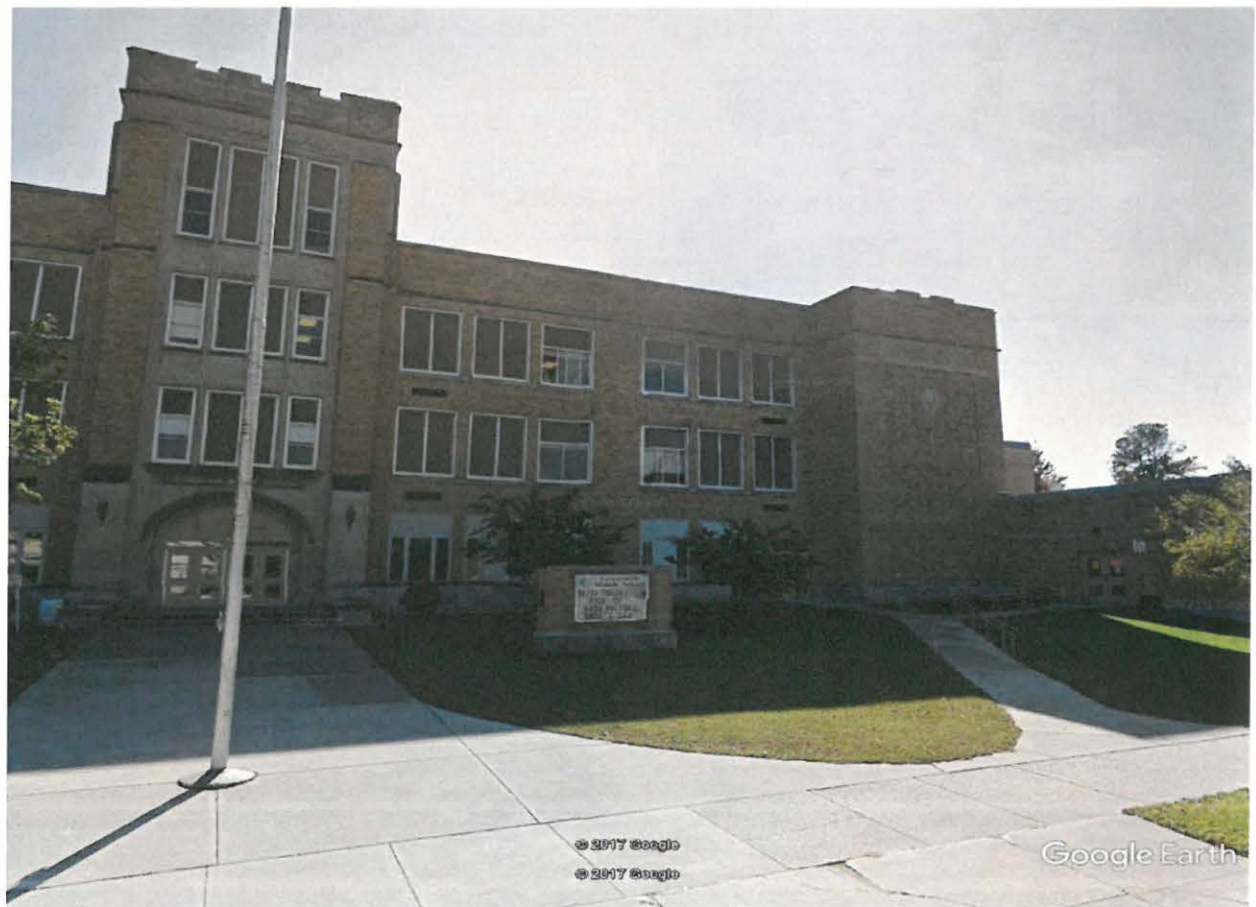
Show search results for 592...

47 feet

Current sign

Farnsworth
middle
School

200ft



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by La Crosse Sign Group to install new Godfather's Pizza signage at the MinitMart located at 1006 Geele Avenue. NC Zone

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

REPORT DATE: November 21, 2017

MEETING DATE: November 28, 2017

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:

La Crosse Sign Group is proposing to install new Godfather's Pizza wall signs at the MinitMart located at 1006 Geele Avenue. The applicant states:

- Travel Centers of American is proposing to sell Godfather's Pizza's inside their MinitMart location at 1006 Geele Ave. The Dough comes in frozen, we then top it with indigents and bake it off for final sale. The Pizza will be sold hot either by the slice or whole pizza (although the majority will be sold by the slice) at the same counter that customers purchase the gas and other c-store products.
- MinitMart is trying to add a nationally known brand name to this location so that it is more than just a gas station with some basic c-store products. Part of their identity on all MinitMart locations is to have a draw other than just gas, soda and candy. With Godfather's Pizza they are able to add a nationally known brand without a lot of changes needed inside the building.
- Since Godfather's Pizza is a nationally known brand, MinitMart wanted to advertise outside to let people know that they sell this brand of pizza inside the store. A lot of customers pay for gas and do not come inside. MinitMart hopes adding the exterior Godfather's signs will help to entice a customer to come inside and purchase the product.
- MinitMart wants to have two (2) signs on the building so that this brand name can be seen from both Geele Avenue and N. 10th Street as customers enter the site/store.

- This sign was designed in more detail than their standard signs. We do have to use their logo as designed and cannot modify it from their branding guide. We usually will make a flat face with flat graphics. In this location, the sign was designed with aluminum faces with the copy router cut out of the aluminum. Then we will router cut out the copy out of 23/4" thick acrylic and put the acrylic through the face so that the copy is raised by 1/2" on the face of the sign. This give the copy a 3-D effect with just the copy lighting up and not the background. During the day you will see the background colors but at night you will only see the copy lighting up.
- These are approximately 13sf (2 x 6.5) interior lit cabinet signs with 1/2 push through letter so there is some dimension to the sign and not just a flat panel sign.
- Signs are advertising "Godfather's Pizza Express" and are proposed to be located on the east Elevation facing N. 10th Street and on the south elevation facing Geele Avenue.
- MinitMart would like to have 2 Godfather's signs on the exterior wall to face both directions but if 2 signs are not allowed they would like to have at least one sign on the building facing 10th Ave North.

STAFF COMMENTS:

Applicant is proposing the new signs based on some interior remodeling that they are doing in order to sell Godfather's Pizza.

There is some graffiti on the dumpster enclosure at the northwest corner of the building. Staff is recommending a condition of approval that requires the applicant to remove this graffiti prior to sign permit issuance.

Applicant is requesting the following variances:

- Applicant is requesting to have a total of four (4) wall signs - Maximum number of wall signs permitted in the NC zone is two.

There are already two (2) existing MinitMart signs on the building and the applicant is proposing to install two (2) new Godfather's Pizza wall signs.

The Plan Commission should be aware that MinitMart has an electronic message center on their pylon sign that is already used to advertise products for sale in the convenience store. Staff is recommending approval of one (1) additional wall sign for Godfather's Pizza.

ACTION REQUESTED:

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

1. Applicant is permitted to install one (1) new Godfather's Pizza wall sign.

2. Applicant shall obtain the necessary sign permits prior to installation.
3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
4. Prior to issuance of the sign permit, the applicant shall remove the temporary sign located on the support pole of the pylon sign.
5. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
6. Applicant shall remove all construction trailers, dumpsters, equipment, etc. 15 days after the interior remodeling is completed.
7. Prior to sign permit issuance, the applicant shall remove the graffiti located on the dumpster at the northwest corner of the property.

ATTACHMENTS:

Conditional Use Permit Application and required attachment.

PARCEL NO. 710520
MAP NO. _____
ZONING CLASSIFICATION: NC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 4/28/17

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: La Crosse Sign Group
ADDRESS: 1450 Oak Forest Dr E-MAIL: matt.garver@lacrossesign.com
Onalaska, WI 54650
PHONE: (608) 781-1450 FAX NO. (608) 781-1451

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Minit Mart
ADDRESS OF PROPERTY AFFECTED: 1006 Coe Ave
LEGAL DESCRIPTION: Parcel Number = 59281710520

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
Convenience Store

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
Convenience Store that sells Godfathers Pizza (Frozen dough fresh ingredients)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Add an additional one or two wall signs to a building with two existing wall signs.



La Crosse Sign Group

ONALASKA | MADISON | EAU CLAIRE

November 14, 2017

Re: Godfather's Pizza sign

City of Sheboygan Planning Commission,

Travel Centers of American is wanting to sell Godfather's Pizza's inside their Minit Mart location at 1006 Geele Ave. They plan on heating up the pizzas in the back room and selling them mostly by the slice up at the same counter that customers purchase the gas and other c-store products.

Since this Godfather's Pizza brand is a nationally known brand, they wanted to advertise outside of the store to let people know that they sell this brand of pizza inside the store. A lot of customers pay for gas and do not come inside. The plan for the signs is that adding the Godfather's signs to the exterior of the building will help to entice a customer to come inside the store and purchase the product.

Minit Mart wants to have 2 signs on the building so that this brand name can be seen from both Geele Ave and N. 10th St. as customers come from both streets to enter the store.

This sign was designed in more detail than their standard signs have been. We do have to use their logo as designed and cannot modify it from their branding guide. We usually will make a flat face with flat graphics. In this location for Sheboygan the sign was designed with aluminum faces with the copy router cut out of the aluminum. Then we will router cut out the copy out of 23/4" thick acrylic and put the acrylic through the face so that the copy is raised by 1/2" on the face of the sign. This give the copy a 3-D effect with just the copy lighting up and not the background. During the day you will see the background colors but at night you will only see the copy lighting up.

Minit Mart is trying to add a nationally known brand name to this location so that it is more than just a gas station with some basic c-store products. Part of their identity on all Minit Mart locations is to have a draw other than just gas, soda and candy. With Godfather's Pizza they are able to add a nationally known brand without a lot of changes needed inside the building.

Minit Mart would like to have 2 Godfather's signs on the exterior wall to face both directions but if 2 signs are not allowed they would like to have at least one sign on the building facing 10th Ave North.

Regards,

James Fuchsel
Sign Consultant 608-780-7382 cell

La Crosse Sign Company P.O. Box 187 - 1450 Oak Forest Drive - Onalaska, WI 54650 608-781-1450

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: La Crosse Sign Group
ADDRESS: 1450 Oak Forest Dr., Onalaska, WI 54650
E-MAIL ADDRESS: matt.garves@lacrosse-sign.com
PHONE: (608) 781-1450 FAX NO: (608) 781-1451

2. OWNER INFORMATION

OWNER OF SITE: Travel Centers of America
ADDRESS: 24601 Center Ridge Rd, Westlake, OH 44145-5634
PHONE: (715) 896-1842 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Minit Mart
ADDRESS OF PROPERTY AFFECTED: 1006 Geele Ave
USE OF PROPERTY: Convenience Store
TYPE OF SIGN: Wall Sign - East Elevation

DESCRIPTION OF PROPOSED SIGN: 6' deep, internally lit wall sign. 1/8" thick painted aluminum face with 3/4" clear acrylic push through lettering. Lettering will push through the face by 1/2". Vinyl applied to lettering as needed. Extruded aluminum frame with white LED lighting.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 24" X WIDTH: 78" = TOTAL SQUARE FOOTAGE: 13

AMOUNT OF PUBLIC STREET FRONTAGE: 275'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 60'

SETBACK: n/a

METHOD OF ATTACHMENT: non-corrosive fasteners

METHOD OF ILLUMINATION: internal with white LEDs

SIGN MATERIALS: see sign description

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 90 AFTER PROPOSED SIGN: 116

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

11/13/17
DATE

Matt Garves
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

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

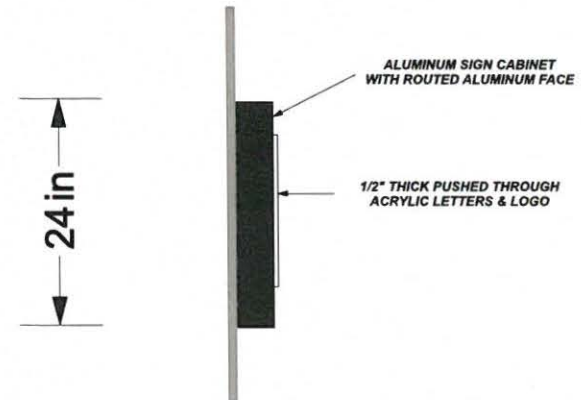
INTERNALLY ILLUMINATED WALL SIGN



NIGHT VIEW



SIDE VIEW



Approved by: _____ Date: _____ Landlord: _____ Date: _____

This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., inc. and must be returned to them.

lacrossesign.com

DESIGN

SALES

FILE

COLOR KEY



1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: Brian Anderson
Sign Type: Wall Sign
Date Created: 11-6-2017
Last Modified: 11-10-2017
Scale: None

Job Name: Minit Mart
Job Address: 106 Geele Ave.
Sheboygan, WI
Salesperson: James Fuchsel
Job Number: 98010

Revision Number:
Job File Location:
S:\La Crosse\Job Name\
\Sales\Artwork PDFs

- ① ■ Black 230-22
- ② ■ Cardinal Red 230-53
- ③ ■ Sunflower Yellow 230-25
- ④ □
- ⑤ □

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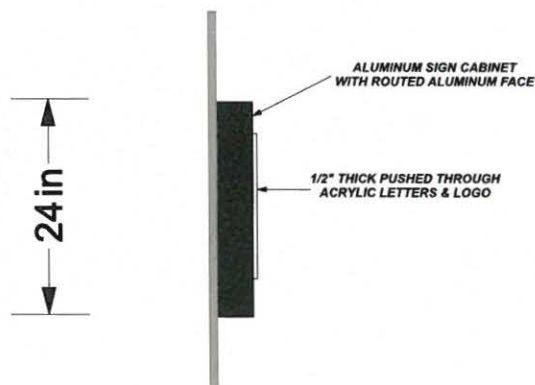
INTERNALLY ILLUMINATED WALL SIGN



NIGHT VIEW



SIDE VIEW



Approved by: _____ Date: _____ Landlord: _____ Date: _____

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lacrossesign.com



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2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN

SALES

FILE

COLOR KEY

COLORS ON SWITCH ARE ONLY A REPRESENTATION. ACTUAL COLORS WILL VARY SLIGHTLY FROM SCREEN.

Drawing by: Brian Anderson	Job Name: Minit Mart
Sign Type: Wall Sign	Job Address: 106 Geele Ave. Sheboygan, WI
Date Created: 11-7-2017	
Last Modified: 11-10-2017	Salesperson: James Fuchsel
Scale: None	Job Number: 98010

Revision Number:
Job File Location:
S:\La Crosse\Job Name\ \Sales\Artwork PDFs

- ① ■ Black 230-22
- ② ■ Cardinal Red 230-53
- ③ ■ Sunflower Yellow 230-25
- ④ □
- ⑤ □

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Pentecostals of Sheboygan County to operate a church from the Southtown Mall located at 3319 S. Business Drive (former Goodwill location). UC Zone.

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

REPORT DATE: November 21, 2017

MEETING DATE: November 28, 2017

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The Pentecostals of Sheboygan County are proposing to purchase and occupy the Southtown Mall located at 3319 S. Business Drive. The applicant states the following:

- The Pentecostals of Sheboygan County have been searching high and low throughout Sheboygan for the past five (5) years to relocate and continue the growth of our church community. We are a growing church that is very committed to our community, but have simply outgrown our worship space.
- The Southtown Mall is a multi-tenant commercial building whose tenants include Just Drive, Theo's Pizza, Dollhouse Dance Factory, Dollar Mart, Tan-fastic, Nail salon, Cricket Wireless, and Tai-kwon do.
- Pentecostals of Sheboygan County propose to operate a church in the unoccupied 18,000sf space that the former 'Goodwill' occupied (northeast corner of mall). The former Goodwill portion of the Southtown Mall building would provide us the necessary space to continue our growth, parking to park adequate cars, classrooms to continue to teach children and adults, worship space, and religious training classrooms.
- We are a vibrant-serving church community. We host three (3) services on Sunday, a prayer service on Tuesday and a mid-week service on Wednesday. We provide Bible study classes and also a CIP (Chemical Interdiction Program) for the community.

- The following schedule is for a typical week, however, there are occasions throughout the year when the schedule will vary based on special services.
 - Sunday: 10AM, 11AM, 6PM Services
 - Monday: Office Hours between 7AM-7PM
 - Tuesday: 6PM prayer service. Office Hours between 7AM-7PM
 - Wed: 7PM Service. Office Hours between 7AM-7PM
 - Thurs: Office Hours between 7AM-3PM
 - Friday: Office Hours between 7AM-5PM
 - Sat: Office Hours between 5PM-9PM

- We currently have approximately 160 parishioners on a Sunday Morning; 120 parishioners on a Sunday PM; and 130 parishioners on a Wednesday PM.

- There are 130-parking stalls currently, plus we would paint in additional parking stalls in the rear of the building for staff, where the current 'semi-truck docks are,' which will be removed. With an auditorium of 320-capacity, 64-spots would be required per your calculation.

- Traffic and ingress/egress should not change.

- We would propose placing signs on the building, similar to the other tenant signs.

- We are a vibrant church community that really has made our mission to serve God, our families and our community. We have proven that through the years by supporting our community, for example:
 - Supply POLICE CHAPLAIN to Sheboygan County Sheriff and Wisconsin State Patrol.
 - Supply HOSPITAL CHAPLAINS to Aurora Hospital
 - Conduct services in a number of nursing home facilities.
 - Conduct a CIP (Chemical Interdiction Program) to assist folks get off drugs and alcohol.
 - WE have seen numerous individuals leave lives of drug and alcohol addictions and now be vibrant contributing members of society.
 - Supply volunteers to Miesfelds Weekend for the Kids
 - Provide a 'FREE KIDS ZONE' to the Ducktona event in Sheboygan Falls
 - Are board members with a number of non-profits in the community.
 - We believe in serving, bottom line.
 - We have WON the Chamber-Mainstreet 'friend of the community' award twice in the last five (5) years. We also were nominated for the 2016 'non-profit volunteer award' by the Sheboygan chamber.
 - Our Motto, is: 'we serve, He saves!' We exist to serve God, serve our families, and serve our community.

- Our church will add value to Sheboygan, just as we have to both Sheboygan Falls, and Sheboygan County for the past 40-years. This location will help us to continue to facilitate growth.

STAFF COMMENTS:

Plan Commission will want to have the applicant address the following:

- What is the Pentecostals short term and long term plans for this property/facility? Will this property maintain commercial tenants or will the facility eventually be completely utilized by the Pentecostals of Sheboygan County Church?
- Does the church feel there will be enough parking for the church and the other various commercial users of the Southtown Mall facility?
- What types of building and site improvements are proposed (architectural, parking, landscaping, signage, etc.).
- What is the plan for the loading dock located at the northeast corner of the site – the bottom of eastern most loading dock has just OSB plywood. What construction is proposed in this area to improve this section of the building.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, 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. 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.).
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. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs). Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. 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 street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).

8. 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.
9. Applicant will provide adequate public access along the streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
10. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy.
11. Applicant shall repair the eastern most loading dock door at the northeast corner of the building with materials and colors that match the existing building (presently just OSB plywood).
12. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
13. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 431180
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 11/28/17

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: PENTECOSTALS OF SHEBOYGAN COUNTY, JOHN D. PUTNAM, PASTOR

ADDRESS: 621 BROADWAY ST, SHEB. FALLS E-MAIL: PASTOR@PENTECOSTALSSC.ORG

PHONE: (920) 467-9090 FAX NO. () N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: SOUTHTOWN MALL

ADDRESS OF PROPERTY AFFECTED: 3319 SOUTH BUSINESS DRIVE, SHEBOYGAN

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Multi-use commercial

building. Currently houses tenants: Just Drive, Theo's Pizza, Dollhouse Dance Studio, Cricket Wireless

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Move our religious institution into what used to be

the 18,000sf that 'GOODWILL' used to occupy on the NE of the building.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Church/Religious Instituion is a 'special use' in the specified zoning, however

were advised by Mr. Sokolowski that since it's a multi-use building, now requires a 'conditional use.'

Per Steve Sokolowski email:

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

- An explanation of the existing Southtown Mall use(s).

The existing use is a commercial building that has business tenants, such as: Just Drive, Theo's Pizza, Dollhouse Dance Factory, Dollar Mart, Tan-fastic, Nail salon, Cricket Wireless, and Tai-kwon do.

- Is this a 1 tenant or multi-tenant facility? Who are the tenants? Description of proposed uses.

This is a multi-tenant building. Please refer above for current tenants. We propose to place our church in the unoccupied 18,000 SF of space that the former 'Goodwill' occupied.

- An explanation of the proposed church use and all activities to take place onsite (church, activities, education/study, events, parking, signage, ingress/egress, traffic, etc.).

We are a vibrant-serving church community. We host 3-services on Sunday, a prayer service on Tuesday and a mid-week service on Wednesday. We provide Bible study classes and also a CIP (Chemical Interdiction Program) for the community. We would propose placing signs on the building, much like the other tenants have already. Traffic and ingress/egress should not change.

- A description as to why the proposed church use is being proposed from this location and why the plan commission should consider approving the proposal.

WE have been searching high and low throughout Sheboygan for the past 5-years to relocate and continue the growth of our church community. WE are a growing church that is very committed to our community, but have simply outgrown our worship space.

This building would provide for us the necessary space to continue our growth, parking to park adequate cars, classrooms to continue to teach children and adults alike, worship space, and religious training classrooms.

We have WON the Chamber-Mainstreet 'friend of the community' award twice in the last 5-years. We also were nominated for the 2016 'non-profit volunteer award' by the Sheboygan chamber.

Our Motto, is: 'we serve, He saves!' We exist to serve God, serve our families, and serve our community.

WE have seen numerous individuals leave lives of drug and alcohol addictions and now be vibrant contributing members of society.

- Description of proposed facilities - Description of proposed building and all new site improvements (square footage of proposed building, storm drainage, landscaping, lighting, traffic, ingress/egress, parking, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, etc.).
- An explanation of the proposed architectural style and materials and how it is compatible with the development in and around the area. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures. An explanation of any interior and/or exterior renovations.

- What is the overall square footage of the space to be used by the church?

18,000 square feet (the old Goodwill space)

- What are the days and hours of operation (church services, bible study classes, meetings, etc.)?

We are a vibrant church, the following schedule is a typical week. There are occasional times throughout the year when this will vary based on special services.

Sunday: 10AM, 11AM, 6PM Services

Monday: Office Hours between 7AM-7PM

Tuesday: 6PM prayer service. Office Hours between 7AM-7PM

Wed: 7PM Service. Office Hours between 7AM-7PM

Thurs: Office Hours between 7AM-3PM

Friday: Office Hours between 7AM-5PM

Sat: Office Hours between 5PM-9PM

- How many parishioners are typically attending the service and activities per day/week?

We currently have approximately 160 on a Sunday Morning. 120 on a Sunday PM. 130 on a Wednesday PM.

- How will site be accessed and where are the proposed access points?

The site will be accessed just as the site is currently accessed. Nothing would change with the parking lot. It is a commercial building already.

- What are proposed traffic impacts to adjoining streets in the neighborhood based on the new church.

Traffic impacts will be a minimum except for Sunday around Noon when service lets out. The current tenants do not hold Sunday hours, except for 'carryout pizza' from Theo's. Again, as this is a commercial district, there would be minimal impact considering that Business Drive is already very traveled.

- Number of parking spaces you have and the number of parking spaces required. One space per five seats at the maximum capacity. Appears you will be short. Off-street parking will certainly be an issue of concern.

There are 130-parking stalls currently, plus we would paint in additional parking stalls in the rear of the building for staff, where the current 'semi-truck docks are,' which will be removed.

With an auditorium of 320-capacity, 64-spots would be required per your calculation.

We do not anticipate any 'ON-STREET' PARKING. Again, during our busiest time 'Sunday' the Southtown Mall is typically quiet, as the other businesses are closed or at very minimal operation.

- How many spaces are required for all the proposed uses – church and commercial facilities.

Each of the retail areas have designated parking spots on the South side of the building for the tenants. There currently are no 'long term parking needs' as the retail spaces are in/out type venues.

- Explain site lighting.

The site currently has adequate parking lot lighting both on the building and in the lot.

- How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. on-street parking, traffic, vehicles, equipment, lighting, noise, etc.)?

I've already reached out to both neighbors: Ryder Truck and Cory Fay (Car Wash Owner). We have always kept good care of our current facility, which we have owned and occupied for the past 20-years and have been a part of the Sheboygan community for almost 40-years.

- Are you proposing any fencing and landscaping?

We are NOT PROPOSING any fencing or landscaping.

- Any signage being proposed?

The only signage being proposed would be consistent with the other tenants in the building.

