

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Kieffer/Starlite to install a new electronic readerboard monument sign at Bethlehem Lutheran Church and School located at 1121/1123 Georgia Avenue. NR Zone

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

REPORT DATE: August 25, 2017

MEETING DATE: August 29, 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:

Kieffer/Starlite is proposing to install a new electronic readerboard monument sign at Bethlehem Lutheran Church and School located at 1121/1123 Georgia Avenue. The applicant states:

- Bethlehem Lutheran would like to replace its existing weathered manual readerboard monument sign with a new electronic readerboard monument sign.
- The sign will be located in approximately the same location – northwest corner of the property facing the intersection of Georgia Avenue and S. 12th Street.
- The sign is approximately 32sf (5 x 6.5).
- The electronic readerboard is 12sf (2 x 6).
- The sign is proposed to be accented with stone columns.
- The new electronic message center will provide better opportunities to advertise church/school activities and events to the public.

STAFF COMMENTS:

Applicant is requesting the following variances:

- Requesting a three (3) foot sign setback to the west/S. 12th Street property line - Minimum 12 foot setback to property line required.

Applicant states they want to replace the existing sign with the new sign in the same location because this intersection is the best location to get messages out to the public regarding church/school events. Also, the applicant points out that there is a large amount of sidewalk/public right-of-way in this area. So although the sign is three (3) feet to the west property line, it is approximately about 10 to 13 feet from the back of the curb.

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 three (3) foot setback to the S. 12th Street property line and shall meet the 12 foot setback to Georgia 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.
6. The proposed colors and materials of the stone/masonry columns shall match the existing church building colors and materials so that they are consistent and match.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 307030
MAP NO. 26 160 001
ZONING CLASSIFICATION: NR

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 8/29/17

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

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT *pl*
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: Kieffer / Starlite (Bonnie Fox)
ADDRESS: 3322 Washington Ave E-MAIL: JFuhmann@KiefferSigns.com
Jeff
PHONE: (920) 246-4406 FAX NO. (920) 451-3360
920 453-4125

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Bethlehem Lutheran Church
ADDRESS OF PROPERTY AFFECTED: 1121 Georgia Avenue, 53081
LEGAL DESCRIPTION: Single face, internally illuminated
electronic message center placed in a tube frame cabinet, Duranodie
bronze, monument mount (stone mason work by others) per proof # BT1903
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Church / School

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Church / School

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: We are merely requesting to replace
the existing changeable copy monument sign
with this much more attractive EML monument sign
in order to display messages

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: Kuepfer/Starlite (Bonnie Fox)

ADDRESS: 3322 Washington Ave., Sheboygan WI 53081
(Jeff Fuhrmann)

E-MAIL ADDRESS: JFuhrmann@Kueffersigns.com

PHONE: (920) 453-4125 FAX NO: (920) 451-3360
Cell 920 946-9406

2. OWNER INFORMATION

OWNER OF SITE: Bethlehem Lutheran Church

ADDRESS: 1121 Georgia Ave. Sheboygan, 53081

PHONE: (920) 452-4331 FAX NO: (920) 452-0209

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

NAME OF PROPOSED/EXISTING BUSINESS: Bethlehem Lutheran

ADDRESS OF PROPERTY AFFECTED: 1121 Georgia Ave, Sheb, 53081

USE OF PROPERTY: Church

TYPE OF SIGN: Monument

DESCRIPTION OF PROPOSED SIGN: 3/E, Full color, electronic LED Message Center, Monument style w/tube frame cabinet painted by hand in bronze & stone masonry work (masonry work to be done by others) please see proof

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 5' X WIDTH: 6'5" = TOTAL SQUARE FOOTAGE: 32.083

- AMOUNT OF PUBLIC STREET FRONTAGE: 367' on Georgia AVE & 225' on 12th Street

- AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: _____ 2

- SETBACK: 13'8" from inside of side walk

METHOD OF ATTACHMENT: pole mount (see proof)

METHOD OF ILLUMINATION: internally, LED's

SIGN MATERIALS: Aluminum, LED's, Elec. Comp., please see proof

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

- BEFORE PROPOSED SIGN: 2259 ft AFTER PROPOSED SIGN: 32.083 sq ft

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.

Bonnie Fox
APPLICANT'S SIGNATURE

07/10/17
DATE

Bonnie Fox
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.

Steve Sokolowski
City Planner
City of Sheboygan
828 Center Ave
Sheboygan WI 53081

08/11/2017

Narrative for New sign at Bethlehem Lutheran Church

Mr. Sokolowski and Members of the Planning Commission:

Thank you for the opportunity to speak with you regarding the Conditional Use and Variance permit applications for Bethlehem Lutheran Church / School's proposed: Single Face, Monument sign with an Electronic Message Center, (per rendering). This sign is to replace the old, outdated church sign, with plastic tracking (portions of which are beyond repair), the plastic letter set over the years has discolored and is incomplete.

The current sign is difficult to read, and to use, in comparison to the very attractive alternative we are proposing, that is easily read and very easy to use. As you are aware many other institutions in the City of Sheboygan have made the upgrade from Changeable Copy to LED message center, requesting the same conditional use/variances that Bethlehem Lutheran is requesting today. Additionally this LED message center will allow the School and Church to effectively communicate important information and events with students, families, and the Community.

Bethlehem Lutheran Church / School (represented by a Kieffer/Sterlite representative, on behalf of both Bethlehem, and Kieffer/Starlite), zoned both: Neighborhood Residential and Institutional, despite some variances from the current written sign ordinances for Bethlehem's zones, due to how many others have been allowed the same conditional uses or variances (or greater deviations from the current sign code) in the same zones would be unfair to be denied the sign requested, as precedence was set long ago on, and conditional use/variances have been granted to others in the same districts in Sheboygan for the exact type of sign that is proposed for Bethlehem, that required even greater variances or conditional uses due to size and or set back issues.

Just a few examples being:

- Urban Middle School, North Avenue
- Horace Mann Middle School, Union Avenue
- Sheboygan Theatre Company's. Water Street

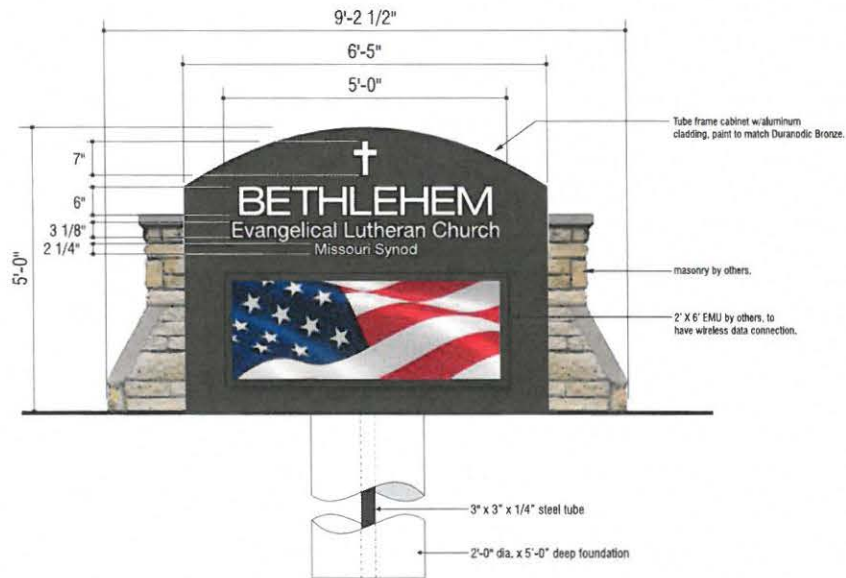
Sincerely,

Bonnie Fox

Kieffer/Starlite Sign Company

OPTION 10

S/F Internally Illuminated Monument Sign w/ EMC



Bethlehem
LUTHERAN CHURCH

ACCOUNT: Bethlehem Lutheran Church
 LOCATION: Sheboygan, WI
 SALES: _____ DESIGNER: TVS
 DATE: 05/23/17 All items checked in Enter Order
B71903 Artwork
 Design
 Survey

COMPANION FILES	REVISION:
PRODUCTION PROCESSING:	▲ -
Reflection #	▲ -
Job #	▲ -
-001	▲ -
-002	▲ -
-003	▲ -
-004	▲ -

INITIALS & DATE:

Kieffer
& CO., INC.



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 585 Bond Street - Lincolnshire, IL 60069
 PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kieffersigns.com



SPECIFICATIONS

1. New Storm Sewer. Joints #1 & #2 shall be a 30' dia. precast concrete pipe with Neenah R-2010-2 with Type "Z" girth for pipe bell or equal coating.
2. New Storm Water. Pre-treatment Basin shall be a 12' x 12' x 4' concrete structure with a 1/2" thick stormwater runoff gravitational separator of floating and sinking pollutants with storage equalizing baffles. Distributed by Contech Construction Products, Inc., Klamath Falls, WI.
3. New storm sewer manholes shall be constructed of R-1772D with solid lid to fit bell pipe or equal coating.
4. New storm sewer manholes shall be 30" x 30" x 4' with a 1/2" thick precast concrete unit with Neenah R-2007-C casting and Type "Z" girth or equal coating. Adjusting rings for future flow of 45.50.
5. Storm sewer shall be rubber gasket joint. Primary Chloride pipe (P.C.C.) with applicable ASTM specification R-2034, R-2035.
6. Polypropylene Chloride pipe shall conform to ASTM specification R-2034, R-2035.
7. The removal of any surplus excavated materials shall be the responsibility of the contractor.
8. The subgrade shall be within 1/2" inch of the proposed grade. The subgrade shall be compacted and the joints and drive areas as shown on plan.
9. 3/4" crushed road gravel shall be well graded between the joints specified and conform to crushed gravel. Construction requirements for crushed gravel.
10. Percentage by weight: 100% passing the 20-mesh sieve, 50% passing the 40-mesh sieve, 20% passing the 60-mesh sieve, 10% passing the 100-mesh sieve, 5% passing the No. 200 sieve.
11. The contractor shall maintain the following equipment: generator, compressor, all other transferring elevations, and an adequate number of trucks.

REBAR SPECIFICATIONS

12. Asphalt paving driver shall be used for all concrete work.
13. Gravel: 3" basecourse, 3/4" aggregate and as noted above.

ASPHALT CONCRETE PAVEMENT

14. Asphalt concrete pavement shall comply with Section 407 and Section 411 of the Wisconsin Department of Transportation, Standard Specifications for Highway Construction, 1996 Edition, the "Supplemental Specifications", 1998 Edition and all Interim Supplemental Specifications on this project. The pavement mix shall be approved by the Wisconsin Dept. of Transportation. The pavement shall be compacted with virgin and/or recycled aggregate and materials.

LEGEND

- = 1" IRON PIPE FOUND
- = 3/4" IRON PIPE FOUND
- = 2" IRON PIPE FOUND
- = 1/2" IRON PIPE FOUND
- = CHISELED ARROW SET
- = FINE HYDRANT
- = SMITHTY SEWER MANHOLE
- = STORM CATCH BASHIN-CURE TYPE
- = STORM SEWER MANHOLE
- = STORM SEWER PRETREATMENT UNIT
- = TELEPHONE PRECAST
- = TRAFFIC SIGN
- = UTILITY POLE & GUY WIRE
- = CHAIN LINK FENCE
- = OVERHEAD WIRES
- = STORM SEWER

F.F.E. 103.72 = FIRST FLOOR ELEVATION

SCALE 1" = 20'

DATE: FEBRUARY 5, 2004
 DRAWN BY: [Name]
 REVISION: [Number]

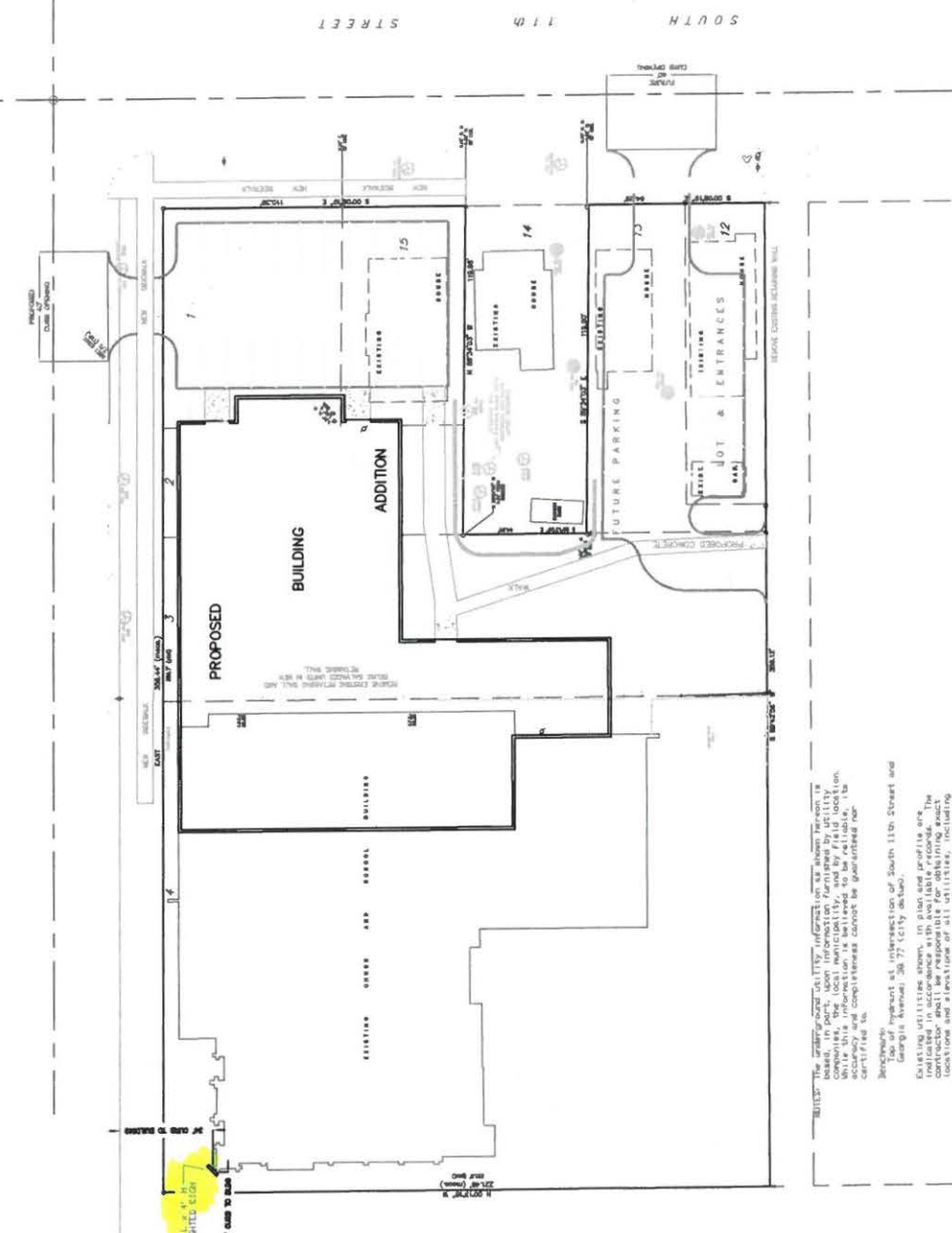
OWALD ENGINEERING, INC.
 REGISTERED PROFESSIONAL ENGINEER
CHINZE & ASSOCIATES, INC.
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

LEGAL DESCRIPTION

Lot 3 - 4, 12, 13, & 15, Block 1, Assessment Subdivision No. 19, City of Sheboygan, Sheboygan County, Wisconsin.

GEORGIA AVENUE

SOUTH 11th STREET



NOTICE: The contractor shall verify all existing utility lines shown on this plan. In plan and profile, the contractor shall be responsible for obtaining exact location and a location of all utilities, including gas, water, sewer, and storm sewer, prior to excavation. All utility owners shall be notified by the contractor 72 hours prior to excavation.

All erosion control measures shall be in place prior to construction. City of Sheboygan Planning Department.

FIGURE 2

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Marshall Signs to install a new electronic readerboard monument sign at Saint Luke United Methodist Church located at 623 Ontario Avenue. UR Zone

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

REPORT DATE: August 25, 2017

MEETING DATE: August 29, 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:

Marshall Sign, LLC is proposing to install a new electronic readerboard monument sign at Saint Luke United Methodist Church located at 623 Ontario Avenue. The applicant states:

- Saint Luke would like to replace its existing weathered manual readerboard monument sign with a new electronic readerboard monument sign. The existing sign will remain and only the readerboard itself is proposed to be replaced.
- The sign will be located in approximately the same location – northwest corner of the property facing the intersection of Ontario Avenue and N. 7th Street.
- The sign is a total of 24sf (3.1 x 8) and the electronic readerboard is 18sf (2.4 x 7.3).
- The new electronic message center will provide better opportunities to advertise church/school activities and events to the public.

STAFF COMMENTS:

Applicant is requesting the following variances:

Applicant is requesting a 25sf sign - Maximum square footage permitted is 24sf.

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. Maximum height of sign is eight (8) feet (top of sign to grade).
3. Sign shall meet the 12 foot setback to the property line (closest edge of sign to property line). It is the applicant's responsibility to insure the sign meets the required setback.
4. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 105980
MAP NO. _____
ZONING CLASSIFICATION: UR

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 8/29/17

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

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised November, 2009

Completed application is to be filed with the Department of City Development, 828 Center Avenue. 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: Jim Marshall - Marshall Sign, LLC
ADDRESS: W6415 Oak View Lane, Plymouth, WI E-MAIL: marshallsign@wi.rr.com
PHONE: (920) 893-8306 FAX NO. (920) 892-6463

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Saint Luke United Methodist Church
ADDRESS OF PROPERTY AFFECTED: 623 Ontario Ave / North 7th street
LEGAL DESCRIPTION: Church
Zoned Urban Commercial
BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
CHURCH
DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Same - Unchanged

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Any type of LED proposal for a church will be required to go through the conditional use and sign permit review by the City of Sheboygan Plan Commission.

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: Jim Marshall - Marshall Sign, LLC

ADDRESS: W6415 Oak View Lane, Plymouth, WI 53073

E-MAIL ADDRESS: marshallsign@wi.rr.com

PHONE: (920) 893-8306 FAX NO: (920) 892-6463

2. OWNER INFORMATION

OWNER OF SITE: Allan Jentsch

ADDRESS: 623 Ontario Ave / North 7th street

PHONE: (920) 458-3461 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Saint Luke United Methodist Church

ADDRESS OF PROPERTY AFFECTED: 623 Ontario Ave / North 7th street

USE OF PROPERTY: Church

TYPE OF SIGN: Retrofit Electronic Message Center into Existing Sign

DESCRIPTION OF PROPOSED SIGN: Electronic Message Center

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 38" X WIDTH: 8' = TOTAL SQUARE FOOTAGE: 25.3 sq. ft.

AMOUNT OF PUBLIC STREET FRONTAGE: _____ Existing Sign

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: _____ Existing Sign

SETBACK: _____ Existing Sign

METHOD OF ATTACHMENT: _____ Mechanical Fasteners

METHOD OF ILLUMINATION: _____ Internal LED

SIGN MATERIALS: _____ Aluminum

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: _____ 25.3 _____ AFTER PROPOSED SIGN: 25.3

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, and that the home occupation will be operated in compliance with the data on this application.

Jim Marshall

APPLICANT'S SIGNATURE

08/15/17

DATE

Jim Marshall

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.



