

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Nematik to construct new parking lot addition for their facility located at 4243 Gateway Drive (Parcel #479034). SI Zone and Sheboygan Business Park Protective Covenants.

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

REPORT DATE: September 8, 2017

MEETING DATE: September 12, 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:

Nematik is proposing to construct a parking lot addition for their facility located at 4243 Gateway Drive (Parcel #479034). The applicant states the following the project:

- Nematik proposes to expand its current employee parking lot at its Gateway Facility in Sheboygan. The existing off-site employee parking lot is located on the west side of Gateway Drive, across from the main plant building. The proposed parking lot expansion is planned to extend to the south of the existing lot. The parking lot expansion is required due to the hiring of additional employees and overlap during shift changes. This lot is 5.5 acres.
- The proposed parking pavement area will extend 40 feet south of the existing parking lot. The proposed pavement area will have an east-west dimension of 480 feet and a north-south dimension of 40 feet. The proposed parking lot expansion will have a pavement area of 19,200sf.
- Our permit application includes a site plan showing the location of the proposed parking lot expansion, property lines, required setback and dimensions of property line to proposed pavement edge.
- The layout of the existing parking spaces and egress routes will remain unchanged. The existing lot provides 492 parking spaces (the Plan Commission approved an 85 additional stalls in November of 2016 that were recently constructed). The proposed expansion provides 38 additional stalls for a total of 530 parking spaces

- Nematik proposes to begin construction of the parking lot in the fourth week of September and finish the grading, storm sewer and graveling before the end of the year. Due to winter weather, the asphalt paving and landscape work will take place in spring or early summer of 2018.
- The proposed parking lot expansion is well situated not to provide a nuisance to adjacent property owners or pedestrian traffic. North and south of the proposed parking area are undeveloped business park lots. Southwest of the proposed lot is the Rockline office building employee parking lot and to the west is the truck dock area of the commercial building on Taylor Drive.
- Lighting for the proposed parking lot expansion will be similar to the system provided for the existing lot, with a single pole and fixture. The designed lighting will not exceed 0.50 footcandles of light above ambient lighting conditions on a cloudless night, measured at the property line.

STAFF COMMENTS:

The Plan Commission approved a conditional use permit in November of 2016 for Nematik to add 85 additional parking spaces. The applicant submitted plans that showed that the proposed parking lot had been graveled inside the 25 foot setback area where no parking is permitted. Staff will be recommending a condition of approval that requires the applicant to remove the gravel within the 25 foot setback area and no paving shall be closer than 25 feet to the north, south and east property lines. Applicant will provide an as built drawing that verifies that the parking lot has been constructed that meets this 25 foot paving setback requirement.

Applicant is requesting to construct the parking lot and begin utilizing the new parking lot addition due to the fact that paving season has ended. Staff is acceptable with the applicants request but will be recommending a date certain that the parking lot paving and landscaping installation must be completed by such as June 8, 2018. The Plan Commission should have the applicant address the construction, utilization and paving timeframes.

Appears there is a large top soil pile on the south side of the site where the new parking is to be located. How is the applicant handling this large topsoil pile?

Applicant is requesting the following variance:

- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

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

1. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, stormwater, DNR, etc.
2. Applicant shall obtain all necessary licenses/permits and/or meet all requirements from the Wisconsin Department of Natural Resources (DNR) prior to building permit issuance.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a proposed landscape plan prior to building permit issuance.
5. Outdoor storage of materials or equipment shall be prohibited.
6. 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.
7. All areas used for parking or maneuvering of vehicles shall be paved. The paving shall be completed by June 8, 2018.
8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. The landscape plan shall be installed by June 8, 2017.
9. A sign permit shall be obtained prior to installing signage on the site. Any signage must be reviewed and approved by the City of Sheboygan Architectural Review Board as required by the protective covenants of the Sheboygan Business Park.
10. 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.).
11. Applicant will provide adequate public access along adjacent streets and minimize the time period that these sidewalks/streets will be closed/affected.
12. 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.
13. Applicant shall meet all of the requirements of the City of Sheboygan Business Center Protective Covenants.
14. The applicant is responsible for meeting the 25 foot paving setback along the north, south and east front and side property lines. Applicant shall provide an as-built drawing that verifies that the parking lot has been constructed that meets this 25 foot paving setback.
15. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 479034
MAP NO. _____
ZONING CLASSIFICATION: MB SI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 9/12/17