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

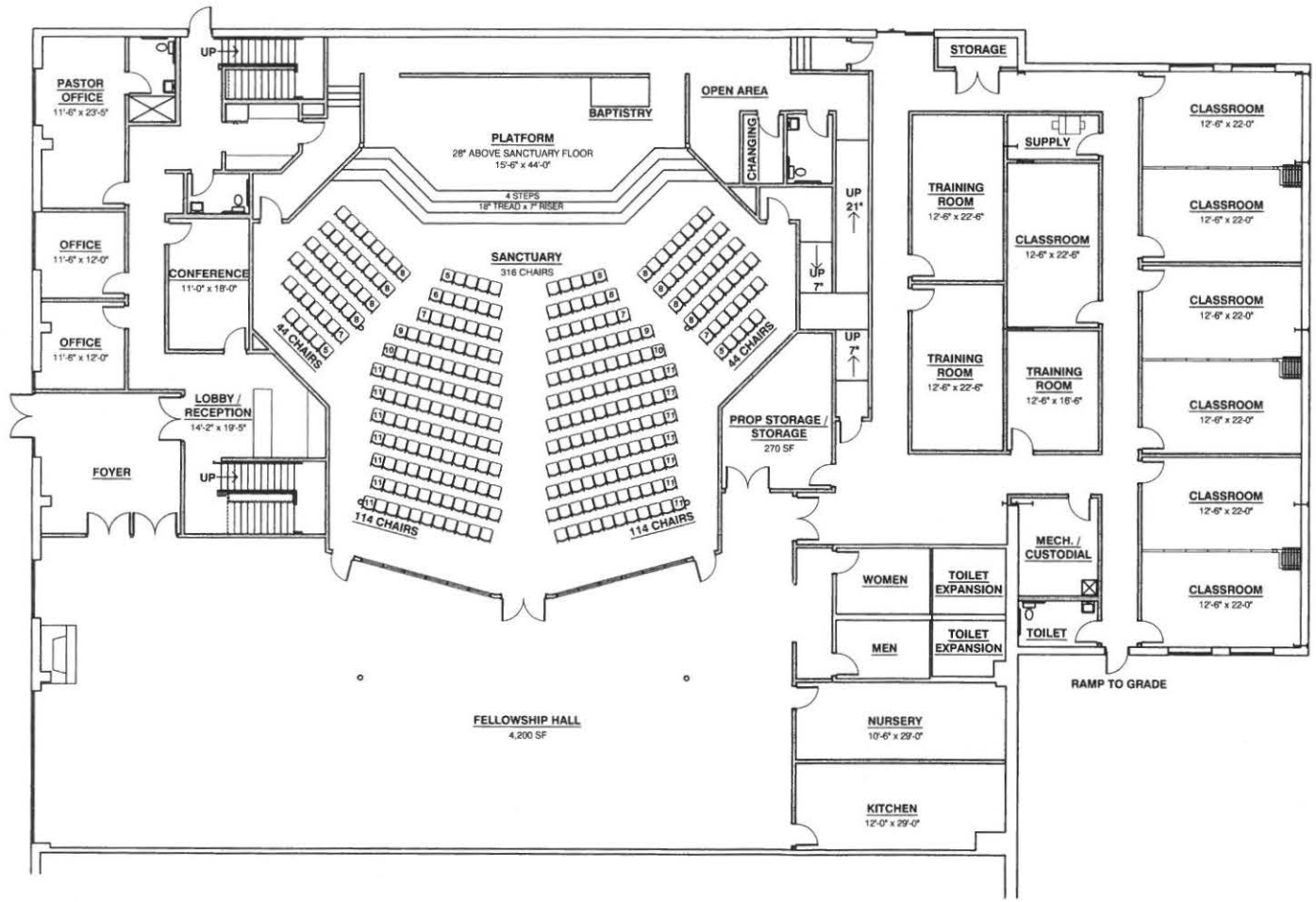
We are a vibrant church community that really has made our mission to serve God, our families and our community. We have proven that through the years by supporting our community, for example:

- Supply POLICE CHAPLAIN to Sheboygan County Sheriff and Wisconsin State Patrol.
- Supply HOSPITAL CHAPLAINS to Aurora Hospital
- Conduct services in a number of nursing home facilities.
- Conduct a CIP (Chemical Interdiction Program) to assist folks get off drugs and alcohol.
- Supply volunteers to Miefields Weekend for the Kids
- Provide a 'FREE KIDS ZONE' to the Ducktona event in Sheboygan Falls
- Are board members with a number of non-profits in the community.

- We believe in serving, bottom line.

- Our church community will ADD VALUE to Sheboygan, just as we have to both Sheboygan, Sheboygan Falls, and Sheboygan County for the past 40-years. This location will help us to continue to facilitate growth.

11/17/2017 11:13:16 AM BY CHRIS \PCB-PC\CRUBHAI\PROJECTS\ACTIVE PROJECTS\101217 PENTECOSTALS OF SHEBOYGAN COUNTY SOUTH TOWN\DRAWINGS\101217 PENTECOSTALS OF SHEBOYGAN COUNTY.DWG © COPYRIGHT 2017 - HAMEISTER ARCHITECTS, INC. - ALL RIGHTS RESERVED.
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1
A2.1 **FIRST FLOOR PLAN**
 SCALE: 1/16" = 1'-0" [11x17]
 SCALE: 1/8" = 1'-0" [22x34]



HAMEISTER ARCHITECTS
 ARCHITECTS
 808 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (800) 407-5900 FAX (800) 497-9006

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**PENTECOSTALS OF
 SHEBOYGAN COUNTY**
 3319 SOUTH BUSINESS DRIVE
 SHEBOYGAN, WISCONSIN 53081

DOCUMENT DATE	01 NOVEMBER 2017
REV #	DATE REVISION
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DRAWN BY	DESIGNED BY
CHRIS	
PROJECT NUMBER	
101217	
SHEET DESCRIPTION	
FLOOR PLAN	
SHEET NUMBER	
A2.1	

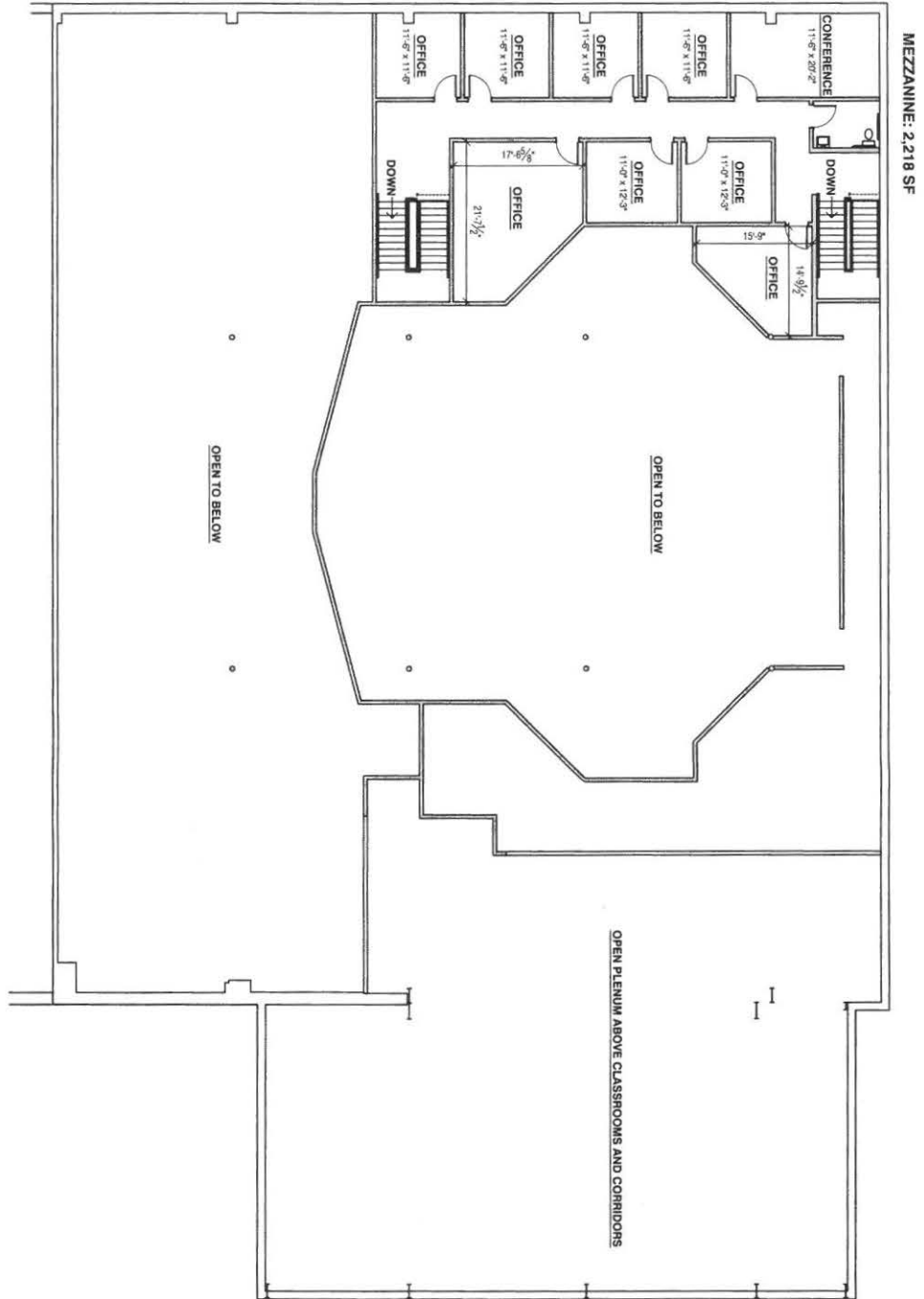
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1
 A2.2

MEZZANINE FLOOR PLAN



SCALE: 1/16" = 1'-0" [11x17]
 SCALE: 1/8" = 1'-0" [22x34]



DATE	01 NOVEMBER 2017
BY	CHRIS
CHECKED BY	
PROJECT NUMBER	101217
SHEET NUMBER	
TITLE	FLOOR PLAN
A2.2	
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PENTECOSTALS OF SHEBOYGAN COUNTY
 3319 SOUTH BUSINESS DRIVE
 SHEBOYGAN, WISCONSIN 53081

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 SHEBOYGAN, WISCONSIN 53081
 PHONE (920) 457-6500 FAX (920) 457-8006

Want to get involved in serving at POSC?
Take the Journey!

We Serve, He Saves

Servant Leadership

Discipleship Class

Life Class

Sunday Worship

Home Bible Study

New Guest/Contact



Journey service

Welcome



PENTECOSTALS
of SHEBOYGAN
County

lposc.org

Welcome to a church that believes the power of God is still changing lives today. Read these true stories from people who attend POSC...

I was an alcoholic. I lived for my next drink. I had tried Alcoholics Anonymous, but nothing could break the grip alcohol had on my life. I had tried "religion" before, but my life didn't change. Then I attended a Pentecostal church, committed my life to Christ, and was filled with the Holy Spirit. Now I am no longer an alcoholic. Jesus took the craving for alcohol away and gave me peace and joy.

I was raised in a family that loved God, but in junior high, I started to hang out with a "bad" crowd. I turned to drugs and crack cocaine. One time I overdosed and ended up in the hospital on suicide watch. Jail was often my home. But my parents and church family never stopped praying for me. I was often invited to church. Finally, one time I said yes. I continued to come to church where I felt God's presence. I received the baptism of the Holy Spirit and was delivered from drugs and depression.

Salvation is just the BEGINNING:

After receiving the NEW BIRTH, God desires for us to be CHRIST-LIKE. God is a Holy God, and we want to be holy in our hearts, minds, and actions. -2 Cor. 5:17, 1 Peter 1:15-16, Heb. 12:14

God heals:

God NEVER changes. He is all-powerful. He still HEALS and performs MIRACLES today. We believe in praying for the sick.
-Malachi 3:6, James 5:14-15

Bible Studies

are available! If you would like to know more about Jesus Christ and His plan for your Life, please let us know.

920.467.9090
info@pentecostalssc.org



What We Believe...

TRUTH Matters:

We believe the Bible is true, and ALL teaching must be based on the Word of God.

-2 Timothy 3:16

Grace:

Everyone needs God's GRACE because sin separates us from God. -Romans 3:23 & 6:23

ONE God:

The Bible tells us there is only ONE God. Jesus Christ is not only our Savior, but also our God. Jesus was God revealed in human flesh.

-Deut. 6:4, John 14:7-9, 2 Cor. 5:19, 1 Tim. 3:16

Salvation:

We are SAVED today by obeying the same instructions given on the day of Pentecost.

"What shall we do? And Peter said to them, 'Repent and be baptized every one of you in the name of Jesus Christ for the forgiveness of your sins, and you will receive the gift of the Holy Spirit.'" -Acts 2:37c, 38 (ESV)

Repentance: being sorry that you sinned, and turning from sin. -Luke 13:3 & 13:5

Baptism: full immersion, in the name of Jesus Christ, for the removal of sin from your life.

-Acts 2:38, 10:48, 19:5

Holy Spirit: being filled with the Holy Spirit in your heart, with the outward sign, speaking in other tongues. -Acts 2:4, 10:46, 19:6

I was a "good girl." I loved God, attended church, and tried to do what was right. But something was missing. I wanted to draw even closer to the Lord. I started attending a Pentecostal church where I was baptized in the Holy Spirit and filled with joy, and peace, and an awesome presence of God in my life.



God healed me. I was in the hospital after undergoing surgery for cancer. Complications set in, and one night I was near death. People from my church were praying for me. The next morning I saw a bright light and felt God's presence. That day I started to get better. I know God visited me that night and healed me. I am still cancer-free!

What does it mean to be Pentecostal?

The Bible tells us how the Christian Church started on the day of Pentecost.

"When the day of Pentecost arrived, they were all together in one place... And they were all filled with the Holy Spirit and began to speak in other tongues as the Spirit gave them utterance." -Acts 2:1, 4 (ESV)

Jesus never CHANGES...

A "Pentecostal" knows what happened at Pentecost is still happening today...

Jesus is still
setting people free from sin and addictions.

Jesus is still
filling people with His Holy Spirit.

Jesus is still
healing and doing miracles today!

"Jesus Christ is the same yesterday and today and forever." -Hebrews 13:8 (ESV)

How We Worship

We Pray Together Aloud:

"And when they heard it, they lifted up their voices together to God..." -Acts 24:4a (ESV)

We Dance:

"Let them praise his name with dancing..."
-Psalm 149:3 (ESV)

We Use Musical Instruments:

"Praise him with trumpet sound; praise him with lute and harp! Praise him with tambourine and dance; praise him with strings and pipe! Praise him with sounding cymbals; praise him with loud clashing cymbals!" -Psalm 150:3-5 (ESV)

We Raise Our Hands:

"Lift up your hands to the holy place and bless the LORD!" -Psalm 134:2 (ESV)

We Clap Our Hands:

"Clap your hands, all peoples! Shout to God with loud songs of joy." -Psalm 47:1 (ESV)

We Celebrate:

"...With music and singing we celebrate your mighty acts." -Psalm 21:13



October 16, 2017

City of Sheboygan Planning Commission

Dear Commissioners,

It is my pleasure to submit this letter of support on behalf of the Pentecostals of Sheboygan County currently located in Sheboygan Falls as they pursue the purchase of the South Town Mall property in Sheboygan.

They have been members in good standing of the Sheboygan Falls Chamber-Main Street for many years. This congregation has been an asset to our organization and the Sheboygan Falls community providing many, many volunteers and hours of service at our events and throughout the community. They truly believe in serving the community where they are located and we have benefitted from their gracious and generous outreach.

We will certainly miss their presence in our community. We wish them continued success as they move forward with their plans to expand and grow their ministry in Sheboygan County.

Sincerely,

Shirl Breunig
Executive Director



Southtown Mall

© 2017 Google

Google Earth



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Samaritan's Hand to operate Samaritan's Hand Sober Living House from 1406 N. 11th Street. UC Zone.

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

REPORT DATE: November 21, 2017

MEETING DATE: November 28, 2017

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:

Samaritan's Hand is proposing to operate Samaritan's Hand Sober Living House from 1406 N. 11th Street. The applicant states the following:

- This is a sober living facility pilot program whose goal is "Bringing hope to the hopeless and healing to the hurting in Sheboygan County."
- Our vision for this program is to provide supervised residential housing at our location at 1406 N. 11th Street. We plan to house and mentor up to 14 men for a period of six (6) months.
- Our primary goal is to help men learn how to maintain a drug/alcohol abuse free lifestyle through an intense program of modeling and mentoring using a clinical and faith based approach.
- Additionally, our goal is to simultaneously disciple these men in their Christian faith so that they are able to maintain their abuse free lifestyle in an unsupervised setting.
- Finally, our goal is help these men learn how to disciple others with similar problems so that we can multiply our efforts in Sheboygan County and beyond.
- Samaritan's Hand is the only faith based program in Sheboygan County. Samaritan's Hand staff has extensive experience with AODA counseling and daily management of residential living facilities.

Specifics about the Samaritan's Hand in Patient Pilot Program include:

- Will offer a supervised, intense program that includes 24 weeks of individual and group counseling, weekly group support meetings, weekly bible study, weekly church attendance and personal life skills mentoring.
- 24 Hour Staffed Supervision. Three shifts; 7AM-3PM, 3PM-11PM, 11PM-7AM.
- Room and Board provided at a cost to residents of \$500/month.
- Meal plans and all groceries and sundries will be prepared and procured by Samaritan's Hand. All personal items will be the resident's responsibility.
- Division between residents of all common tasks such as cooking, cleaning, yard work and cleaning individual rooms.
- Based on residents work schedule all residents will be expected to maintain a curfew as follows; first shift workers – 9PM, Second Shift – 1AM, Third Shift – 9AM.
- House Rules – No-smoking, no co-ed visitors in rooms, sign in/out, random drug testing.
- Agreement to have personal rooms and person randomly searched for contraband items.
- The facility will be staffed by one house manager 24 hours a day so there will be up to six (6) different employees but only one will be on site at any given time.
- Since it will be a residential program, the facility will be in operation 24 hours a day, 365 days a year. The residents will be required to find employment so it will be likely that the facility will be nearly vacant during work hours.
- The facility will accommodate up to 14 residents. We plan to stagger when residents start and graduate from the program so we are planning for about 10 residents at any one time.
- The facility has off street parking for five (5) vehicles. At most we would expect there to be two vehicles there.

Why was this site selected:

- The property at 1406 N 11th St was originally developed as a group home for people suffering from mental diseases including but not limited to drug or alcohol addiction. At one time in the recent past it was run by Sheboygan County as an addiction treatment center. As such, the property is unique in the city as we will be returning it to the purpose it was originally intended. We have looked into retrofitting other existing properties in the

city but the economics of a remodel and limited number of residents that we could house makes that difficult if not impossible.

- The property is located near bus routes so that residents will be able to get to work and there are number of temporary staffing agencies within walking distance. The site is also within walking distance of the Samaritan's Hand office and a number of different churches.
- Most recently the property was used as an office but it has been vacant for almost one year. The layout of the building means it is not easily convertible into single family housing. As such it is a difficult property for the current owner to sell and will likely remain vacant and deteriorate. Any other potential buyer will likely need to submit a zoning variance proposal as well.
- While the property is currently zoned residential it has been taxed as a commercial property going back to at least the year 2000.
- The facility will not be perceived as a commercial property in that it will be more of a residence than a business. The people living in the facility are motivated to be good neighbors and citizens and will be encouraged and monitored by the staff. To the passerby the property will look just like any other house on the block.

STAFF COMMENTS:

The facility/property located at 1406 N. 11th Street is zoned Neighborhood Residential (NR). The NR zone permits single-family and two family residences. The City of Sheboygan Zoning Ordinance defines the Samaritans Hands Sober Living House proposal as an Institutional Residential use. An Institutional Residential use is **not** a permitted or conditionally permitted use in the NR zone. Therefore, the former group home was considered a legal nonconforming use - legal because the group home has been there for many years, nonconforming because a group home is not permitted in the NR zone today. Thus, the previous use may continue to operate, however, a legal nonconforming use is not permitted to be extended or enlarged, per the City of Sheboygan Zoning Ordinance.

That being said, an applicant could submit a conditional use and variance application to the Plan Commission in order to propose substituting one nonconforming use with another nonconforming use of similar characteristics.

The applicant is requesting the following variance:

- Applicant is proposing to again operate a legal nonconforming Institutional Residential use (group home) from 1406 N. 11th Street – An Institutional Residential use (group home) is not permitted use in the NR Zone.

The applicant believes the conditional use and variance should be granted because the Samaritan Hand Sober Living House is similar to the previous group home use of the property in the past.

There is a parking lot on the north side of the facility abutting the alley. There is a portion of gravel on the west side of the parking lot at the northwest corner. That gravel shall be landscaped with grass.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, State of Wisconsin, Sheboygan County, 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. 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.).
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. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs). Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. The gravel on the west side of the parking lot shall be landscaped with grass.
8. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
9. Applicant shall adequately monitor the Samaritan's Hand Sober Living House and in no instance shall the use create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.
10. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 700090
MAP NO. _____
ZONING CLASSIFICATION: NR

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 4/28/17

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

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

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: *James Molter and Jana Schepmann on behalf of Samaritan's Hand Inc.* _____

ADDRESS: 1714 N 8th St Suite 4, Sheboygan (Samaritan's Hand office address)

E-MAIL: jjmolt@gmail.com (my personal e-mail address) _____

PHONE: (920) 698-1292 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Samaritan's Hand Sober Living House

ADDRESS OF PROPERTY AFFECTED: 1406 N 11th _____

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: *The property has been vacant for some time. It was originally built to be a group home for people with mental issues and substance abuse problems. At one time it run by Sheboygan County as a substance abuse treatment center. Up until about a year ago it was used as a commercial property.* _____

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Our primary goal is to help clients learn how to maintain a drug/alcohol abuse free lifestyle through an intense program of modeling and mentoring using a clinical and faith based approach. _____

-
- BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: *Per the city inspector the property should be classified as R3 Congregate Living*
-

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.

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? *Sheboygan County has a serious drug use and trafficking problem.*

- *Conventional AODA methods and facilities have not worked.*
 - *Incarceration, probation and the parole system does not have the means to effectively impact long lasting behavioral change our adequate monitoring of the strategies imposed to affect the desired change.*
 - *There is a serious shortage of residential facilities with the closure of the Sheboygan Genesis Behavioral Services residential facility.*
 - *Samaritan's Hand is the only faith based program in Sheboygan County.*
 - *Samaritan's Hand staff has extensive experience with AODA counseling and daily management of residential living facilities.*
-

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 use of the property will revert to purpose for which it was originally built. There will be no adverse impact on the neighborhood, in fact, as the property is currently vacant and has been for some time there will be a positive impact on the neighborhood. All parking will be onsite and off street.*_____

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 neighborhood is a mixture of commercial, rental and residential properties so it would be completely fitting with the neighborhood.*_____

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. *All utilities and services are already in place.*_____

Answers to Conditional Use Permit Application

City of Sheboygan Planning Commission

11/20/2017

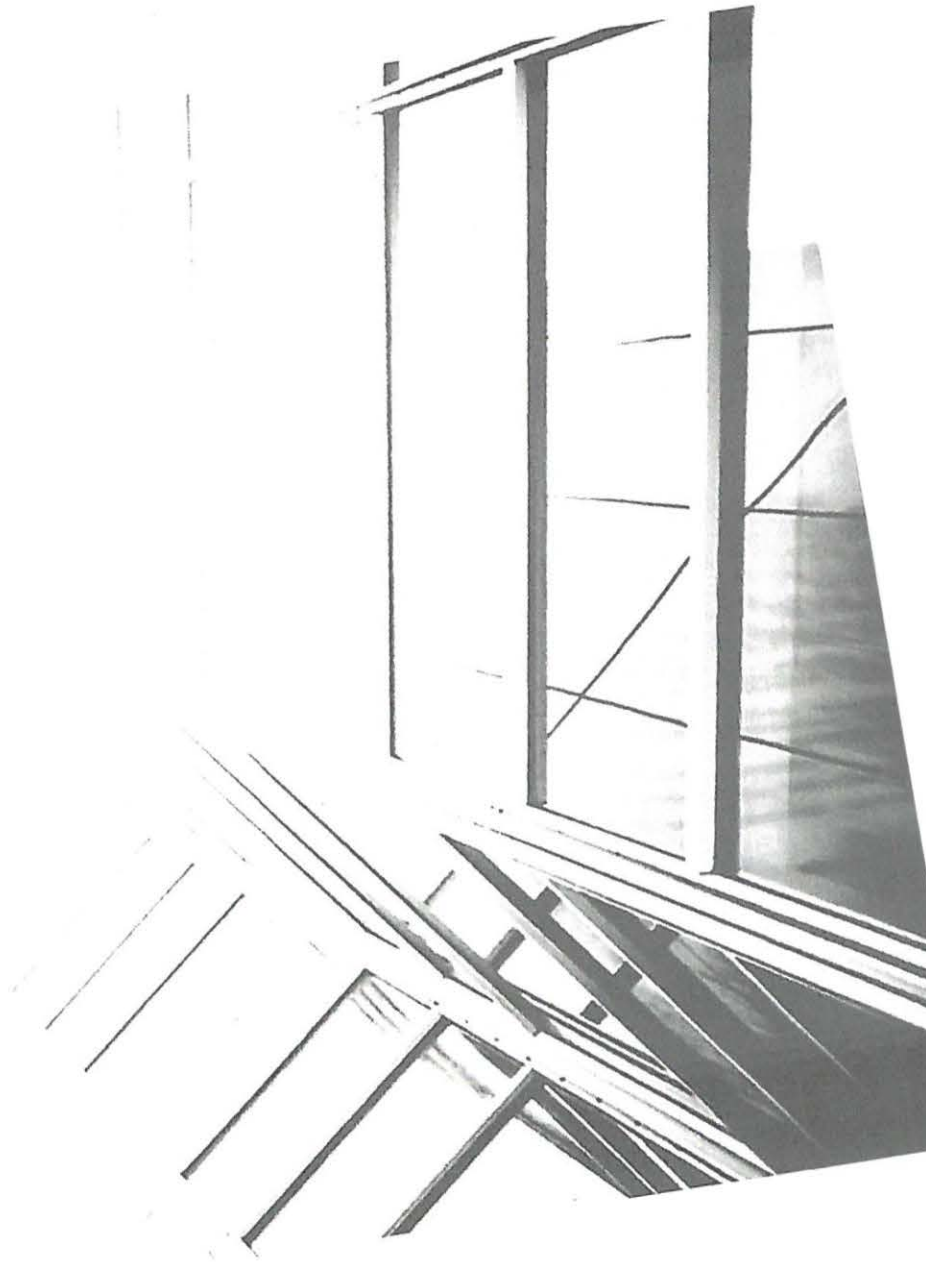
Thank you for your consideration in reviewing our application for a Conditional Use Permit for our proposed Sober Living Facility located at 1406 N 11th St. These are our responses to the Planning Commission's questions and concerns;

- The building has been vacant for over 1 year.
- We plan to use the facility as a Sober Living Facility for men. This WILL NOT be a "Detox" facility. All of the residents will be alcohol and drug free as a condition of participation. All of the residents be in our 12 week, 12 step program and or graduate of the program. Each resident will be in regular attendance at a scheduled group bible study, group support meetings and one on one counseling sessions. We will provide rooms, meals, full-time on-site supervision to include bed checks and random drug testing.
- The site was selected due to its physical structure in that it was originally built as a group home for AODA services for Sheboygan County. This facility will be dedicated for use only by Samaritan's Hand. We plan to begin minor repairs and setting up for residents immediately upon approval of the Conditional Use Permit.
- Samaritans Hand currently has 4 employees. 1 full-time Executive Director, 1 P.T. Intake Coordinator and 2 P.T. Administrative Assistants. We plan to hire an additional 3 Full-time House Managers as soon as the property is secured.
- We plan to operate the facility 24 hours per/day, 7 days per/week. We plan to have one on-site manager for each of three 8 hour shifts.
- We will not have "Customers" per se in that only the residents and staff will be frequently coming in and out of the facility. Our main Samaritan's hand offices will still be used for all day to day business meetings etc.
- We currently have 5 off-street parking spaces as part of the property. One will be for the facility manager and the other 4 for any residents that have their own vehicles, most of whom do not. We are not proposing any new parking expansion at this time.
- We don't see ourselves as a "commercial business". We will operate the facility like a residence. We will not have excessive in and out pedestrian or vehicle traffic. We will not have more than a low-profile sign identifying our organization.
- We will maintain the lawn and property exterior in excellent condition. We will expect that all residents are respectful of all our neighbors about noise and parking. We will go out of our way to be an example of what being a "good neighbor" is all about. There will be no alcohol permitted on the premises. We will not have any equipment or machinery on-site and all garbage will be handled as outlined by City ordinances.
- We are not proposing any changes to the fencing or landscaping other than tidying up what is currently there
- We will have a professionally made low-profile sign identifying our organization.