Before



After

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Sheboygan County to construct a new drive/drop off area, new ADA parking and accessible ramp along N. 6th Street at the Sheboygan County Courthouse located at 615 N. 6th Street. SO Zone

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

REPORT DATE: August 25, 2017

MEETING DATE: August 29, 2017

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Sheboygan County is proposing to construct a new drive/drop off area, new ADA parking and accessible ramp along N. 6th Street at the Sheboygan County Courthouse located at 615 N. 6th Street. The applicant states the following:

- The proposed operations will not change, the court house will continue to function as-is. This project will bring all employees and visitors to the west side of the courthouse, which was the intended use during its 1934 original construction. The west drive addition/site restoration will provide ADA parking, ADA access to the front doors that will allow the County to implement one (1) secure entrance and lock the 'back' (east) doors. This west secure entry will have two (2) guards on duty that will check-in visitors. The check-in will include an x-ray machine with monitor and a metal detector. This gives the courthouse administration the ability to monitor everyone who comes and goes from this facility creating a safer environment for everyone.
- The courthouse is located on the corner of North 6th Street and New York Avenue with the drive/drop-off addition at the west end of the property. The project includes a drive/drop-off area, new ADA accessible ramp, symmetrical planter, narrowed & rebuilt stair and proposed stair (alternate-bid) to New York Avenue. The flag pole bases will also be restored.

- Limestone walls and flagpole bases, granite stairs, and concrete plaza to be restored and maintained as close to original condition of 1934. Existing flagpoles are stainless steel.
- New limestone material will match the existing at the handicap accessible ramp and symmetrical planter. The new drive will be concrete curb and asphalt with replaced concrete plaza at areas of disruption during construction. There will also be stainless steel 304 railings and guardrails throughout the stairs and ramp that have been selected for durable properties since there will be a lot of salting and shoveling throughout winter.
- A monumental sign (alternate-bid) has been proposed to match the existing monumental signs off of 6th street. The current monumental signs are large precast on a concrete base. The new monumental sign off of New York Avenue will have concrete base with a cast stone top to mimic the existing signs. Additionally the lettering will be cast aluminum, black in color and font to match the existing monumental signs that read "Sheboygan County Courthouse" and "Sheboygan County Law Enforcement Center".

The county also has an alternative bid on a proposed monument and states:

- This will be a 26sf (2.8 x 9.3) monument sign that will be very similar in appearance to the existing courthouse sign on 6th Street in terms of design, colors, materials, etc.
- The monument sign is to be located on the east/New York Avenue side of the property. The sign will be located in between the two (2) parking lot driveway cuts on New York Avenue.
- The sign states "Sheboygan County Courthouse entrance at 6th Street."

A sign permit will be required for this sign and more formal/detailed drawings will need to be provided at such time as the County submits for a sign permit to install such a sign. Applicant will work with staff and such a sign permit may need to be reviewed by the Plan Commission if a variance is required.

Applicant is requesting the following variances:

Applicant is requesting a street yard paving setback that varies from four (4) to 10 feet along N. 6th Street - Minimum street yard paving setback is 10 feet.

STAFF COMMENTS:

It appears that the County will be removing some of the parking spaces and parking meters on 6th Street as a result of this project. Applicant will be required to work/coordinate with Shoreline Metro on this project.

There is mention of the possibility of constructing new stairs from New York Avenue as an alternative bid. Staff has no problem with the stairs as proposed.

The Plan Commission should have the applicant address the timeframe of the proposed construction and if this will construction will impact N. 6th Street.

ACTION REQUESTED:

Staff recommends approval of conditional use/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, to building, electrical, storm drainage, demolition, etc.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a proposed landscape plan prior to building permit issuance.
4. Outdoor storage of materials or equipment shall be prohibited.
5. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets. There shall be no spillover light onto adjacent properties or the streets. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles.
6. All areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
8. Applicant shall work/coordinate with Shoreline Metro on this project (meter removal, etc.).
9. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
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, parking meters, 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. Absolutely no portion of the new building, signs and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
14. Applicant shall obtain the necessary sign permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
15. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures.
16. 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. 111380
MAP NO. _____
ZONING CLASSIFICATION: SO

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 8/29/17

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: Matt TeBeest

ADDRESS: 1227A N. 8th Street, Sheboygan, WI 53081 E-MAIL: mtebeest@brayarch.com

PHONE: 920-459-4200

FAX NO. N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan County Courthouse

ADDRESS OF PROPERTY AFFECTED: 615 N. 6th Street, Sheboygan, WI

LEGAL DESCRIPTION: See attachment

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

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

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

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.



**Alterations,
Restoration &
Site Improvements
to:
Sheboygan
County
Courthouse**

**City of Sheboygan
Conditional Use Permit
Application Submittal**

August 15, 2017



1222A North 8th Street ■ P.O. Box 955 ■ Sheboygan, Wisconsin 53082-0995
920.459.4200 ■ www.brayarch.com



ALTERATIONS, RESTORATION & SITE IMPROVEMENTS TO
SHEBOYGAN COUNTY COURTHOUSE
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3278

Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

TUESDAY | AUGUST 15, 2017



CITY OF SHEBOYGAN – CONDITIONAL USE PERMIT APPLICATION

DESCRIPTION OF EXISTING OPERATION

The Sheboygan Courthouse is a government building that helps to assist community members, operates 5 Courtrooms and keep records for the Circuit Courts of Sheboygan County.

DESCRIPTION OF PROPOSED OPERATION

The proposed operation will not change from the existing operation. However, the entry sequence for visitors will be directed to the proposed west entrance, which was the original intent of the building when built in 1934. The west drive addition/site restoration will provide ADA parking, ADA access to the front doors that will allow the County to implement one (1) secure entrance and lock the 'back' (east) doors. This west secure entry will have a two (2) guards on duty that will check-in visitors. The check-in will include an x-ray machine with monitor and a metal detector. The facility will continue to function as-is. The proposed land use is Government.

DESCRIPTION OF PROPOSED PROJECT

The project includes a drive/ drop-off area, new ADA accessible ramp, symmetrical planter, narrowed & rebuilt stair and proposed stair (alternate-bid) to New York Avenue. The flag pole bases will also be restored. The courthouse is located on the corner of North 6th Street and New York Avenue with the drive/drop-off addition at the west end of the property. This project will bring all employees and visitors to the west side of the courthouse, which was the intended use during its 1934 original construction. Bringing people to this side of the building will re-create a historic entrance along with alterations to accommodate handicapped individuals. Additionally, this gives the courthouse administration the ability to monitor everyone who comes and goes from this facility creating a safer environment for everyone.

DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS

Limestone walls and flagpole bases, granite stairs, and concrete plaza to be restored and maintained as close to original condition of 1934. Existing flagpoles are stainless steel. See attachment.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS

New limestone material will match the existing courthouse exterior at the handicap accessible ramp and symmetrical planter. The new drive will be concrete curb and asphalt with replaced concrete at areas of disruption during construction. Additionally the plaza will have traffic control bollards that will be concrete to match the limestone panels. There will also be stainless steel 304 railings and guardrails throughout the stairs and ramp that have been selected for durable properties since there will be a lot of salting and shoveling throughout winter. See attachment.

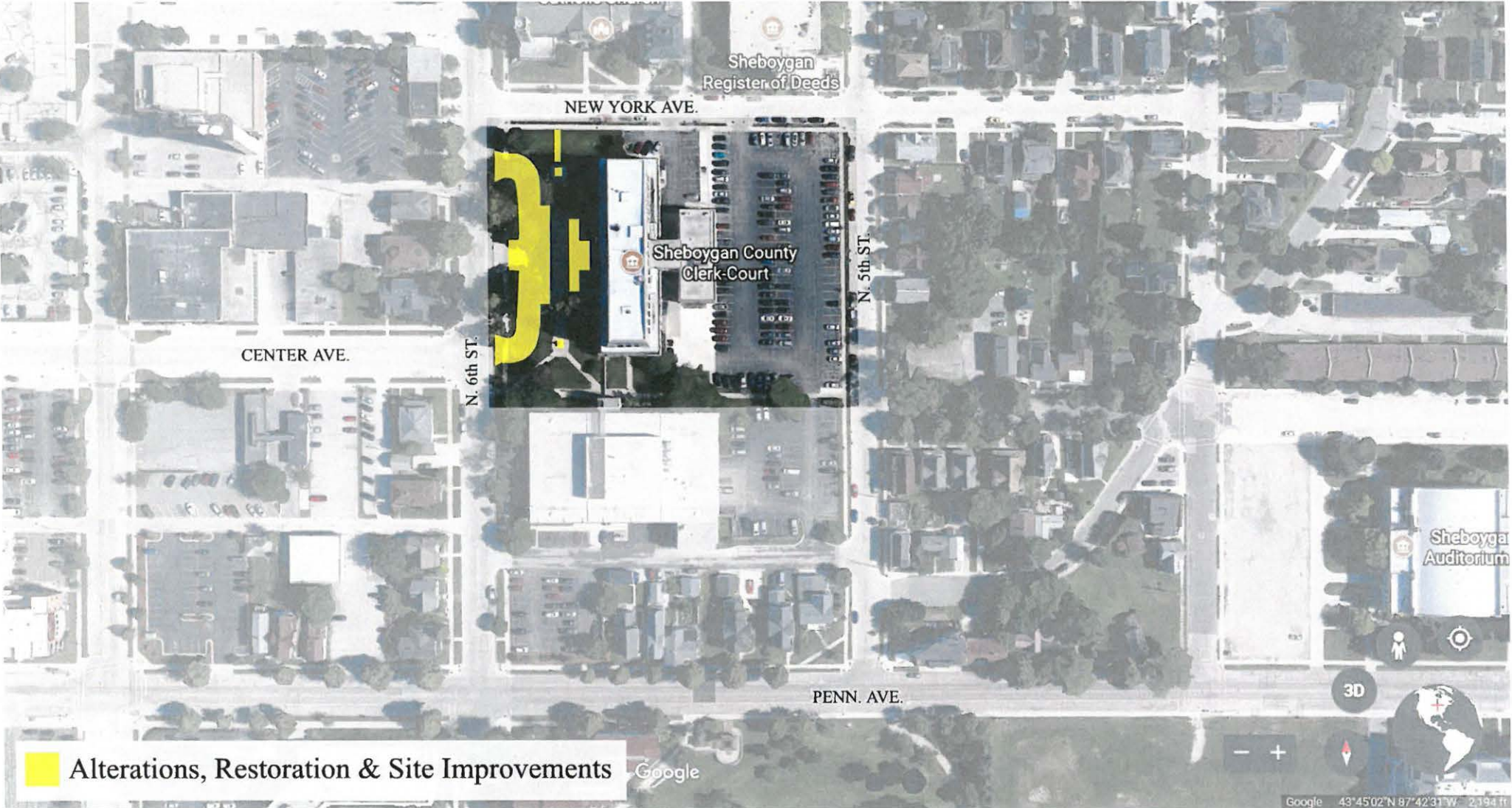
A monumental sign has been proposed to match the existing monumental signs off of 6th street. The current monumental signs are large precast on a concrete base. The new monumental sign off of New York Ave. will have concrete base with a cast stone top to mimic the existing signs. Additionally the lettering will be cast aluminum, black in color and font to match the existing monumental signs that read "Sheboygan County Courthouse" and "Sheboygan County Law Enforcement Center". See attachment.

DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT

There are many business that surround the courthouse. To the south is the Sherriff's Department. To the north is Sheboygan County's Administration building with St. Clement Catholic church just west. Across North 6th Street is multiple lawyers' offices. These buildings are operated at the same times of the Courthouse, besides the church, which operated when the Courthouse is closed. Currently there are designated parking spots on 6th and 5th street with additional street parking on New York Ave. The Courthouse has a large employee parking lot to the east of the Courthouse, which has 132 stalls and 2 ADA van type stalls at 5th & New York Ave. that are included for use at Administration Building. The proposed drive/drop-off area will have 6 stalls, 2 of which will be ADA. See attachment.

LEGAL DESCRIPTION OF PROPERTY

Ellis Addn Lots 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176 & 177. Also vacated center avenue adjacent said lots (court house)



Sheboygan County Courthouse

Aerial

August 15, 2017

 **bray**
architects
solid foundation. forward thinking
1227A North 8th Street • P.O. Box 955 • Sheboygan, Wisconsin 53082-0955
920.459.4200 • www.brayarch.com

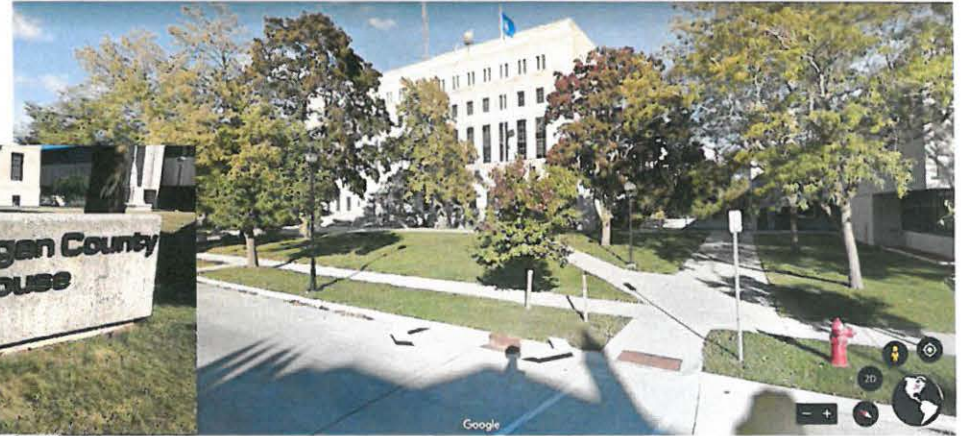




Courthouse looking Southeast



Monumental Sign



Courthouse looking Northeast



West Entrance/Plaza



West Entrance/Plaza (view from roof)

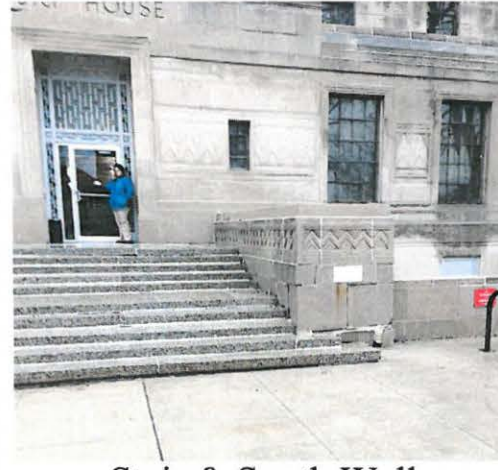




North Wall



Stair & North Wall



Stair & South Wall



Basement Entry



North Flagpole



North Flagpole Base



South Flagpole Base



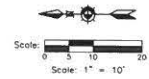
South Flagpole

Sheboygan County Courthouse

Existing Exterior

August 15, 2017





DIGGERS HOTLINE
 Dial 811 or (800)242-8511
 www.DiggersHotline.com
 PRIVATE UNDERGROUND ELECTRIC
 COUNTY ELECTRICIAN
 PHONE: (202)-568-0871

PAVEMENT MARKING LEGEND	
	PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE "HOT" PAVEMENT MARKING S.D.D.)
	PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, 18" WHITE (SEE "HOT" PAVEMENT MARKING S.D.D.)



Office Locations:
Milwaukee
 825 S. 1st Street
 Milwaukee, Wisconsin 53204
 T: 414.228.0200
Sheboygan
 1221A North 6th Street
 PO Box 955
 Sheboygan, Wisconsin 53082
 T: 920.459.4200
 www.brayarch.com

KAPR & ASSOCIATES, INC.
 2015 W. WATER WASHINGTON ST. 2ND FL. MILWAUKEE, WI 53224
 PHONE: 414.333.8888
 www.kapr-engineers.com



Project Title:
 Restoration, Alterations & Site Improvements to:
 Sheboygan County Courthouse
 Sheboygan County
 615 N. 6th Street, Sheboygan, WI 53081

REVISIONS:
 NO. DATE DESCRIPTION

Project Number:
3278
 Issued For:
Construction Documents
 August 4, 2017
 Sheet Title:
SITE GEOMETRIC & TRAFFIC CONTROL PLAN