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

fl

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: NemaK
ADDRESS: 4243 Gateway Dr. E-MAIL: joshua.walsh@nemaK.com
PHONE: (920) 458-7724 FAX NO. (920) 458-0140

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: NemaK
ADDRESS OF PROPERTY AFFECTED: 4243 Gateway Dr.
LEGAL DESCRIPTION: see attached

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: parking lot
for employee use at manufacturing facility

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: additional parking spaces
needed to hiring of additional employees

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

PROJECT: Nemark Parking Lot South Expansion-2017

PROJECT NARRATIVE

Nemark proposes to expand its current employee parking lot at its Gateway Facility in Sheboygan. The existing employee parking lot is located on the west side of Gateway Drive, across from the main plant building. The proposed parking lot expansion is planned to extend to the south off the existing lot. The parking lot expansion is required due to the hiring of additional employees and overlap during shift changes.

The proposed parking pavement area will extend 40 feet south of the existing parking lot. The proposed pavement area will have an east-west dimension of 480 feet and a north-south dimension of 40 feet. The proposed parking lot expansion will have a pavement area of 19,200 square feet.

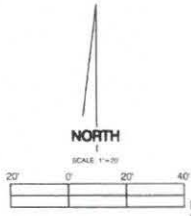
Our permit application includes a site plan showing the location of the proposed parking lot expansion, property lines, required setback and dimensions of property line to proposed pavement edge.

The layout of the existing parking spaces and egress routes will remain unchanged. The existing lot provides 453 parking spaces.

Nemark proposes to begin construction of the parking lot the 4th week of September and finish the grading, and graveling before the end of the year. Due to winter weather, the asphalt paving and landscape work will take place in spring or early summer of 2018.

The proposed parking lot expansion is well situated not to provide a nuisance to adjacent property owners or pedestrian traffic. North and south of the proposed parking area are undeveloped business park lots. Southwest of the proposed lot is the Rockline office building employee parking lot and to the west is the truck dock area of the commercial building on Taylor Drive.

The existing parking lot lighting will provide a sufficient light level for the proposed expansion. The existing lighting will not exceed 0.50 footcandles of light above ambient lighting conditions on a cloudless night, measured at the property line.



EXISTING STORM CATCHBASIN
STRUCTURE AND DISCHARGE PIPE

EXISTING STORM CATCHBASIN
STRUCTURE AND DISCHARGE PIPE

EMPLOYEE PA
(ASPHALT PA

EXISTING ASPHALT LOT

EMPLOYEE PARKING LOT
(EXISTING GRAVEL SURFACE)

NET ADDITIONAL 38 PARKING SPACES

SOIL STOCKPILE / BERM

PROPOSED
SOUTH PARKING
LOT EXPANSION

NOTE

NOT ALL PUBLIC AND PRIVATE UTILITIES MAY BE
SHOWN ON THIS DRAWING. THE UTILITIES SHOWN
ON THIS DRAWING ARE BASED ON AVAILABLE
DIGGING HOTLINE AND THE OWNERS OF PRIVATE
UTILITIES. THE EXACT LOCATION OF ALL UTILITIES
MUST BE FIELD VERIFIED PRIOR TO BEGINNING
CONSTRUCTION. CONTRACTORS SHALL BE
RESPONSIBLE FOR ANY DAMAGE DONE TO
EXISTING SITE UTILITIES.