Sober Living Facility Pilot Program Proposal

Bringing Hope to the Hopeless and
Healing to the Hurting in
Sheboygan County.





Vision Statement

- Our vision for this program is to provide supervised residential housing at the property located at 1406 N 11th St, Sheboygan, WI. We plan to house and mentor up to 14 individuals for a period of six months.



Goals and Objectives

- Our primary goal is to help residents learn how to maintain a drug/alcohol abuse free lifestyle through an intense program of modeling and mentoring using a clinical and faith based approach.
- Additionally, our goal is to simultaneously disciple the residents in their Christian faith so that they are able to maintain their abuse free lifestyle in an unsupervised setting.
- Finally, our goal is help the residents learn how to disciple others with similar problems so that we can multiply our efforts in Sheboygan County and beyond.



Today's Situation

- Sheboygan County has a serious drug use and trafficking problem.
- Conventional AODA methods and facilities have not consistently worked.
- Incarceration, probation and the parole system do not have the means to effectively impact long lasting behavioral change or adequate monitoring of the strategies imposed to affect the desired change.
- There is a serious shortage of residential facilities with the closure of the Sheboygan Genesis Behavioral Services residential facility.
- Samaritan's Hand is the only faith based program in Sheboygan County.
- Samaritan's Hand staff has extensive experience with AODA counseling and daily management of residential living facilities.
- Samaritans Hand has been endorsed by both the Mayor and the County Sheriff. All local ambulance, police and sheriff squads carry referral material for Samaritans Hand.

How Did We Get Here?

- While there is rarely one proximate cause to a problem of this magnitude, the lack of a clinical environment that treats the whole person is certainly a huge factor in both recidivism and alternatives to incarceration.
- Simply approving larger law enforcement/containment budgets and building more and larger jails and prisons has proven ineffective.
- Promoting awareness and traditional treatments as well as funding adequate law enforcement to address supply side economics is worthwhile, however unless something is done about the demand side for all of these illicit means of coping with life, real progress is unlikely.

Available Options

- Incarceration

- Advantage – Offender is immediately off the street and criminal activity is temporarily halted.
- Disadvantage – Extremely expensive and very ineffective as a deterrent to future criminal activity – high recidivism rate.

- TLP's

- Advantage – Avoids literal homelessness and less expensive than incarceration.
- Disadvantage – No real supervision, mentoring or track record of long term successful transition to self sufficient living.



Available Options - Continued

- Salvation Army (After Incarceration)

- Advantage – Similar to TLP in that it is much less expensive than jail and there is a faith based component that exposes residents to the Gospel of Jesus Christ.
- Disadvantage – Also similar to TLP's no real supervision, mentoring or track record of long term successful transition to self sufficient living.

- Samaritan's Hand – In Patient Pilot Program

- Advantage – Supervised, intense program that includes 24 weeks of individual and group counseling, weekly group support meetings, weekly bible study, weekly church attendance and personal life skills mentoring.
- Disadvantage – This option is not currently available due to lack of an appropriate facility.



Sober Living Facility Program

- 24 Hour Staffed Supervision. Three shifts; 7AM-3PM, 3PM-11PM, 11PM-7AM.
- Room and Board provided at a cost to residents of \$500/month.
- Meal plans, all groceries and sundries will be procured by Samaritan's Hand. All personal items will be the residents responsibility.
- Division between residents of all common tasks such as cooking, cleaning, yard work and cleaning individual rooms.
- Based on residents work schedule all residents will be expected to maintain a curfew as follows; First shift workers – 9PM, Second Shift – 1AM, Third Shift – 9AM.
- House Rules – No-smoking, no co-ed visitors in rooms, sign in/out, random drug testing.
- Agreement to have personal rooms and person randomly searched for contraband items



Sober Living Facility Program- Continued

- Reasons for Expulsion from House
 - Positive drug test or alcohol intoxication.
 - Violence towards staff or other residents.
 - Theft of house or other residents property.
 - Receiving three warning for minor infractions such as unwillingness to participate in scheduled programs, failure to complete assigned house duties, disruptive or argumentative behavior or language etc.

Why was this site selected?

The property at 1406 N 11th St was originally developed as a group home for people suffering from mental diseases including but not limited to drug or alcohol addiction. At one time in the recent past it was run by Sheboygan County as an addiction treatment center. As such, the property is unique in the city as we will be returning it to the purpose it was originally intended. We have looked into retrofitting other existing properties in the city but the economics of a remodel and limited number of residents that we could house makes that difficult if not impossible.

The property is located near bus routes so that residents will be able to get to work and there are a number of temporary staffing agencies within walking distance. The site is also within walking distance of the Samaritan's Hand office and a number of different churches.

Most recently the property was used as an office but it has been vacant for almost one year. The layout of the building means it is not easily convertible into single family housing. As such it is a difficult property for the current owner to sell and will likely remain vacant and deteriorate.

How many employees will you have?

The facility will be staffed by one house manager 24 hours a day so there will be up to six different employees but only one will be on site at any give time.

What are the days and hours of operation?

Since it will be a residential program, the facility will be in operation 24 hours a day, 365 days a year. The residents will be required to find employment so it will be likely that the facility will be nearly vacant during work hours.

How many residents will you have?

The facility will accommodate up to 14 residents. We plan to stagger when residents start and graduate from the program so we would expect about 10 residents at any one time.

Where will off street parking be?

The facility has off street parking for 5 vehicles. At most we would expect there to be two vehicles there.

How will you address the neighbor concerns with regards of the perception of a commercial business in a residential neighborhood?

The facility will not be perceived as a commercial property in that it already visually appears as more of a residence than a business. The people who will be living in the facility are motivated to be good neighbors and citizens and will be encouraged and monitored by the staff. To the passerby the property will look just like any other house on the block.

The Labor Of Love Family Counseling Center is located within a block of the facility. Labor of Love provides a needle exchange program so there is already a population of people with addiction issues in the neighborhood. We are unique in that we will be offering motivated individuals a way out of that lifestyle.

The type of programming we are proposing has been successful in many areas of the country. While there is nothing similar in Sheboygan County there are a number of sober living facilities in the metro Milwaukee area. Visit www.salshouses.org to see photos and descriptions of their facilities which would be similar to what we are proposing. They currently run six different sites. All are in residential neighborhoods and their success proves that they are good neighbors.

Are you proposing any fencing, landscaping or signage?

There is already a fence on the western property boundary. No other fencing is planned. Landscaping is good as it is and will be maintained. There will be no signage on the property.

Networking Resources

Partnering with other resources to enhance communication, relationship, parenting and employment. We work closely with the judicial system, Department of Corrections, Wisconsin Community Service, law enforcement, other professionals, recovery programs, and churches.

"Kully gives 100% of himself and his time to meet the needs of his clients. He treats the entire person not just the problem."

- Roy Kluss,
Sheboygan County Detention Center

"Kully's passion for those he serves is not just something he learned from a textbook or classroom, but from having experienced many of these issues his clients deal with. His passion for his clients and desire to change their lives is what drives him. We could not find anyone more passionate, dedicated or qualified to serve those in need."

- William Fale,
Attorney at Law

"Kully's enthusiasm is both unique and infectious. He carries people to that place in their life where they can walk by themselves. What a joy to see the work he does."

- Mark Sauer,
Manufacturing & Financial Consultant

Testimonies of Hope

"Kully is a gift from God. He is a true sign of hope that there really is a way out of addiction. He has transformed his own life from addiction into a passion to help the addicted, the lost, and the broken beyond anyone's comprehension."

"Kully has gone before us becoming set free from his own addictions and now has the desire to show others the way to freedom."

Samaritan's Hand, Inc.
Drug & Alcohol
Outpatient Clinic

1714 N. 8th Street; Suite 4

Sheboygan, WI 53081

Phone: 920-254-6922

Email: info@samaritanshand.org

www.samaritanshand.org

Facebook: SamaritansHandSheboygan

Hope For The Hopeless
Healing For The Hurting



Samaritan's Hand, Inc.

A Faith Based
Drug & Alcohol
Outpatient Clinic
Serving Sheboygan
and the
Lakeshore Communities

Answering the Need

Drugs and alcohol have a serious negative impact on our community. Substance abuse devastates families and damages our economy. We believe that as a community-based program, we CAN make a difference for individuals, families and our community as a whole

Who We Are

Samaritan's Hand, Inc. is a faith-based drug and alcohol clinic for the Sheboygan area and lakeshore communities. We are a local non-profit organization that offers clinical treatment in a professional setting with a track record of success helping people overcome substance use/abuse.

About the Program

This outpatient clinic treats the mind, body, and spirit. We believe that with a Christ-centered approach, our clients can find: mental, physical, emotional, and spiritual healing. Our mission is to bring hope to the hopeless and healing to the hurting.

About the Director

Kent "Kully" Kollath is licensed as a Clinical Substance Abuse Counselor and Clinical Supervisor IT through the State of Wisconsin. He is also certified as an Intoxicated Driver Program Assessor for the State of Wisconsin and has a degree in Substance Abuse Counseling. He has 15 years of experience working with alcoholics and addicts in the lakeshore community.

Clinical Services

- ❖ **Substance Abuse Assessment**
Individual clinical assessments in order to appropriately determine the level of care and services needed.
- ❖ **Individualized Treatment Planning**
Based on the individual client, healing the whole person, mental, physical, emotional, and spiritual.
- ❖ **Individual Clinical Counseling**
Sessions provide professional guidance of the individual that is focused on the results of the clinical assessment utilizing the strengths of each individual.
- ❖ **Biblical 12-Step Group Therapy**
Closed Groups-Using the social interaction of a group setting, participants interact with each other; decreasing isolation and denial while promoting connection and support of peers.
- ❖ **Faith-Based AODA Support Meetings**
Meetings are open to adults struggling with substance abuse allowing for participants to openly share their struggles and positive changes to encourage one another.
- ❖ **Mentoring/Recovery Discipleship**
One-on-One interactions between Mentor and Mentee focused on addiction deliverance and a close relational accountability in each person seeking recovery. This is our highest level of care and where we see the greatest transformation.
- ❖ **Faith-Based Relapse Prevention Group**
- ❖ **Drug Screening - Breathalyzer Testing**

Please call 920-254-6922 to set an appointment with intake staff

Community Funded

Samaritan's Hand, Inc. is totally dependent on community support. We believe that we can have a positive impact and help bring hope to those suffering from substance abuse/addiction in our community.

Funding is provided through:

- **Personal Donations**
- **Corporate Donations**
- **Grants & Foundations**
- **Fundraising Events**
- **Public Speaking Events**
- **Community Events**
- **Individuals**
- **Families**
- **Estates**
- **Memorial Gifts**
- **Churches**
- **Business Clubs**

How can you help?

- ❖ Your charitable donation is tax deductible.
- ❖ All checks and payments should be made payable to Samaritan's Hand, Inc.
- ❖ Visit our website www.samaritanshand.org to see other non-financial needs.

All donations stay in our local communities

Thank you for your heart-felt generosity to help those in need. This would not be possible without your support





Samaritan's *Hand*, inc.

September 2017 | Vol. 1: Issue 2

1714 N. 8th Street, Suite 4, Sheboygan, WI 53081 | (920) 254-6922
www.samaritanshand.org

Upcoming Events



Fun was had by all at last year's Glow Run!

4th Annual Samaritan's Hand Glow Run

Friday, October 13, 7 p.m.

See enclosed registration form

Set Our City Free Prayer Walk

Thursday, September 28, 6 p.m.

Gather at Samaritan's Hand
1714 N. 8th Street, Sheboygan, WI 53801

Please RSVP to this year's event through our Facebook page, or by emailing Julie at julie@samaritanshand.org.

7th Annual Fund-Raising Gala

February 15, 2018

Pine Hills Country Club
Doors open at 5:30 p.m.
Dinner at 6 p.m.

James 3:14-17 (NIV):

"What good is it, my brothers, if a man claims to have faith but has no deeds? Can such faith save him? Suppose a brother or sister is without clothes and daily food. If one of you says to him, 'Go, I wish you well; keep warm and well fed,' but does nothing about his physical needs, what good is it? In the same way, faith by itself, if it is not accompanied by action, is dead."

Kully's Column

I had the privilege of speaking recently at a Life Celebration to a room filled with people struggling with drug and alcohol addiction.

The opportunity to share the need for Jesus is what Samaritan's Hand is all about. With the blessing of the grieving family of the young man who passed away from an overdose, hope was given through Jesus. We gave away 28 Bibles at the service.

The mission of Samaritan's Hand is, "Hope for the hopeless and healing for the hurting."

As I look back on the past three years, I am excited to say that we have provided Biblical 12-Step Therapy for 48 out of the 52 weeks each of those years, and with only two clinical counselors. The Faith Based AODA meetings have been consistently running every week and are now in three locations.

We provide this consistency to our clients with the help of wonderful staff and volunteers. Looking to the future, we are seeing the possibility of having a sober living home get stronger and stronger.

With Jesus, consistency, and a safe place to live and build community with each other, our clients will only have more and more to secure success in overcoming addictions to drugs and alcohol.

If you are willing to partner with us financially or by providing other resources to make this

sober living home a reality, please contact us at **920-254-6922**.

Find Us on Facebook at "Samaritans Hand Sheboygan."

Sincerely,

Kent "Kully" Kollath
Executive Director



Kent "Kully" Kollath
Executive Director



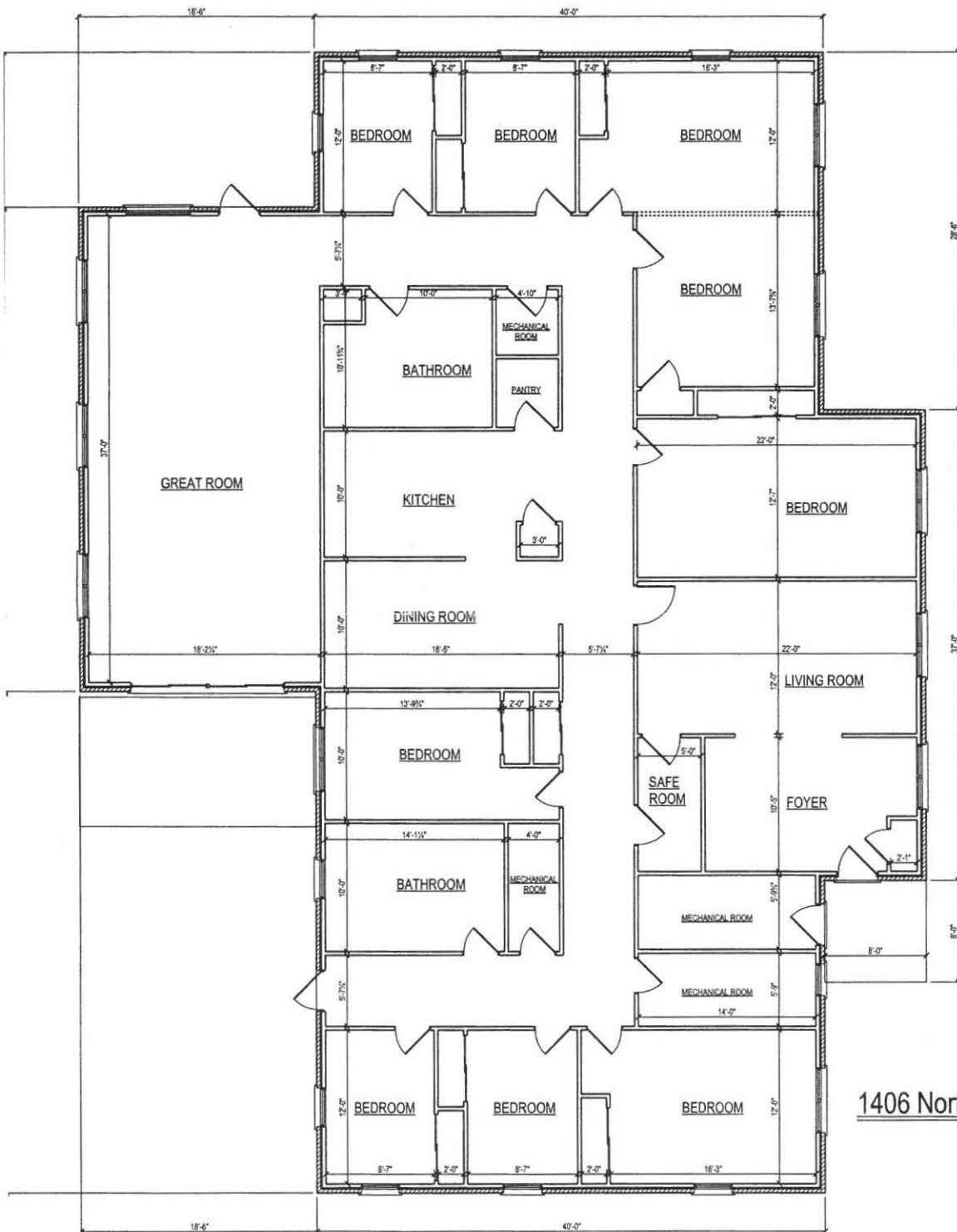
A local youth ministry volunteered to hold a brat fry/bake sale/car wash. They had a lot to smile about, **RAISING** over \$1400 for Samaritan's Hand.

Find us on 

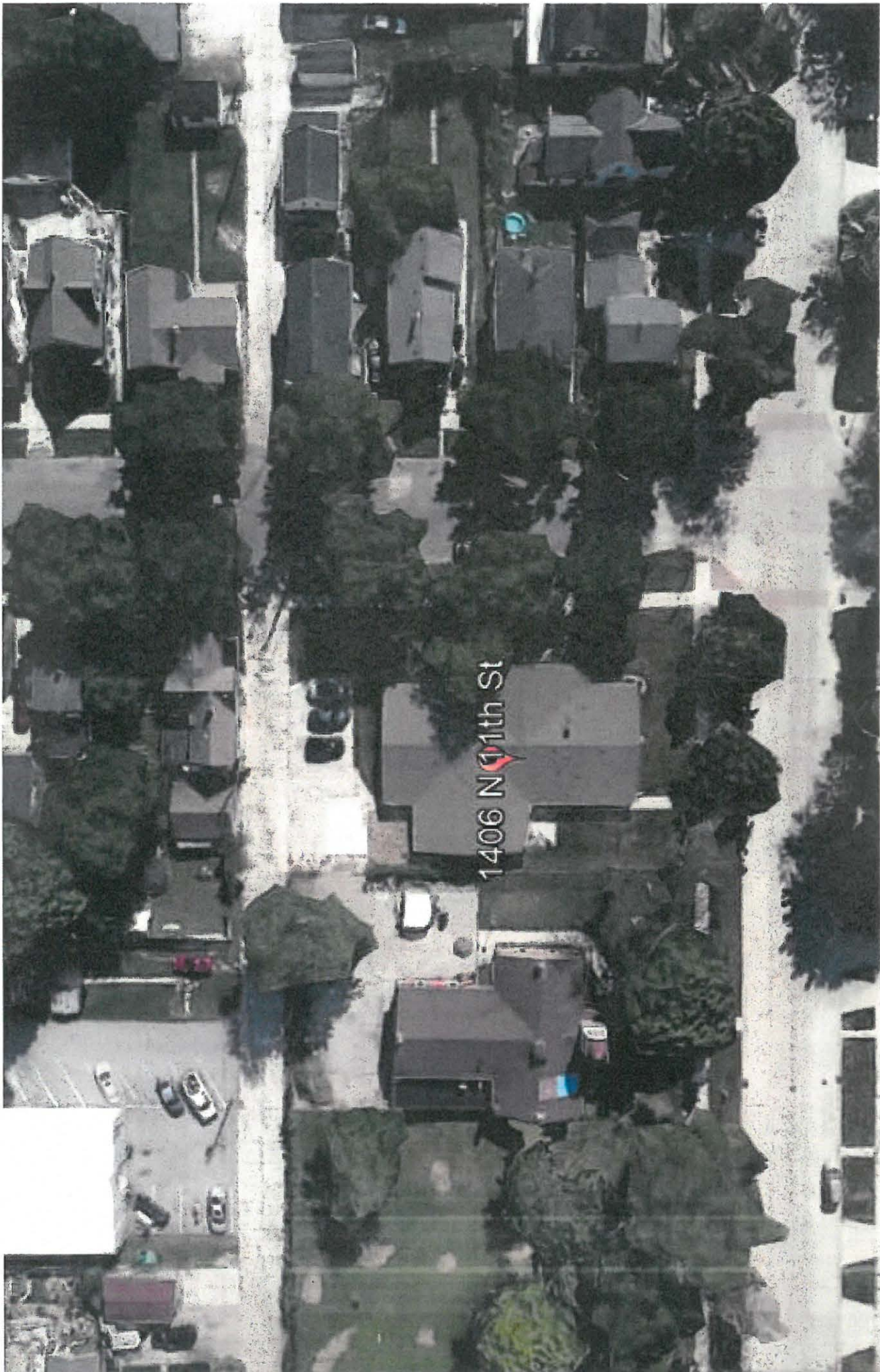
Check out Samaritan's Hand, Inc. on Facebook for details about our upcoming events. Our Facebook page is: **Samaritans Hand Sheboygan**

The Samaritan's Hand Prayer

"Lord, please help those in their daily battle with drugs and alcohol. Relieve the epidemic that is behind this disease and help us always remember that these are precious individuals whose lives matter."



1406 North 11th Street







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by City of Sheboygan Water Utility to construct a new water tank on parcel #470975 (formerly referred to as 5444 S. Business Drive). SI Zone.

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

REPORT DATE: November 21, 2017

MEETING DATE: November 28, 2017

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The Sheboygan Water Utility is proposing to construct a new water tank on parcel #470975 formerly referred to as 5444 S. Business Drive. The applicant states the following:

- A new elevated water tank is proposed on Tax Parcel #59281470975 located in the newly proposed business park on the south side of the city. The address is 5444 S. Business Drive (C.T.H. OK). This new tank will be referred to as the South Water Tank.
- The purpose of the water tower is to maintain adequate water supply/pressure in the Southwest pressure zone. The water tower height (approximately 120 feet) is designed to maintain pressure and the water tank volume is 500,000 gallons to provide adequate capacity for firefighting and to reduce the reliance on continuous water pumping by using the storage to supply peak hourly capacities while pumping to meet daily supply needs.
- The tower is designed for 500,000 gallons. An alternative to construct a 600,000 gallon structure will be requested. In either case, the height of the tower will not be adjusted, but the diameter for water storage may change.
- The water tower will be coated steel structure. The water tower is a single pedestal spheroid matching the style of the existing business park tower to the north. The water tower will have antenna for utility communication on a handrail at the top of the tower. The tower will have an obstruction light at the top per FAA aviation requirements.
- The water tower will be painted with a logo "Visit Sheboygan.com". A copy of the proposed logo is attached for reference.