Sheet Number:
C1.3

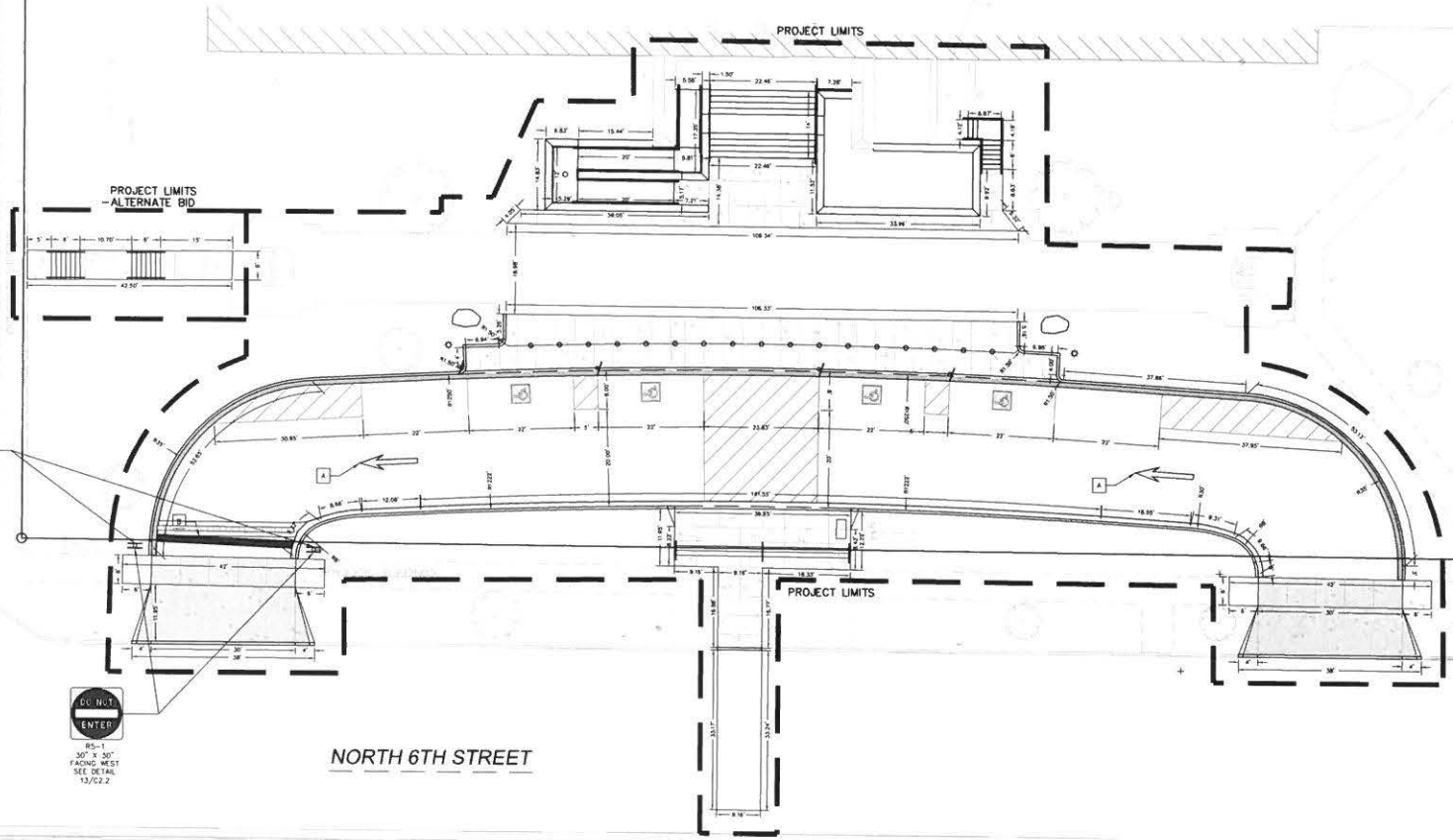
NEW YORK AVENUE

STOP
 R1-1
 30" x 30"
 FACING EAST
 SEE DETAIL
 13/C2.2

DO NOT ENTER
 R5-1
 30" x 30"
 FACING WEST
 SEE DETAIL
 13/C2.2

NORTH 6TH STREET

CENTER AVENUE

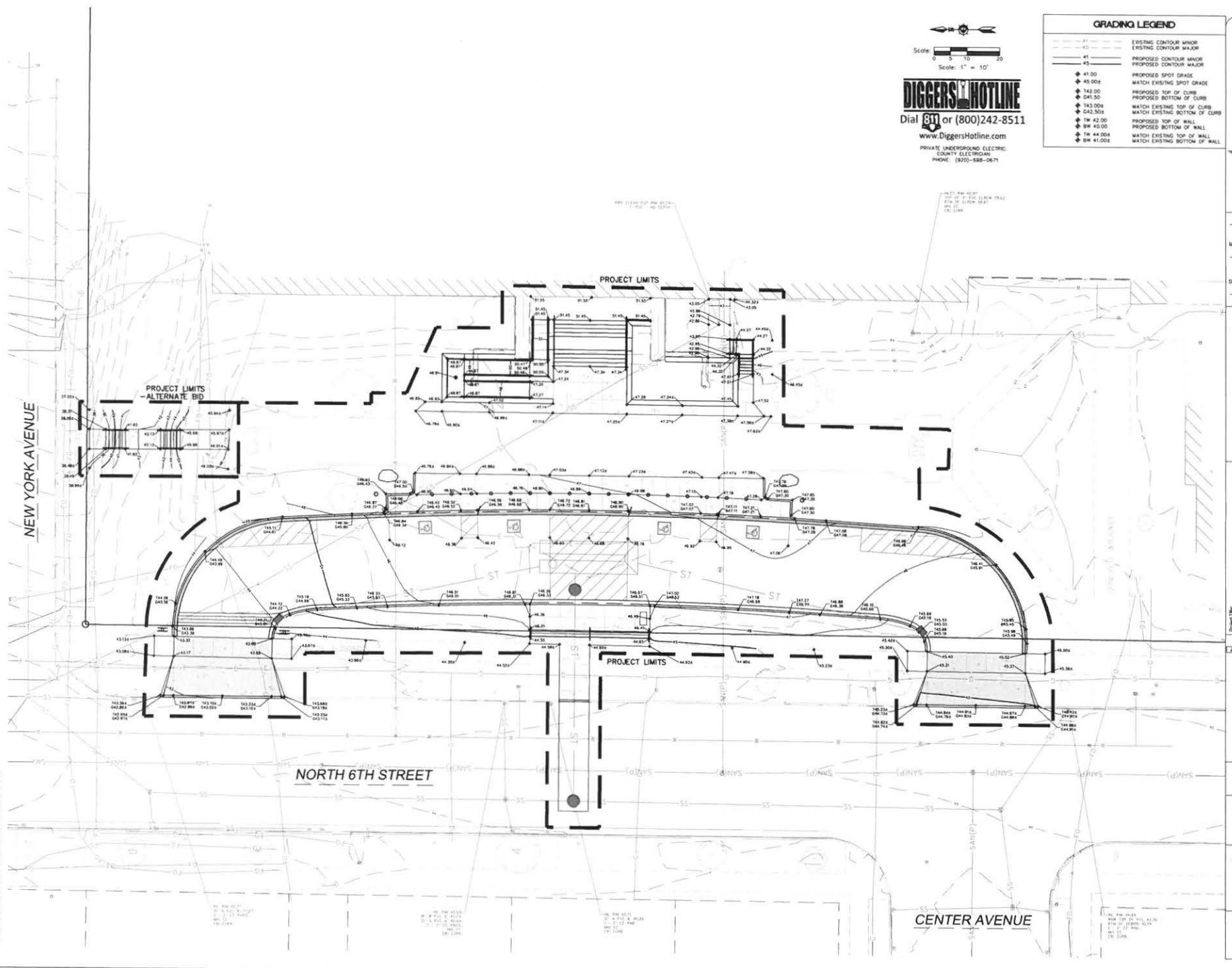


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Scale: 1" = 10'

DIGGERS HOTLINE
 Dial 800 or (800)242-8511
 www.DiggersHotline.com
 PRIVATE UNDERGROUND ELECTRIC
 COUNTY ELECTRICIAN
 PHONE: (920)-588-0671

GRADING LEGEND	
---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
41	PROPOSED SPOT GRADE
45	MATCH EXISTING SPOT GRADE
45.00±	PROPOSED TOP OF CURB
42.00	PROPOSED BOTTOM OF CURB
44.50	MATCH EXISTING TOP OF CURB
42.50±	MATCH EXISTING BOTTOM OF CURB
44.00±	PROPOSED TOP OF WALL
42.00	PROPOSED BOTTOM OF WALL
44.00±	MATCH EXISTING TOP OF WALL
42.00±	MATCH EXISTING BOTTOM OF WALL



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Office Locations:
 Milwaukee
 879 S. 1st Street
 Milwaukee, Wisconsin 53204
 T: 414.228.0290

Shoebogyan
 127A North 1st Street
 PO Box 935
 Shoebogyan, Wisconsin 53082
 T: 920.638.4200
 www.brayarch.com

KARIN & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1111 N. 10TH AVE. SUITE 200
 MILWAUKEE, WI 53233
 PHONE: 414.333.4444
 www.karinassociates.com

Project Title:
 Restoration, Alterations & Site Improvements to:
 Sheboygan County Courthouse
 Sheboygan County
 615 N. 6th Street, Sheboygan, WI 53081

REVISIONS:

NO.	DATE	DESCRIPTION

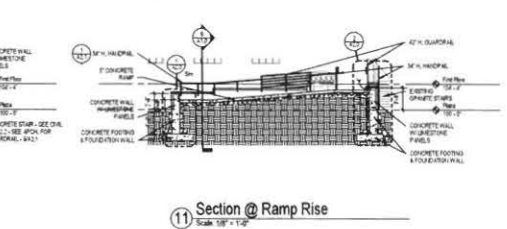
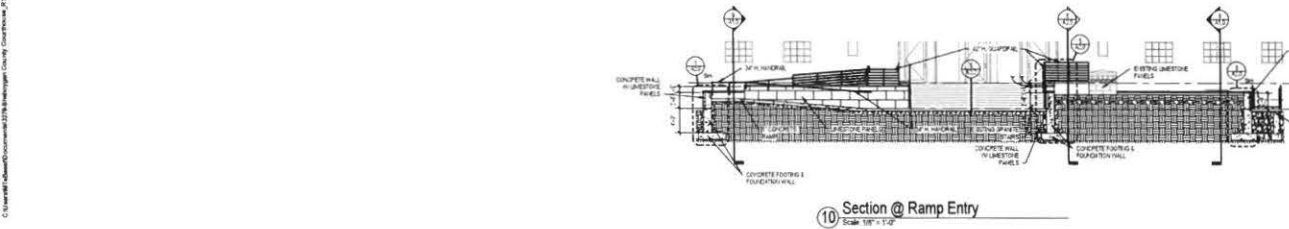
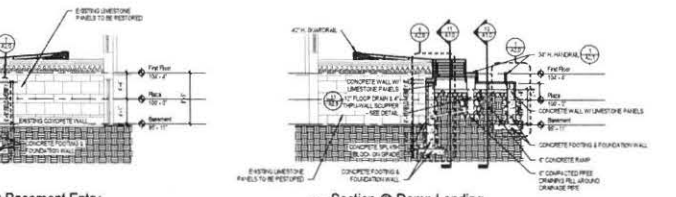
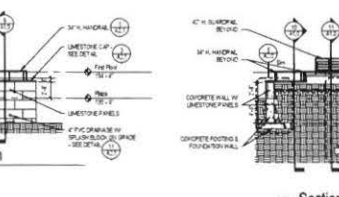
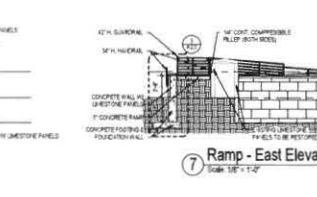
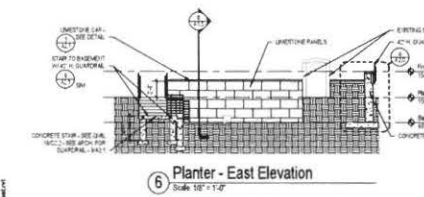
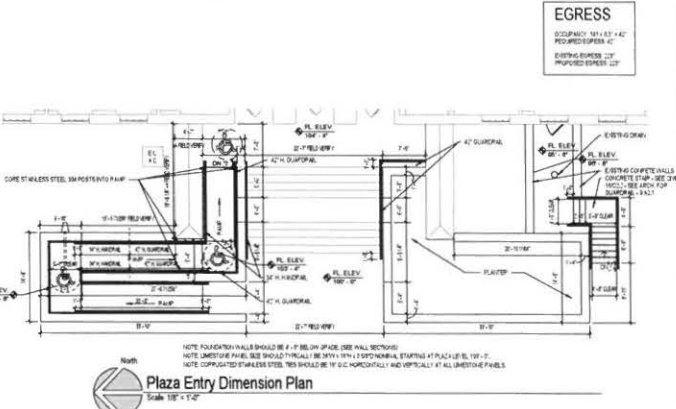
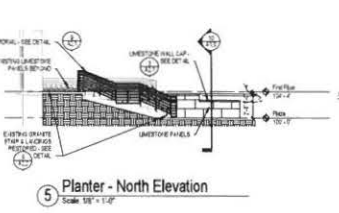
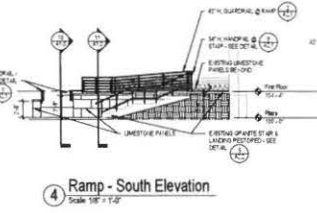
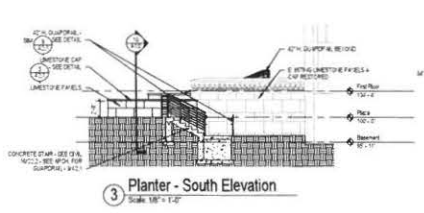
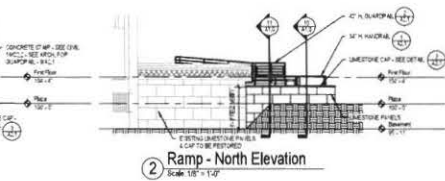
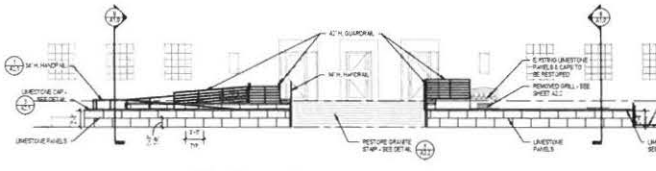
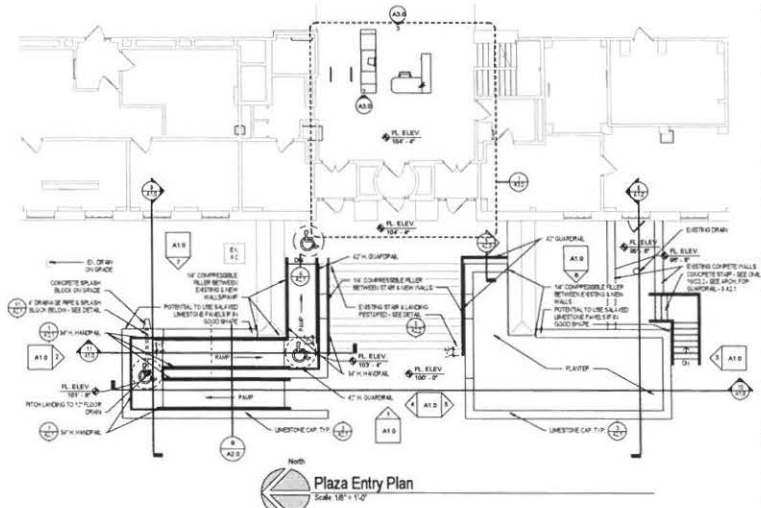
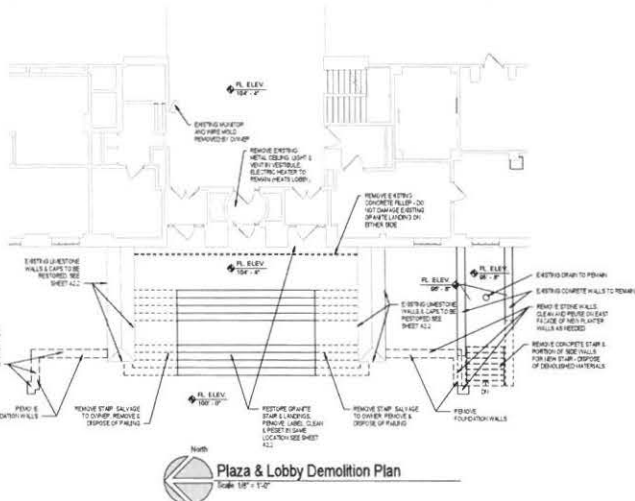
Project Number:
3278

Issued For:
Construction Documents
 August 4, 2011

Sheet Title:
SITE GRADING PLAN

Sheet Number:
C1.4

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EGRESS
OCCUPANCY: 101.1.1.1 - 42'
REQUIRED EGRESS: 42'
EXISTING EGRESS: 22'
IMPROVED EGRESS: 22'

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Office Locations:
Milwaukee
820 S. 1st Street
Milwaukee, Wisconsin 53204
T 414.226.0200

Shaboygan
12274 North 4th Street
PO Box 995
Shaboygan, Wisconsin 53082
T 400.468.4000

www.brayarch.com

Project Title:
Restoration, Alterations & Site Improvements to:
Shaboygan County Courthouse
Shaboygan County

Project Location:
619 N. 6th Street, Shaboygan, WI 53081

REVISIONS:

NO.	DATE	DESCRIPTION
1		

Project Number:
3278

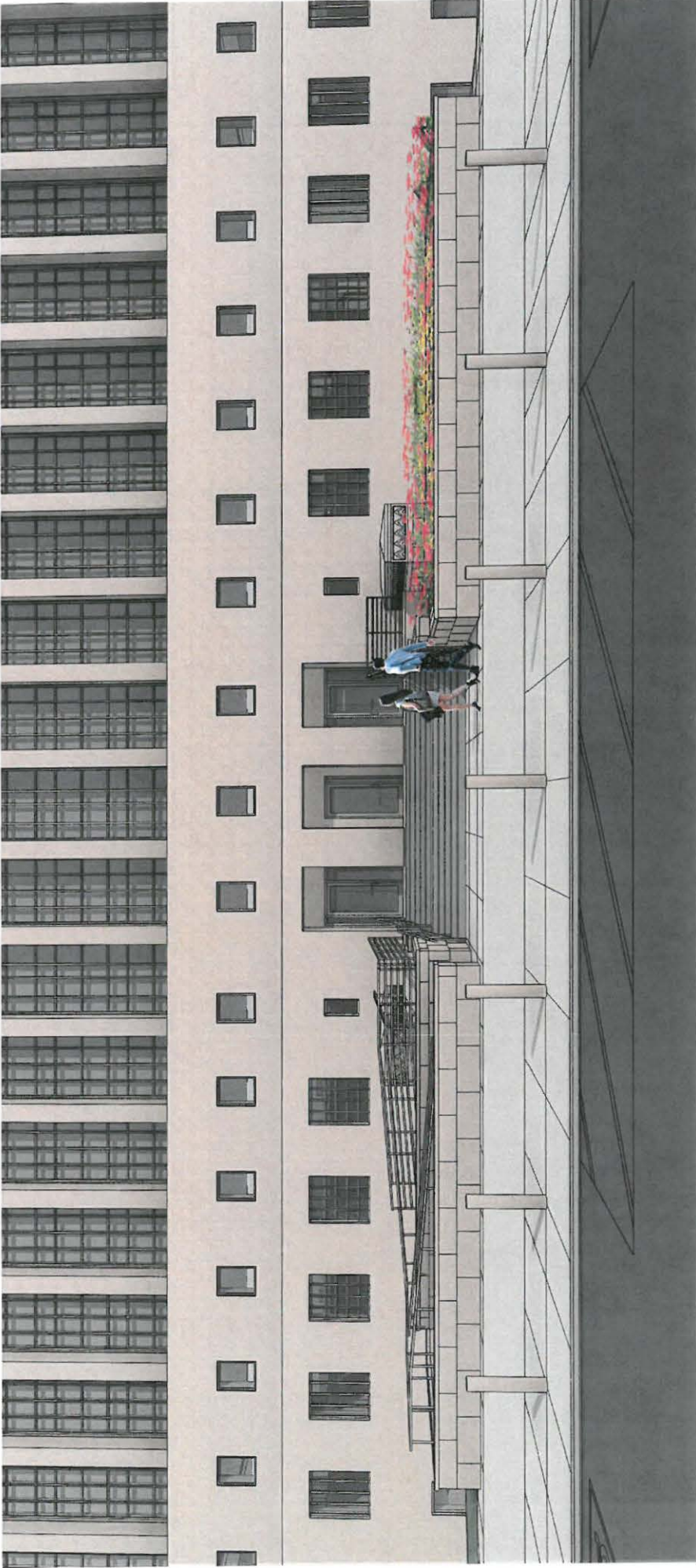
Issued for:
Construction Documents

August 4, 2017

Sheet Title:
Plans, Elevations & Sections

Sheet Number:
A1.0

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West Entry/Plaza

Sheboygan County Courthouse

August 15, 2017





**Stainless Steel
(Handrails/Guardrails)**



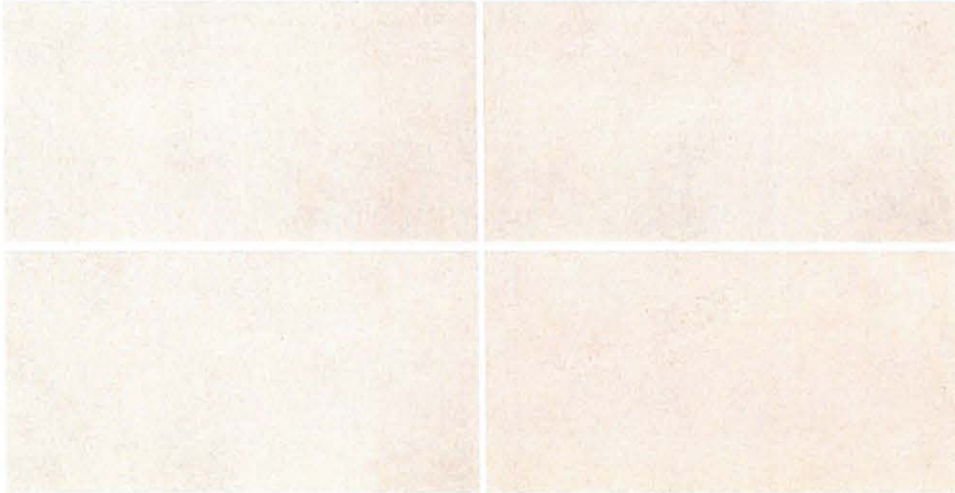
Concrete (Bollards)



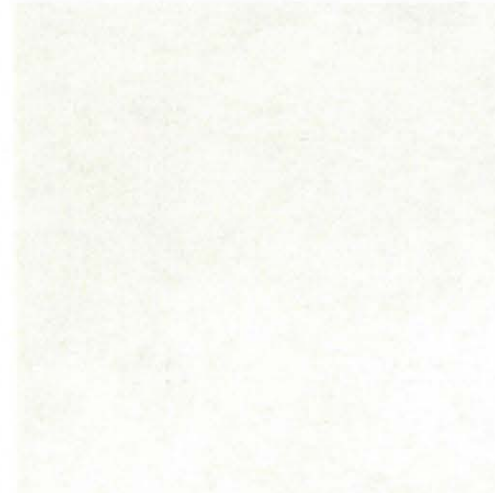
**Gypsum Board - Paint T.B.D.
(Vestibule Ceiling)**