TO OBTAIN THE LOCATION OF
PUBLIC UTILITIES, CONTACT
DIGGING HOTLINE 1-800-242-8511
FOR THE HOURS OF SERVICE, VISIT
WWW.DIGGINGHOTLINE.COM
OR CALL 1-800-242-8511
FOR THE HOURS OF SERVICE, VISIT
WWW.DIGGINGHOTLINE.COM

GRADING PLAN

BUTEYN-PETERSON CONSTRUCTION COMPANY
11737 DARYLAND DRIVE, SHEBOYGAN, WI 53083

EMPLOYEE PARKING LOT
SOUTH EXPANSION - 2017
NEMAK MANUFACTURING
GATEWAY PLANT
SHEBOYGAN, WI

DATE:	JOB NO.:	SCALE:	SHEET NO.:
08/23/17	00000	1" = 20'	C-3

REVISE 9/5/2017





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Acuity to construct a new ingress/egress driveway at 2800 S. Taylor Drive. SO Zone

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

REPORT DATE: September 8, 2017

MEETING DATE: September 12, 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:

Nemak is proposing to construct a parking lot addition for their facility located at 4243 Gateway Drive (Parcel #479034). The applicant states the following the project:

- Acuity would like to construct a second south driveway entrance to serve its existing facility located at 2800 South Taylor Drive in the City of Sheboygan. The proposed driveway would be constructed on the west side of S. Taylor Drive, approximately 700 feet north of the existing south entrance. The driveway would be located directly west of the existing entrance to the Nemak truck entrance located on the east side of S. Taylor Drive. Therefore, a curb cut through the existing center median of the S. Taylor Drive would not be required for the proposed driveway.
- The proposed driveway entrance would be approximately 210 feet long and 24 feet wide. The driveway entrance would require the removal of 85 feet of the curb head of the existing west curb for the southbound lane on Taylor Drive. The proposed drive would require no other modifications to the existing pavement or curbs on S. Taylor Drive. The west end of the proposed entrance drive would intersect with the existing roadway which serves as the entrance to the south parking structure on the Acuity campus.
- A temporary driveway had been constructed at this same location during the recent Acuity expansion project. The temporary entrance/roadway served Acuity and its contractors very well over its three (3) year existence. We are not aware of any traffic issues that developed due to the driveway during that period of time.

- Acuity proposes to begin construction of the entrance as soon as all approvals are obtained. We would anticipate all asphalt paving and landscape work to be completed this fall.
- Lighting for the proposed entrance will be similar to the existing roadways lighting. The designed lighting will not exceed 0.50 footcandles of light above ambient lighting conditions on a cloudless night, measured at the property line.

STAFF COMMENTS:

Applicant is requesting the following variance:

- Requesting a variance from the locational landscaping requirements - Applicant shall meet the locational landscaping requirements.

The proposed driveway will be constructed through the middle of a heavily landscaped area. Applicant will be required to submit a new landscape plan for this area.

ACTION REQUESTED:

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

1. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, street cut, stormwater, 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. 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. All areas used for parking or maneuvering of vehicles shall be paved.
6. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
7. A sign permit shall be obtained prior to installing signage on the site.
8. 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.).
9. Applicant will provide adequate public access along adjacent streets and minimize the time period that these sidewalks/streets will be closed/affected.
10. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
11. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 59281431085
MAP NO. _____
ZONING CLASSIFICATION: 50-Suburban
office

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 9/12/17

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: Acuity
ADDRESS: 2800 S. Taylor Drive E-MAIL: kurt.lodlo@acuity.com
PHONE: (800) 242-7666 x1214 FAX NO. () N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Acuity
ADDRESS OF PROPERTY AFFECTED: 2800 S. Taylor Drive
LEGAL DESCRIPTION: see attached

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: driveway
entrance for employee use at office facility

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: additional access driveway
to south side of property

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

PROJECT NARRATIVE

Acuity would like to construct a second south driveway entrance to serve its existing facility located at 2800 South Taylor Drive in the City of Sheboygan. The proposed driveway would be constructed on the west side of south Taylor Drive, approximately 700 feet north of the existing south entrance. The driveway would be located directly west of the existing entrance to the Nemark truck entrance located on the east side of South Taylor Drive. Therefore, a curb cut through the existing center median of the South Taylor Drive would not be required for the proposed driveway.