- No cellular companies have expressed interest in using the tower at this time so no structures outside the water tower are anticipated.
- Activities on the site will include typical construction activities followed by the operation of the water tower. Water tower operations consist of periodic inspection by the water utility staff with no public access anticipated at the site. Water tower painting is typically once every 15 to 20 years.
- The proposed water tower is required to maintain adequate water service in the southwest pressure zone. This has been reviewed with the water system model and current and future water system planning. With current projections, this water tower will serve the utility through 2037 and beyond for water storage.

Site improvements include:

- The site improvements will consist of the water tower, a future paved driveway with area to park two vehicles, a temporary gravel driveway, no fence, seeded lawns, and washed rock for two (2) feet at the base of the water tower. A fire hydrant is provided at the base of the tower and can be used to drain the tower if required. A splash pad at the base of the tower overflow pipe is provided to prevent erosion at the base of the tower if an overflow should occur.
- During construction, the tower will be accessed from C.T.H. OK (Business Drive) using the easement. The access road will be a temporary road. After the Business Park is under development, a final access road along a proposed easement to the west will be constructed. This future access road is illustrated for comparison on the site drawings.
- The use of the site is minimized with only utility personnel accessing the site. A gate will be provided at the drive entrance to prevent unauthorized vehicles from accessing the site. Outdoor storage of materials, vehicle parking, and noisy operations after construction is complete will not be permitted. Construction activities are regulated to timeframes as set by the utility to prevent noisy operations in the night.
- No fencing or landscaping is proposed at this time. There are no structures on the site to be screened from neighbors.

STAFF COMMENTS:

The applicant is requesting the following variance:

- To install a temporary gravel driveway – All surfaces for parking a maneuvering shall be paved and if not paved landscaped.

During construction, the tower will be accessed from C.T.H. OK (Business Drive) using the easement. The access road will be a temporary gravel road. After the business park is

under development, a final paved access road along a proposed easement to the west will be constructed. This future access road is illustrated for comparison on the site drawings.

ACTION REQUESTED:

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

1. Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, State of Wisconsin, utility, 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. If proposing to install a fence or gate, the fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. The applicant shall install black vinyl and shall not install barb wire fencing.
5. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. 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.
9. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
10. The proposed driveway is permitted to be gravel until such time as the business park infrastructure is constructed/installed (streets, etc.). The applicant shall pave their driveway 60 days after access has been provided and the streets have been installed/completed.
11. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
12. The applicant will be required to obtain all necessary permits if proposing to locate communication equipment on the water tower (antennas, equipment, structures, etc.).
13. 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.
14. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
15. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 470969
MAP NO. _____
ZONING CLASSIFICATION: SI

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 11/28/17

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: Sheboygan Water Utility

ADDRESS: 72 Park Ave; Sheboygan
E-MAIL: joetrueblood@sheboyganwater.org

PHONE: (920) 459-3805 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: South Water Tower

ADDRESS OF PROPERTY AFFECTED: 5444 S. Business Drive (C.T.H. OK)

LEGAL DESCRIPTION: See Attached

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

Currently agricultural land

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

Construction of Water Tower

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

Interim gravel driveway until final construction of business park.

Technical Memorandum

To Joe Trueblood
Richard Dale
Steve Sokolowski
Chad Pelishek
Pat Eirich
Ryan Sazama

Copy

Subject Conditional Use For South Water Tower

From Angel Gebeau, AECOM

Date November 14, 2017

A new elevated water tank is proposed on **Tax Parcel: 59281470969** located in the newly proposed business park on the south side of the city. The address is **5444 S. Business Drive** (C.T.H. OK). This new elevated water tank is named the South Water Tank.

Conditional use permit:

Tax Parcel: 59281470969 is zoned Suburban Industrial (SI). The Water Utility is a permitted conditional use in the SI Zone. Thus, the utility is applying for a conditional use permit. The City of Sheboygan Plan Commission will consider such a request. The Conditional Use Permit and Variance application will need to include the following:

1. The completed conditional use application and required fee of \$250.00 fee are submitted separately from this memo.
2. Below is written documentation specifically explaining/detailing the proposed use:
 - a) An explanation of the proposed use and all business activities to take place onsite.

An elevated water tower will be constructed at the site. This will include buried utilities and an above grade water tower. A temporary access road will be provided. The final access roadway will be constructed with the proposed business park improvements to extend from the tower to the west.

Activities on the site will include typical construction activities followed by the operational of the water tower. Water tower operations consist of periodic inspection by the water utility staff with no public access anticipated at the site. Water tower painting is typically once every 15 to 20 years.

- b) An explanation of the existing uses and all business activities that will take place onsite.

Currently, the site is an agricultural field with mixed growth of corn and cover crops.

- c) Explain all improvements proposed for the site (structures and architectural design, parking lot, landscaping, signage, storm drainage, etc.).

The site improvements will consist of the water tower, a future paved driveway with area to park two vehicles, a temporary gravel driveway, no fence, seeded lawns, and washed rock for 2 feet at the base of the water tower. A fire hydrant is provided at the base of the tower and can be used to drain the tower if required. A splash pad at the base of the tower overflow pipe is provided to prevent erosion at the base of the tower if an overflow should occur.

The water tower will be painted with a logo. A copy of the proposed logo is attached for reference.

Storm drainage is a part of the overall business park plan. All water shall drain from the site using the natural slope of the site and will drain to storm water facilities off the site provided with the development plans

- d) A written description of the proposed general design, arrangement, texture, material and color of the building or structure.

The water tower will be coated steel structure. The water tower is a single pedestal spheroid matching the style of the EE tower to the north. The water tower will have antenna for utility communication on a handrail at the top of the tower. The tower will have an obstruction light at the top per aviation requirements.

No cellular companies have expressed interest in using the tower at this time so no structures outside the water tower are anticipated.

- e) What is purpose of structure and why is it needed (short and long term benefits)?

The purpose of the water tower is to maintain adequate water supply and pressure in the Southwest pressure zone. The water tower height is designed to maintain pressure and the water tank volume is 500,000 gallons to provide adequate capacity for fire fighting and also reduce the reliance on continuously pumping water by using the storage to supply peak hourly capacities while pumping to meet the daily supply needs.

- f) How tall is structure?

The overflow on the structure is at 830 feet USGS. The tank foundation is at 715.5 feet USGS. This overflow elevation matches the EE tower elevation.

- g) How many gallons of water will it hold?

The tower is designed for 500,000 gallons. An alternative to construct a 600,000 gallon structure will be requested. In either case, the height of the tower will not be adjusted, but the diameter for water storage may change.

- h) How will site be accessed and where are the proposed access points.

During construction, the tower will be accessed from C.T.H. OK (Business Drive) using the easement. The access road will be a temporary road. After the Business Park is under development, a final access road along a proposed easement to the west will be constructed. This future access road is illustrated for comparison on the site drawings. The development plans are not ready for easement purchase for that final drive.

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

The use of the site is minimized with only utility personnel accessing the site. A gate will be provided at the drive entrance to prevent unauthorized vehicles from accessing the site. Outdoor storage of materials, vehicle parking, and noisy operations after construction is complete will not be permitted. Construction activities are regulated to timeframes as set by the utility to prevent noisy operations in the night.

- i) Are you proposing any fencing and landscaping? What are your plans to properly screen/landscape (landscaping, fencing, etc.) the parking lot from adjoining neighbors (keep vehicle lighting from negatively affecting residential dwellings)?

No fencing or landscaping is proposed at this time. There are no structures on the site to be screened from neighbors.

- j) What type of signage is proposed on the tank?

See the attached for the proposed logo on the tank. This logo has been reviewed by the mayor, city administrator, director of city development, and the water utility superintendent.

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

The proposed water tower is required to maintain adequate water service in the southwest pressure zone. This has been reviewed with the water system model and current and future water system planning. With current projections, this water tower will serve the utility through 2037 and beyond for water storage.

3. A site plan/survey showing the property, existing buildings (none), proposed buildings (none), parking lot (future) is attached. The plans show the following:

- The overall property
- The proposed location of building(s) and all site improvements on the property
- The distance of the parking lot and/or structures to property lines
- The parking space locations and ingress/egress driveway cuts on the property (not applicable as this is not a public space and no employees are associated with the site).
- Setbacks (building, paving, etc.)
- Areas that are to be landscaped/fenced on the property (no fencing, landscape is seeding)



PROJECT NAME: Sheboygan Tank
COMPLETION DATE:

PROJECT LOCATION: Sheboygan, WI
FABRICATOR:

COLORS SELECTED:

(Visit #3 R)



Purple Haze | 12SF

ADDITIONAL INFORMATION:

Tnemec Company Tank Colorization

© All Rights Reserved. These colors should not be used to finalize your color selection.
Please visit www.tnemec.com to request accurate color swatches or to contact your local representative.
6800 Corporate Drive • Kansas City, MO 64120 • 1-800-TNEMEC1



SOUTH WATER TOWER CITY OF SHEBOYGAN

PROJECT NUMBER 60545768
SHEBOYGAN, WISCONSIN 53081
NOVEMBER 2017



LOCATION MAP

Sheboygan Water Utility
72 Park Ave.
Sheboygan, Wisconsin 53081



PROJECT LOCATION
WATER TOWER



SHEBOYGAN COUNTY

PROJECT

SHEET INDEX		
DWG NO.	BHT NO.	DESCRIPTION
0-01	1	COVER SHEET AND SHEET INDEX
0-02	2	LEGEND
0-03	3	PROCESS FLOW DIAGRAM
C-01	4	SITE LOCATION PLAN
C-02	5	SITE PIPING PLAN
C-03	6	GRADING AND UTILITY PLAN
C-04	7	CIVIL DETAILS
C-05	8	THROUST RESTRAINT DETAILS
AMB-01	9	TANK ELEVATION AND DETAILS
E-01	10	WATER TOWER ELECTRICAL PLAN



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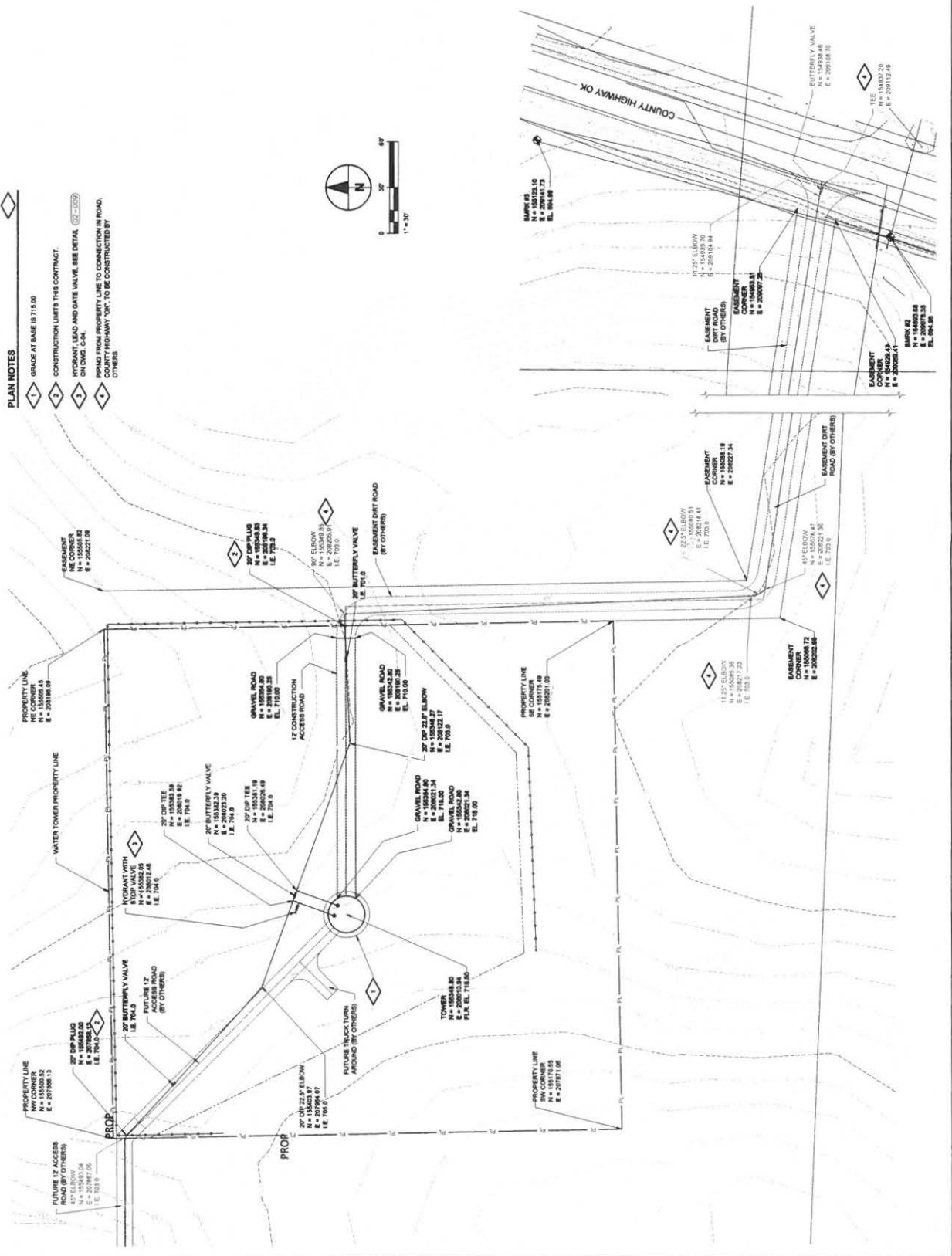
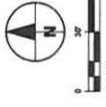
**SOUTH WATER TOWER
CITY OF SHEBOYGAN**



5444 SOUTH BUSINESS DRIVE (C.T.H. OK)
SHEBOYGAN, WI 53081

Project No.: 60545768

- PLAN NOTES**
- 1 GRADE AT SAME IS 715.00
 - 2 CONSTRUCTION LIMITS THIS CONTRACT.
 - 3 HYDRANT, LEAD AND GATE VALVE, SEE DETAIL 02-1559 ON DWG. C-04.
 - 4 PIPING FROM PROPERTY LINE TO CONNECTION IN ROAD, COUNTY HIGHWAY "OK", TO BE CONSTRUCTED BY OWNER.



ISSUE/REVISION

NO.	DATE	DESCRIPTION

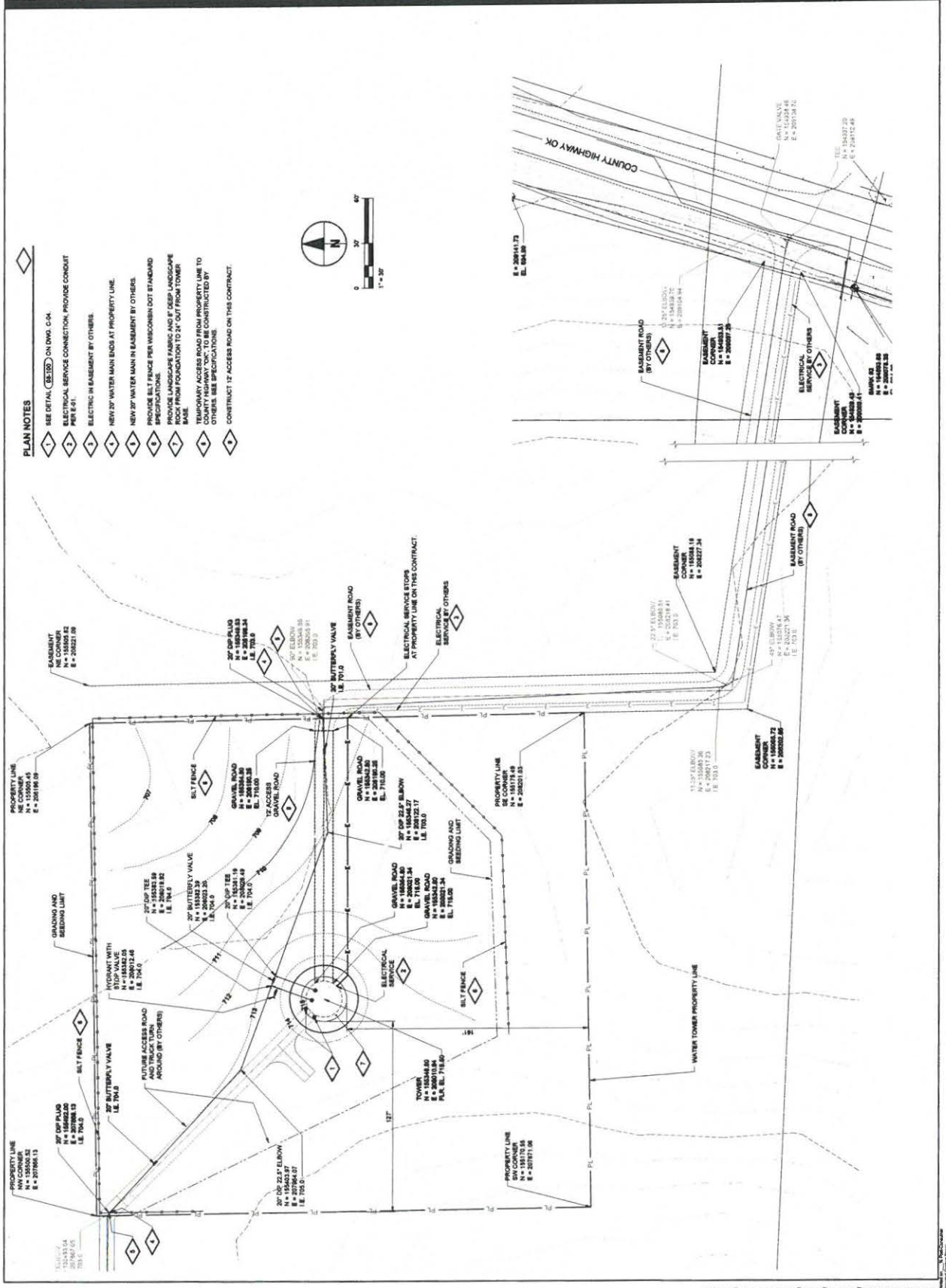
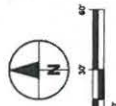
PROJECT NUMBER
60545768

SHEET TITLE
SITE PIPING PLAN

DRAWING NUMBER
C-02

SHEET NUMBER
5

- PLAN NOTES**
- ◇ SEE DETAIL (B-320) ON DWG. C-04
 - ◇ ELECTRICAL SERVICE CONNECTION, PROVIDE CONDUIT PER (E-4)
 - ◇ ELECTRIC IN BASEMENT BY OTHERS
 - ◇ NEW 20" WATER MAIN ENDS AT PROPERTY LINE
 - ◇ NEW 20" WATER MAIN IN BASEMENT BY OTHERS
 - ◇ PROVIDE SILT FENCE PER WISCONSIN DOT STANDARD SPECIFICATIONS
 - ◇ PROVIDE LANDSCAPE FABRIC AND 4" DEEP LANDSCAPE ROCK FROM FOUNDATION TO 2' OUT FROM TOWER BASE
 - ◇ TEMPORARY ACCESS ROAD FROM PROPERTY LINE TO TOWER TO BE CONSTRUCTED BY OTHERS. SEE SPECIFICATIONS
 - ◇ CONSTRUCT 12' ACCESS ROAD ON THIS CONTRACT



ISSUE/REVISION	DATE	DESCRIPTION

PROJECT NUMBER
60545766

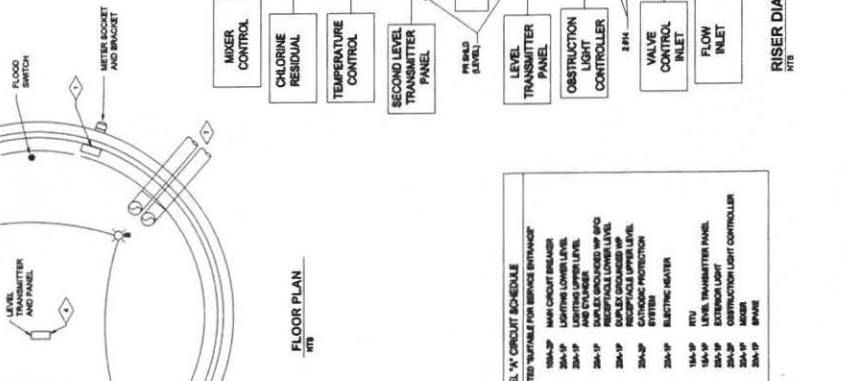
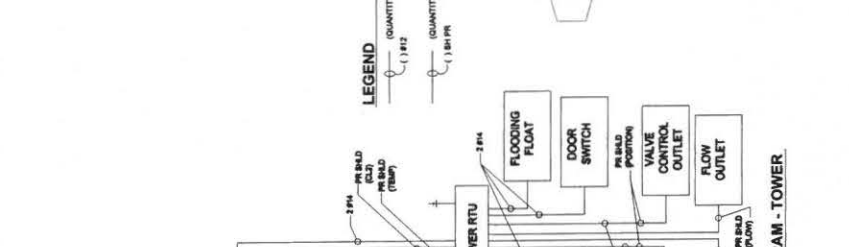
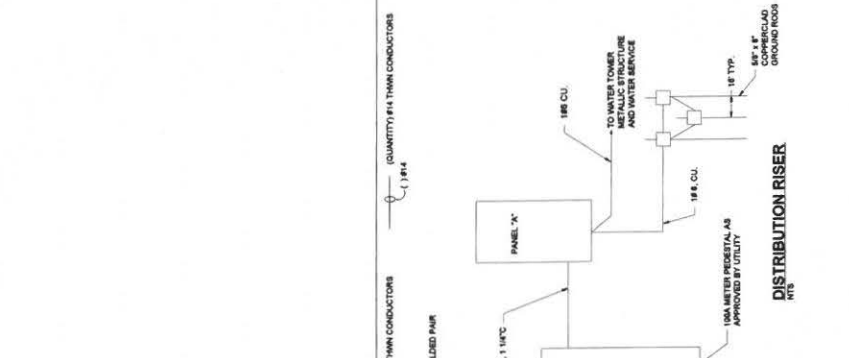
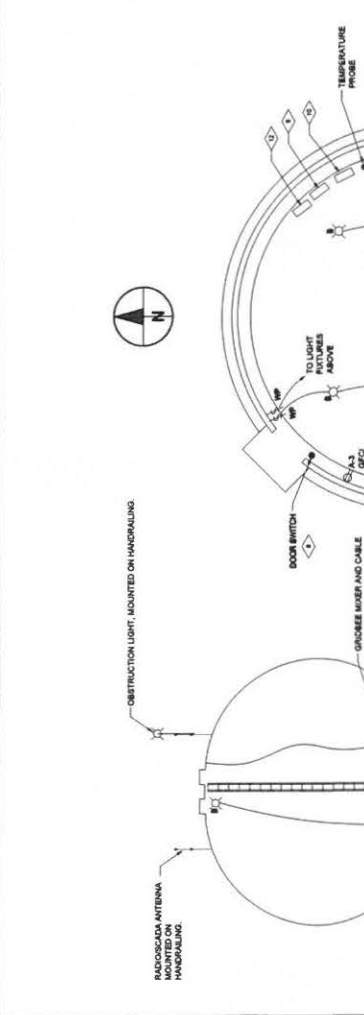
SHEET TITLE
UTILITY AND GRADING PLAN

DRAWING NUMBER
C-03

SHEET NUMBER
6

- GENERAL NOTES:**
- THIS DRAWING SHOWS PROCESS INSTRUMENTATION AND CONTROL WIRING FOR THE SOUTH WATER TOWER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRING WHETHER SHOWN OR NOT, NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM.
 - THIS DRAWING SHOWS RELATIVE LOCATIONS OF DEVICES AND PANELS AND IS NOT DRAWN TO SCALE.
 - ALL SHIELDED AND UNSHIELDED CONDUCTORS SHALL BE RUN IN CONDUIT. CONDUCTORS IN ANY CONDUIT, WHETHER SHIELDED OR UNSHIELDED, SHALL BE INCLUDED IN THE SAME CONDUIT AS THREE PHASE POWER.
 - THIS DRAWING DOES NOT SHOW CONDUIT SYSTEMS. PROVIDE A MINIMUM OF 1/2" PULL BOXES AS RECOMMENDED BY CONDUCTOR MANUFACTURER. CONDUIT SHALL NOT BE USED AS PULL BOX.
 - CONDUIT SHALL BE SIZED FOR CONDUCTORS SHOWN PLUS REQUIRED SPARES.
 - SHIELDED AND UNSHIELDED CONDUCTORS SHALL HAVE A MINIMUM OF 1" SEPARATION BETWEEN CONDUIT ON PARALLEL RUNS.
 - SHIELDED CONDUCTORS SHALL BE SEPARATED FROM UNSHIELDED CONDUCTORS BY STEEL BARRIERS IN ALL TERMINAL AND PULL BOXES.
 - FOR EACH CONDUIT CONTAINING MORE THAN TWO CONDUCTORS, PROVIDE A MINIMUM OF TWO CONDUCTORS OR 10% OF TOTAL CONDUCTORS IN CONDUIT. TERMINATE EACH END OF SPARE CONDUCTOR AT TERMINALS WHENEVER POSSIBLE.
 - CONDUCTORS SHALL NOT BE SPICED EXCEPT AT TERMINALS.