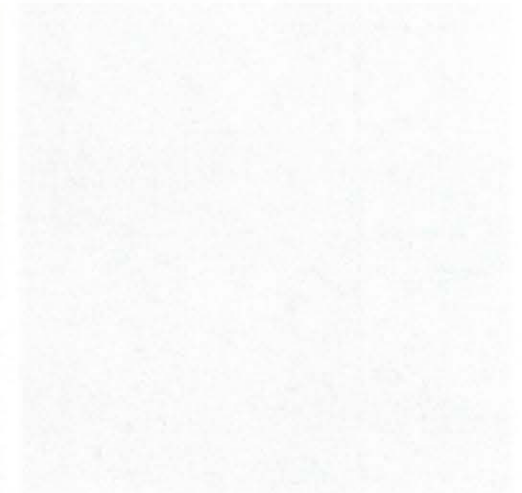
**Cast Aluminum Letters
(Mon. Sign)**



Indiana Limestone - Silverbuff (Walls/Planter/Wall Caps)



Concrete (Plaza/Stair)

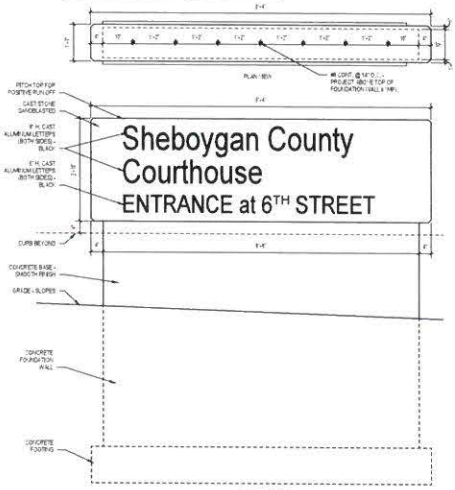


**Cast Stone - Natural
(Mon. Sign)**



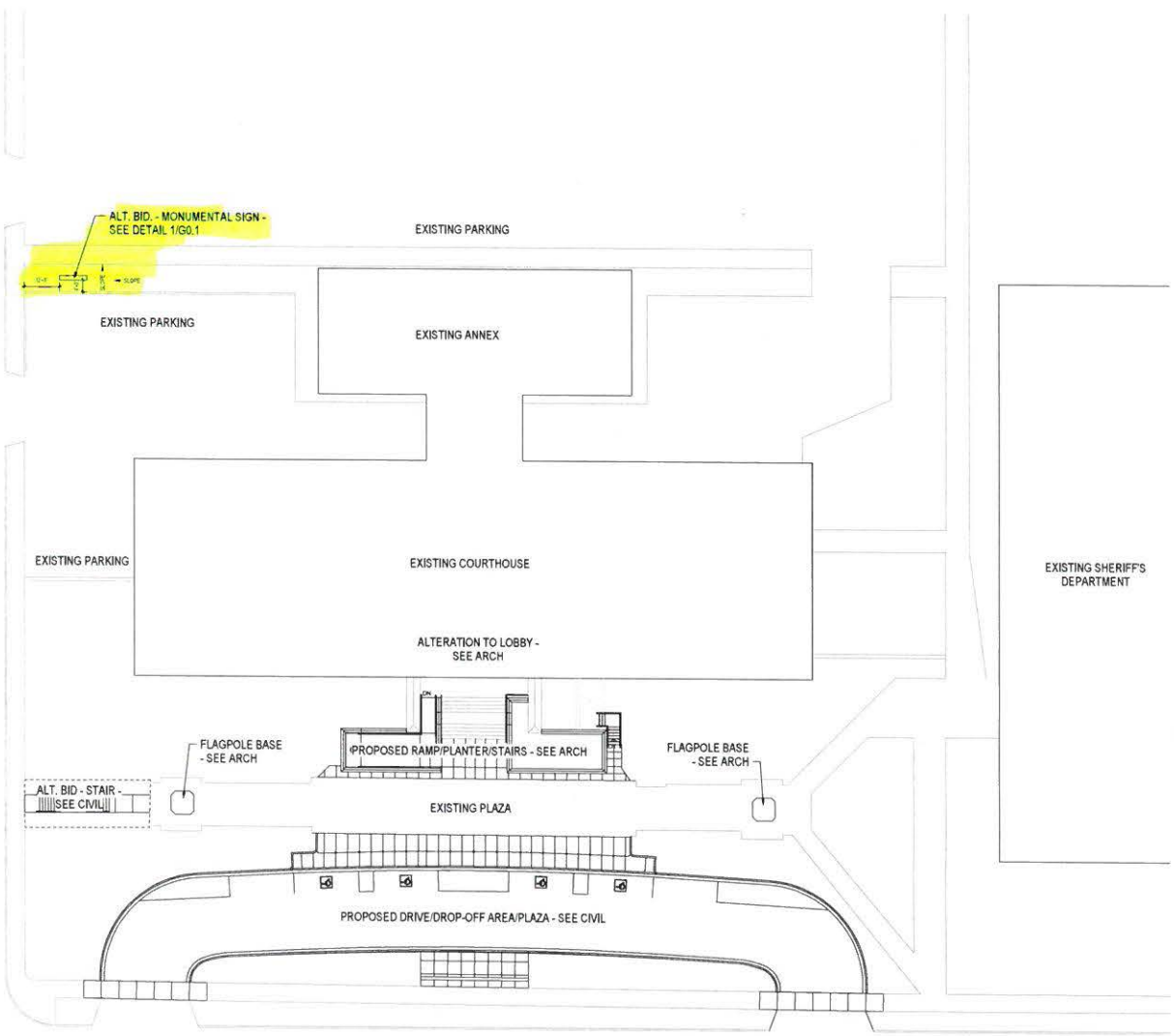
NOTE: CHAMFER ON ALL CORNERS & EDGES OF CAST STONE.
 REPAIR ALL CONCRETE WORK AT CHANGES INDICATED BY DOTTED LINES.
 THIS PLAN TO BE APPROVED BY ARCHITECT ON THE EIGHTH
 REVISED 7/11/17 SEE CIVIL FOR DRIVE/PLAZA/STAIRS.
 SEE SECTION 101.01 FOR MATERIALS.
 SEE SECTION 101.02 FOR MATERIALS.

REVISIONS
 Sheboygan County Courthouse - 1st
 TRANSVERSE & 4th STREET - 1st
 7/11/17



Sheboygan County Courthouse ENTRANCE at 6TH STREET

1 Alternate Bid - Monumental Sign
 Scale: 3/4" = 1'-0"



NORTH 6th STREET

North
 Overall Building Plan
 Scale: 1/16" = 1'-0"

CENTER AVE.



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 Milwaukee
 829 S. 1st Street
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 T: 414.226.6300
 Sheboygan
 1227A North 6th Street
 P.O. Box 950
 Sheboygan, Wisconsin 53082
 T: 920.459.4200
 www.brayarch.com

Project Title:
 Restoration, Alterations & Site Improvements to:
 Sheboygan County Courthouse
 Sheboygan County
 618 N. 6th Street, Sheboygan, WI 53081

REVISIONS

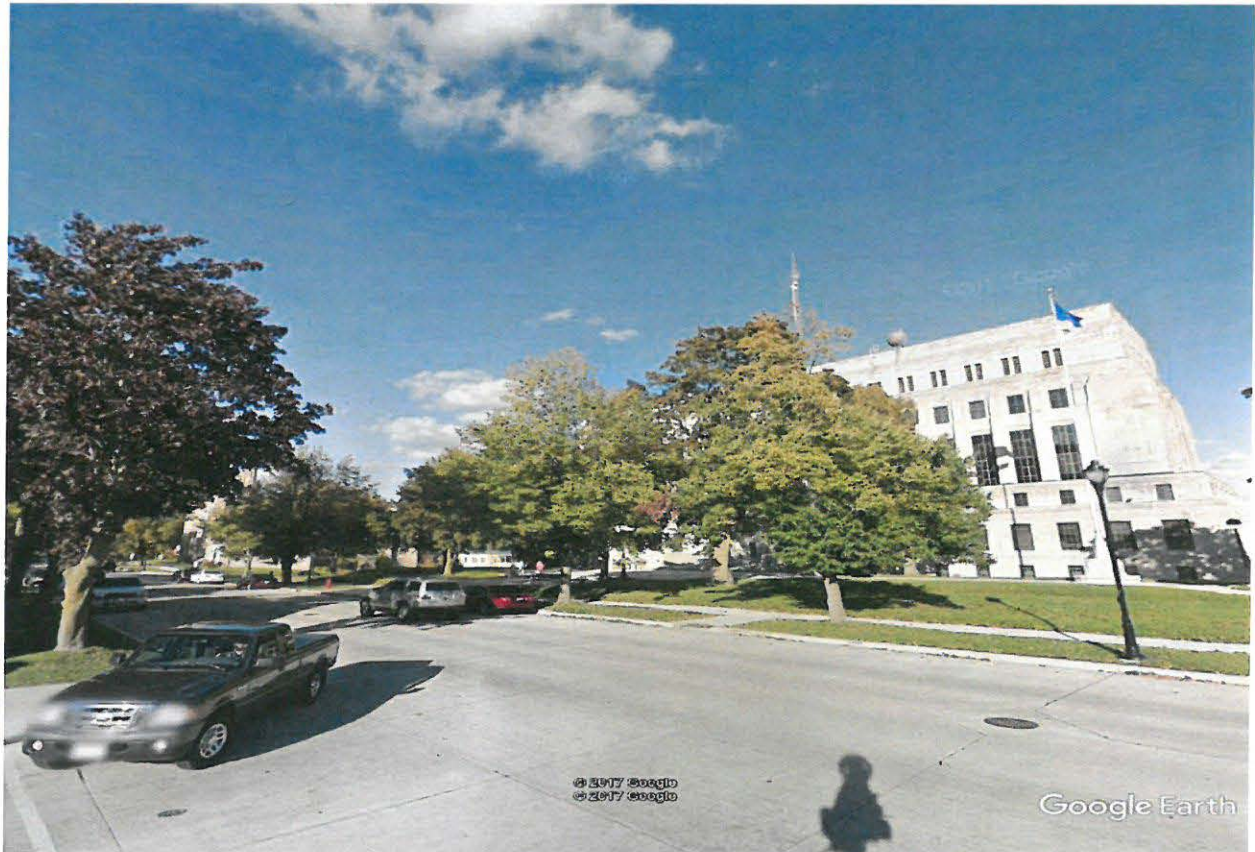
NO.	DATE	DESCRIPTION

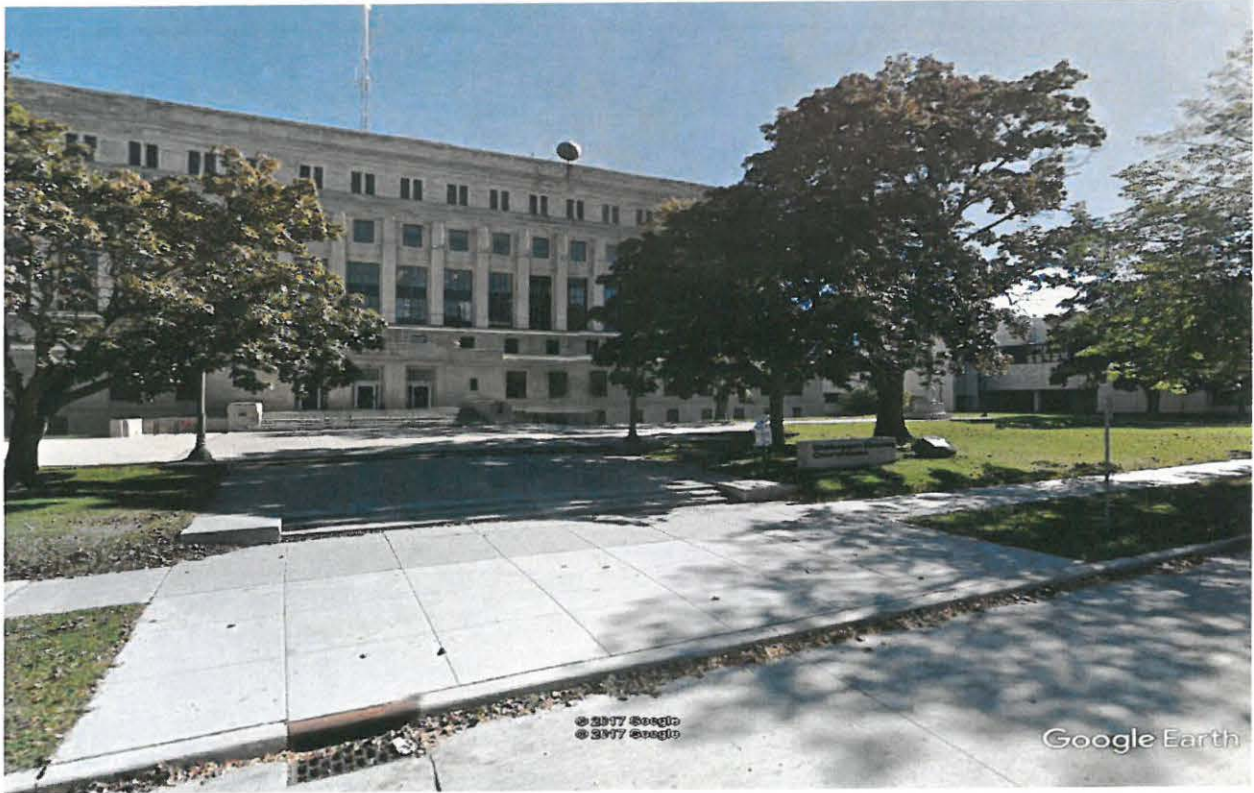
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3278

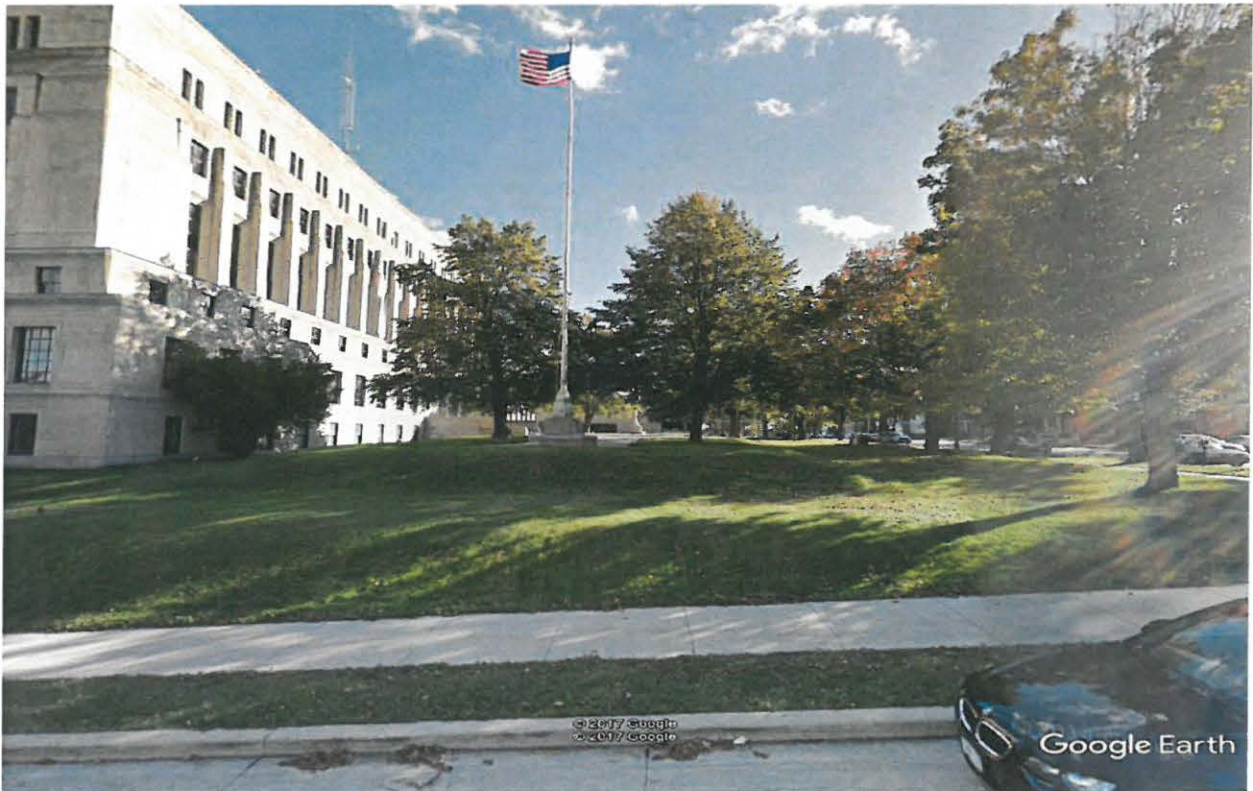
Issued For:
Construction Documents
 August 8, 2017

Sheet Title:
Overall Building Plan & Alt. Bid

Sheet Number:
G0.1







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Kiernan West time extension request to a previously approved conditional use permit to construct a new Fed Ex Cross Dock Facility on parcel # 470943 (Sheboygan Business Park property located at the southwest corner of Concord Drive and Gateway Drive). SI Zone

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

REPORT DATE: August 25, 2017

MEETING DATE: August 29, 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:

On December 13, 2016, the City of Sheboygan Plan Commission approved a conditional use, variance and CSM application by KW SBM, LLC to construct a new cross dock distribution facility in the Sheboygan Business Park located at the southwest corner of Concord Drive and Gateway Drive (Parcel # 470938). The Plan Commission approved the conditional use permit and variance with 30 conditions of approval. The applicant stated the following:

- At the City of Sheboygan Planner's suggestion, KW SBM, LLC analyzed and has selected the Sheboygan Business Center to locate their new service center to provide distribution services to the greater Sheboygan area.
- The value of this proposed development is about \$10,500,000; with a total build out value of \$19,200,000. The proposed development shall be completed in 2017, and the future expansion typically in eight (8) years.
- The employee count associated with the initial phase of the project is 42 jobs with the possibility of tripling the number of employees.
- The proposed building is about 28,000sf with 42 a future addition on the east end of about 7,360sf (currently parking area). This project will be a long term home for operations in the Sheboygan area.

STAFF COMMENTS:

Section 15.905(9), Conditional Use Review and Approval, of the City of Sheboygan Zoning Ordinance states:

*The start of construction of any and all conditional uses shall be initiated within 365 days of their approval by Plan Commission and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use. **Prior to such a revocation, the applicant may request an extension of this period.** Said request shall require formal approval by Plan Commission and shall be based upon a showing of acceptable justification (as determined by Plan Commission).*

Today, the Plan Commission is reviewing the attached August 14, 2017 Kiernan West time extension request letter. The letter has been forwarded to the Plan Commission because there have been some unexpected delays in fiscal/facilities planning, permitting with the state and federal government, etc.

The goal is to begin construction in spring of 2018.

ACTION REQUESTED:

Staff recommends approval of the Kiernan West time extension request and would recommend a new deadline date of **December 15, 2017**.

The City Plan Commission approved the new cross dock distribution facility conditional use permit and variances with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin DNR, Army Corp of Engineers, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant may only impact areas designated as wetlands if and only if they have written documentation (license, permit, etc.) from the DNR permitting them to do so. Applicant shall provide such documentation to the Department of City Development prior to impacting any designated wetlands.
3. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
4. If the applicant is proposing to utilize City of Sheboygan property for their stormwater purposes, a stormwater agreement will also need to be completed prior to building permit issuance. The agreement shall specifically detail issues such as use, construction, maintenance, access, etc.

5. Submittal and approval of a proposed landscape plan prior to building permit issuance. Applicant will submit a landscape plan that addresses all four (4) landscaping and bufferyard requirements (except for approved landscape locational variance).
6. Applicant shall provide and maintain landscaping, berming and screening that adequately screens the proposed trailers and dock doors from Concord Drive and the property lines. This landscaping/berming/screening shall be incorporated into the landscape plan and shall be installed per approved plans.
7. Fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. The applicant shall install the black vinyl Beta Fence as they have proposed.
8. The applicant shall not install barb wire fencing.
9. Compactor and dumpster shall be screened and enclosed and constructed of like materials and colors of the facility.
10. Outdoor storage of materials, products or equipment shall be prohibited.
11. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
12. 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.).
13. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
14. Applicant shall obtain the necessary sign permits prior to installation. The proposed signage shall meet the City of Sheboygan Zoning Ordinance and Business Park Protective Covenants. All signage must be submitted to and reviewed/approved by the City of Sheboygan Architectural Review Board.
15. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
16. All areas used for parking or maneuvering of vehicles shall be paved.
17. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
18. The development shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
19. 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.).
20. 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.
21. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
22. Applicant shall adequately address all Fire Department concerns related to this development.