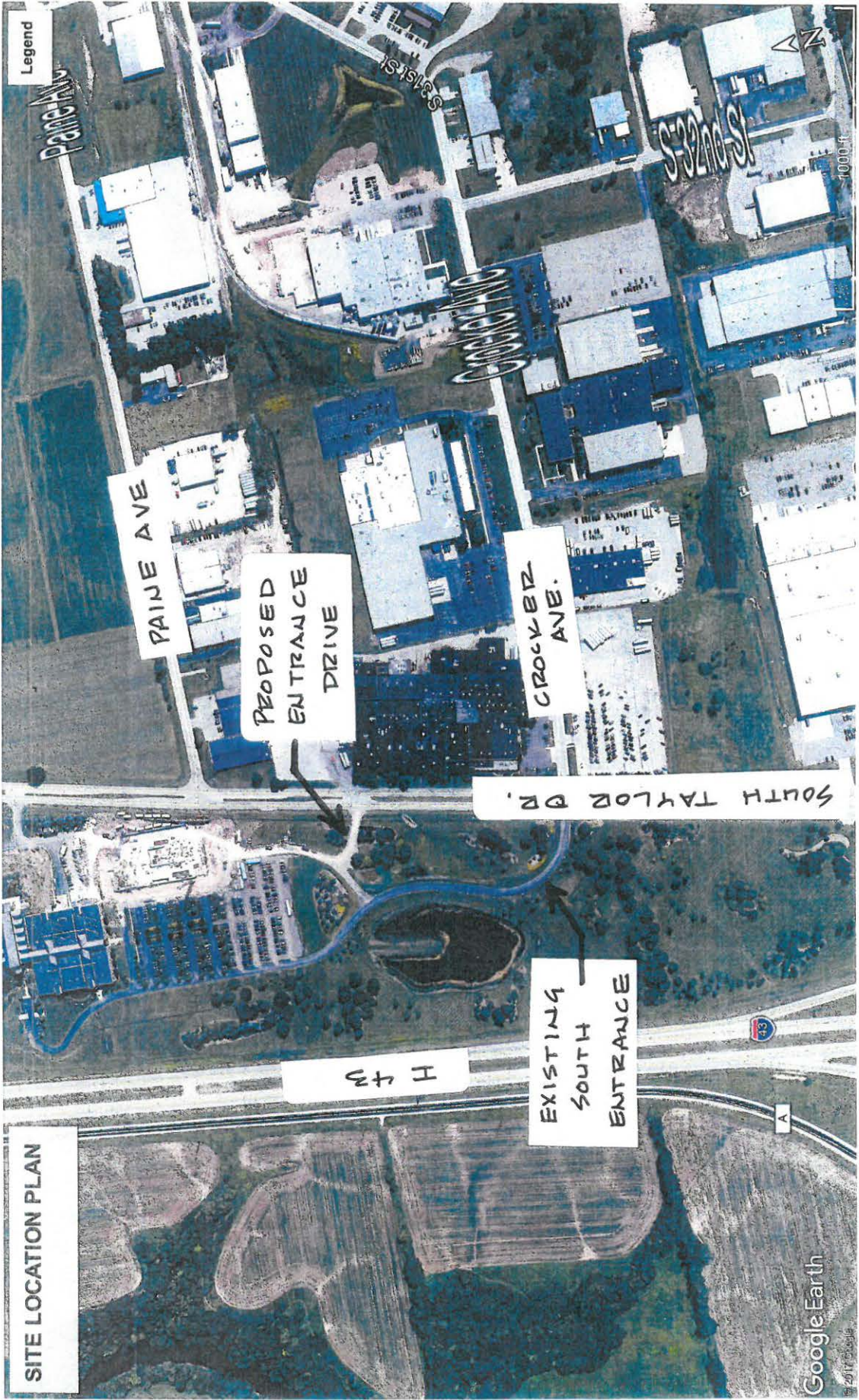
The proposed driveway entrance would be approximately 210 feet long and 24 feet wide. The driveway entrance would require the removal of 85 feet of the curb head of the existing west curb for the southbound lane on Taylor Drive. The proposed drive would require no other modifications to the existing pavement or curbs on South Taylor Drive. The west end of the proposed entrance drive would intersect with the existing roadway which serves as the entrance to the south parking structure on the Acuity campus.