- PLAN NOTES:**
- PANEL 'X' SURFACE MOUNTED, NEMA 3R CIRCUIT BREAKER TYPE FUSE.
 - COORDINATE ELECTRIC SERVICE WITH UTILITY AND OWNER.
 - PROVIDE UNSHIELDED AND NECESSARY SHIELDED WIRING FOR DEVICES AND EQUIPMENT.
 - SIEMENS RAJAX LEVEL TRANSMITTER.
 - TOWER RTU - INSTALL IN PANEL AND ATTACH PANEL TO RISER PIPE.
 - SCADA ANTENNA MOUNT ON TANK AT LOCATION IDENTIFIED BY OWNER.
 - 1/2" PVC CONDUIT FOR FUTURE CELLULAR CABLE.
 - DOOR SWITCH, EDWARDS OR EQUAL, SURFACE MOUNTED.
 - FLOOD SWITCH, GEARS 1/2 270 OR EQUAL.
 - OBSTRUCTION LIGHT CONTROLLER.
 - SIEMENS CHLORINE ANALYZER.
 - ELECTRIC HEATER.



PANEL 'X' CIRCUIT SCHEDULE

UL LISTED WIRABLE FOR SERVICE ENTRANCE	DESCRIPTION
A-1	100A-3P 15K-Volt
A-2	100A-3P 15K-Volt
A-3	100A-3P 15K-Volt
A-4	100A-3P 15K-Volt
A-5	100A-3P 15K-Volt
A-6	100A-3P 15K-Volt
A-7	100A-3P 15K-Volt
A-8	100A-3P 15K-Volt
A-9	100A-3P 15K-Volt
A-10	100A-3P 15K-Volt
A-11	100A-3P 15K-Volt
A-12	100A-3P 15K-Volt

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R. O. No. 234-17-18 by Board of Water Commissioners submitting a request from the Town of Sheboygan for water service to Rudy Mahler Park, within Town lands, on Eisner Avenue.

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

REPORT DATE: November 21, 2017

MEETING DATE: November 28, 2017

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The Board of Water Commissioners has received a request from the Town of Sheboygan for water service to Rudy Mahler Park in the Town of Sheboygan on Eisner Avenue. Water service to unincorporated areas, outside of the City, must be granted by the Sheboygan Common Council.

STAFF COMMENTS:

City policy prohibits providing water to parcels located outside of the municipal boundaries. Therefore, staff is recommending denial of this request.

ACTION REQUESTED:

Motion to recommend the Common Council deny the request and file the document.

ATTACHMENTS:

Letter of Request

II

4.1

R. O. No. 234 - 17 - 18. By BOARD OF WATER COMMISSIONERS.
November 20, 2017.

To the Honorable, the Mayor and Common Council:

The Board of Water Commissioners has received a request from the Town of Sheboygan for water service to Rudy Mahler Park, within Town lands, on Eisner Avenue. The Sheboygan Water Utility does have water main in Eisner Avenue that could be used to serve the park land, but any request for water service to unincorporated areas, outside of the City, must be granted by the Sheboygan Common Council. Therefore, the Board refers the communication to the Common Council for determination in accord with Section 122-97 of local statutes.

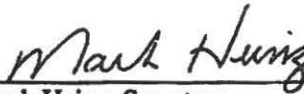
City Plan

BOARD OF WATER COMMISSIONERS

BOARD OF WATER COMMISSIONERS



Gerald R. Van De Kreeke, President



Mark Heinz, Secretary



Raymond W. Haen, Member

Attachment



Town of Sheboygan
Sanitary Districts 2 Sewer & 3 Water

Town Hall Office
1512 N 40th St Sheboygan, WI 53081
Phone 920-451-2320 Fax 920-451-2323
Hrs: Mon, Wed, Thur 7am-4pm
Tue 7am-5pm; Fri Closed

October 23, 2017

Sheboygan Water Utility
Board of Commissioners
72 Park Avenue
Sheboygan, WI 53081

Dear Mr. VanDeKreeke, Mr. Heinz & Mr. Haen,

This past year the Town of Sheboygan has developed a park area on the north side of Elsner Avenue, namely Rudy Mahler Park. This park area consists of benches, a bridge, playground and next year a 16' x 28' open structure. Also discussed in the future is the addition of a restroom. The Town has sewer service available in this area, however we have no water available to this park.

At this time we are asking that the Board of Commissioners consider extending water service to the park as it is a park that is used by many City of Sheboygan residents as well as Town residents. The Town would pay all costs in connecting to City water and would also pay the quarterly bills generated by the Sheboygan Water Utility, as other Town residents do who are also connected to City water.

This Park is a wonderful addition to the community for residents from all municipalities and the addition of a restroom would complete the new park area.

One of our Board members would be able to attend your next meeting to discuss this option further, if you so desire. Please contact our Clerk, Cathy Conrad at 920-451-2320 to request attendance of one of our members.

Thank you for your consideration of this request as a great asset and benefit for Sheboygan County residents.

Sincerely,

Town of Sheboygan Board Members
Daniel W. Hein, Chairman
Char Gumm, Supervisor
Dan Olson, Supervisor
James Schwinn, Supervisor
John Wagner, Supervisor

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R. O. No. 231-17-18 by City Clerk submitting a Certified Survey Map (C.S.M.) and the Declaration of Nonexclusive Easements by Meijer Stores Limited Partnership.

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

REPORT DATE: November 21, 2017

MEETING DATE: November 28, 2017

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

In August of 2017 the Plan Commission approved a conditional use permit from Meijer Stores Limited Partnership to construct a new 160,000sf Meijer Store. The development will include a new Meijer main store, fuel center, proposed retail building pad and outlot with associated improvements including but not limited to pharmacy drive-up window, outdoor garden center, signage, utility improvements, parking improvements, lighting and landscaping.

Meijer Stores Limited Partnership provided a draft Certified Survey Map (CSM) that realigned some existing property lines and created two additional lots so that now there will be four (4) lots instead of the just two (2) lots:

- Lot 1 – Meijer store and fueling station
- Lot 2 – new lot located at the northeast corner of the property – future development.
- Lot 3 – New lot located between the Meijer store and Bed, Bath and Beyond – future development
- Lot 4 – Kohls, Bed, Bath and Beyond, Goodyear, etc.

STAFF COMMENTS:

The applicant was required to submit a CSM to amend existing property lines and to create new parcels as proposed.

One of the concerns was that if future developments are to share access, parking, utilities, etc., the applicant will need to address all easements and agreements on the proposed CSM

(prior to the City signing a proposed CSM, the applicant shall appropriately place such notations on the CSM). The applicant is addressing this concern by notating that there is a Declaration of Nonexclusive Easement on the CSM and this document will be formally recorded. Meijer needs to be aware that prior to building permit issuance, the applicant will be required to provide staff with documentation that the Declaration of Nonexclusive Easement document has been recorded by Sheboygan County insuring that all lots have certain cross access, parking, utility, signage, etc. rights.

The applicant is dedicating some property to the City for public right-of-way street improvements to Taylor Drive that are involved in this project. Therefore, the proposed CSM must be forwarded to the City Council for their approval because only the Council can accept property dedications.

Building permits will be issued only at such time as the applicant can provide documentation from Sheboygan County that the CSM and Declaration of Nonexclusive Easement document has been officially recorded and the new lot has been created.

ACTION REQUESTED:

Motion to approve CSM and accept land dedication for street purposes.

ATTACHMENTS:

CSM and letter.

4.3

II

R. O. No. 231-17-18. By CITY CLERK. November 20, 2017.

Submitting a Certified Survey Map (C.S.M.) and the Declaration of Nonexclusive Easements by Meijer Stores Limited Partnership.

City Plan

City Clerk



21 South Evergreen Avenue
Suite 200
Arlington Heights, IL 60005
847.788.9200
www.greenbergfarrow.com
We Are Global

November 15, 2017

To Steve Sokolowski
Manager of Planning & Zoning
City of Sheboygan
828 Center Avenue, Suite 104
Sheboygan, WI 53081

Project Meijer #305
Sheboygan, WI
Project # 20140267.0
Re Resubmittal: Certified Survey Map (CSM) &
Declaration of Easements

Dear Steve,

On behalf of our client, Meijer, we recently submitted to your office, via email and Federal Express, the following documents for your consideration and approval:

- Two (2) Certified Survey Maps (CSM), Sheets 1-6; revised November 9/14, 2017, as prepared by Chaput Land Surveys
- One (1) Declaration of Nonexclusive Easements, dated October 26, 2017, executed by Meijer

It is Meijer's desire to be placed on the November 28th Plan Commission agenda and the December 4th City Council agenda. Please confirm date, time and location of meetings at your earliest convenience.

It is Meijer's desire to re-develop a portion of the existing Memorial Mall, and construct a Meijer store and associated fuel center; an adjacent retail pad; a commercial outlot; and retain the southern portion of the property intact servicing Kohls, Bed Bath & Beyond, and Goodyear. These efforts require the land to be divided into four (4) separate parcels to accommodate present and future ownership. Inclusive of this division will be right-of-way and utility easement dedication to various parties.

We appreciate your continued time and assistance with this project.

Sincerely,

David W. Behrens
Principal

Cc: Susan Richards, City of Sheboygan
Project File

CERTIFIED SURVEY MAP NO. _____

A division of a part of the Southeast 1/4 of the Northwest 1/4 and a part of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

Tax Key: 59281215850 & 59281215860
 Site is zoned: SC (Suburban Commercial)

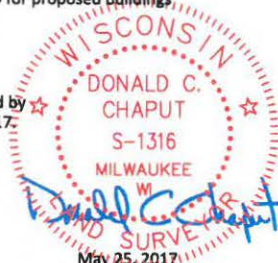
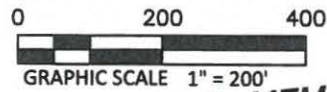
Owner: MEIJER STORES LIMITED PARTNERSHIP
 See sheet 2 for curve data
 See sheet 3 for utility easements
 See sheet 4 for proposed buildings

BASIS OF BEARINGS

Bearings are referenced to Sheboygan County Datum, South line of the NW 1/4 of Section 21-15-23 which bear S89°21'52"W.

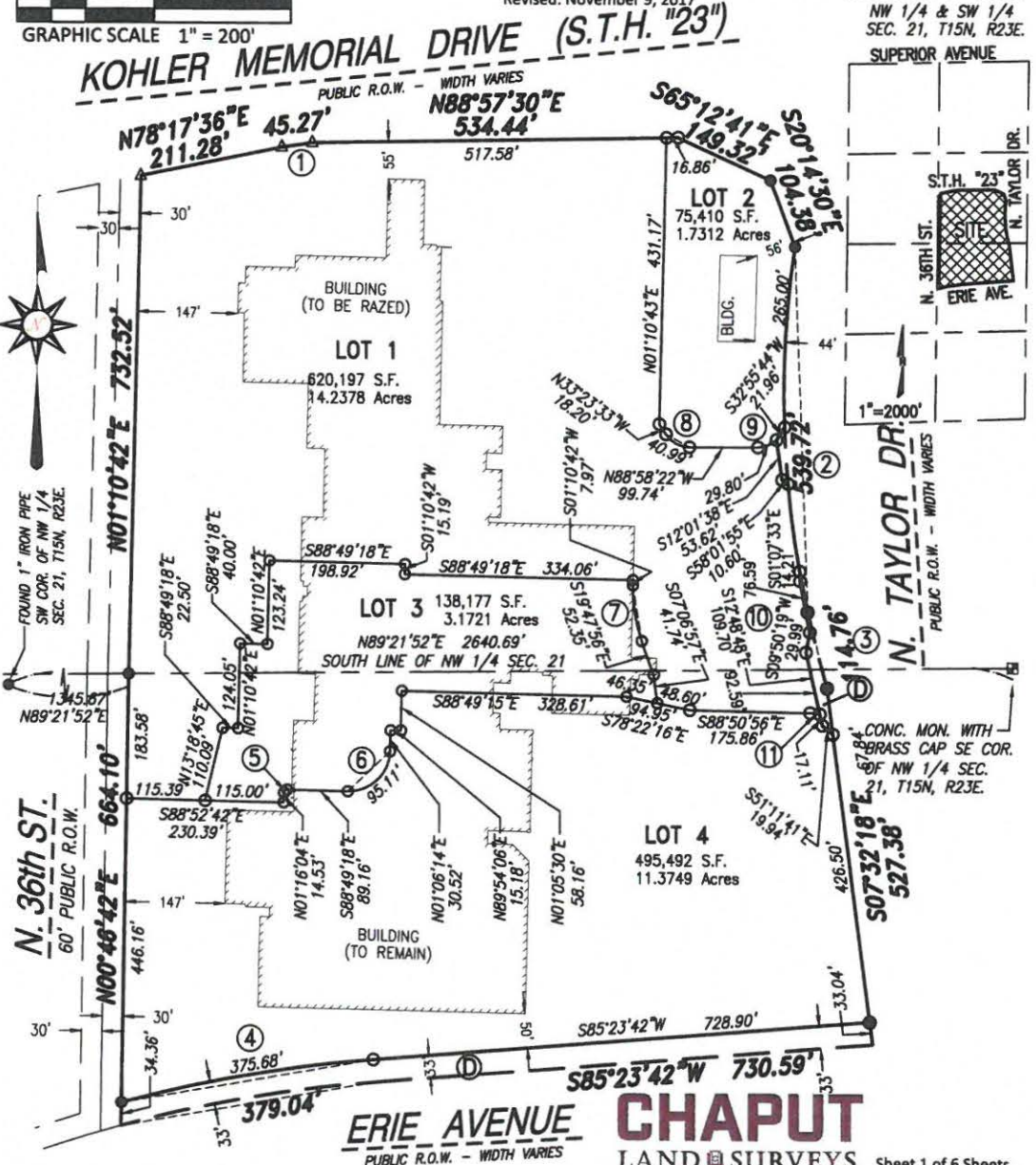
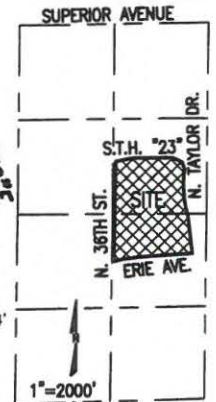
FOR REFERENCE: Lots 1, 2, 3 & 4 are provided certain cross access, parking, utility and signage rights as created by the Declaration of Nonexclusive Easements documents prepared by Meijer Stores Limited Partnership, executed October 26, 2017. Recorded by other documents.

- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.
- Indicates found 1" iron pipe.
- ▲ Indicates found mag nail
- Ⓧ Indicates dedicated to the public for street purposes.



May 25, 2017
 Revised: July 21, 2017
 Revised: August 1, 2017
 Revised: November 9, 2017

VICINITY MAP
 NW 1/4 & SW 1/4
 SEC. 21, T15N, R23E.



CHAPUT
 LAND SURVEYS

CERTIFIED SURVEY MAP NO. _____

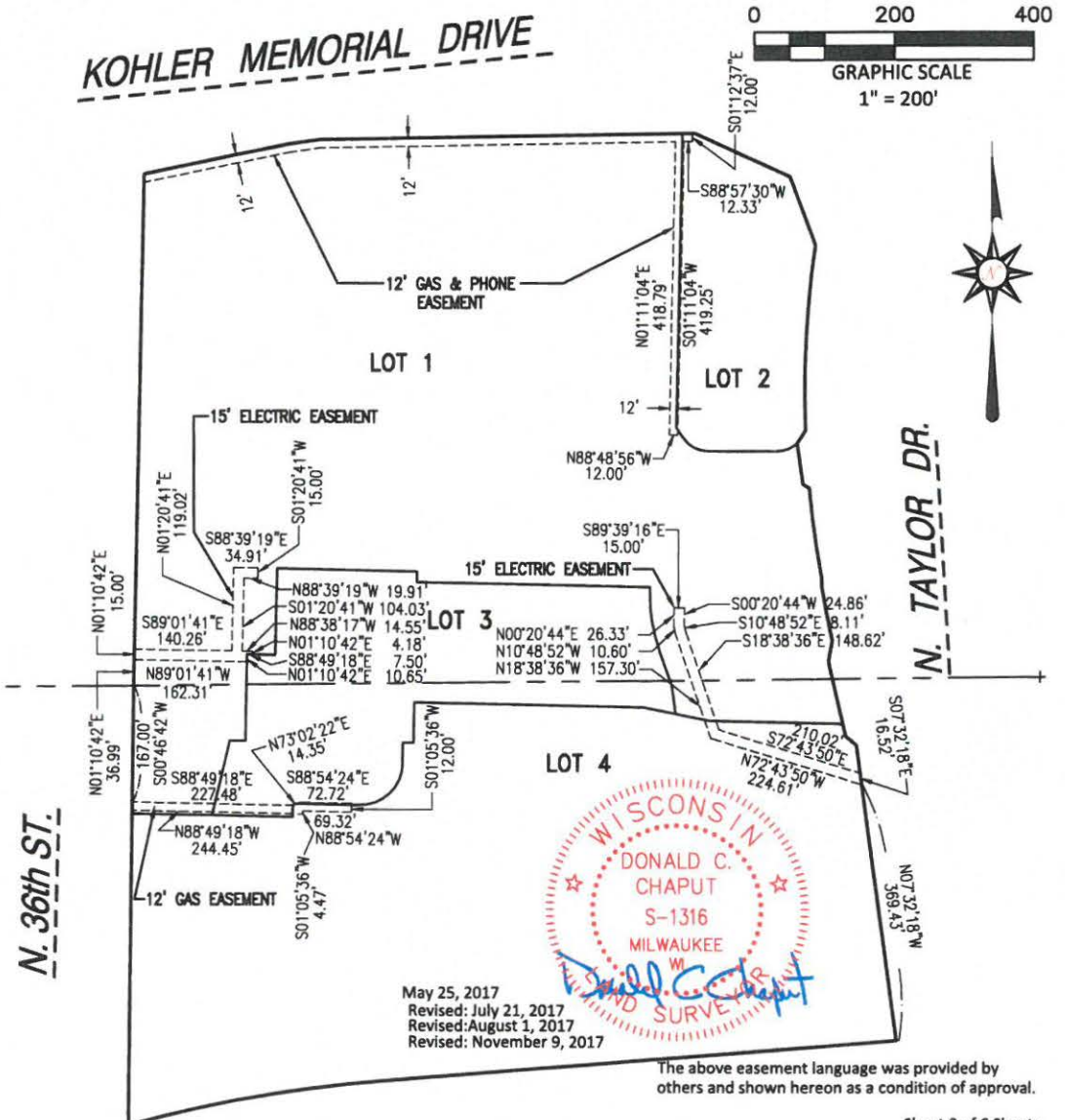
A division of a part of the Southeast 1/4 of the Northwest 1/4 and a part of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by MEIJER STORES LIMITED PARTNERSHIP, Grantor, to **WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,**

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the map designated as "Gas or Electric Easement" and the property designated on the map for streets and alleys, whether public or private, together with the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Gas or Electric Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Gas or Electric Easement(s) are non-exclusive. Grantee will indemnify and save the Grantor, its successors and assigns harmless from any and all claims for injury or death to any person or for damage to property of any person arising out of Grantee's exercise of any of its rights under this grant of easement; excepting, however, any claims or actions arising out of negligence or willful acts on the part of the Grantor, its successors and assigns, Grantors employees, agents and invitees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

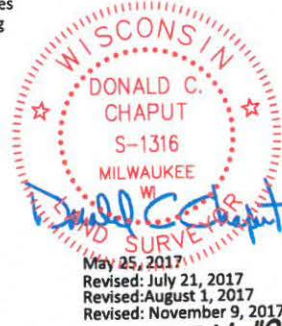
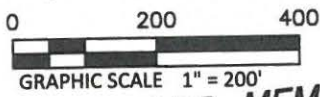


CERTIFIED SURVEY MAP NO. _____

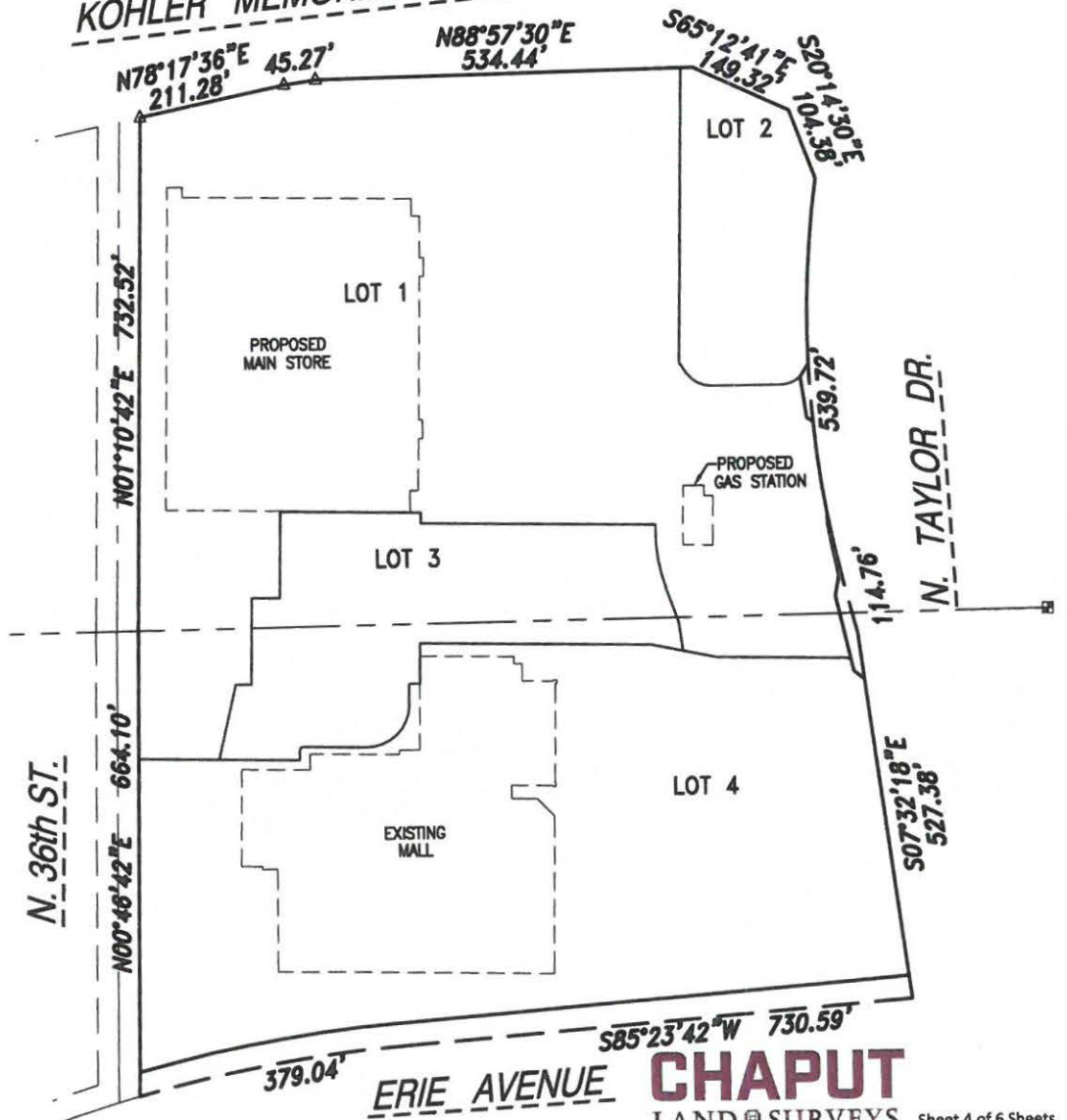
A division of a part of the Southeast 1/4 of the Northwest 1/4 and a part of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin.



Proposed buildings shown for illustrative purposes only - building does not exist at time of recording



KOHLER MEMORIAL DRIVE (S.T.H. "23")



CHAPUT
LAND SURVEYS

CERTIFIED SURVEY MAP NO. _____

A division of a part of the Southeast 1/4 of the Northwest 1/4 and a part of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

OWNER'S CERTIFICATE

MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership, as owner, hereby certifies that said limited partnership caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Sheboygan.

MEIJER STORES LIMITED PARTNERSHIP, as owner, does further certify that this map is required by S236.20 or 236.12 to be submitted to the following for approval or objection: City of Sheboygan.

IN WITNESS WHEREOF, the said MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership has caused these presents to be signed by _____ the _____ of Meijer Group, Inc., a Michigan corporation, for and as the act of the general partner of Meijer Stores Limited Partnership, a Michigan limited partnership on this ____ day of _____, 2017.

MEIJER STORES LIMITED PARTNERSHIP

By: Meijer Group, Inc.,
Its: General Partner

By: _____
(_____)
Its: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

Personally came before me this ____ day of _____, 2017, _____ the _____ of Meijer Group, Inc., a Michigan corporation, on behalf of the corporation as general partner for Meijer Stores Limited Partnership, a Michigan limited partnership.

Notary Public
State of Michigan, County of _____
My commission expires: _____
Acting in the County of Kent

CITY OF SHEBOYGAN COMMON COUNCIL CERTIFICATION OF APPROVAL

APPROVED by the Common Council of the City of Sheboygan on this ____ day of _____, 2017.