23. Applicant will provide adequate public access along Gateway and Concord and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
24. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands.
25. The Certified Survey Map (CSM) will be reviewed if and only if the Plan Commission approves the conditional use permit. The proposed CSM will exactly match the approved site plan/property layout.
26. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
27. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded and that KW SBM, LLC is the owner of the parcel.
28. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building and sign design.
29. The fueling station design shall architecturally match the main cross dock facility with regards to design, materials, colors, etc.
30. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Extension Request Letter and Conditional Use Permit Application and required attachments.



KiernanWest

REAL ESTATE WITH A PURPOSE

August 14, 2017

Honorable Mayor of the City of Sheboygan
Sheboygan Plan Commission
828 Center Avenue; Suite 104
Sheboygan, WI 53081

To Whom It May Concern:

We respectfully request a one year extension of the Conditional Use and Variance application approved on December 13, 2016 for the construction of a new cross dock facility in the Sheboygan Business Park Parcel #470938.

Upon the election of the tenant, FedEx Freight Inc., the project commencement was slated to begin in the Spring of 2018. This constituted a one year delay in the project. The delay was due to fiscal and facilities planning, and also is the earliest date to commence construction of delivery in 2018 due to winter weather.

Please feel free to contact me with any questions. I appreciate your consideration and the ongoing relationship.

Best Regards,

Kevin M. Kiernan
Manager, KW SBM LLC/Owner

c/c Craig Rusch, Wagner Excavating

www.kiernanwest.com

info@kiernanwest.com

KiernanWest, LLC
PO Box 979
Telluride, CO 81435-0979



December 6, 2016

Conditional Use Application - Narrative

Project: Crossdock Facility
Concord Drive and Gateway Drive
Sheboygan Business Center
Sheboygan, Wisconsin 53081

Developer: KW SBM, LLC

Zoning: Suburban Industrial (SI) District

Existing land use: Vacant field and existing wetland relocation area, 33.2 acres (part of Sheboygan Business Center, with adjacent commercial buildings)

Proposed land use: Crossdock Facility distribution center: visitor parking, employee parking, tractor and trailer parking, office, and 44 overhead door cross dock. One of the overhead doors will be used for a drive-in ramp and another for the dumpster/compactor. The semi trailers are loaded and unloaded with mechanized equipment. With the cross dock system there is no long term storage of any product. The parcel shall be divided into two lots. Lot 1 (16.1 acres) for the proposed development and Outlot 2 (17.1 acres) for the existing wetland relocation area and proposed storm water detention basin

Proposed Use Data:

Reason for site selection – the site is located within the Sheboygan Business Center with established concrete roads to route semi traffic safely and efficiently. The site is also serviced by public utilities. The standard Crossdock Facility site plan layout dimensional fits the lot.

Estimated Employees – 42 full time employees

Number of shifts – 3 split shifts for loading and unloading with a down period in between

Hours of operation – 24 / 7 / 365 facility

Types of trucks – Tractor and 53' trailer, PUP trucks (double trailers at 28'), and vans

No.	Revision	Date

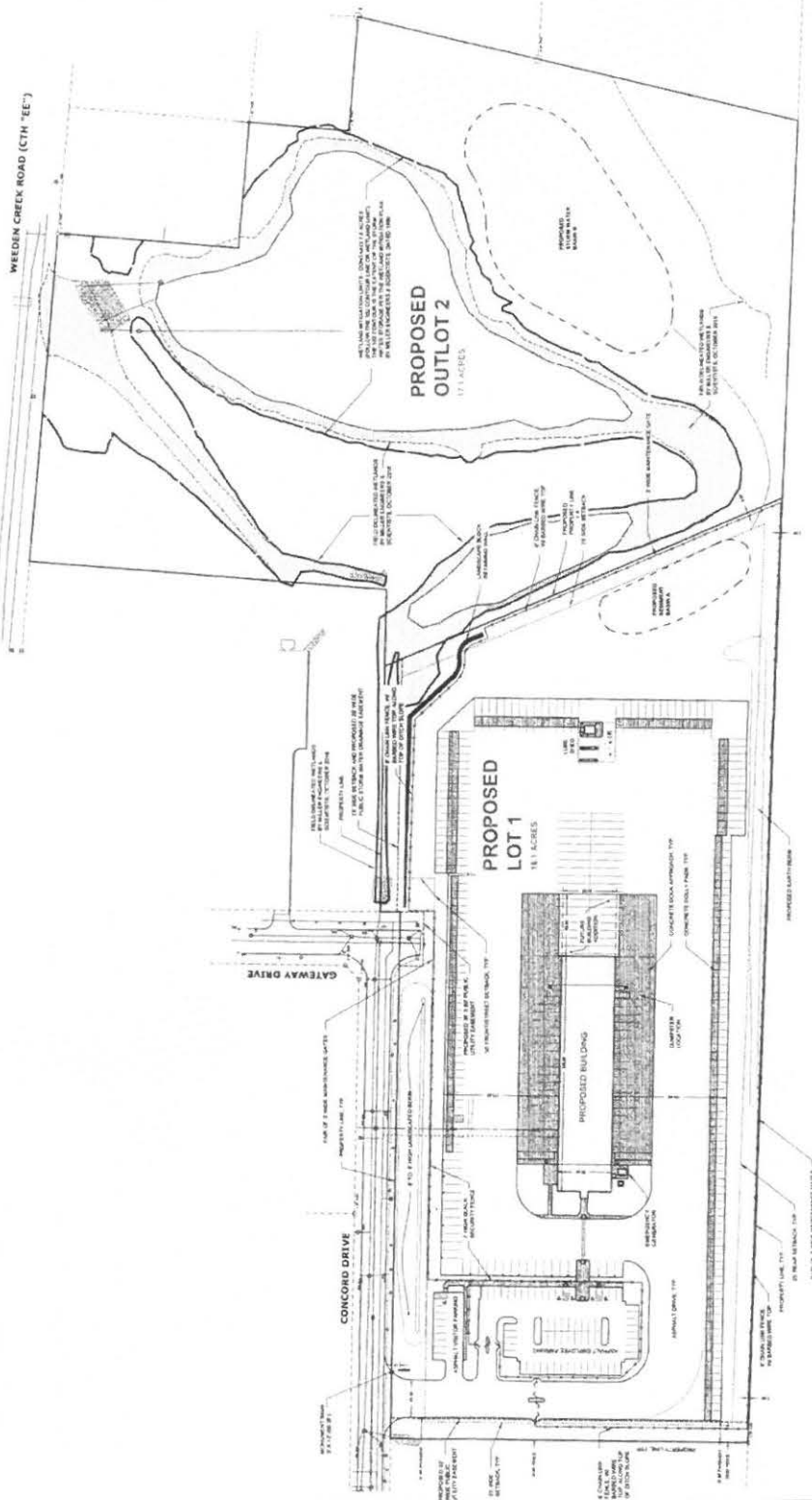


Sheboygan Business Center
 Crossdock Facility
 Sheboygan, Wisconsin
 For KW SBM, LLC

DATE
 12/6/16

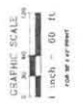
1

SITE PLAN FOR APPROVAL

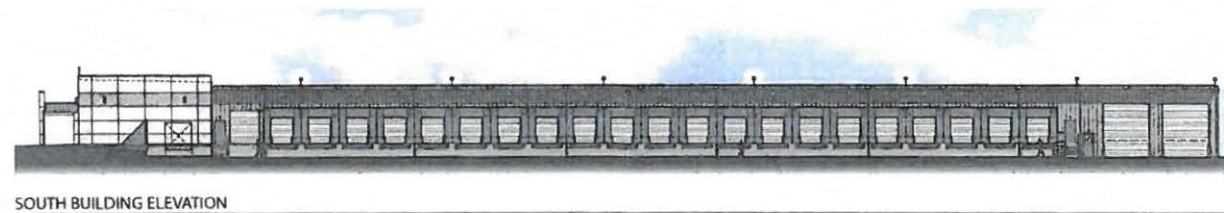
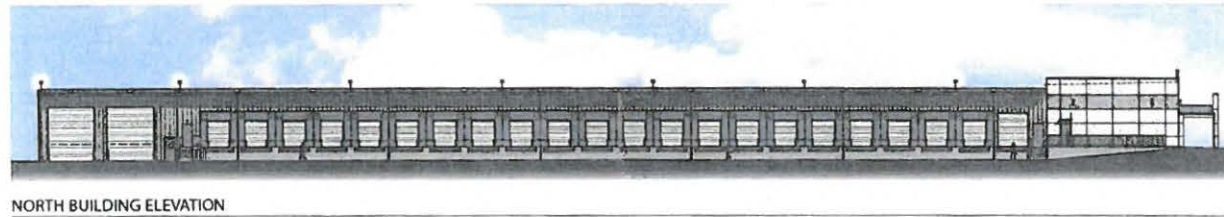
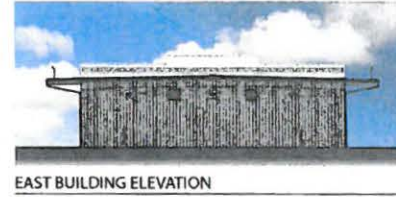
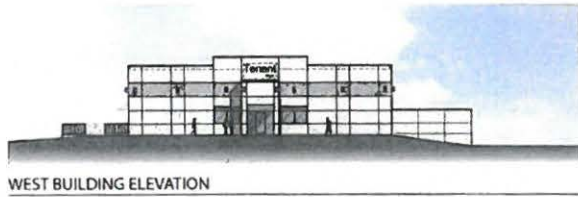


GENERAL NOTES

PROPOSED BUILDING	AS SHOWN
PROPOSED PARKING	AS SHOWN
PROPOSED DRIVEWAYS	AS SHOWN
PROPOSED UTILITY	AS SHOWN
PROPOSED EASEMENTS	AS SHOWN
PROPOSED FENCES	AS SHOWN
PROPOSED SIGNAGE	AS SHOWN
PROPOSED LANDSCAPE	AS SHOWN
PROPOSED LIGHTING	AS SHOWN
PROPOSED SECURITY	AS SHOWN
PROPOSED ACCESS	AS SHOWN
PROPOSED EXITS	AS SHOWN
PROPOSED ENTRANCES	AS SHOWN
PROPOSED STAIRS	AS SHOWN
PROPOSED RAMP	AS SHOWN
PROPOSED ELEVATOR	AS SHOWN
PROPOSED ESCAPE ROUTE	AS SHOWN
PROPOSED FIRE EXTINGUISHER	AS SHOWN
PROPOSED FIRST AID KIT	AS SHOWN
PROPOSED SAFETY EQUIPMENT	AS SHOWN
PROPOSED EMERGENCY EXIT	AS SHOWN
PROPOSED EMERGENCY PHONE	AS SHOWN
PROPOSED EMERGENCY LIGHTS	AS SHOWN
PROPOSED EMERGENCY SIGNALS	AS SHOWN
PROPOSED EMERGENCY BELL	AS SHOWN
PROPOSED EMERGENCY EXIT DOOR	AS SHOWN
PROPOSED EMERGENCY EXIT WINDOW	AS SHOWN
PROPOSED EMERGENCY EXIT SIGN	AS SHOWN
PROPOSED EMERGENCY EXIT LOCK	AS SHOWN
PROPOSED EMERGENCY EXIT HANDLE	AS SHOWN
PROPOSED EMERGENCY EXIT RELEASE	AS SHOWN
PROPOSED EMERGENCY EXIT ALARM	AS SHOWN
PROPOSED EMERGENCY EXIT NOTIFICATION	AS SHOWN
PROPOSED EMERGENCY EXIT RECORDING	AS SHOWN
PROPOSED EMERGENCY EXIT MONITORING	AS SHOWN
PROPOSED EMERGENCY EXIT TESTING	AS SHOWN
PROPOSED EMERGENCY EXIT MAINTENANCE	AS SHOWN
PROPOSED EMERGENCY EXIT INSPECTION	AS SHOWN
PROPOSED EMERGENCY EXIT REPORTING	AS SHOWN
PROPOSED EMERGENCY EXIT DOCUMENTATION	AS SHOWN
PROPOSED EMERGENCY EXIT TRAINING	AS SHOWN
PROPOSED EMERGENCY EXIT DRILLS	AS SHOWN
PROPOSED EMERGENCY EXIT EXERCISES	AS SHOWN
PROPOSED EMERGENCY EXIT EVALUATION	AS SHOWN
PROPOSED EMERGENCY EXIT IMPROVEMENTS	AS SHOWN
PROPOSED EMERGENCY EXIT CORRECTIVE ACTIONS	AS SHOWN
PROPOSED EMERGENCY EXIT PREVENTIVE MEASURES	AS SHOWN
PROPOSED EMERGENCY EXIT CONTINGENCY PLANS	AS SHOWN
PROPOSED EMERGENCY EXIT COMMUNICATIONS	AS SHOWN
PROPOSED EMERGENCY EXIT COORDINATION	AS SHOWN
PROPOSED EMERGENCY EXIT COOPERATION	AS SHOWN
PROPOSED EMERGENCY EXIT COLLABORATION	AS SHOWN
PROPOSED EMERGENCY EXIT PARTNERSHIPS	AS SHOWN
PROPOSED EMERGENCY EXIT NETWORKS	AS SHOWN
PROPOSED EMERGENCY EXIT ALLIANCES	AS SHOWN
PROPOSED EMERGENCY EXIT COALITIONS	AS SHOWN
PROPOSED EMERGENCY EXIT PARTNERSHIPS	AS SHOWN
PROPOSED EMERGENCY EXIT NETWORKS	AS SHOWN
PROPOSED EMERGENCY EXIT ALLIANCES	AS SHOWN
PROPOSED EMERGENCY EXIT COALITIONS	AS SHOWN

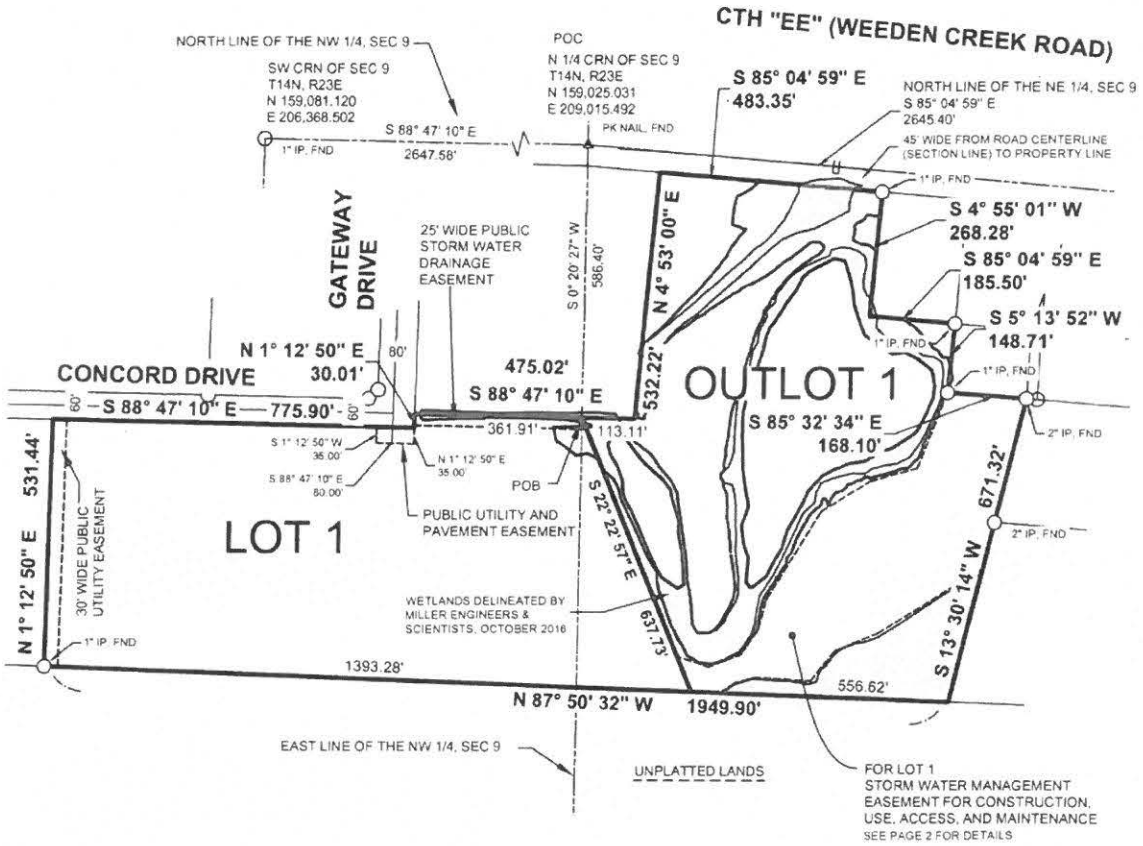


THIS SITE PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR ANALYSIS WITHOUT THE WRITTEN CONSENT OF WAGNER EXCAVATING, INC. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO WAGNER EXCAVATING, INC. BY THE CLIENT AND FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES. WAGNER EXCAVATING, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SITE PLAN OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS SITE PLAN.



CERTIFIED SURVEY MAP
 PART OF THE NE 1/4 OF THE NW 1/4 AND
 PART OF THE NW 1/4 OF THE NE 1/4, BOTH OF
 SECTION 9, T14N, R23E
 CITY OF SHEBOYGAN
 SHEBOYGAN COUNTY, WISCONSIN

PAGE 1 OF 4



BEARINGS AND DISTANCES SHOWN ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 9, T14N, R23E, WHICH BEARS S88°47'10" E, AND BASED ON THE SHEBOYGAN COUNTY COORDINATE SYSTEM

DRAWING DATE DECEMBER 7, 2016



GRAPHIC SCALE
 0 300
 1 inch = 300 ft

Wagner
 EXCAVATING, Inc.
 3437 PAINE AVENUE SHEBOYGAN, WI 53081
 (920) 458-9062 FAX (920) 458-0505

KW SBM, LLC
 CITY OF SHEBOYGAN
 SHEBOYGAN COUNTY
 Parcel Number: 59281470938
 Situs Address: Weeden Creek Road



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 139-17-18 and G.O. 12-17-18 by Ald. Savaglio and Lewandoske amending the City's Zoning Map to change the Use District Classification of property located at 2724 Kohler Memorial Dr. from Class Suburban Office SO to Class Urban Residential UR Classification.

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

REPORT DATE: August 25, 2017

MEETING DATE: August 29, 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:

2724 Sheboygan, LLC is proposing to rezone 2724 Kohler Memorial Drive (Parcel # 212920) from Suburban Office (SO) to Urban Residential (UR-12). The applicant states the following:

- Development patterns show that future "Suburban Office Use" development is more desirable further to the east on Kohler Memorial Drive at several vacant properties located off of the frontage road. It is likely that this vacant property will take decades to develop, leaving the property in this proposed amendment undeveloped during this period. Alternatively, an "Urban Residential Use" could be developed at this site immediately, driven by the demand for this type of use.
- Demand has increased for market-rate multi-family apartment housing for young professionals and empty nesters, with a location that balances proximity to urban spaces with freeway access.
- The proposed map amendment achieves two of the Comprehensive Plans "Key Initiatives", including:
 - "Promoting infill development and redevelopment". This is accomplished by developing a mostly paved vacant site into multi-family apartment housing. This type of redevelopment is ideal as it directly borders both residential and commercial zoning districts.
 - "Diversifying the City's housing stock". This is accomplished by fulfilling the demand for market-rate multi-family apartment housing for young professionals and

empty nesters, with a location that balances proximity to urban spaces with freeway access.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north, east and west are zoned Suburban Office (SO) and Mixed Residential (MR-8).
- The properties to the south are zoned Neighborhood Residential (NR-6).