A temporary driveway had been constructed at this same location during the recent Acuity Corporate Expansion Project. The temporary entrance/roadway served Acuity and its contractors very well over its 3 year existence. We are not aware of any traffic issues that developed due to the driveway during that period of time.

Our permit application includes a Site Plan and Grading Plan showing the location of the proposed entrance and drive.

Acuity proposes to begin construction of the entrance as soon as all approvals are obtained. We would anticipate all asphalt paving and landscape work to be completed this fall.

Lighting for the proposed entrance will be similar to the system provided for the existing roadways. The designed lighting will not exceed 0.50 footcandles of light above ambient lighting conditions on a cloudless night, measured at the property line.



ACUITY SOUTH ENTRANCE
8/29/2017

DRAWING PREPARED BY
BUTCH - PETERSON CONST.

SITE LOCATION PLAN

EXISTING ASPHALT ROAD

PROPOSED ENTRANCE DRIVE

SOUTH TAYLOR DRIVE

S Taylor Dr

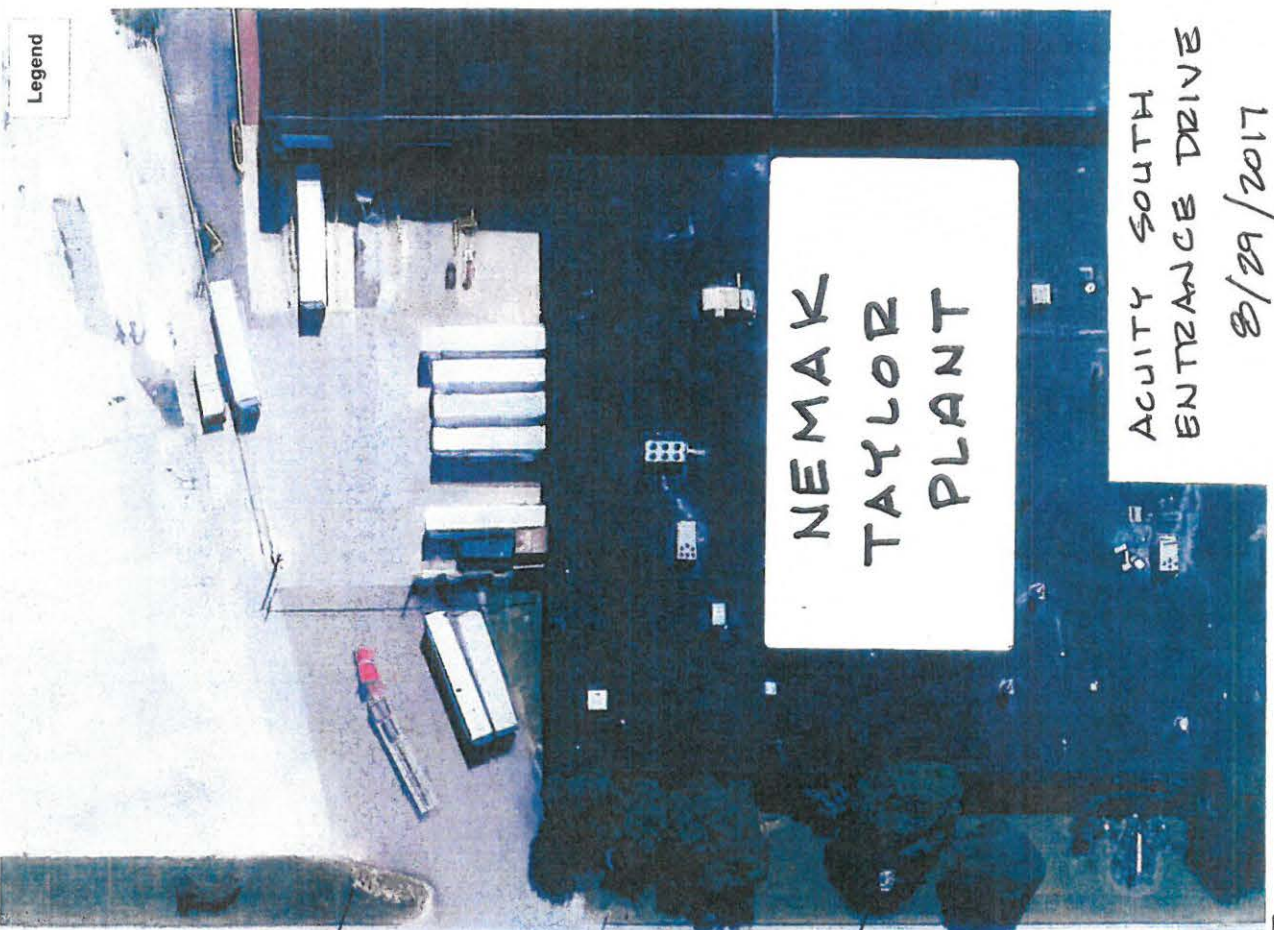
NEMAK TAYLOR PLANT

ACUITY SOUTH ENTRANCE DRIVE

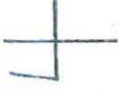
8/29/2017

DRAWING PREPARED BY BUTEYN - PETERSON CONST.