May 25, 2017
Revised: July 21, 2017
Revised: August 1, 2017
Revised: November 9, 2017
Revised: November 14, 2017

Mike Vandersteen, Mayor

Susan Richards, City Clerk

DECLARATION OF NONEXCLUSIVE EASEMENTS

THIS DECLARATION OF NONEXCLUSIVE EASEMENTS ("Declaration") is made this 26 day of October, 2017 ("Effective Date"), by MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership ("Meijer").

R E C I T A L S

A. Meijer is the fee simple owner of a certain parcel of land located in the City of Sheboygan, Sheboygan County, Wisconsin, legally described on the attached **Exhibit A** (the "Meijer Parcel"), consisting of approximately 31.4306 acres of land located south of that public right of way currently known as Kohler Memorial Drive, west of that public right of way currently known as N. Taylor Drive and north of that public right of way currently known as Erie Avenue (collectively, the "Adjacent Public Rights of Way").

B. As of the Effective Date, the Meijer Parcel contains (i) driveways to allow for the ingress and egress of persons and vehicles to and from the Meijer Parcel and N. Taylor Drive and to and from the Meijer Parcel and Erie Avenue (collectively, the "Interior Drives"), (ii) designated paved areas for the parking of vehicles (the "Interior Parking Areas"), (iii) utility lines providing for the transmission of water, sewer and storm water to all structures and improvements within the Meijer Parcel ("Interior Utilities"), and (iv) pylon and monument signage to identify and promote certain business operations on the Meijer Parcel ("Interior Signage").

C. Meijer desires to secure the necessary governmental approvals associated with the recordation of a Certified Survey Map for the Meijer Parcel (the "CSM"), establishing multiple lots within the Meijer Parcel designated as "Lot 1," "Lot 2," "Lot 3," and "Lot 4," (collectively the "Lots"). The version of the CSM submitted for approval by the City of Sheboygan, Wisconsin is attached as **Exhibit B**.

D. Meijer desires to grant each Lot certain reciprocal, perpetual, nonexclusive easements over and across the remaining Lots, each on the terms and conditions more specifically set forth in this Declaration.

NOW, THEREFORE, in consideration of the foregoing Recitals, the execution of this Declaration, subject to the terms and conditions set forth herein, Meijer hereby declares as follows:

1) Grant of Easements. Meijer hereby grants for the benefit of each Lot, the owner of each respective Lot (a "Lot Owner"), and each Lot Owner's respective successors, assigns, tenants, licensees, invitees, customers and employees, the following perpetual, reciprocal and non-exclusive easements over and across the Meijer Parcel and (subject to approval of the CSM), over and across each respective Lot (collectively, the "Easements"):

a) Over and across the Interior Drives, to the extent located on any Lot as of the Effective Date, for the ingress and egress of persons and vehicles between the Meijer Parcel and the Adjacent Public Rights of Way;

b) Over and across the Interior Parking Areas, to the extent located on any Lot as of the Effective Date, for the parking of vehicles in connection with business operations conducted on the Lots;

c) Over and across the Meijer Parcel for the installation, maintenance, repair and replacement of the Utility Lines, to the extent located on any Lot as of the Effective Date, and to facilitate the provision of utilities, such as water, gas, electric, telephone lines and storm water and sanitary sewer lines to each structure located on any Lot; and

d) Over and to the Meijer Parcel for the installation, maintenance, repair and replacement of the Interior Signage, to the extent located on any Lot as of the Effective Date, for the placement sign panels to identify and promote certain business operations on the Meijer Parcel, in each case subject to the approval of the Lot Owner on the allocation of space on such Interior Signage.

2) Confirmation of CSM Easements. This Declaration shall represent the “other documents” contemplated by the CSM to provide the cross easement rights to the various Lots as referenced in the CSM.

3) Encumbrances. The Easements are made subject to all covenants, conditions, restrictions, encumbrances, and easements of record. Meijer reserves the right to grant other easements and encumbrances over and across the Meijer Parcel that do not interfere with use of the Easements in accordance with this Declaration.

4) Reservation of Rights. Meijer hereby reserves for itself, its successors and assigns, the right to use the Meijer Parcel for any purpose which is not inconsistent with the use of the Easements. Meijer hereby reserves the right to interrupt the continued use of the Easements, including, without limitation, the temporary closure of the Interior Drives, for such reasonable period or periods of time as may be required in connection with: (i) any necessary repairs to the improvements located within an Easement area; and/or (ii) installation of future improvements or maintenance of current improvements within an Easement area. Meijer shall, except in the case of an emergency, coordinate the closing with the Lot Owners so that there is no unreasonable interference with the operation of the improvements on the Lots. If in connection with the foregoing it becomes necessary, Meijer shall afford the parties benefited by the Easements in accordance with Section 1, temporary alternate driveways, parking or utilities during such temporary closure. Meijer hereby reserves for itself, and its successors and assigns, the right to relocate/reconfigure the Easement areas at Meijer’s sole cost and expense, so long as a commercially reasonable convenient alternative is provided. Meijer agrees to coordinate any such relocation/reconfiguration with the parties benefited by the Easements in accordance with Section 1 so as to minimize any interference with the operations on the Lots. In the event of any such relocation or reconfiguration, Meijer shall amend this Declaration to describe the new location and dimensions of any such revised Easements if necessary.

5) Covenants Running with the Land. The Easements and the terms and conditions of this Declaration shall be easements and covenants running with the land and shall inure to the

benefit of, and be binding upon, Meijer, the Lot Owners and their respective successors and assigns.

6) Governing Laws. This Declaration shall be construed in accordance with the laws of the State of Wisconsin and any applicable federal laws and regulations.

7) Exhibits. All exhibits referred to herein and attached hereto shall be deemed part of this Declaration.

8) Severability. If any term, provision or condition contained in this Declaration shall, to any extent, be invalid or unenforceable, the remainder of this Declaration (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision or condition of this Declaration shall be valid and enforceable to the fullest extent permitted by law provided that such deletions can be made without materially changing the basic terms of this Declaration. Meijer may amend, or to permit the court to amend, this Declaration to accomplish essentially the same transaction as set forth in this Declaration.

[the remainder of this page is intentionally left blank]

**EXHIBIT A
TO
DECLARATION OF NONEXCLUSIVE EASEMENTS**

Legal Description of Meijer Parcel

THAT I have surveyed, divided and mapped a division of part of the Southeast 1/4 of the Northwest 1/4 and a part of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin, bound and described as follows;

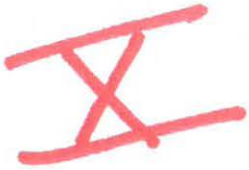
Commencing at the Southwest corner of the Northwest 1/4 of said Section 21; thence North 89°21'52" East, along the South line of said Northwest 1/4 Section 1345.67 feet to the East line of North 36th Street and the point of beginning of the lands hereinafter described; thence North 01°10'42" East along said East line 732.52 feet to a point on the South line of Kohler Memorial Drive (S.T.H. 23); thence North 78°17'36" East along said South line 211.28 feet to a point; thence 45.27 feet along said South line and arc of a curve, whose center lies to the South, whose radius is 5394.75 feet and whose chord bears North 81°35'22.5" East 45.27 feet to point; thence North 88°57'30" East along said South line 534.44 feet to a point; thence South 65°12'41" East along said South line 149.32 feet to a point on the West line of North Taylor Drive; thence South 20°14'30" East along said West line 104.38 feet to a point; thence 539.72 feet along said West line and arc of a curve, whose center lies to the East, whose radius is 1482.39 feet and whose chord bears South 02°17'03.5" East 536.75 feet to point of compound curve; thence 114.76 feet along said West line and arc of a curve, whose center lies to the Northeast, whose radius is 1959.86 feet and whose chord bears South 14°23'31.5" East 114.74 feet to point; thence South 07°32'18" East along said West line 527.38 feet to on the centerline of Erie Avenue; thence South 85°23'42" West along said centerline 730.59 feet to a point; thence Southwesterly 379.04 feet along said centerline and arc of a curve, whose center lies to the South, whose radius is 1989.24 feet and whose chord bears South 79°56'10.5" West, 378.46 feet to a point on the East line of North 36th Street; thence North 00°46'42" East along said East line 664.10 feet to a point of beginning.

Said lands contain 1,369,115 square feet, more or less, or 31.4306 acres, more or less.

**EXHIBIT B
TO
DECLARATION OF NONEXCLUSIVE EASEMENTS**

Submission Version of CSM

(See attached)



7.4

Gen. Ord. No. 28 - 17 - 18. By Alderpersons Holzschuh and Schneider.
November 20, 2017.

AN ORDINANCE annexing territory from the Town of Wilson to the City of Sheboygan situated in the vicinity east of Racetrack Road and north of Stahl Road (Parcels 59030454501, 59030454502 and 59030454503).

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

Section 1. In accordance with §66.0217 of the Wisconsin Statutes and a petition for direct annexation filed with the City Clerk on the 16th day of November, 2017, signed by the owners of the real property in the area in which no electors reside, the following described territory in the Town of Wilson, Sheboygan County, Wisconsin, is hereby annexed to the City of Sheboygan:

EXHIBIT A
LEGAL DESCRIPTIONS OF THE PROPERTY

Parcel A:

A parcel of land to be annexed to the City of Sheboygan, located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 9, Township 14 North, Range 23 East, in the Town of Wilson, Sheboygan County, Wisconsin, more fully described as follows: Lot 1, of a Certified Survey Map recorded on September 18, 2000, in Volume 17 of Certified Survey Maps, page 81/3, being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, Town 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin.

Parcel B:

A parcel of land to be annexed to the City of Sheboygan, located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 9, Township 14 North, Range 23 East, in the Town of Wilson, Sheboygan County, Wisconsin, more fully described as follows: Lot 2, of a Certified Survey Map recorded on September 18, 2000, Volume 17 of Certified Survey Maps, pages 81/3, being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, Town 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin.

Parcel C:

A parcel of land to be annexed to the City of Sheboygan, located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 9, Township 14 North, Range 23 East, in the Town of Wilson, Sheboygan County, Wisconsin, more fully described as follows: Lot 3, of a Certified Survey Map recorded on September 18, 2000, Volume 17 of Certified Survey Maps, page 81/3, being part of the Northwest $\frac{1}{4}$ of the

City Plan

PROPOSED ANNEXATION TO THE CITY OF SHEBOYGAN

PARCEL DESCRIPTIONS

Lot 1

Commencing at the NW corner of Lot 1 of a Certified Survey Maps, Volume 17, Page 81, Document No. 157941, thence S 88° 33' 20" E, 653.12 feet, thence S 00° 35' 04" W, 220.88 feet, thence N 88° 33' 20" W, 649.61 feet, thence Northerly 220.93 feet on a 49,330.69 foot radius curve to the left, the chord of which bears N 00° 00' 06" E, 220.93 feet to the point of beginning and being a part of the Southwest 1/4 of Section 9, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin.
The parcel contains 3.31 acres.

Lot 2

Commencing at the NW corner of Lot 2 of a Certified Survey Maps, Volume 17, Page 82, Document No. 157941, thence S 88° 33' 20" E, 650.87 feet, thence S 00° 35' 04" W, 220.88 feet, thence N 88° 33' 20" W, 649.61 feet, thence Northerly 220.93 feet on a 49,330.69 foot radius curve to the left, the chord of which bears N 00° 00' 06" E, 220.93 feet to the point of beginning and being a part of the Southwest 1/4 of Section 9, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin.
The parcel contains 3.29 acres.

Lot 3

Commencing at the NW corner of Lot 3 of a Certified Survey Maps, Volume 17, Page 82, Document No. 157941, thence S 88° 33' 20" E, 646.61 feet, thence S 00° 35' 04" W, 220.88 feet, thence N 88° 35' 56" W, 647.26 feet, thence N 00° 16' 35" E, 189.87 feet, thence Northerly 31.55 feet on a 49,330.69 foot radius curve to the left, the chord of which bears N 00° 00' 06" E, 31.55 feet to the point of beginning and being a part of the Southwest 1/4 of Section 9, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin.
The parcel contains 3.28 acres.

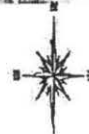
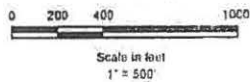


EXHIBIT A

LEGAL DESCRIPTIONS OF THE PROPERTY

Parcel A:

A parcel of land to be annexed to the City of Sheboygan, located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 9, Township 14 North, Range 23 East, in the Town of Wilson, Sheboygan County, Wisconsin, more fully described as follows:

Lot 1, of a Certified Survey Map recorded on September 18, 2000, in Volume 17 of Certified Survey Maps, page 81/3, being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, Town 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin.

Parcel B:

A parcel of land to be annexed to the City of Sheboygan, located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 9, Township 14 North, Range 23 East, in the Town of Wilson, Sheboygan County, Wisconsin, more fully described as follows:

Lot 2, of a Certified Survey Map recorded on September 18, 2000, Volume 17 of Certified Survey Maps, pages 81/3, being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, Town 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin.

Parcel C:

A parcel of land to be annexed to the City of Sheboygan, located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 9, Township 14 North, Range 23 East, in the Town of Wilson, Sheboygan County, Wisconsin, more fully described as follows:

Lot 3, of a Certified Survey Map recorded on September 18, 2000, Volume 17 of Certified Survey Maps, page 81/3, being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, Town 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin.

II

4.2

R. O. No. 232 17 - 18. By CITY CLERK. November 20, 2017.

Submitting a petition for Direct Annexation By Unanimous Approval from Brian J. Bruggink and Julie K. Bruggink Living Trust (3 parcels - Racetrack Road).

City Plan

City Clerk

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
BY OWNERS OF ALL REAL PROPERTY IN TERRITORY
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES

We, the undersigned, pursuant to Section 66.0217(2) of the Wisconsin Statutes, being the owners of all of the real property in the territory described on Exhibit A, attached hereto, and shown on the scale map attached hereto as Exhibit B, which territory is in the Town of Wilson, Sheboygan County, Wisconsin, and lies contiguous to the City of Sheboygan, Sheboygan County, Wisconsin, respectively petition the City Council of the City of Sheboygan to annex said territory to the City of Sheboygan, Sheboygan County, Wisconsin.

The number of electors residing in said territory is zero (0). In accordance with the definition of "population" in Section 66.0217(5) of the Wisconsin Statutes, the current population of said territory by number is zero (0).

We the undersigned, elect that this annexation shall take effect to the full extent consistent with the outstanding priorities of other annexation, incorporation, or consolidation petitions, if any.

Signature of Petitioner*	Address of Petitioner	Date of Signing	Owner and/or Elector
Brian J. Bruggink and Julie K. Bruggink Living Trust date May 8, 2013	W2275 De Master Rd Oostburg, WI 53070	11/16/2017	Owner

*Signatures are on the following page

[SIGNATURE PAGE FOLLOWS]

Faint, illegible text at the top of the page.

Handwritten signature or scribble.

Handwritten signature or scribble.



Handwritten signature over the seal.



Handwritten signature over the seal.

PROPOSED ANNEXATION TO THE CITY OF SHEBOYGAN

PARCEL DESCRIPTIONS

Lot 1

Commencing at the NW corner of Lot 1 of a Certified Survey Maps, Volume 17, Page 81, Document No. 157941, thence S 88° 33' 20" E, 653.12 feet, thence S 00° 35' 04" W, 220.88 feet, thence N 88° 33' 20" W, 650.87 feet, thence Northerly 220.93 feet on a 49,330.69 foot radius curve to the left, the chord of which bears N 00° 00' 06" E, 220.93 feet to the point of beginning and being a part of the Southwest 1/4 of Section 9, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin. The parcel contains 3.31 acres.

Lot 2

Commencing at the NW corner of Lot 2 of a Certified Survey Maps, Volume 17, Page 82, Document No. 157941, thence S 88° 33' 20" E, 650.87 feet, thence S 00° 35' 04" W, 220.88 feet, thence N 88° 33' 20" W, 649.61 feet, thence Northerly 220.90 feet on a 49,330.69 foot radius curve to the left, the chord of which bears N 00° 00' 06" E, 220.90 feet to the point of beginning and being a part of the Southwest 1/4 of Section 9, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin. The parcel contains 3.29 acres.

Lot 3

Commencing at the NW corner of Lot 3 of a Certified Survey Maps, Volume 17, Page 82, Document No. 157941, thence S 88° 33' 20" E, 646.61 feet, thence S 00° 35' 04" W, 220.88 feet, thence N 88° 35' 56" W, 647.28 feet, thence N 00° 16' 35" E, 189.87 feet, thence Northerly 31.55 feet on a 49,330.69 foot radius curve to the left, the chord of which bears N 00° 00' 06" E, 31.55 feet to the point of beginning and being a part of the Southwest 1/4 of Section 9, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin. The parcel contains 3.28 acres.



0 200 400 1000

Scale in feet
1" = 500'



EXHIBIT A

LEGAL DESCRIPTIONS OF THE PROPERTY

Parcel A:

A parcel of land to be annexed to the City of Sheboygan, located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 9, Township 14 North, Range 23 East, in the Town of Wilson, Sheboygan County, Wisconsin, more fully described as follows:

Lot 1, of a Certified Survey Map recorded on September 18, 2000, in Volume 17 of Certified Survey Maps, page 81/3, being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, Town 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin.

Parcel B:

A parcel of land to be annexed to the City of Sheboygan, located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 9, Township 14 North, Range 23 East, in the Town of Wilson, Sheboygan County, Wisconsin, more fully described as follows:

Lot 2, of a Certified Survey Map recorded on September 18, 2000, Volume 17 of Certified Survey Maps, pages 81/3, being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, Town 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin.

Parcel C:

A parcel of land to be annexed to the City of Sheboygan, located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 9, Township 14 North, Range 23 East, in the Town of Wilson, Sheboygan County, Wisconsin, more fully described as follows:

Lot 3, of a Certified Survey Map recorded on September 18, 2000, Volume 17 of Certified Survey Maps, page 81/3, being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, Town 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin.

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner Information

Name: **BRIAN J BRUGGINK AND JULIE K BRUGGINK
LIVING TRUST DATED MAY 8, 2013**

Address: **W2275 DE MASTER RD**

OOSTBURG, WI 53070-1855

Email: **SALES@BRUGGINKS.COM**

Office use only:

Petitioners phone:

920-564-6555

Town clerk's phone:

920-208-2390

City/Village clerk's phone:

920-459-3361

1. Town where property is located: **WILSON**

2. Petitioned City or Village: **SHEBOYGAN**

3. County where property is located: **SHEBOYGAN**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **9.88**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **59030454-
501,502,503**

Contact Information if different than petitioner:

Representative's Name and Address:
BASIL BUCHKO

W5073 COUNTY RD O

PLYMOUTH

WI, 53073

Phone: **920-892-6466**

E-mail: **BASIL@VHCARS.COM**

Surveyor or Engineering Firm's Name & Address:
JB SITE DESIGN & ENGINEERING, LLC

1129 KENTUCKY AVE

SHEBOYGAN

WI, 53081

Phone: **920-207-8977**

E-mail: **JBRONOSKI@JBSITEDESIGN.NET**

Required Items to be provided with submission (to be completed by petitioner):

- Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - Unanimous per s. 66.0217 (2), or,
 - OR
 - Direct by one-half approval per s. 66.0217 (3)
- Check or money order covering review fee [see next page for fee calculation]

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$350 Initial Filing Fee (required with the first submittal of all petitions)
\$200 – 2 acres or less
\$350 – 2.01 acres or more

\$600 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)
\$200 – 2 acres or less
\$600 – 2.01 to 10 acres
\$800 – 10.01 to 50 acres
\$1,000 – 50.01 to 100 acres
\$1,400 – 100.01 to 200 acres
\$2,000 – 200.01 to 500 acres
\$4,000 – Over 500 acres

\$950 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: Department of Administration

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: _____

Payee: _____ Check Number: _____

Check Date: _____

Amount: _____

X

7.2

Gen. Ord. No. 27 - 17 - 18. By Alderpersons Holzschuh and Schneider.
November 20, 2017.

AN ORDINANCE annexing territory from the Town of Wilson to the City of Sheboygan situated in the vicinity of Stahl Road on the north, Sunset Road on the south, Interstate 43 on the west and County Trunk OK on the east.

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

Section 1. In accordance with §66.0217 of the Wisconsin Statutes and a petition for direct annexation by unanimous approval filed with the City Clerk on the 16th day of November, 2017, signed by the owners of the real property in the area in which no electors reside, the following described territory, together with a scale map and legal description of the property to be annexed, the following described territory in the Town of Wilson, Sheboygan County, Wisconsin, is hereby annexed to the City of Sheboygan:

Part of the SE 1/4 of the SW 1/4 of Section 9, part of the NE 1/4 of the NW 1/4 of Section 16, part of the NW 1/4 of the NW 1/4 of Section 16, part of the SW 1/4 of the NW 1/4 of Section 16, and part of the SE 1/4 of the NW 1/4 of Section 16, all in Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin, being more particularly described as:

Commencing at the northwest corner of said Section 16; thence S88°29'52"E, along the north line of the NW 1/4 of said Section 16, 289.89 feet to the Point of Beginning of this description; thence continuing S88°29'52"E, along said north line of the NW 1/4, 1216.44 feet; thence N00°31'54"E, 694.60 feet to the north line of the South 1/2 of the South 1/2 of the SW 1/4 of said Section 9; thence S88°42'46"E, along said north line, 1059 feet; thence S09°29'57"W, 24.54 feet; thence S18°01'48"W, 614.87 feet; thence S54°58'44"W, 41.78 feet; thence N88°04'19"W, 72.08 feet; thence S62°50'57"W, 57.11 feet to the north right-of-way line of Stahl Road; thence S01°33'23"W, 33.00 feet to the north line of the NW 1/4 of said Section 16; thence N88°29'52"W, along said north line, 60.58 feet to the northeast corner of Lot 3 of a Certified Survey Map in Volume 15 of Certified Survey Maps, Pages 179-182; thence S16°43'49"W, along the east line of said Lot 3, 375.93 feet to an angle point; thence S84°58'33"E, 181.18 feet; thence S23°41'38"W, 57.44 feet; thence S17°59'00"W, 225.00 feet; thence S06°17'05"W, 118.02 feet to the west right-of-way line of C.T.H. "OK"; thence S73°10'43"E, 45.00 feet to the centerline of C.T.H. "OK"; thence S16°49'17"W, along said centerline, 324.54 feet; thence N87°55'31"W, 273.98 feet; thence S16°54'14"W, 200.21 feet; thence

City Plan

S88°02'47"E, 106.00 feet; thence S17°45'17"W, 153.74 feet; thence S88°05'42"E, 170.06 feet to the centerline of C.T.H. "OK"; thence S17°36'12"W, along said centerline, 241.25 feet to an angle point in said centerline; thence S17°52'15"W, along said centerline, 16.95 feet; thence N72°07'45"W, 45.00 feet to the west right-of-way line of C.T.H. "OK"; thence S41°01'34"W, 46.00 feet; thence N86°31'36"W, 50.00 feet; thence S81°13'58"W, 102.33 feet to the north right-of-way line of Sunset Road; to the centerline of C.T.H. "OK"; thence S87°06'13"E, along said right-of-way line 210.12 feet to the centerline of C.T.H. "OK"; thence S17°52'15"W, along said centerline, 68.18 feet; thence N87°06'13"W, 192.15 feet along the south right-of-way line of Sunset Road; thence S66°10'51"W, 101.19 feet; thence S17°49'58"W, 50.00 feet; thence S06°31'22"W, 152.97 feet; thence S17°49'58"W, 12.35 feet to the south line of the North 1/2 of the South 1/2 of the NW 1/4 of said Section 16; thence N87°18'30"W, 1447.85 feet to the east right-of-way line of Interstate Highway "43", said point being on the arc of a curve to the left, having its radius point bearing westerly, 22,981.28 feet; thence northerly 486.76 feet along the arc of said curve, the long chord of which bears N00°50'16"E, 486.75 feet to the end of said curve; thence N00°13'52"E, along said east right-of-way line, 1512.67 feet to the Point of Beginning and the end of this description.

Containing 93.872 acres of land, 87.803 acres of which is exclusive of road right-of-way.

Section 2. From and after the effective date of this ordinance, the territory described in Section 1 shall be a part of the City of Sheboygan for any and all purposes provided by law, and all persons coming or residing in such territory shall be subject to all ordinances, rules and regulations governing the City of Sheboygan.

Section 3. In accordance with sec. 66.0217(14) of the Wisconsin Statutes, the City of Sheboygan agrees to pay annual to the Town of Wisconsin, for 5 years, an amount equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the tax roll under sec. 70.65 of the Wisconsin Statutes, in the year in which the annexation is final.

Section 4. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 5. 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 establishing the Use District Classification of said lands as SI Suburban Industrial.

Section 6. The territory described in Section 1 of this ordinance is hereby made a part of the 35th Ward and the 10th Aldermanic District.

Section 7. This ordinance shall take effect upon passage and publication as provided by law.