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

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

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Suburban Office (SO) to Urban Residential (UR-12) for 2724 Kohler Memorial Drive (Parcel # 212920).

ATTACHMENTS:

Rezone Application and required attachments.

IX

Other Matters

8.2

Gen. Ord. No. 12 - 17 - 18. By Alderpersons Savaglio and Lewandoske.
August 21, 2017.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 2724 Kohler Memorial Dr. from Class Suburban Office SO to Class Urban Residential UR Classification.

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

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

Property located at 2724 Kohler Memorial Dr.:

SMITH GARDENS LOTS 2,3,4,5,23,24,25 & 26 BLK 3, EXC THE E 10' OF LOTS 2,3,4 & 5 AND EXC THE W 5' OF LOTS 23,24,25 & 26 BLK 3, ALSO EXC THAT PRT OF LOT 5 BLK 3 DESC AS: COM AT THE SE COR OF SD LOT 5, TH S-88- DEG-13'-44"-W 10' ALG THE S LN OF LOT 5 TO THE POB, TH CONT S-88-DEG-13'-44"-W 5' ALG THE S LN OF LOT 5, TH N- 43-DEG-32'-42"-E 7.11' TO A POINT 10' W OF THE E LN OF SD LOT 5, TH S-01-DEG-08'- 08"-E 5' PARALLEL TO THE E LN OF LOT 5 TO THE POB, ALSO EXC THAT PRT OF LOT 23 BLK 3 DESC AS: COM AT THE SW COR OF SD LOT 23, TH N-88-DEG- 13'-44"-E 5' ALG THE S LN OF LOT 23 TO THE POB, TH N-01- DEG-13'-12"-W 5' PARALLEL TO THE W LN OF LOT 23, TH S-46- DEG-29'-40"-E 7.04' TO THE S LN OF LOT 23, TH S-88-DEG- 13'-44"-W 5' ALG SD S LN TO THE POB

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

City Plan

[Signature]

Scott Lewandoske

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

(This Matter)

8.1

R. O. No. 139 - 17 - 18. By CITY CLERK. August 21, 2017.

Submitting an application from Abacus Architects, Inc., Derrek LeMahieu to rezone property located at 2724 Kohler Memorial Dr. from Class Suburban Office SO to Class Urban Residential UR.

Cathy Rose

City Clerk

AUG 17 '17 PM 12:38

OFFICE USE ONLY

APPLICATION NO.: _____

RECEIPT NO.: 171367

FILING FEE: \$200.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**

(Requirements Per Section 15.903)
Revised May, 2012

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

1. APPLICANT INFORMATION

APPLICANT: ABACUS ARCHITECTS, INC.
DERREK LEMAHIEU PHONE NO.: (920) 452-4444
ADDRESS: 1135A MICHIGAN AVE., DLEMAHIEU@
SHEBOYGAN, WI 53081 E-MAIL: ABACUSARCHITECTS.NET
2724 SHEBOYGAN LLC
OWNER OF SITE: PAUL GOTTSACKER PHONE NO.: (920) 453-9600

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 2724 KOHLER MEMORIAL DR.,
SHEBOYGAN, WI 53081

LEGAL DESCRIPTION: SEE ATTACHED.

PARCEL NO. 59281212920 MAP NO. 1897863

EXISTING ZONING DISTRICT CLASSIFICATION: SUBURBAN OFFICE (SO)

PROPOSED ZONING DISTRICT CLASSIFICATION: URBAN RESIDENTIAL (UR)

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: VALEANT -
FORMER NINO'S STEAKHOUSE (DEMOLISHED).

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: _____
MULTI-FAMILY RESIDENTIAL (APARTMENTS).

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

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

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

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

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

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

Development patterns show that future "Suburban Office Use" development is more desirable further to the east on Kohler Memorial Drive at several vacant properties located off of the frontage road. It is likely that this vacant property will take decades to develop, leaving the property in this proposed amendment undeveloped during this period. Alternatively, an "Urban Residential Use" could be developed at this site immediately, driven by the demand for this type of use.

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

Demand has increased for market-rate multi-family apartment housing for young professionals and empty nesters, with a location that balances proximity to urban spaces with freeway access.

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

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

See next page for a specific comparison of the above requirements.



Suburban Office (Original)

Min. Landscape Ratio - .25
Building Coverage Ratio - .50
Min. Street Building Setback - 25'
Min. Rear Building Setback - 25'
Max. Building Height - 35'

Urban Residential (Proposed)

Min. Landscape Ratio - .25
Building Coverage Ratio - .50
Min. Street Building Setback - 20'
Min. Rear Building Setback - 20'
Max. Building Height - 35'

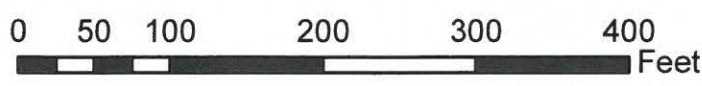
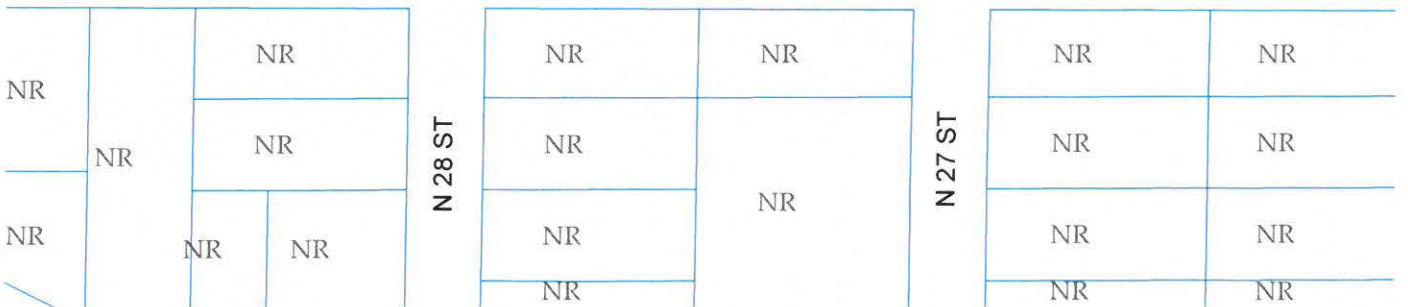
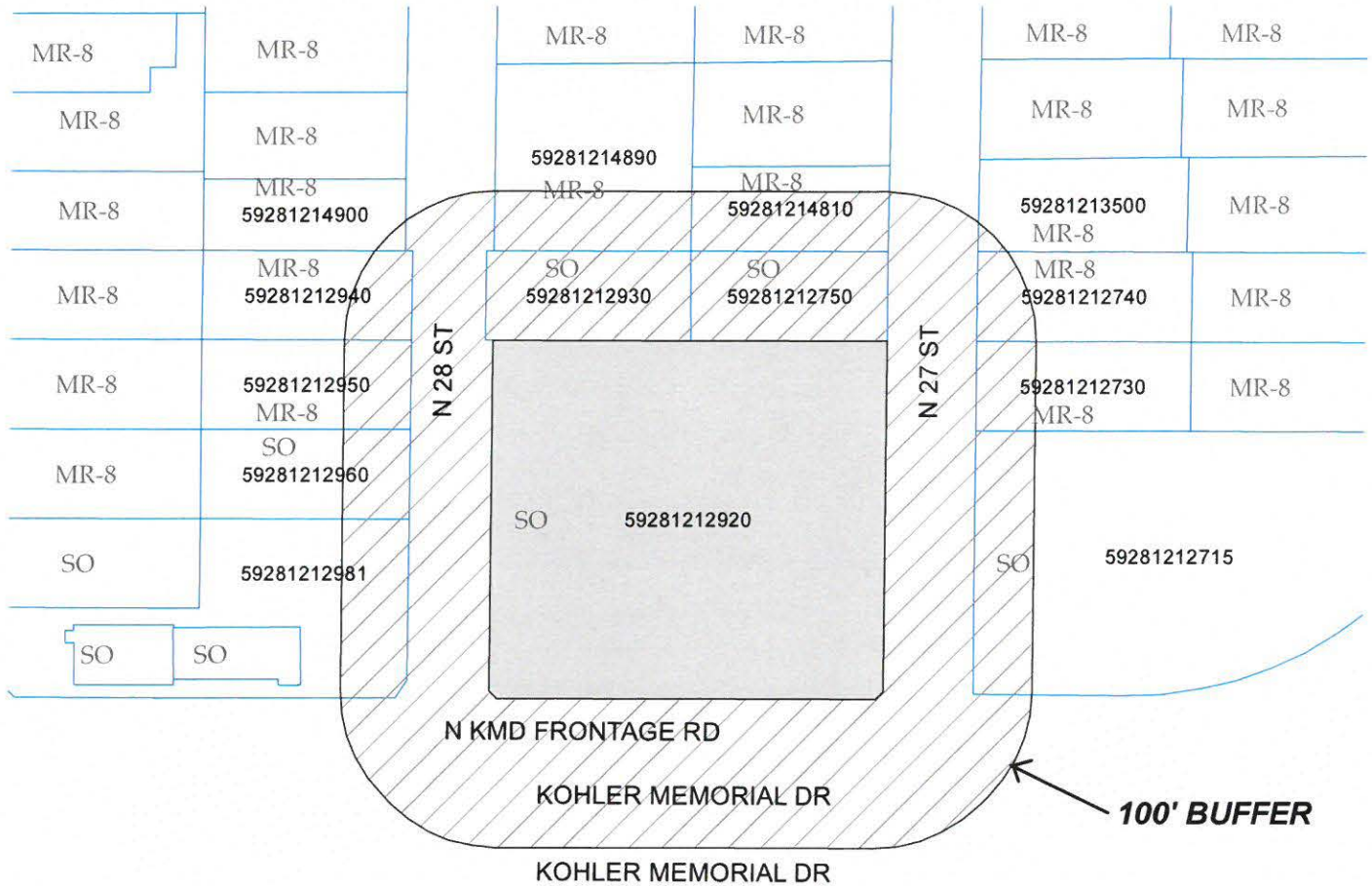
Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

The proposed map amendment achieves two of the Comprehensive Plans "Key Initiatives", including:

- 1. "Promoting infill development and redevelopment". This is accomplished by developing a mostly paved vacant site into multi-family apartment housing. This type of redevelopment is ideal as it directly borders both residential and commercial zoning districts.***
- 2. "Diversifying the City's housing stock". This is accomplished by fulfilling the demand for market-rate multi-family apartment housing for young professionals and empty nesters, with a location that balances proximity to urban spaces with freeway access.***

PROPOSED ZONING CHANGE FROM SUBURBAN OFFICE (SO) TO URBAN RESIDENTIAL (UR) SECTION 21, T. 15 N, R. 23 E

SMITH GARDENS LOTS 2,3,4,5,23,24,25 & 26 BLK 3, EXC THE E 10' OF LOTS 2,3,4 & 5 AND EXC THE W 5' OF LOTS 23,24,25 & 26 BLK 3, ALSO EXC THAT PRT OF LOT 5 BLK 3 DESC AS: COM AT THE SE COR OF SD LOT 5, TH S-88- DEG-13'-44"-W 10' ALG THE S LN OF LOT 5 TO THE POB, TH CONT S-88-DEG-13'-44"-W 5' ALG THE S LN OF LOT 5, TH N- 43-DEG-32'-42"-E 7.11' TO A POINT 10' W OF THE E LN OF SD LOT 5, TH S-01-DEG-08'- 08"-E 5' PARALLEL TO THE E LN OF LOT 5 TO THE POB, ALSO EXC THAT PRT OF LOT 23 BLK 3 DESC AS: COM AT THE SW COR OF SD LOT 23, TH N-88-DEG- 13'-44"-E 5' ALG THE S LN OF LOT 23 TO THE POB, TH N-01- DEG-13'-12"-W 5' PARALLEL TO THE WLN OF LOT 23, TH S-46- DEG-29'-40"-E 7.04' TO THE S LN OF LOT 23, TH S-88-DEG- 13'-44"-W 5' ALG SD S LN TO THE POB





CITY OF SHEBOYGAN

REQUEST FOR FINANCE COMMITTEE CONSIDERATION

ITEM DESCRIPTION: R. O. No. 77-17-18 by the City Clerk submitting a petition for direct annexation by unanimous approval for certain lands currently located in the Town of Sheboygan. G.O. 11-17-18 by Ald. Holzschuh and Schneider annexing territory to the City of Sheboygan, Wisconsin.

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

REPORT DATE: August 25, 2017

MEETING DATE: August 29, 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:

Acuity Insurance owns several properties along Union Avenue and Taylor Drive that are located in the Town of Sheboygan adjacent to their main campus which is located in the City of Sheboygan. Acuity has petitioned to annex these parcels into the City to have their properties within the same jurisdiction.

STAFF COMMENTS:

The Plan Commission may want to ask the applicant why Acuity is not annexing all of their remaining properties along Union Avenue into the City of Sheboygan.

ACTION REQUESTED:

Motion to recommend the Common Council approve the annexation as requested with a zoning designation of Suburban Office (SO).

ATTACHMENTS:

Annexation information and attachments.

III

4.7

R. O. No. 77 - 17 - 18. By CITY CLERK. July 3, 2017.

Submitting a communication from Acuity Insurance submitting a Petition for Direct Annexation by Unanimous Approval for certain lands currently located in the Town of Sheboygan.

Copy Plat

City Clerk



JUN 27 '17 PM 12:24

June 27, 2017

Hand Delivered

City of Sheboygan – City Clerk’s Office
Sheboygan City Hall
828 Center Avenue, Suite 100
Sheboygan, WI 53081
Attention: Ms. Susan Richards

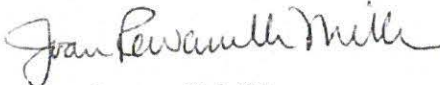
Re: Petition for Direct Annexation

Dear Ms. Richards:

Enclosed please find the Unanimous Petition for Direct Annexation under Wis. Stat. §66.0217(2) for certain lands currently located in the Town of Sheboygan.

Within five (5) days I will also be sending copies of this Petition to the Department of Administration (along with their Initial Filing Fee of \$350 and their Review Fee of \$600), the Town of Sheboygan and the Superintendent of Schools for the School District in which the property to be annexed is located.

Very truly yours,


Joan Ravanelli Miller

Enclosures

cc: Matthew K. Impola, Esq. (via email w/enclosures)

~~A~~

6.1

Gen. Ord. No. 11 - 17 - 18. By Alderpersons Holzschuh and Schneider.
August 21, 2017.

AN ORDINANCE annexing territory to the City of Sheboygan, Wisconsin.

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

Section 1. **Territory Annexed.** In accordance with sec. 66.0217 of the Wisconsin Statutes and the petition for direct annexation by unanimous approval filed with the City Clerk on the 27th day of June, 2017, signed by all the electors residing in the territory to be annexed, together with a scale map and a legal description of the property to be annexed, the following described territory in the Town of Sheboygan, Sheboygan County, Wisconsin, is hereby annexed to the City of Sheboygan, Wisconsin:

Parcel A:

A parcel of land to be annexed to the City of Sheboygan, located in the Northwest Quarter of the Northwest Quarter of Section 33, Township 15 North, Range 23 East, in the Town of Sheboygan, Sheboygan County, Wisconsin, more fully described as follows: Commencing at the Northwest Corner of said Section 33; thence North 89°33'20" East along the north line of said Northwest Quarter, 1006.73 feet to Point of Beginning 'A'; thence continuing North 89°33'20" East along said north line, 124.73 feet; thence South 00°20'31" West, 328.53 feet; thence South 89°36'34" West, 124.97 feet; thence North 00°23'02" East, 328.42 feet to Point of Beginning 'A'. The north 33' of said land is part of the right-of-way of Union Avenue. Containing 41,007 square feet (0.9414 Acres) in total, of which 4,116 square feet (0.0945 Acres) are in said right-of-way.

Parcel B:

A parcel of land to be annexed to the City of Sheboygan, located in the Northwest Quarter of the Northwest Quarter of Section 33, Township 15 North, Range 23 East, in the Town of Sheboygan, Sheboygan County, Wisconsin, more fully described as follows: Commencing at the Northwest Corner of said Section 33; thence North 89°33'20" East along the north line of said Northwest Quarter, 1231.63 feet to Point of Beginning 'B'; thence continuing North 89°33'20" East along said north line, 100.00 feet; thence South 00°22'36" West, 328.72 feet; thence South 89°36'34" West, 99.87 feet; thence North 00°21'13" East, 328.63 feet to Point of Beginning 'B'. The north 33' of said land is part of the right-of-way of Union Avenue. Containing 32,825

square feet (0.7536 Acres) in total, of which 3,312 square feet (0.0760 Acres) are in said right-of-way.

Parcel C:

A parcel of land to be annexed to the City of Sheboygan, located in the Northeast Quarter of the Northwest Quarter of Section 33, Township 15 North, Range 23 East, in the Town of Sheboygan, Sheboygan County, Wisconsin, more fully described as follows: Commencing at the North Quarter Corner of said Section 33; thence South $89^{\circ}33'20''$ West along the north line of said Northwest Quarter, 299.29 feet to Point of Beginning 'C'; thence South $26^{\circ}04'17''$ West along the west right-of-way line of South Taylor Drive, 132.51 feet to a point of curvature; thence southwesterly 108.62 feet along the arc of a curve to the right, with a radius of 4674.24 feet, through a central angle of $1^{\circ}19'53''$, and a chord bearing South $26^{\circ}44'14''$ West, 108.62 feet; thence South $89^{\circ}35'45''$ West, 397.33 feet; thence North $00^{\circ}02'43''$ East, 214.92 feet to aforesaid north line; thence North $89^{\circ}33'20''$ East along said north line, 504.26 feet to Point of Beginning 'C'. The north 33' of said land is part of the right-of-way of Union Avenue. Containing 97,040 square feet (2.2277 Acres) in total, of which 16,355 square feet (0.3755 Acres) are in said right-of-way.

Parcel D:

A parcel of land to be annexed to the City of Sheboygan, located in the Northeast Quarter of the Northwest Quarter of Section 33, Township 15 North, Range 23 East, in the Town of Sheboygan, Sheboygan County, Wisconsin, more fully described as follows: Commencing at the Northwest Corner of said Section 33; thence North $89^{\circ}33'20''$ East along the North line of said Northwest Quarter, 1331.63 feet to the North-South sixteenth line of said Northwest Quarter; thence South $00^{\circ}22'36''$ West along said sixteenth line, 1089.72 feet to Point of Beginning 'D'; thence North $89^{\circ}33'35''$ East, 424.30 feet to the centerline of South Taylor Drive; thence South $52^{\circ}45'57''$ East, 60.00 feet to the Southeasterly right of way line of said South Taylor Drive; thence South $37^{\circ}45'28''$ West along said right of way line, 107.24 feet to a point of curvature; thence Southwesterly 140.34 feet along said right of way line and the arc of a curve to the left having a radius of 2172.69 feet and a chord which bears South $35^{\circ}54'26''$ West a distance of 140.32 feet; thence North $55^{\circ}56'36''$ West, 60.00 feet to said centerline; thence South $89^{\circ}33'35''$ West, 275.72 feet to aforesaid sixteenth line; thence North $00^{\circ}22'36''$ East, 200.00 feet to Point of Beginning 'D'.

Containing 84,592 square feet (1.942 Acres) of land more or less in total.