Legend



NORTH

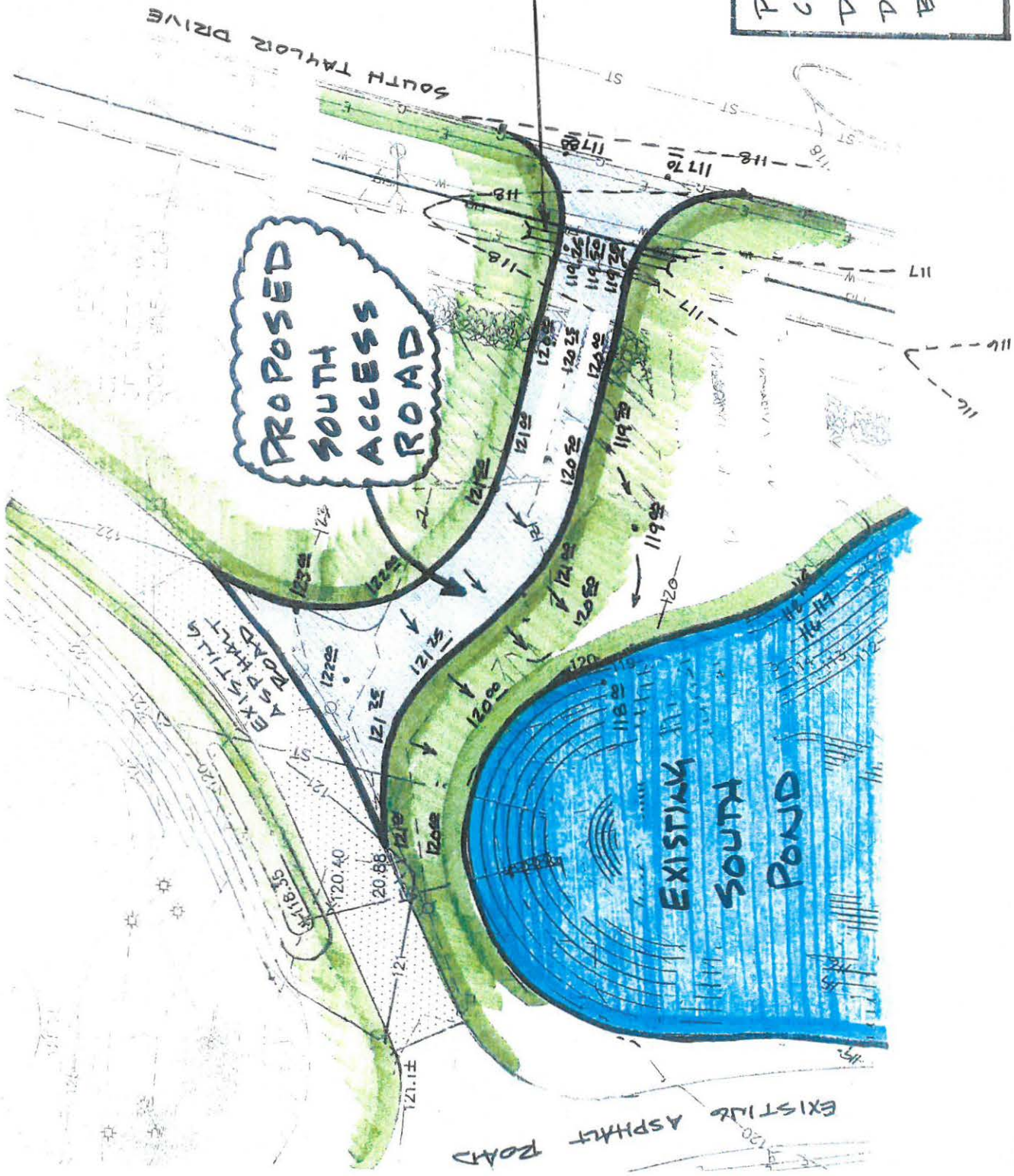


SCALE: 1" = 30'

45 LF
12" ϕ CMP
@ 1.00%
N. W.V. = 114.95
S. W.V. = 114.50

GRADING PLAN

PROJECT: ACHITY
CORPORATE EXPANSION
DATE: 8/29/2017
DRAWING PREPARED
BY: BUTEYH - PETERSON
CONSTRUCTION





2800 S Taylor Dr

© 2017 Google

Google Earth



CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 146-17-18 and G.O. 15-17-18 by Ald. Donohue and Ross granting Transpo Storage the privilege of encroaching on portions of Wisconsin Ave. located at 1331 Wisconsin Ave. for the purpose of installing and maintaining a private storm sewer that will tie into the public storm sewer within the right-of-way along the south side of Wisconsin Ave.

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

REPORT DATE: September 8, 2017

MEETING DATE: September 12, 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 May of 2017, the Plan Commission approved a conditional use permit by Ron Becker to construct and operate Transpo Mini-Storage facility from 1331 Wisconsin Avenue (former North Woods Chemical).

In order to properly address storm water on this site, the applicant is requesting an encroachment for the purpose of installing and maintaining a private storm sewer that will tie into the public storm sewer within the right-of-way along the south side of Wisconsin Ave.

STAFF COMMENTS:

There is presently no storm sewer in Wisconsin Avenue. The closest storm sewer is located at the intersection of Wisconsin Avenue and N. 13th Street (approximately 80 feet to the east). Therefore, the applicant is requesting an encroachment in order to connect a private storm sewer from their property approximately 80 feet to the east to connect into the City public storm sewer. The Transpo private storm sewer will be located in between the curb and sidewalk in front of the house located at 1303 Wisconsin Avenue.

ACTION REQUESTED:

Staff recommends approval of the encroachment subject to the applicant working with Engineering and Public Works staff pertaining to storm water design, street trees, etc.

ATTACHMENTS:

Encroachment attachments.

X

6.3

Gen. Ord. No. 15 - 17 - 18. By Alderpersons Donohue and Ross.
September 5, 2017.

AN ORDINANCE granting Transpo Storage its successors and assigns, the privilege of encroaching upon described portions of Wisconsin Avenue located at 1331 Wisconsin Avenue in the City of Sheboygan for the purpose of installing and maintaining a private storm sewer that will tie into the public storm sewer within the right-of-way along the south side of Wisconsin Avenue.