Susan J. Holopack

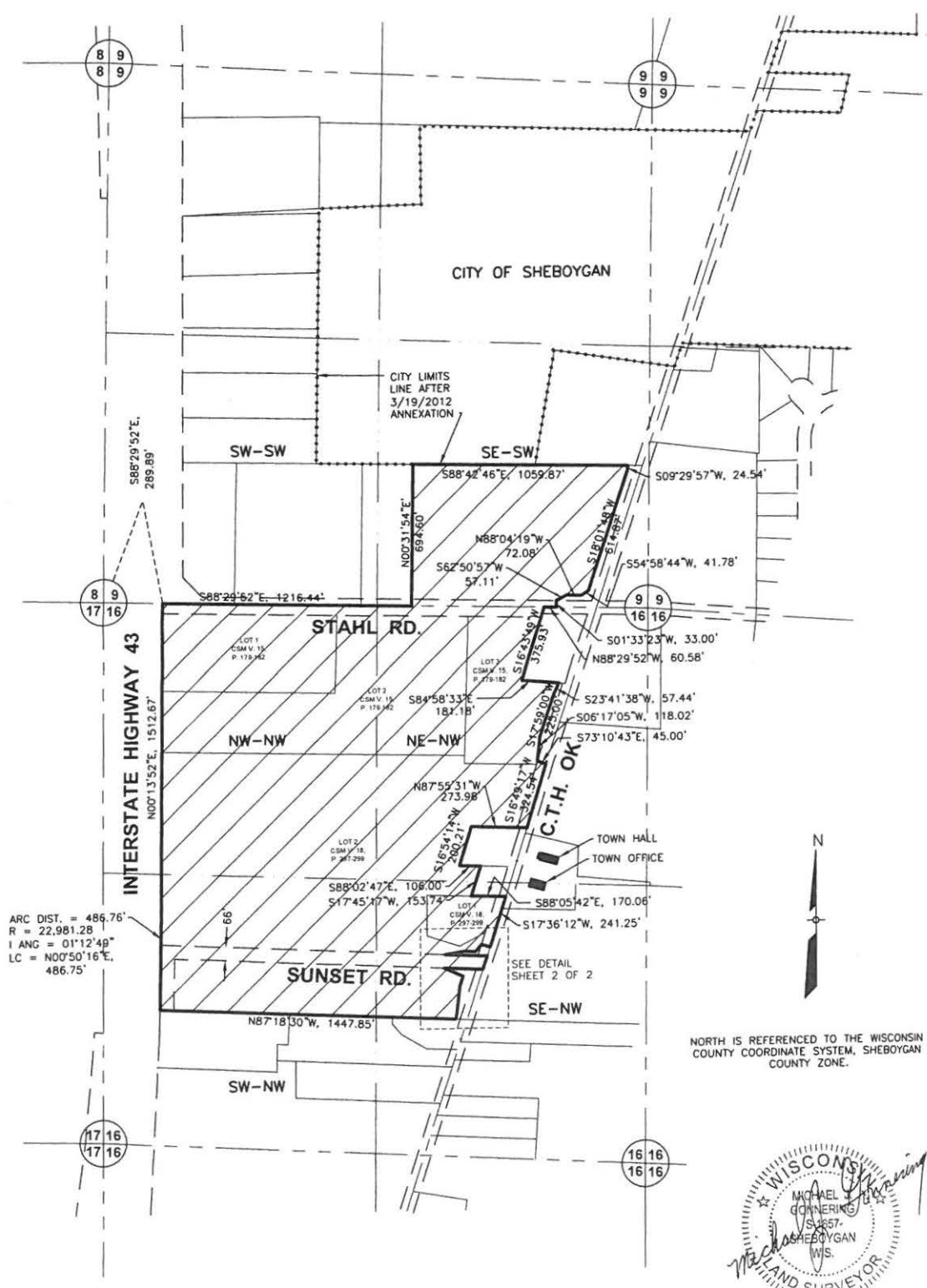
I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

PROPOSED ANNEXATION TO THE CITY OF SHEBOYGAN

PARTS OF SECTIONS 9 & 16, T.14N., R.23E.
TOWN OF WILSON, SHEBOYGAN COUNTY, WI
NOVEMBER, 2017



ARC DIST. = 486.75'
R = 22,981.28
I ANG = 01°12'49"
LC = N00°50'16"E,
486.75'

NORTH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY ZONE.



PROPOSED ANNEXATION TO THE CITY OF SHEBOYGAN

PARTS OF SECTIONS 9 & 16, T.14N., R.23E.
TOWN OF WILSON, SHEBOYGAN COUNTY, WI
NOVEMBER, 2017



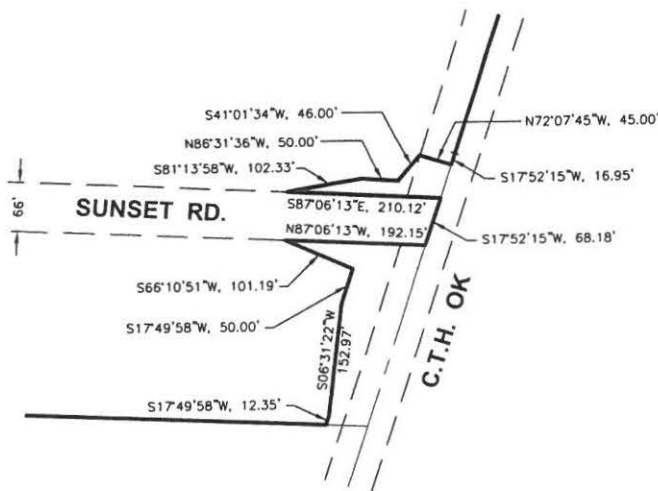
NORTH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY ZONE.

DESCRIPTION OF PROPOSED ANNEXATION TO THE CITY OF SHEBOYGAN

Part of the SE 1/4 of the SW 1/4 of Section 9, part of the NE 1/4 of the NW 1/4 of Section 16, part of the NW 1/4 of the NW 1/4 of Section 16, part of the SW 1/4 of the NW 1/4 of Section 16, and part of the SE 1/4 of the NW 1/4 of Section 16, all in Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin, being more particularly described as:

Commencing at the northwest corner of said Section 16, thence S88°-29'-52"E, along the north line of the NW 1/4 of said Section 16, 289.89 feet to the Point of Beginning of this description, thence continuing S88°-29'-52"E, along said north line of the NW 1/4, 1216.44 feet; thence N00°-31'-54"E, 694.60 feet to the north line of the South 1/2 of the South 1/2 of the SW 1/4 of said Section 9; thence S88°-42'-46"E, along said north line, 1059.87 feet; thence S09°-29'-57"W, 24.54 feet; thence S18°-01'-48"W, 614.87 feet; thence S54°-58'-44"W, 41.78 feet; thence N88°-04'-19"W, 72.08 feet; thence S62°-50'-57"W, 57.11 feet to the north right-of-way line of Stahl Road; thence S01°-33'-23"W, 33.00 feet to the north line of the NW 1/4 of said Section 16; thence N88°-29'-52"W, along said north line, 60.58 feet to the northeast corner of Lot 3 of a Certified Survey Map in Volume 15 of Certified Survey Maps, Pages 179-182; thence S16°-43'-49"W, along the east line of said Lot 3, 375.93 feet to an angle point; thence S84°-58'-33"E, 181.18 feet; thence S23°-41'-38"W, 57.44 feet; thence S17°-59'-00"W, 225.00 feet; thence S06°-17'-05"W, 118.02 feet to the west right-of-way line of C.T.H. "OK"; thence S73°-10'-43"E, 45.00 feet to the centerline of C.T.H. "OK"; thence S16°-49'-17"W, along said centerline, 324.54 feet; thence N87°-55'-31"W, 273.98 feet; thence S16°-54'-14"W, 200.21 feet; thence S88°-02'-47"E, 106.00 feet; thence S17°-45'-17"W, 153.74 feet; thence S88°-05'-42"E, 170.06 feet to the centerline of C.T.H. "OK"; thence S17°-36'-12"W, along said centerline, 241.25 feet to an angle point in said centerline; thence S17°-52'-15"W, along said centerline, 16.95 feet; thence N72°-07'-45"W, 45.00 feet to the west right-of-way line of C.T.H. "OK"; thence S41°-01'-34"W, 46.00 feet; thence N86°-31'-36"W, 50.00 feet; thence S81°-13'-58"W, 102.33 feet to the north right-of-way line of Sunset Road; thence S87°-06'-13"E, along said right-of-way line 210.12 feet to the centerline of C.T.H. "OK"; thence S17°-52'-15"W, along said centerline, 68.18 feet; thence N87°-06'-13"W, 192.15 feet along the south right-of-way line of Sunset Road; thence S66°-10'-51"W, 101.19 feet; thence S17°-49'-58"W, 50.00 feet; thence S06°-31'-22"W, 152.97 feet; thence S17°-49'-58"W, 12.35 feet to the south line of the North 1/2 of the South 1/2 of the NW 1/4 of said Section 16; thence N87°-18'-30"W, 1447.85 feet to the east right-of-way line of Interstate Highway "43", said point being on the arc of a curve to the left, having its radius point bearing westerly, 22,981.28 feet; thence northerly 486.76 feet along the arc of said curve, the long chord of which bears N00°-50'-16"E, 486.75 feet to the end of said curve; thence N00°-13'-52"E, along said east right-of-way line, 1512.67 feet to the Point of Beginning and the end of this description. Containing 93.872 acres of land, 87.803 acres of which is exclusive of road right-of-way.

DETAIL



Description by: Michael J. Gonnering, AECOM
Technical Services, Inc.
November 08, 2017



AECOM

2985 S. RIDGE ROAD
SUITE B
GREEN BAY, WI 54304
920-468-1798

II

4.6

R. O. No. 233 17 - 18. By CITY CLERK. November 20, 2017.

Submitting a communication from Axley Brynelson, LLP, on behalf of Wilson Land Holdings, LLC, along with a Petition for Direct Annexation by Unanimous Approval.

City Plan

City Clerk

NOV 16 '17 AM 10:29



AXLEY BRYNELSON, LLP

.....

GREGORY C. COLLINS
gcollins@axley.com
608.283.6749

November 14, 2017

FEDERAL EXPRESS

The Honorable City Council of the City of Sheboygan
c/o City Clerk
828 Center Avenue, Suite 100
Sheboygan, WI 53081

Re: Wilson Land Holdings, LLC
Our File: 9664.68710

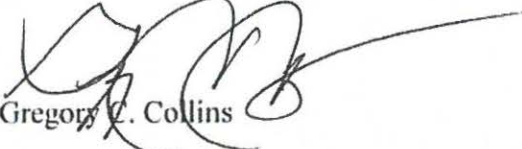
Dear Clerk:

Please be advised that we represent Wilson Land Holdings, LLC, James Zemezouak and Kevin Dretzka (the "**Owners**"). On behalf of the Owners, we are filing a "Petition for Direct Annexation by Unanimous Approval." The Petition is being filed pursuant to Sec. 66.0217(2), Wis. Stats.

If you have any questions, please advise.

Sincerely,

AXLEY BRYNELSON, LLP


Gregory C. Collins

GCC:mah

Enclosure

F:\EAF\DATA\9664\68710\02433257.DOC

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL


TO: The Honorable City Council of the City of Sheboygan
 c/o City Clerk
 828 Center Avenue, Suite 100
 Sheboygan, WI 53081

Wilson Land Holdings, LLC, James Zemezozak, and Kevin Dretzka (collectively, the "*Petitioners*") hereby respectfully petition the City Council of the City of Sheboygan, Sheboygan County, Wisconsin, pursuant to §66.0217(2) of the Wisconsin Statutes, for the direct annexation to the City of Sheboygan, Sheboygan County, Wisconsin (the "*City*"), and the detachment from the Town of Wilson, Sheboygan County, Wisconsin (the "*Town*"), of the territory described in the attached Exhibit A (the "*Territory*").

In support of this petition, the Petitioners allege and represent the following:

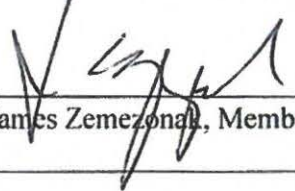
1. The Petitioners are the owners of all the land within the Territory.
2. There are no electors residing in the Territory and the population of the Territory is zero.
3. The purpose of this petition for direct annexation of the Territory to the City is to obtain the benefits to be derived from owning land located within the limits of the City, including, but not limited to having access to municipal services. The Petitioners believe it to be in their own best interests and the best interests of the affected communities to have the Territory annexed to the City.
4. The Territory is contiguous to the City.
5. The legal description of the Territory is as set forth on Exhibit A, and a scale map which reasonably shows the boundaries of the Territory is attached to this Petition as Exhibit B.
6. The filing of this Petition was duly authorized by the undersigned, and may be signed in counterparts, which when taken together shall have the same effect as if all signatures appeared on a single instrument.

Dated: November 14, 2017.

ELECTORS	OWNERS
None.	Stahl Road Sheboygan, WI 53081 PIN: 59030458974 PIN: 59030458975 PIN: 59030458976 PIN: 59030459071 WILSON LAND HOLDINGS, LLC By:  James Zemezozak, Member

South Business Drive
Sheboygan, WI 53081
PIN: 59030459142
PIN: 59030459145

WILSON LAND HOLDINGS, LLC

By: 
James Zemezouak, Member

No Street Address
PIN: 590304543532


James Zemezouak


Kevin Dretzka

EXHIBIT A

Legal Description

Part of the SE 1/4 of the SW 1/4 of Section 9, part of the NE 1/4 of the NW 1/4 of Section 16, part of the NW 1/4 of the NW 1/4 of Section 16, part of the SW 1/4 of the NW 1/4 of Section 16, and part of the SE 1/4 of the NW 1/4 of Section 16, all in Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin, being more particularly described as:

Commencing at the northwest corner of said Section 16; thence S88°29'52"E, along the north line of the NW 1/4 of said Section 16, 289.89 feet to the Point of Beginning of this description; thence continuing S88°29'52"E, along said north line of the NW 1/4, 1216.44 feet; thence N00°31'54"E, 694.60 feet to the north line of the South 1/2 of the South 1/2 of the SW 1/4 of said Section 9; thence S88°42'46"E, along said north line, 1059 feet; thence S09°29'57"W, 24.54 feet; thence S18°01'48"W, 614.87 feet; thence S54°58'44"W, 41.78 feet; thence N88°04'19"W, 72.08 feet; thence S62°50'57"W, 57.11 feet to the north right-of-way line of Stahl Road; thence S01°33'23"W, 33.00 feet to the north line of the NW 1/4 of said Section 16; thence N88°29'52"W, along said north line, 60.58 feet to the northeast corner of Lot 3 of a Certified Survey Map in Volume 15 of Certified Survey Maps, Pages 179-182; thence S16°43'49"W, along the east line of said Lot 3, 375.93 feet to an angle point; thence S84°58'33"E, 181.18 feet; thence S23°41'38"W, 57.44 feet; thence S17°59'00"W, 225.00 feet; thence S06°17'05"W, 118.02 feet to the west right-of-way line of C.T.H. "OK"; thence S73°10'43"E, 45.00 feet to the centerline of C.T.H. "OK"; thence S16°49'17"W, along said centerline, 324.54 feet; thence N87°55'31"W, 273.98 feet; thence S16°54'14"W, 200.21 feet; thence S88°02'47"E, 106.00 feet; thence S17°45'17"W, 153.74 feet; thence S88°05'42"E, 170.06 feet to the centerline of C.T.H. "OK"; thence S17°36'12"W, along said centerline, 241.25 feet to an angle point in said centerline; thence S17°52'15"W, along said centerline, 16.95 feet; thence N72°07'45"W, 45.00 feet to the west right-of-way line of C.T.H. "OK"; thence S41°01'34"W, 46.00 feet; thence N86°31'36"W, 50.00 feet; thence S81°13'58"W, 102.33 feet to the north right-of-way line of Sunset Road; to the centerline of C.T.H. "OK"; thence S87°06'13"E, along said right-of-way line 210.12 feet to the centerline of C.T.H. "OK"; thence S17°52'15"W, along said centerline, 68.18 feet; thence N87°06'13"W, 192.15 feet along the south right-of-way line of Sunset Road; thence S66°10'51"W, 101.19 feet; thence S17°49'58"W, 50.00 feet; thence S06°31'22"W, 152.97 feet; thence S17°49'58"W, 12.35 feet to the south line of the North 1/2 of the South 1/2 of the NW 1/4 of said Section 16; thence N87°18'30"W, 1447.85 feet to the east right-of-way line of Interstate Highway "43", said point being on the arc of a curve to the left, having its radius point bearing westerly, 22,981.28 feet; thence northerly 486.76 feet along the arc of said curve, the long chord of which bears N00°50'16"E, 486.75 feet to the end of said curve; thence N00°13'52"E, along said east right-of-way line, 1512.67 feet to the Point of Beginning and the end of this description.

Containing 93.872 acres of land, 87.803 acres of which is exclusive of road right-of-way.

INTERSTATE HIGHWAY

N00°13'52"E, 1512.67'

ARC DIST. = 486.76'
R = 22,981.28
I ANG = 01°12'48"
LC = N00°50'16"E,
486.75'

NW-NW

NE-NW

LOT 2
CSM V 18
P. 287-299

LOT 3
CSM V 15
P. 179-182

LOT 2
CSM V 15
P. 175-182

S84°58'33"E
181.18'

S01°33'23"W, 33.00'

N88°29'52"W, 60.58'

S23°41'38"W, 57.44'

S06°17'05"W, 118.02'

S73°10'43"E, 45.00'

N87°55'31"W
273.98'

S16°49'17"W
324.54'

S17°59'00"W
223.00'

C.T.H. OK

TOWN HALL

TOWN OFFICE

S88°02'47"E, 106.00'

S17°45'17"W, 153.74'

LOT
CSM V 18
P. 297-299

S88°05'42"E, 170.06'

S17°36'12"W, 241.25'

SUNSET RD.

SEE DETAIL
SHEET 2 OF 2

SE-NW

N87°18'30"W, 1447.85'

SW-NW



NORTH IS REFERENCED TO THE WISCONSIN
COUNTY COORDINATE SYSTEM, SHEBOYGAN
COUNTY ZONE.

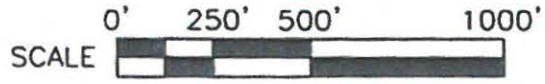
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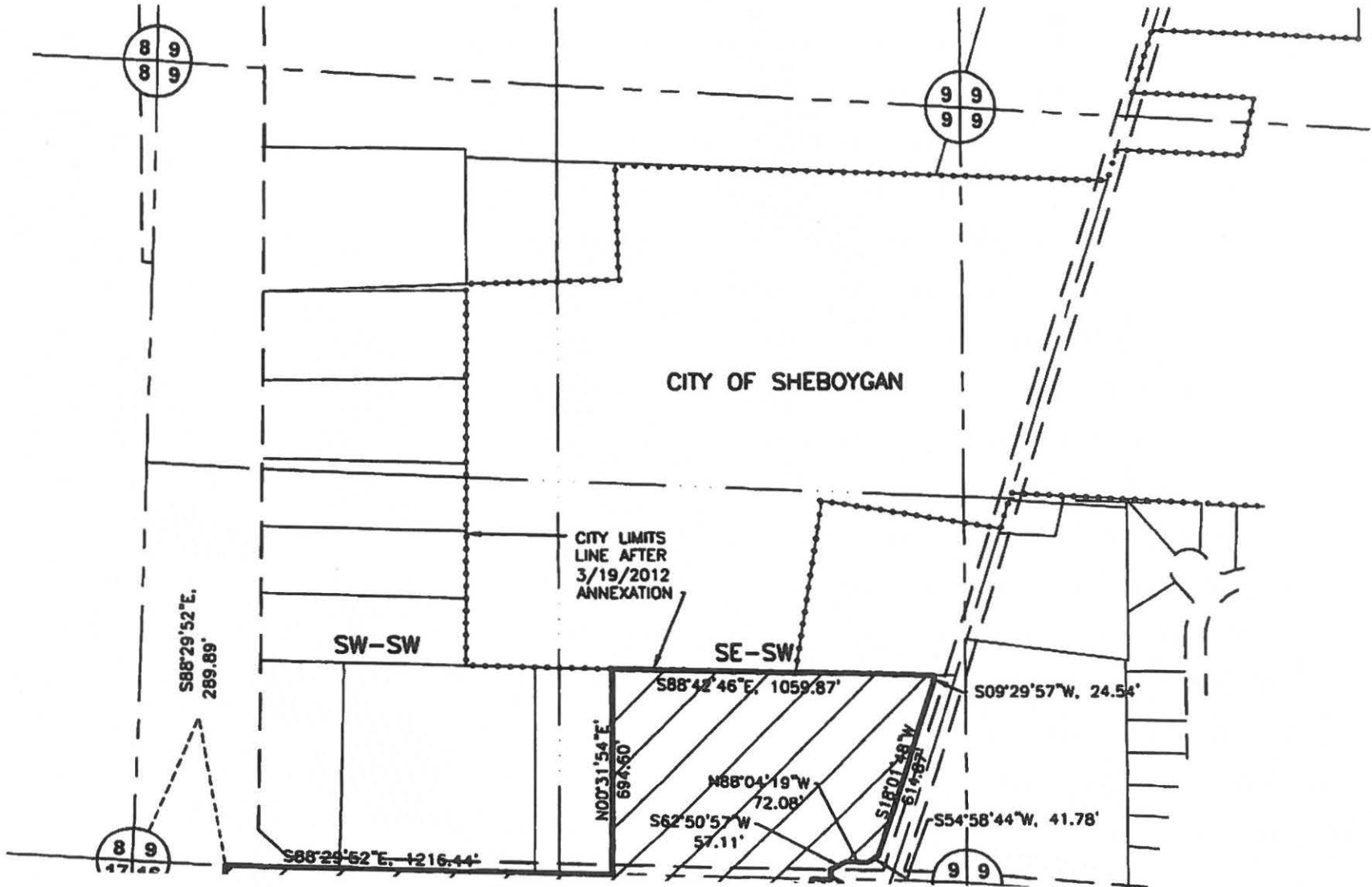
2985 S. RIDGE ROAD
SUITE B
GREEN BAY, WI 54304
920-468-1798



SHEET 1 OF 2

PROPOSED ANNEXATION TO THE CITY OF SHEBOYGAN

PARTS OF SECTIONS 9 & 16, T.14N., R.23E.
TOWN OF WILSON, SHEBOYGAN COUNTY, WI
NOVEMBER, 2017





November 26, 2017

Project Plan for the Creation of Tax Incremental District No. 18



Organizational Joint Review Board Meeting Held:	Scheduled for: November 28, 2017
Public Hearing Held:	Scheduled for: November 28, 2017
Consideration for Approval by Plan Commission:	Scheduled for: November 28, 2017
Consideration for Adoption by Common Council:	Scheduled for: December 18, 2017
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD



Tax Incremental District No. 18 Creation Project Plan

City of Sheboygan Officials

Common Council

Mike Vandersteen	Mayor
Todd Wolf	Council President
John Belanger	Council Member
Roman Draughon	Council Member
Ronald Rindfleisch	Council Member
Rosemarie Trester	Council Member
Mike Damrow	Council Member
Andy Ross	Council Member
Mary Lynne Donohue	Council Member
Markus Savaglio	Council Member
Scott Lewandoske	Council Member
Henry Nelson	Council Member
Bryan Bitters	Council Member
Andrew Schneider	Council Member
Susan Holzschuh	Council Member
Ryan Sorenson	Council Member
Jim Bohren	Council Member

City Staff

Susan Richards	City Clerk
Darrell Hofland	City Administrator
Chad Pelishek	Director of Planning & Development
David Biebel	Director of Public Works
Nancy Buss	Finance Director
Charles C. Adams	City Attorney

Joint Review Board

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

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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 18 (the “TID” or “District”) is proposed to be created by the City of Sheboygan (“City”) as an industrial district on property located along Interstate 43. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The City anticipates making total project expenditures of approximately \$42 million to undertake the projects listed in this Project Plan including financing costs and ongoing development incentives and administrative expenses. The City will be purchasing approximately 95 acres of land following its annexation. The City anticipates completing the infrastructure projects in a second phase. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Common Council (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed with advances from City funds, increment cash flow and General Obligation debt issued by the City, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$77.2 million will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the maximum life of this District in the year 2039.

Summary of Findings

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

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or**

within the timeframe desired by the City. In making this determination, the City has considered the following information:

- Some of the sites proposed for development have remained vacant due to lack of adequate infrastructure, property previously located outside the city jurisdiction and ownership by multiple parties. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the City that the use of Tax Incremental Financing (“TIF”) will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the City.
- In order to make the areas included within the District suitable for development, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; development incentive payments, loans, and other associated costs. The City will also incur substantial costs for Downstream Sanitary Sewer Capacity Improvements as well as pump station capacity improvements in order to allow for development to occur within the District. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development to occur, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area is unlikely to occur.
- The City’s Comp Plan addresses a future expansion of the City’s business center utilizing TIF incentives to encourage development. The creation of this District will help foster business expansion within the City.

2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:

- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
- The development expected to occur is likely to generate approximately 750-1000 jobs over the life of the District. (*source: City staff based upon developable acreage*).

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

- If approved, the District’s creation would become effective for valuation purposes as of January 1, 2018. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2018 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
- Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax

increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is suitable for industrial sites and zoned for industrial use within the meaning of Wisconsin Statutes Section 66.1101. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of the creation of the District will remain zoned for industrial use for the life of the District.
5. Based upon the findings, as stated above, the District is declared to be an industrial District based on the identification and classification of the property included within the District.
6. The project costs relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately 4% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

SECTION 2: Type and General Description of District

The District is being created by the City under the authority provided by Wisconsin Statutes Section 66.1105. This District is created as an “Industrial District” based upon a finding that at least 50%, by area, of the real property within the District is zoned and suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test).

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to assure that industrial, distributor and related private development locates in this District. This will be accomplished by installing public improvements, and making necessary related expenditures, to promote industrial development within the District. The goal is to increase the tax base and to provide for and

preserve employment opportunities within the City. The project costs included in this Plan relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be an industrial District based on the identification and classification of the property included within the district.