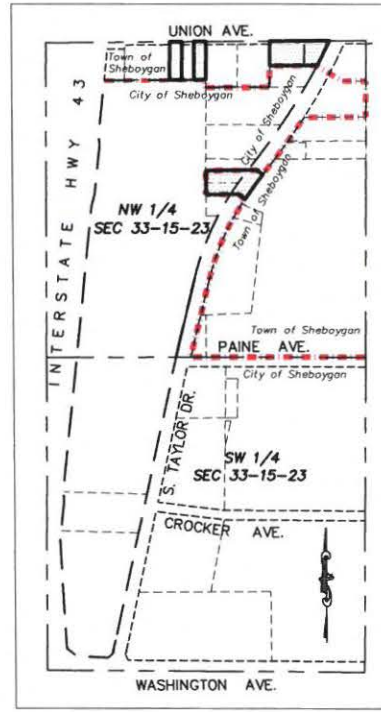
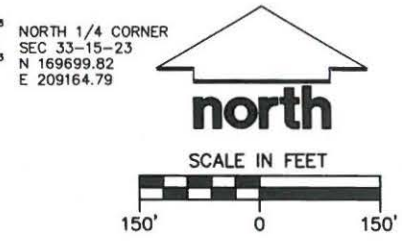
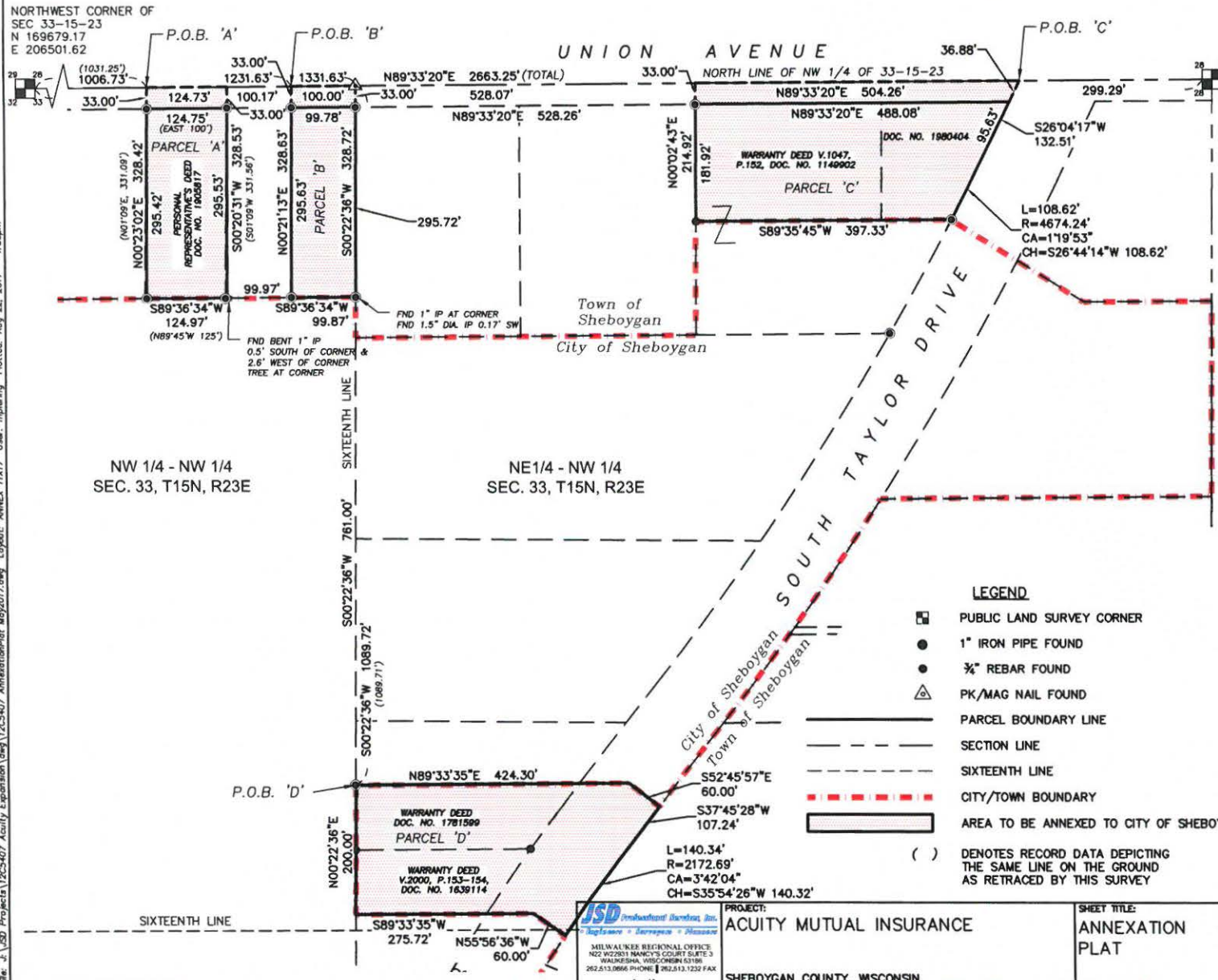
Section 2. Effect of Annexation. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Sheboygan for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations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

Section 3. Payment to Town of Sheboygan. In accordance with sec. 66.0217(14) of the Wisconsin Statutes, the City of Sheboygan agrees to pay annually to the Town of Sheboygan, for five (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. Ward Designation. The territory described in Section 1 of this ordinance is hereby made a part of the 22nd Ward and 7th Aldermanic District of the City of Sheboygan, subject to the ordinances, rules and regulations of the City governing wards.

Section 5. Severability. 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 6. Zoning. Upon recommendation of the Plan Commission, the territory annexed to the City by this ordinance is temporarily zoned as Suburban Office (SO), a designation that is consistent with the City of Sheboygan Comprehensive Plan for that area.



JSD Professional Services, Inc.
 MILWAUKEE REGIONAL OFFICE
 N22 W22851 NANCY'S COURT SUITE 3
 WALKERSHA, WISCONSIN 53198
 262.513.0866 PHONE | 262.513.1232 FAX
 www.jsdinc.com

PROJECT:
 ACUITY MUTUAL INSURANCE
 SHEBOYGAN COUNTY, WISCONSIN

SHEET TITLE:
 ANNEXATION
 PLAT

SHEET NUMBER:
 S-1

File: J:\JSD Projects\1205407 Acuity Expansion\dwg\1205407 AnnexationPlat May2017.dwg Layout: ANNEX 11X17 User: mpleing Plotted: Aug 22, 2017 - 4:38pm



Parcel A

X

X

Parcel C

X

X

Parcel D

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X



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Resolution approving a corrected Project Plan Amendment for Tax Incremental District 13, City of Sheboygan, Wisconsin

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: August 21, 2017

MEETING DATE: August 29, 2017

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS: The City of Sheboygan created TID 13 in October 2005 to provide senior housing development incentives to Landmark Square development. A year or so ago, the former Sheboygan Senior Nursing Facility vacated their property for new facility in the Town of Sheboygan. Jos Schmitt and Sons Construction (now known as the The Founder's Club) purchased the property and be renovating the building into dorm-style residential units.

STAFF COMMENTS:

The original amendment approved in May 2017 by the Common Council included a sharing of excess revenue to TID 16. This correction amendment removes the sharing of excess revenue due to the District being originally created as a blighted district under TIF law and TID 16 being set up as mixed use district. Excess revenue can only be shared with like tax incremental districts, so city staff is removing the sharing portion.

ACTION REQUESTED:

Motion to recommend the Common Council approve the corrected Resolution approving an amendment to the Project Plan for Tax Incremental District 13 and approving the Project Plan to provide a development incentive only to The Founder's Club.

ATTACHMENTS:

- I. Resolution approving corrected Project Plan Amendment No. 1.
- II. TID 13 Project Plan Correction Amendment No. 1

A RESOLUTION approving corrected amendment to the Project Plan of Tax Incremental District 13, City of Sheboygan, Wisconsin.

WHEREAS, the City of Sheboygan has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 13 (the "District") was created on October 18, 2005; and

WHEREAS, on August 29, 2017 the City of Sheboygan Plan Commission met and held a public hearing on:

- (i) The proposed amendment of a tax incremental district to provide development incentives to The Founder's Club, LLC.

WHEREAS, such public hearing was properly noticed in the City's Official newspaper and prior to its publication, a copy of the notice of said hearing was sent to the chief executive officer of Sheboygan County, the Sheboygan Area School District, and the Lakeshore Technical College District, and the proposed District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, such public hearing afforded interested parties an opportunity to express their views on the proposed creation of a tax incremental district, the proposed boundaries and the project plan; and

WHEREAS, pursuant to the statutory procedures contained in Section 66.1105, Wis. Stats., and after due consideration, the City Plan Commission agreed upon the amendment of the Project Plan; and

WHEREAS, such amended Project Plan includes:

- a) A statement listing the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Section 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n. of the Wisconsin Statutes, outside of the District;
- b) An economic feasibility study;

- c) A detailed list of estimated project costs;
- d) A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e) A map showing existing boundaries of the district that were originally approved in the October 18, 2005 Project Plan.
- f) A list of estimated non-project costs;
- g) A statement of the proposed plan for relocation of any persons to be displaced;
- h) A statement indicating how the amendment of the District promotes the orderly development of the City;
- i) An opinion of the City Attorney advising that the plan is complete and complies with Section 66.1105(4)(f)., Wisconsin Statutes.

NOW THEREFORE, BE IT RESOLVED: That the Common Council hereby finds, determines and declares that:

1. The boundaries of the "Tax Incremental District 13, City of Sheboygan" are unchanged.
2. That this Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it further approved by the Joint Review Board.
3. The corrected amended Project Plan for "Tax Incremental District 13, City of Sheboygan" (attached) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED that the city staff is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of this amendment, that this amendment has taken place pursuant to the provisions of Section 66.1105 (5)(cm), Wisconsin Statutes.

I HEREBY CERTIFY that the foregoing Resolution 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

CITY OF SHEBOYGAN, WISCONSIN

Tax Incremental District 13

PROJECT PLAN AMENDMENT No. 1



Joint Review Board Organizational Meeting Held: August 29, 2017

Public Hearing Held: August 29, 2017

Adopted by Plan Commission: August 29, 2017

Adopted by City Council: September 18, 2017

Anticipated Approval from Joint Review Board: September 25, 2017

September 2017

Tax Incremental District 13,
Amendment No. 1

City of Sheboygan Officials

Common Council

Michael Vandersteen	Mayor
Mary Lynne Donohue	Council Member
John Belanger	Council Member
Todd Wolf	Council Member
Scott Lewandoske	Council Member
Ronald Rindfleisch	Council Member
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City Staff

Darrell Hofland	City Administrator
Chad Pelishek	Director of Planning & Development
Steven Sokolowski	Manager of Planning & Zoning
Charles Adams	City Attorney
Susan Richards	City Clerk
Nancy Buss	Finance Director

PROJECT PLAN AMENDMENT
TAX INCREMENTAL DISTRICT 13
AMENDMENT ONE
THE FOUNDERS CLUB DEVELOPMENT INCENTIVE

Introduction

The City of Sheboygan (City) proposes to amend Tax Incremental District (TID) 13 to provide a development incentive to The Founders Club, LLC. The City created TID 13 to provide development incentives for a senior housing project known as Landmark Square. TID 13 was certified by the Wisconsin Department of Revenue on January 1, 2006 with a certified base value of \$294,400. To date, no project plan or territory amendments have been filed for this TID.

With this amendment to TID 13, the City proposes to provide a development incentive to a proposed development within the district boundaries. The Founder's Club, LLC has purchased the former Sheboygan Senior Community property which is located in the boundaries of TID 13. The developer is renovating the former nursing home into dorm-style housing units for local employers to house interns and co-op employees on a temporary basis. Phase 1 of the project to create housing for approximately 150 occupants is complete. Phase 2 of the project to create housing for approximately 100 more occupants has requested a development incentive as gap financing to bridge the amount the lender is providing and the amount that developer is contributing towards the project.

Development incentives were provided to the Landmark Square project which began in 2007. The development incentive provided for this project will be complete as of September, 2018.

Summary of Findings

As required by s.66.1105 Wis. Stats and as documented in the Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" amendment of TID 13 Project Plan, the new development associated with The Founders Club, LLC. will not advance the City's economic development goals 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:

- In order to make the accommodate plans to redevelop the former Sheboygan Senior Community Center (Phase 2), the City will need to induce redevelopment by offering incentives. Due to the extensive investment needed in this property, the City has determined that redevelopment would not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, redevelopment of the Founders Club Phase 2 would likely not occur.
- **That “but for” amendment of TID 13 Project Plan, the economic development objectives will not be achieved.** In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing. The purpose of this amendment is provide incentive to this type of development that is not currently in the market, will be meet the City goals as it relates to the economic development initiatives and additional housing opportunities located in our downtown district.

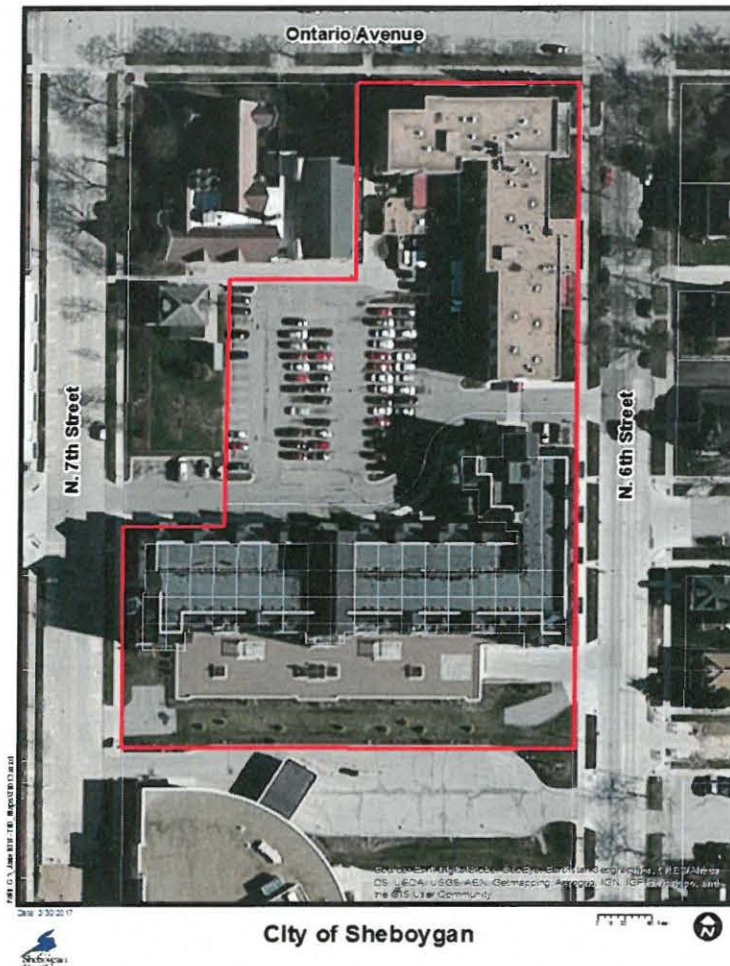
2. The boundaries of the District are not being amended. The former Sheboygan Senior Community Center is located in the original TID boundaries as established in 2006.

3. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution the District remains a blighted area within the meaning of Section 66.1105(2)(a)1. of Wis. Stats.

Listing of Kind, Number and Location of Proposed Improvements

Cash Grant (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 development agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Map Showing Existing Uses & Conditions. The map provided below shows the originally approved boundaries of the district. This amendment does not change the boundaries of the district. It is provided for reference.



Equalized Value Test

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for the Amendment.

Map Showing Proposed Improvements and Uses

There will be no change to District boundaries, nor any changes to the proposed improvements or uses within the District as result of this amendment. A copy of the map showing the boundaries of the TID can be found on the prior page.

Detailed List of Project Costs

This amendment provides for upfront forgivable development incentives in the amount of \$390,000 to be provided to The Founder's Club as part of the former Sheboygan Senior Community Center redevelopment project per a Developer's Agreement between the City of Sheboygan and The Founders Club approved by the Common Council on March 6, 2017.

Economic Feasibility Study

This project plan amendment allows for tax increments from the proposed \$2,600,000 in new valuation to be used to forgive up to \$390,000 of costs associated with The Founder's Club proposed project. The estimated repayment of this forgivable period is six years.

Tax Increment for TID 13

Budget Year	Equalized Value of Site	Base Value	Value Increment	Tax Increment	Development Incentive	City Share	Excess Increment
2008	297,300	294,400	2,900	72		72	
2009	8,963,700	294,400	8,669,300	217,070	195,363	21,707	
2010	9,390,700	294,400	9,096,300	348,242	313,418	34,824	
2011	13,264,400	294,400	12,970,000	343,741	309,367	34,374	
2012	9,775,200	294,400	9,480,800	257,294	231,564	25,730	
2013	9,259,500	294,400	8,965,100	246,624	221,962	24,662	
2014	9,246,200	294,400	8,951,800	251,299	226,169	25,130	
2015	11,722,600	294,400	11,428,200	316,569	284,912	31,657	
2016	11,021,500	294,400	10,727,100	298,044	268,240	29,804	
2017	11,238,400	294,400	10,944,000	292,614	263,353	29,261	
2018	15,038,400	294,400	14,744,000	394,216	287,254	39,422	67,540
2019	15,038,400	294,400	14,744,000	394,216	101,602		292,614
2020	15,038,400	294,400	14,744,000	394,216	101,602		292,614
2021	15,038,400	294,400	14,744,000	394,216	85,194		309,022
2022	15,038,400	294,400	14,744,000	394,216			394,216
2023	15,038,400	294,400	14,744,000	394,216			394,216
2024	15,038,400	294,400	14,744,000	394,216			394,216
2025	15,038,400	294,400	14,744,000	394,216			394,216
2026	15,038,400	294,400	14,744,000	394,216			394,216
2027	15,038,400	294,400	14,744,000	394,216			394,216
2028	15,038,400	294,400	14,744,000	394,216			394,216
2029	15,038,400	294,400	14,744,000	394,216			394,216
2030	15,038,400	294,400	14,744,000	394,216			394,216
2031	15,038,400	294,400	14,744,000	394,216			394,216
2032	15,038,400	294,400	14,744,000	394,216			394,216

Annexed Property

No territory will be added or subtracted from the District as a result of the amendment.

Proposed Changes in Zoning Ordinances

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Project Plan amendment.

Proposed Changes in Master Plan, Map, Building Codes and City of Sheboygan Ordinances.

Due to the former Sheboygan Senior Community Center being an existing building that is being renovated into dorm-style residential units, no effect on the City's Master Plan is anticipated. Actually this project will be consistent with the Master Plan by bringing more people to live downtown and provide a positive economic benefit to the City's goal through the master planning processes to encourage more people to live and work downtown.

Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Amendment.

Orderly Development and/or Redevelopment of the City of Sheboygan

This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and/or redevelopment of the City.

A List of Estimated Non-Project Costs

The City does not expect to incur any non-Project Costs in the implementation of this Project Plan Amendment.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Resolution approving a Territory and Project Plan Amendment for Tax Incremental District 14, City of Sheboygan, Wisconsin

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: August 21, 2017

MEETING DATE: August 29, 2017

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS: The City of Sheboygan created TID 14 in in January 4, 2011, to provide development incentives for the Festival Foods and Kwik Trip redevelopment. The mixed use district is comprised of approximately 51.5 acres of a mix of commercial and residential property with a base value of \$8,922,700. The current total value for 2016 is \$24,617,400.

STAFF COMMENTS:

The purpose of the amendment is to add territory to include the former Memorial Mall property now owned by Meijer Stores, to provide a pay-go development incentive to Meijer Stores, LLP valued at \$1,500,000 based on a \$14,000,000 new investment of an 159,000 square foot store, fueling station/convenient store and fund eligible project costs for infrastructure improvements along Taylor Drive to accommodate the Meijer development valued at \$1,500,000. The City also plans to make expenditures within ½ mile of the district in the future as it relates to improvements to the via dock of WIS 23 and the adjacent off ramps for an estimated cost of \$500,000. The City has entered into a development agreement with Meijer Stores, LLP for the development incentive of \$1,500,000.

ACTION REQUESTED:

Motion to approve the territory and project plan amendment for Tax Incremental District 14.

ATTACHMENTS:

- I. Resolution Approving Territory and Project Plan Amendment No. 1.
- II. TID 14 Territory and Project Plan Amendment No. 1.

A RESOLUTION approving a territory and project plan amendment for Tax Incremental District No. 14, City of Sheboygan, Wisconsin.