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

Section 1. Subject to the terms and conditions contained herein, Transpo Storage its successors and assigns, is hereby granted the privilege of encroaching on portions of Wisconsin Avenue:

THE CENTERLINE OF 4 FOOT WIDE STORM SEWER ENCROACHMENT BEING THAT PART OF WISCONSIN AVENUE ADJACENT TO BLOCK 135 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, LOCATED IN THE NE1/4 OF THE SE1/4 OF SEC.22, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN;

MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 135; THENCE S89°42'29"E ALONG THE NORTH LINE OF SAID BLOCK 135, 292.20 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING N08°20'28"E, 11.92 FEET; THENCE N89°46'30"E, 75.94 FEET; THENCE N52°07'14"E, 5.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE

for the purpose of installing and maintaining a private storm sewer to tie into the public storm sewer within the right-of-way, in accordance with the sketch attached hereto and made a part hereof.

Section 2. The privilege as granted above is granted only on the condition that by the acceptance of the privilege, the said Transpo Storage its successors and assigns:

a. Shall become primarily responsible and liable for all and any damage to persons or property caused by and arising from the grant and exercise of such privilege.

b. Shall remove the encroachment allowed herein within ten (10) days after notice so to remove given by the State of Wisconsin or the City of Sheboygan; in the event of the failure so to remove, the said Transpo Storage its successors and assigns: shall pay the costs of removal by the State of

City Plan

Wisconsin or the City of Sheboygan, waiving all claim or claims for damages resulting from such removal, whether the removal is done by the said Transpo Storage its successors and assigns, or by the State of Wisconsin or by the City of Sheboygan.

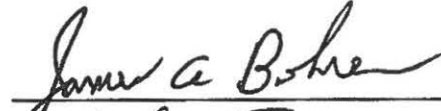
c. Shall pay such compensation to the City of Sheboygan for the grant of this privilege as may be determined by a board consisting of the Mayor, the Director of Public Works and the City Attorney; the compensation shall be paid into the General Fund.


d. Shall make such construction and/or alterations and maintain the same subject to the approval of the City Building Inspector and Director of Public Works, and shall waive the right to contest in any manner the validity of this ordinance or the amount of compensation charged.

Section 3. The provisions of §66.0425(1) thru (5) of the Wisconsin Statutes are incorporated herein by reference to all intents and purposes as if set out fully.

Section 4. The City Clerk is authorized and directed to record a certified copy of this ordinance in the office of the Register of Deeds for Sheboygan County, Wisconsin, the costs thereof to be charged to the General Fund.

Section 5. This ordinance shall take effect and be in full force from and after its passage and publication and upon payment of the consideration to be determined hereunder, provided, however, that in the event of failure to exercise the privilege herein granted and the payment of such consideration within six (6) months from the effective date hereof, then and in that event such privilege shall be rendered null and void.





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

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

II

3.5

R. O. No. 146-17-18. By CITY CLERK. September 5, 2017.

Submitting a communication from Ron Becker, owner of Transpo Storage, requesting an encroachment for the proposed Transpo Storage facility located at 1331 Wisconsin Ave. as the redeveloping of the site requires additional private storm sewer.

City Plan

City Clerk

AUG 30 '17 PM 1:23

August 29, 2017

City of Sheboygan
City Clerk's Office
828 Center Ave. Suite 100
Sheboygan, WI 53081

Subject: **Encroachment Request Application**
 Transpo Storage – 1331 Wisconsin Avenue
 Sheboygan, WI 53081

To Whom It May Concern

This letter is being submitted as part of the Encroachment Request Application for the proposed Transpo Storage facility, located at 1331 Wisconsin Avenue. The plans for redeveloping the site require additional private storm sewer. The nearest public storm sewer is located on the southwest corner of the Wisconsin Ave. and North 13th St intersection. To tie into this public storm sewer, private storm sewer will need to be installed within the R.O.W. along the south side of Wisconsin Avenue. The encroachment follows the proposed storm sewer centerline and is 4 feet wide (see attached Encroachment Exhibit for details).

If you have any questions please call me at 920-457-1155.

Thank you,


Ron Becker, Owner

Enclosures: Encroachment Description Exhibit

cc: Ryan Sazama; Steve Sokolowski



Image Landsat / Copernicus
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Google Earth