SECTION 5: Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin																							
Tax Increment District # 18																							
Base Property Information																							
Property Information					Assessment Information				Equalized Value				District Classification					District Classification					
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use	Blighted	Rehab/Conservation	Vacant		
1	59281470936	3103 WEEDEN CREEK RD	NEW WORLD E S HOLDINGS,	1.12	48,900	422,900	20,670	492,470	100.00%	48,900	422,900	20,670	492,470	1.12				1.12			0.00		
2	59281470959	4604 S BUSINESS DR	WISCONSIN BANK & TRUST	1.72	112,400	211,800		324,200	100.00%	112,400	211,800		324,200	1.72				1.72			0.00		
3	59281470942	S BUSINESS DR	CITY OF SHEBOYGAN	0.8	0	0		0	100.00%	0	0		0	0.8				0.8			0.00		
4	59281470941	3037 WEEDEN CREEK RD	PRECISION RENTALS 3037 LLC	1.8	52,000	237,600	36,810	326,410	100.00%	52,000	237,600	36,810	326,410	1.8				1.8			0.00		
5	59281470946	SHEBOYGAN COUNTY HIGHWAY		0.805	0	0		0	100.00%	0	0		0					0.00					
6	59281471052	S BUSINESS DR	SHEBOYGAN COUNTY TRANSPORTATION DEPARTMENT	1.425	0	0		0	100.00%	0	0		0					0.00					
7	59030459142	S BUSINESS DR	WILSON LAND HOLDINGS LLC	1.55	300	0		300	100.00%	300	0		300	1.55				1.55			1.55		
8	59030458976	STAHL RD	WILSON LAND HOLDINGS LLC	7.43	1,400	0		1,400	100.00%	1,400	0		1,400	7.43				7.43			7.43		
9	59281435701	5110 WHITE FOX DR.	HELING, RICHARD R. MARY C.	0.34	35,400	147,900		183,300	100.00%	35,400	147,900		183,300			0.34		0.34			0.00		
10	59281435700	5102 WHITE FOX DR.	ROSENTHAL, STEVEN J. DIANE S.	0.34	30,000	160,900		190,900	100.00%	30,000	160,900		190,900			0.34		0.34			0.00		
11	59281435699	5022 WHITE FOX DR.	RAUTMANN, JOHN E. BEVERLY A.	0.34	35,100	181,100		216,200	100.00%	35,100	181,100		216,200			0.34		0.34			0.00		
12	59281435698	5014 WHITE FOX DR.	KLEMMER, SCOTT D. BARBARA A.	0.33	35,000	144,100		179,100	100.00%	35,000	144,100		179,100			0.33		0.33			0.00		
13	59281435703	5128 WHITE FOX DR.	HILPERTSHAUSER, STEVE L.	0.44	29,000	146,500		175,500	100.00%	29,000	146,500		175,500			0.44		0.44			0.00		
14	59281435702	5120 WHITE FOX DR.	DAEHN, DOROTHY M	0.32	34,000	147,400		181,400	100.00%	34,000	147,400		181,400			0.32		0.32			0.00		
15	59281435697	5004 WHITE FOX DR.	GUSECK, LEROY J. JULIE A.	0.33	34,900	161,800		196,700	100.00%	34,900	161,800		196,700			0.33		0.33			0.00		
16	59281435696	4926 WHITE FOX DR.	BEHR, RANDY L & SUSAN F SUSAN F	0.32	33,700	146,100		179,800	100.00%	33,700	146,100		179,800			0.32		0.32			0.00		
17	59281435695	4916 WHITE FOX DR.	SARTORI REVOCABLE TRUST	0.31	33,100	138,200		171,300	100.00%	33,100	138,200		171,300			0.31		0.31			0.00		
18	59281435694	4906 WHITE FOX DR	MEYER, JAMES H. & SUE E. SUE E.	0.34	34,100	150,500		184,600	100.00%	34,100	150,500		184,600			0.34		0.34			0.00		
19	59281435683	4859 VICTOR COURT	WEBER, ROBERT F. DALITA A.	0.46	34,800	135,700		170,500	100.00%	34,800	135,700		170,500			0.46		0.46			0.00		
20	59281435684	4845 VICTOR COURT	ADAMS, PATRICK J. KRIS A.	0.34	37,400	156,700		194,100	100.00%	37,400	156,700		194,100			0.34		0.34			0.00		
21	59281435685	4837 VICTOR COURT	THIELKE, MICHAEL D	0.35	30,100	136,700		166,800	100.00%	30,100	136,700		166,800			0.35		0.35			0.00		
22	59281479086	TOWER DR	OFFICE SERVICE COMPANY LLP	3.7	80,600	0		80,600	100.00%	80,600	0		80,600	3.7				3.7			3.70		
23	59281479081	4350 TOWER DR	OFFICE SERVICE CO, LLP	10.19	254,900	2,753,000		3,007,900	100.00%	254,900	2,753,000		3,007,900	10.19				10.19			0.00		
24	59281470711	WEEDEN CREEK RD	BUNMAN PROPERTIES LLC	2.69	58,600	0		58,600	100.00%	58,600	0		58,600	2.69				2.69			2.69		
25	59281470721	TOWER DR	CITY OF SHEBOYGAN	2.31	0	0		0	100.00%	0	0		0	2.31				2.31			2.31		
26	59281479085	BEHRENS PKWY	CITY OF SHEBOYGAN	8.503	0	0		0	100.00%	0	0		0	8.503				8.503			8.50		
27	59030454531	STAHL RD	WI POWER & LIGHT CO	3.99	0	0		0	100.00%	0	0		0	3.99				3.99			3.99		
28	59030458974	STAHL RD	WILSON LAND HOLDINGS LLC	16.01	3,000	0		3,000	100.00%	3,000	0		3,000	16.01				16.01			16.01		
29	59281470947	S BUSINESS DR	BOARD OF LAKESHORE VOC	1.788	0	0		0	100.00%	0	0		0	1.788				1.788			1.79		
30	59030459071		WILSON LAND HOLDINGS LLC	8.022	1,500	0		1,500	100.00%	1,500	0		1,500	8.022				8.022			8.02		
31	59030459145		WILSON LAND HOLDINGS LLC	34.278	6,100	0		6,100	100.00%	6,100	0		6,100	34.278				34.278			34.28		
32	59030458975		WILSON LAND HOLDINGS LLC	5.967	1,100	0		1,100	100.00%	1,100	0		1,100	5.967				5.967			5.97		
33	59030454532		ZEMEZONAK, JIM & KEVIN	15.077	2,800	0		2,800	100.00%	2,800	0		2,800	15.077				15.077			15.08		
34	59281471015		CITY OF SHEBOYGAN	7.115	0	0		0	100.00%	0	0		0		7.115			7.115			7.12		
35	59281479103		CITY OF SHEBOYGAN	13.105	0	0		0	100.00%	0	0		0	13.105				13.105			13.11		
36	59281479101		SHEBOYGAN COUNTY HIGHWAY	0	0	0		0	100.00%	0	0		0					0.00					
37	59281471012	4711 AMANDA LN APT A	AMANDA LANE APARTMENTS, LLC	8.744	577,300	3,617,700		4,195,000	100.00%	577,300	3,617,700		4,195,000		8.744			8.744			0.00		
38	59281471031	S BUSINESS DR	LEE REALTY OF SHEBOYGAN,	26.015	3,700	0		3,700	100.00%	3,700	0		3,700				26.015	26.015			26.02		
39	59281470943	WEEDEN CREEK RD	CITY OF SHEBOYGAN	34.03	0	0		0	100.00%	0	0		0	34.03				34.03			34.03		
40	59281470974		CITY OF SHEBOYGAN	32.88	-	-		0	100.00%	0	0		0	32.88				32.88			32.88		
41	59281470973		CITY OF SHEBOYGAN	2.5	-	-		0	100.00%	0	0		0					0.00					
42	59281470975		CITY OF SHEBOYGAN	22.65	-	-		0	100.00%	0	0		0	22.65				22.65					
43	59030454503	RACETRACK RD	BRUGGINK TRUST BRIAN J & JULIE K	3.28	600	0		600	100.00%	600	0		600		3.28			3.28			3.28		
44	59030454502	RACETRACK RD	BRUGGINK TRUST BRIAN J & JULIE K	3.29	600	0		600	100.00%	600	0		600		3.29			3.29			3.29		
45	59030454501	RACETRACK RD	BRUGGINK TRUST BRIAN J & JULIE K	3.31	600	0		600	100.00%	600	0		600		3.31			3.31			3.31		
				Total Acreage	290.65	1,643,000	9,196,600	57,480	10,897,080		1,643,000	9,196,600	57,480	10,897,080	229.61	25.739	4.56	26.015	285.92	0	0	130.62	
														79.00%	8.86%	1.57%	8.95%	98.37%	0.00%	0.00%	44.94%		
														Estimated Base Value		10,895,280							

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$137,344,580. This value is less than the maximum of \$314,352,600 in equalized value that is permitted for the City of Sheboygan. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Sheboygan, Wisconsin				
Tax Increment District # 18				
Valuation Test Compliance Calculation				
District Creation Date	1/1/2018			
	Valuation Data Currently Available 2016	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	2,619,605,000			2,619,605,000
12% Test	314,352,600			314,352,600
Increment of Existing TIDs				
Existing	126,449,300			126,449,300
Total Existing Increment	126,449,300			126,449,300
Projected Base of New or Amended District	10,895,280			10,895,280
Total Value Subject to 12% Test	137,344,580			137,344,580
Compliance	PASS			PASS

SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the City expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

In order to promote and facilitate development and/or redevelopment the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the City intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving sensitive natural features; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the City will need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development to occur, the City will need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development to occur, the City may need to construct and/or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

CDA Type Activities

Contribution to Community Development Authority

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its CDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Property Tax Payments to Town

Property tax payments due to the Town under Wisconsin Statutes Section 66.1105(4)(gm)1. as a result of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District: Possible street and intersection improvements as well as possible development incentives.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8: Map Showing Proposed Improvements and Uses

CITY TO PROVIDE MAP SHOWING THE LOCATIONS OF THE PROJECTS IDENTIFIED ON PAGE 19, THROUGHOUT THE BOUNDARY.

SECTION 9: Detailed List of Project Costs

All costs are based on 2017 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2017 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

Proposed TIF Project Cost Estimates

City of Sheboygan, Wisconsin					
Tax Increment District # 18					
Estimated Project List					
Project ID	Project Name/Type	Phase I 2018	Phase II 2018	Ongoing with Cash Flow	Total (Note 1)
	1 Grading		4,100,610		4,100,610
	2 Street Construction		2,525,798		2,525,798
	3 Storm Sewer		2,600,825		2,600,825
	4 Sanitary Sewer		2,436,350		2,436,350
	5 Water Main		2,700,900		2,700,900
	6 Stormwater management		100,000		100,000
	7 Street Lighting		244,283		244,283
	8 Pump Station Capacity Upgrades		1,344,500		1,344,500
	9 Allowance for Downstream Sanitary Sewer Capacity Improvements		3,000,000		3,000,000
	10 Wetland Mitigation		150,000		150,000
	11 Entrance Monuments		300,000		300,000
	12 Landscaping		172,000		172,000
	13 Legal, Engineering, Contingencies		2,951,290		2,951,290
	14 Land Acquisition	2,588,968			2,588,968
	15 Developer Incentives (PAGO not forecasted in cash flow)/Revolving loan fund	0		3,425,000	3,425,000
	16 TID creation and Administration	30,000			30,000
	17 Ongoing Administration			2,183,919	2,183,919
	18 Town Taxes	200			200
	19 Financing Costs			11,163,380	11,163,380
	Total Projects	2,619,168	22,626,556	16,772,299	42,018,023
Notes:					
	Note 1 Project costs are estimates and are subject to modification				

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$130,980,250, of which \$96,205,669 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated that whenever possible, developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

City of Sheboygan, Wisconsin			
Tax Increment District # 18			
Estimated Financing Plan			
	G.O. Bond 2018	Increment Cash flow Ongoing	Totals
Projects			
Phase I	2,618,968		2,618,968
Phase II	22,626,556		22,626,556
Ongoing		16,772,299	16,772,299
Total Project Funds	<u>25,245,524</u>	<u>16,772,299</u>	<u>42,017,823</u>
Less Funds on Hand or Advance from City	(1,818,968)		
Estimated Finance Related Expenses			
Municipal Advisor	55,800		
Bond Counsel	30,000		
Rating Agency Fee	18,500		
Paying Agent	675		
Underwriter Discount	12.50	302,313	
Contingency/ Disclosure counsel		18,000	
Capitalized Interest		361,534	
Total Financing Required	24,213,377		
Estimated Interest	0.25%	(31,557)	
Assumed spend down (months)	6		
Rounding		3,180	
Net Issue Size	24,185,000		24,185,000
Notes:			

Development Assumptions

City of Sheboygan, Wisconsin Tax Increment District # 18 Development Assumptions									
Construction Year	Actual	FedX	Spec Industrial	Car Dealership	Industrial Development	Acres	Annual Total	Construction Year	
1 2018		8,500,000	6,000,000				14,500,000	2018	1
2 2019				2,000,000	9,200,000	20	11,200,000	2019	2
3 2020					9,200,000	20	9,200,000	2020	3
4 2021					6,900,000	15	6,900,000	2021	4
5 2022					6,900,000	15	6,900,000	2022	5
6 2023					5,520,000	12	5,520,000	2023	6
7 2024					4,600,000	10	4,600,000	2024	7
8 2025					4,600,000	10	4,600,000	2025	8
9 2026					4,600,000	10	4,600,000	2026	9
10 2027					4,600,000	10	4,600,000	2027	10
11 2028					4,600,000	10	4,600,000	2028	11
12 2029							0	2029	12
13 2030							0	2030	13
14 2031							0	2031	14
15 2032							0	2032	15
16 2033							0	2033	16
17 2034							0	2034	17
18 2035							0	2035	18
19 2036							0	2036	19
20 2037							0	2037	20
Totals	0	8,500,000	6,000,000	2,000,000	60,720,000		77,220,000		

Notes:
 Assumed value per acre based discounted value of Southeastern WI developed business park
 Developable Acres 132
 Assumed value per acre 460,000
 60,720,000

Increment Revenue Projections

City of Sheboygan, Wisconsin Tax Increment District # 18

Tax Increment Projection Worksheet

Type of District		Industrial		Base Value		Apply to Base Value			
District Creation Date	Valuation Date	January 1, 2018	2018	Appreciation Factor	0.00%	Base Tax Rate	\$26.74		
Valuation Date	Max Life (Years)	Jan 1, 2018	20	Rate Adjustment Factor					
Expenditure Period/Termination	Revenue Periods/Final Year	15	1/1/2033						
Extension Eligibility/Years	Yes	20	2039						
Recipient District	No	3		Tax Exempt Discount Rate	3.00%	Taxable Discount Rate	4.50%		
Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2018	14,500,000	0	14,500,000	2020	\$25.74	373,192	341,524	327,027
2	2019	11,200,000	0	25,700,000	2021	\$25.74	661,451	929,215	881,694
3	2020	9,200,000	0	34,900,000	2022	\$25.74	898,235	1,704,040	1,602,484
4	2021	6,900,000	0	41,800,000	2023	\$25.74	1,075,823	2,605,025	2,428,604
5	2022	6,900,000	0	48,700,000	2024	\$25.74	1,253,411	3,624,163	3,349,646
6	2023	5,200,000	0	54,220,000	2025	\$25.74	1,395,482	4,725,769	4,330,928
7	2024	4,600,000	0	58,820,000	2026	\$25.74	1,513,874	5,886,027	5,349,621
8	2025	4,600,000	0	63,420,000	2027	\$25.74	1,632,266	7,100,586	6,400,682
9	2026	4,600,000	0	68,020,000	2028	\$25.74	1,750,658	8,365,299	7,479,435
10	2027	4,600,000	0	72,620,000	2029	\$25.74	1,869,050	9,676,213	8,581,546
11	2028	4,600,000	0	77,220,000	2030	\$25.74	1,987,442	11,029,564	9,703,003
12	2029	0	0	77,220,000	2031	\$25.74	1,987,442	12,343,497	10,776,168
13	2030	0	0	77,220,000	2032	\$25.74	1,987,442	13,619,160	11,803,119
14	2031	0	0	77,220,000	2033	\$25.74	1,987,442	14,857,668	12,785,848
15	2032	0	0	77,220,000	2034	\$25.74	1,987,442	16,060,103	13,726,259
16	2033	0	0	77,220,000	2035	\$25.74	1,987,442	17,227,516	14,626,175
17	2034	0	0	77,220,000	2036	\$25.74	1,987,442	18,360,926	15,487,335
18	2035	0	0	77,220,000	2037	\$25.74	1,987,442	19,461,324	16,311,414
19	2036	0	0	77,220,000	2038	\$25.74	1,987,442	20,529,672	17,100,006
20	2037	0	0	77,220,000	2039	\$25.74	1,987,442	21,566,903	17,854,639
Totals		77,220,000	0	Future Value of Increment			32,297,859		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).
 The equalized tax rate was adjusted downward by \$1.00 in anticipation of a decline in the school rate based upon a funding formula change.

Cash Flow

City of Sheboygan, Wisconsin

Tax Increment District # 18

Cash Flow Projection

Year	Projected Revenues								Expenditures										Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Industrial Land Sale	Development Fund Advance	Advance from City	Bond Proceeds	Total Revenues	G.O. Bond 24,185,000 Dated Date: 04/01/18			Land Acquisition	Town Taxes	Development Incentives (see Notes)	Engineering & Design	Project Costs	Issuance Expenses	Payments on Advances from Ctiy	Admin.	Total Expenditures	Annual		Cumulative
2017		0.25%				1,600,000	1,600,000							800,000					800,000	800,000	800,000		2017
2018		28,377	361,534	1,500,000	1,896,000		23,521,154	27,307,065			2,588,968	200			21,826,556	122,975	1,600,000	110,000	26,610,233	696,832	1,496,832	24,185,000	2018
2019		3,742		1,500,000				1,503,742									100,000	81,600	904,668	599,075	2,095,907	24,185,000	2019
2020	373,192	5,240		1,125,000				1,503,432	100,000	1.40%							200,000	83,232	1,105,600	397,833	2,493,739	24,085,000	2020
2021	661,451	6,234		1,125,000				1,792,685	200,000	1.50%							200,000	84,897	1,205,064	587,621	3,081,360	23,885,000	2021
2022	898,235	7,703		900,000				1,805,939	400,000	1.60%							200,000	86,595	1,402,062	403,876	3,485,237	23,485,000	2022
2023	1,075,823	8,713		750,000				1,834,536	500,000	1.75%							200,000	88,326	1,496,219	338,317	3,823,554	22,985,000	2023
2024	1,253,411	9,559		750,000				2,012,970	600,000	1.85%							200,000	90,093	1,588,060	424,910	4,248,464	22,385,000	2024
2025	1,395,482	10,621		750,000				2,156,103	700,000	2.00%							200,000	91,895	1,677,312	478,790	4,727,254	21,685,000	2025
2026	1,513,874	11,818		750,000				2,275,692	900,000	2.20%							296,000	93,733	1,958,250	317,442	5,044,696	20,785,000	2026
2027	1,632,266	12,612		750,000				2,394,877	1,000,000	2.35%							300,000	95,607	2,042,475	352,403	5,397,098	19,785,000	2027
2028	1,750,658	13,493		0				1,764,150	1,000,000	2.50%								97,520	1,720,137	44,013	5,441,112	18,785,000	2028
2029	1,869,050	13,603		0				1,882,653	1,100,000	2.60%								99,470	1,795,287	87,365	5,528,477	17,685,000	2029
2030	1,987,442	13,821		0				2,001,263	1,250,000	2.75%								101,459	1,915,789	85,474	5,613,951	16,435,000	2030
2031	1,987,442	14,035		0				2,001,477	1,250,000	2.85%								103,489	1,882,819	118,658	5,732,609	15,185,000	2031
2032	1,987,442	14,332						2,001,773	1,350,000	3.00%								105,558	1,946,826	54,948	5,787,556	13,835,000	2032
2033	1,987,442	14,469						2,001,911	1,350,000	3.10%								107,669	1,907,762	94,149	5,881,705	12,485,000	2033
2034	1,987,442	14,704						2,002,146	1,500,000	3.20%								109,823	2,014,990	(12,844)	5,868,861	10,985,000	2034
2035	1,987,442	14,672						2,002,114	2,000,000	3.35%								112,019	2,459,687	(457,573)	5,411,288	8,985,000	2035
2036	1,987,442	13,528						2,000,970	2,400,000	3.35%								114,260	2,788,227	(787,257)	4,624,031	6,585,000	2036
2037	1,987,442	11,560						1,999,002	3,290,000	3.55%								116,545	3,581,915	(1,582,913)	3,041,118	3,295,000	2037
2038	1,987,442	7,603						1,995,045	3,295,000	3.55%								118,876	3,472,362	(1,477,317)	1,563,800	0	2038
2039	1,987,442	3,910						1,991,351										121,253	121,253	1,870,098	3,433,898	0	2039
Total	32,297,859	254,349	361,534	9,900,000	1,896,000	1,600,000	23,521,154	69,830,896	24,185,000	11,163,380	2,588,968	200	0	800,000	21,826,556	122,975	3,496,000	2,213,919	66,396,998				Total

Notes: Land sales based upon sale value per acre of \$ 75,000
 Average based upon higher values along interstate and lower values inland.
 Land sale assumed one year prior to construction of new development
 Interest rates based upon West Allis Aa2 sale 9/19/17 and Caledonia Aa2 sale 9/27/17 plus .45
 Estimated \$3.425 million available for development incentives or revolving loan program if needed to promote development within the district (Payments not forecasted in the cash flow)

Projected TID Closure

SECTION 11: Annexed Property

Property (or *Properties*) proposed for inclusion within the District was (or *were*) annexed by the City on or after January 1, 2004. To satisfy the requirements of Wisconsin Statutes Section 66.1105(4)(gm)1., the City pledges to pay to the Town of Wilson for each of the next five years an amount equal to the property taxes levied on the annexed property (or *properties*) by the Town at the time of annexation.

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that 4% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The City anticipates that a portion of the District will be rezoned prior to development and any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Sheboygan Ordinances

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

SECTION 15: Relocation

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

SECTION 16: Orderly Development of the City of Sheboygan

The District contributes to the orderly development of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity. This area opens up industrial development opportunities along the Interstate 43 corridor.

SECTION 17: List of Estimated Non-Project Costs

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

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, with costs that are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City may incur non-project costs in the implementation of this Project Plan.

SECTION 18:
Opinion of Attorney for the City of Sheboygan Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

November 27, 2017

SAMPLE

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

RE: City of Sheboygan, Wisconsin Tax Incremental District No. 18

Dear Mayor:

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

Sincerely,

Attorney Charles C. Adams
City of Sheboygan

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.									
Statement of Taxes Data Year:		2016							
						Percentage			
County		12,802,569				19.61%			
Special District						0.00%			
Municipality		25,349,877				38.82%			
School District of Kohler		1,496,426				2.29%			
School District of Sheboygan Area		23,774,891				36.41%			
Technical College		1,871,939				2.87%			
Total		<u>65,295,702</u>							
				School District of Sheboygan Area		Technical College	Total	Revenue Year	
Revenue Year	County	Special District	Municipality	School District of Kohler	School District of Sheboygan Area	Technical College	Total	Revenue Year	
2020	73,172	0	144,885	8,553	135,883	10,699	373,192	2020	
2021	129,691	0	256,796	15,159	240,842	18,963	661,451	2021	
2022	176,118	0	348,724	20,585	327,057	25,751	898,235	2022	
2023	210,937	0	417,669	24,655	391,719	30,842	1,075,823	2023	
2024	245,757	0	486,614	28,725	456,381	35,934	1,253,411	2024	
2025	273,613	0	541,771	31,981	508,110	40,007	1,395,482	2025	
2026	296,826	0	587,734	34,694	551,218	43,401	1,513,874	2026	
2027	320,039	0	633,698	37,408	594,326	46,795	1,632,266	2027	
2028	343,253	0	679,661	40,121	637,434	50,189	1,750,658	2028	
2029	366,466	0	725,625	42,834	680,542	53,583	1,869,050	2029	
2030	389,679	0	771,588	45,548	723,650	56,977	1,987,442	2030	
2031	389,679	0	771,588	45,548	723,650	56,977	1,987,442	2031	
2032	389,679	0	771,588	45,548	723,650	56,977	1,987,442	2032	
2033	389,679	0	771,588	45,548	723,650	56,977	1,987,442	2033	
2034	389,679	0	771,588	45,548	723,650	56,977	1,987,442	2034	
2035	389,679	0	771,588	45,548	723,650	56,977	1,987,442	2035	
2036	389,679	0	771,588	45,548	723,650	56,977	1,987,442	2036	
2037	389,679	0	771,588	45,548	723,650	56,977	1,987,442	2037	
2038	389,679	0	771,588	45,548	723,650	56,977	1,987,442	2038	
2039	389,679	0	771,588	45,548	723,650	56,977	1,987,442	2039	
		<u>6,332,661</u>	<u>0</u>	<u>12,539,061</u>	<u>740,192</u>	<u>11,760,010</u>	<u>925,936</u>	<u>32,297,859</u>	
Notes:									
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.									