WHEREAS, the City of Sheboygan has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 14 (the "District") was created on January 4, 2011 as a mixed-use district; and

WHEREAS, the City now desires to amend the boundaries and the project plan of the District in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes (the "Tax Increment Law"); and

WHEREAS, such amendment will modify the district boundaries to include the former Memorial Mall property and cost of the projects to be undertaken within the revised district boundaries; and

WHEREAS, the proposed additional updated project costs include, but are not limited to development incentives, administrative costs, and infrastructure costs; and

WHEREAS, on August 29, 2017 the City of Sheboygan Plan Commission met and held a public hearing; and

WHEREAS, such public hearing was properly noticed in the City's Official newspaper and prior to its publication, a copy of the notice of said hearing was sent to the chief executive officer of Sheboygan County, the Sheboygan Area School District, and the Lakeshore Technical College District, and the other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, such public hearing afford interested parties an opportunity to express their views on the proposed creation of a tax incremental district, the proposed boundaries, and the project plan; and

WHEREAS, pursuant to the statutory procedures contained in Section 66.1105, Wis. Stats., and after due consideration, the City Plan Commission agreed upon the amendment of the Project Plan; and

WHEREAS, such amended Territory and Project Plan includes:

- a) A statement listing the kind, number and location of all proposed public works projects or improvements within the District, or to the extent provided in Section 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n. of the Wisconsin Statutes, outside of the District;
- b) An economic feasibility study;
- c) A detailed list of estimated project costs;
- d) A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e) A map showing existing boundaries of the district that were originally approved in the January 4, 2011 Project Plan.
- f) A list of estimated non-project costs;
- g) A statement of the proposed plan for relocation of any persons to be displaced;
- h) A statement indicating how the amendment of the District promotes the orderly development of the City;
- i) An opinion of the City Attorney advising that the plan is complete and complies with Section 66.1105(4)(f), Wisconsin Statutes.

NOW THEREFORE, BE IT RESOLVED: That the Common Council hereby finds, determines and declares that:

1. The boundaries of the "Tax Incremental District 14, City of Sheboygan" are amended to include right-of-way and property known as the former Memorial Mall.
2. That this Territory and Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it further approved by the Joint Review Board.
3. The amended Territory and Project Plan for "Tax Incremental District 14, City of Sheboygan" (attached) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED that the city staff is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of this amendment, that this amendment has taken place pursuant to the provisions of Section 66.1105 (5)(cm), Wisconsin Statutes.

I HEREBY CERTIFY that the foregoing Resolution 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

CITY OF SHEBOYGAN, WISCONSIN

Tax Incremental District 14

TERRITORY AMENDMENT No. 1



Joint Review Board Meeting Held: August 29, 2017

Public Hearing Held: August 29, 2017

Adopted by Plan Commission: August 29, 2017

Adopted by City Council: September 18, 2017

Anticipated Approval from Joint Review Board: September 25, 2017

September 2017

Tax Incremental District 14,
Amendment No. 1

City of Sheboygan Officials

Common Council

Michael Vandersteen	Mayor
Mary Lynne Donohue	Council Member
John Belanger	Council Member
Todd Wolf	Council Member
Scott Lewandoske	Council Member
Ron Rindfleisch	Council Member
Michael Damrow	Council Member
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Ryan Sorenson	Council Member
James Bohren	Council Member
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City Staff

Darrell Hofland	City Administrator
Chad Pelishek	Director of Planning and Development
Steven Sokolowski	Manager of Planning and Zoning
Charles Adams	City Attorney
Susan Richards	City Clerk
Nancy Buss	Finance Director

PROJECT PLAN AMENDMENT
TAX INCREMENTAL DISTRICT 14
AMENDMENT ONE
TERRITORY AMENDMENT AND DEVELOPMENT INCENTIVE
FOR MEIJER FOODS

Introduction

Tax Incremental District 11 (the “District”) was created January 4, 2011, as a mixed use tax increment district. It is comprised of approximately 51.5 acres of primarily commercial land use with a base value of \$8,922,700. The current total value for 2016 is \$24,617,400.

The District is located on North Taylor Drive from Erie Avenue to the Taylor Drive Frontage Road. The District also includes a portion of Erie Avenue both east and west of North Taylor Drive.

The District was originally created to provide a development incentive for Festival Foods to redevelop a vacant Wal-Mart store into a new grocery store. The purpose of this amendment is to provide development incentives to Meijer Stores, LLP, expand the boundaries of the District to include the former Memorial Mall property now owned by Meijer Stores, and to fund eligible project costs for infrastructure improvements along North Taylor Drive to accommodate the Meijer Stores development.

The District has a maximum statutory life of 20 years, and must close no later than January 4, 2031, resulting in a final collection of increment in budget year 2031.

Summary of Findings

As required by s.66.1105 Wis. Stats and as documented in the Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” amendment of the District’s Project Plan, the remaining development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in a manner, at the values, or within desired time by the city. In making this determination, the city has considered the following information:

- These additional expenditures are associated with projects that were unanticipated at the time of District creation, but have now been determined necessary to enable the District to fully implement its Project Plan.

2. The economic benefits of amending the 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 territory amendment, the tax increments projected to be collected are more than sufficient to pay for the remaining proposed project costs. On this basis alone, the finding is supported.
- The additional development expected to occur is likely to generate additional jobs over the life of the District.

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

- Given that it is not likely that the District will achieve all of the objectives of its Project Plan without the continued use of tax incremental financing and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements, the city reasonably concludes that the overall additional 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 Project Plan is not amended.

Detailed List of Project Costs

The current Project Plan provides for estimated total project cost expenditures of \$1,800,000. This proposed amendment would provide for additional estimated expenditures of \$3,600,000 for a total of \$5,400,000.

Development Incentive

The City of Sheboygan has entered into a development agreement with Meijer Stores, LLP to provide a “Pay-Go” development incentive of \$1,500,000 based on an estimated construction cost of \$14,000,000 to build a retail store and a fueling station/convenient store.

Infrastructure Costs

The City of Sheboygan Department of Public Works has estimated \$1,500,000 to reconstruct North Taylor Drive to provide a new signalized intersection/entrance at the new main entrance to the Meijer development. The city anticipates the need to issue District debt to cover a portion of the infrastructure costs associated with the North

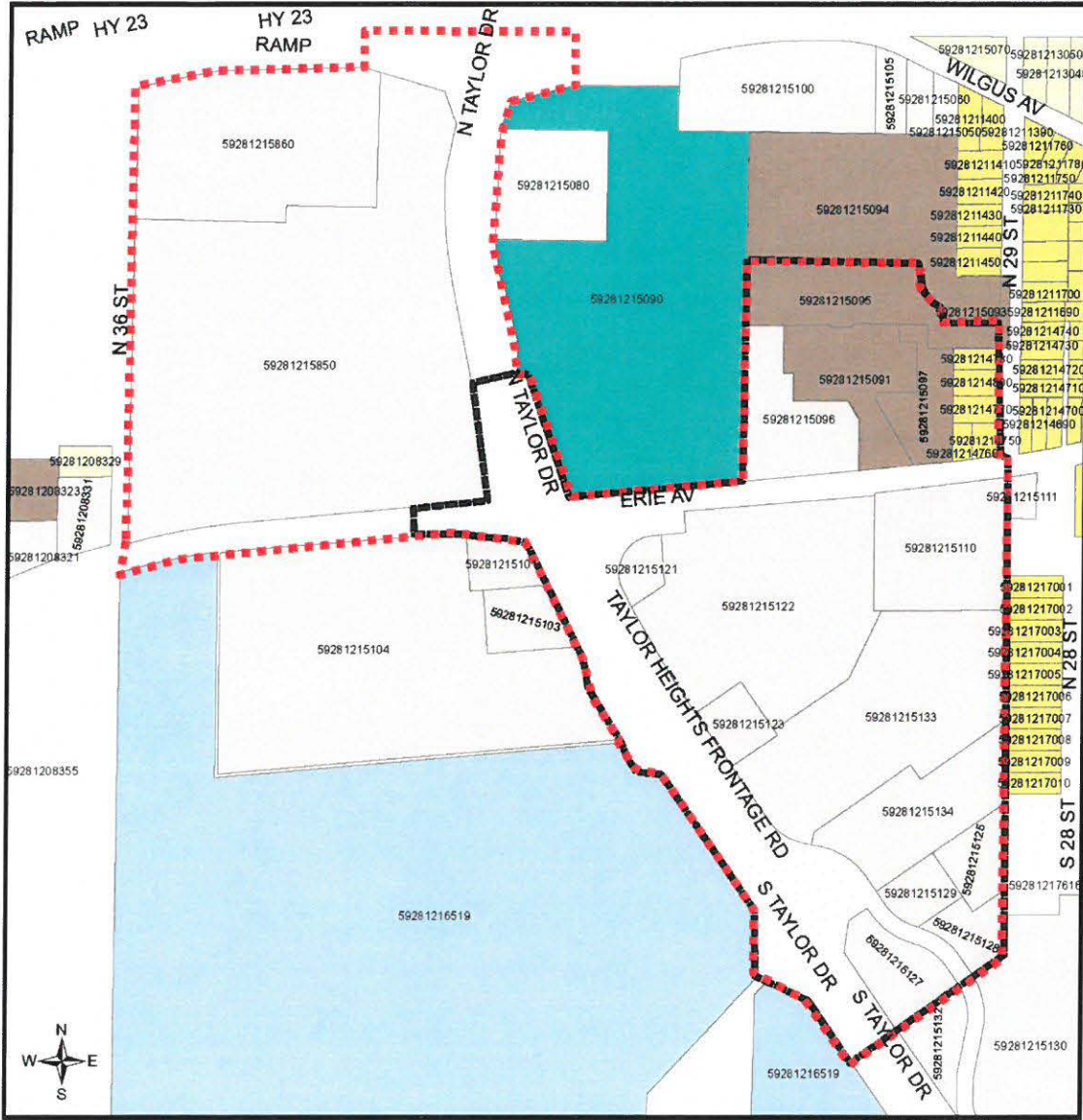
Taylor Drive improvements. The city may also incur costs within a ½ mile of the district as it relates to infrastructure improvements on the north off ramps of WIS 23 with costs estimated up to \$500,000.

Equalized Value Test

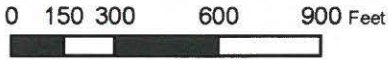
The equalized value limit is calculated by adding the equalized value of the district's taxable property as of January 1 of the amendment year and the value increment of all existing tax incremental districts. The value cannot exceed 12 percent of the total equalized value of taxable property within the municipality.

According to the Wisconsin Department of Revenue Bureau of Equalization, Tax Incremental Financing (TIF) Value Limitation Report in 2016, the City of Sheboygan's limit was 4.72 percent and the preliminary calculation at the time of this amendment preparation was 4.83 percent out of 12 percent. Based on these numbers, the city has substantial TIF capacity and the additional parcels included in this amendment will not force the city to near its limitation.

Map of Proposed Boundary Amendments Showing Existing Uses and Conditions

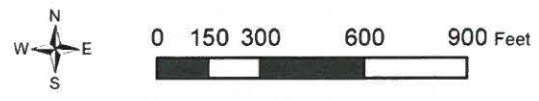
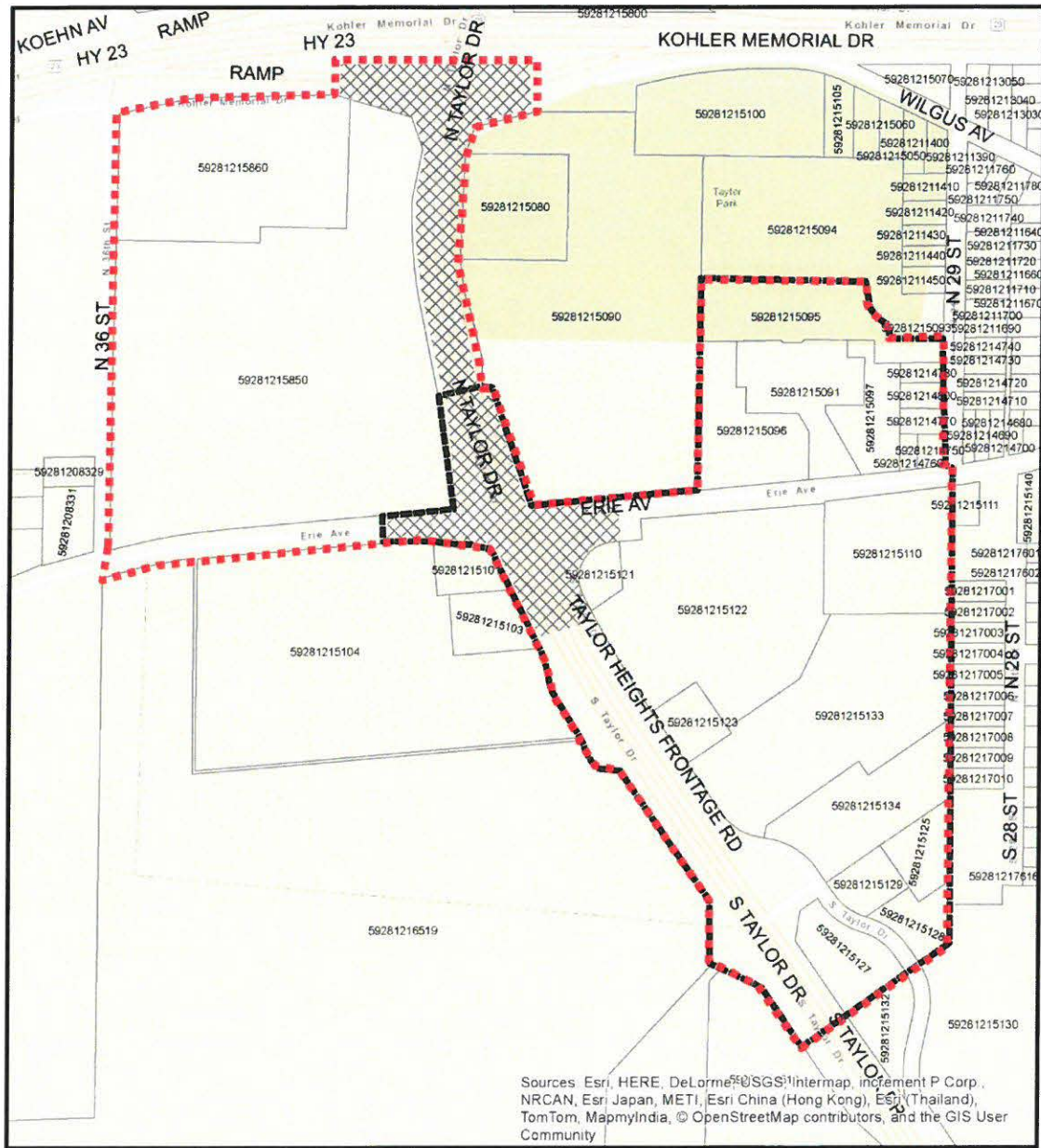





- Legend**
- TID 14 Boundary Amendment 1
 - Original TID 14 Boundary
 - PPUD - Pre-Planned Unit Development
 - UR - Urban Residential 12
 - SR-5 - Suburban Residential 5
 - SR-3 - Suburban Residential 3
 - SC - Suburban Commercial
 - RA-35 - Rural Agricultural



**Map of Proposed
Boundary Amendments
Showing Existing
Uses and Conditions
Tax Incremental District 14**

Map Showing Proposed Improvements



- Legend**
-  Area_of_proposed_improvement
 -  TID 14 Boundary Amendment 1
 -  Original TID 14 Boundary

Map of Proposed Boundary Amendments Showing Proposed Improvement Area

Tax Incremental District 14

Economic Feasibility Study

The information and exhibits contained within this Section demonstrate that the District, as proposed to be amended by the addition of territory, will remain economically feasible insofar as:

- The city has available to it the means to secure the necessary financing required to accomplish the projects contained in this Plan.
- The development anticipated to occur as result of the continued 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 project of tax increments to be collected resulting from the development and other economic growth within the District, and 3.) cash flow model demonstrating that the projected tax increment collections and all other revenues to the District will be sufficient to pay all Project Costs.

Increment Revenue Projections for Amendment

	Cumulative Value Increment	Inflation Increment	Development Construction	Annual Value Increment	Tax Rate	Tax Increment Income
2011	\$8,922,700					
2012	22,543,800	\$13,621,100		\$13,621,100	0.025470	\$374,708
2013	23,643,800	14,721,100		14,721,100	0.025592	413,257
2014	24,672,300	15,749,600		15,749,600	0.028829	436,275
2015	26,066,200	17,143,500		17,143,500	0.028064	476,319
2016	24,617,400	15,694,700		15,694,700	0.026999	419,635
2017	25,318,800	16,396,100		16,396,100	0.026999	442,678
2018	20,400,000	16,396,100		16,396,100	0.026999	442,678
2019	20,900,000	16,396,100	\$14,000,000	16,396,100	0.026999	442,678
2020	28,900,000	30,396,100		30,396,100	0.026999	820,664
2021	31,400,000	30,396,100		30,396,100	0.026999	820,664
2022	31,400,000	30,396,100		30,396,100	0.026999	820,664
2023	31,400,000	30,396,100		30,396,100	0.026999	820,664
2024	34,900,000	30,396,100		30,396,100	0.026999	820,664
2025	34,900,000	30,396,100	-	30,396,100	0.026999	820,664
2026	34,900,000	30,396,100	-	30,396,100	0.026999	820,664
2027	34,900,000	30,396,100	-	30,396,100	0.026999	820,664
2028	34,900,000	30,396,100	-	30,396,100	0.026999	820,664
2029	34,900,000	30,396,100	-	30,396,100	0.026999	820,664
2030	34,900,000	30,396,100	-	30,396,100	0.026999	820,664
2031	34,900,000	30,396,100	-	30,396,100	0.026999	820,664

Base Value – 2011 Equalized Value

Analysis assumes the TID expires at the end of the 27 year period (2031)

TID 14 Cash Flow Performa Amendment Only

Revenue Year	Tax Increments	Development Incentive	Administrative Expense	Debt Principal	Debt Interest	Excess Increment
2011						
2012	\$374,708		\$7,500			\$367,208
2013	413,257	\$367,208	7,500			38,549
2014	436,275	290,914	7,500			137,861
2015	476,319	350,625	7,500			118,194
2016	419,635	323,562	7,500			88,573
2017	442,678	302,772	7,500			132,406
2018	442,678	167,118	7,500		\$11,250	256,810
2019	442,678	-	7,500	\$75,000	22,500	337,678
2020	820,664	-	7,500	75,000	20,250	717,914
2021	820,664	370,486	7,500	75,000	18,000	349,678
2022	820,664	370,486	7,500	75,000	15,750	351,928
2023	820,664	370,486	7,500	75,000	13,500	354,178
2024	820,664	370,486	7,500	75,000	11,250	356,428
2025	820,664	18,056	7,500	75,000	9,000	711,108
2026	820,664	-	7,500	75,000	6,750	731,414
2027	820,664	-	7,500	75,000	4,500	733,664
2028	820,664	-	7,500	75,000	2,250	735,914
2029	820,664	-	7,500			813,164
2030	820,664	-	7,500			813,164
2031	820,664	-	7,500			813,164

Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the city on or after January 1, 2004.

Proposed Changes in Zoning Ordinances

The city does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Territory and Project Plan amendment.

Proposed Changes in Master Plan, Map, Building Codes and City of Sheboygan Ordinances.

The proposed project by Meijer Stores is consistent with the city's Comprehensive Plan and the Taylor Drive Master Plan. There are no changes to the master plan, building codes or other City of Sheboygan ordinances for the implementation of this Plan.

Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Amendment.

Orderly Development and/or Redevelopment of the City of Sheboygan

The District contributes to the orderly redevelopment of the city by providing the opportunity for continued growth in tax base and job opportunities.

A List of Estimated Non-Project Costs

The city does not expect to incur any non-Project Costs in the implementation of this Territory and Project Plan Amendment.