

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Olivu to install new signage at 502 N. 8th Street. CC Zone

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

REPORT DATE: June 23, 2017

MEETING DATE: June 27, 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:

Caitlin Brotz, owner of Olivu, recently purchased 502 N. 8th Street and is moving Olivu to the 1st floor of this building (more recently Art and Soul and formerly Jumes Restaurant). Olivu has been operating from 511 N. 8th Street since 2006.

Olivu is proposing to install new signage at 502 N. 8th Street and states:

- Olivu is proposing to install a total of six (6) signs on the building – four (4) awning signs on the south/Pennsylvania Avenue elevation, one (1) larger awning sign on the east/N. 8th Street elevations and one (1) projecting sign on the southeast corner of the building facing the intersection.
- The four (4) awnings on the south side are 5.3 feet wide by 2.5 tall by 2 feet deep. The sign/logos are 3sf (1.5 x 1.9).
- The one (1) awning on the east wall is 16.8 feet wide by 4.7 tall by 3 feet deep. The sign/logo is 12sf (3 x 3.8) and the Olivu letter on the edge of the awning is 9 inches tall.
- The applicant is proposing to relocate her existing projecting sign to this building. The projecting sign is 4sf (2 x 2).

Applicant states they are proposing this sign package in order to create a clean and cohesive look to the building. The awnings provide dimension to an otherwise fairly flat and plain looking building. Another reason for the proposal is that the high noon sun shines very

intensely into our shop. Olivu products are very sun sensitive so the hope is that the awnings will also help protect our retail products from getting damaged from this harsh sunlight.

STAFF COMMENTS:

The applicant has a soda machine located on the south side of the building facing Pennsylvania Avenue. Staff is recommending that the soda machine be removed from both Pennsylvania Avenue and N. 8th street (applicant may move the soda machine to the east side of their property so that it is not visible from Pennsylvania Avenue or can locate it inside the store).

The applicant is requesting the following variances:

- Applicant is requesting to install six (6) wall signs - Maximum of two (2) wall signs permitted.

ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. 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.
3. Applicant shall remove the soda machine so it is not visible from both Pennsylvania Avenue and N. 8th street (applicant may move the soda machine to the east side of their property so that it is not visible from Pennsylvania Avenue or can locate it inside the store). Soda machine shall be removed by July 7, 2017.
4. If there are any amendments to the approved sign 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. 108530
MAP NO. _____
ZONING CLASSIFICATION: CC

APPLICATION/FILE NO. _____
REVIEW DATE: 6/15/17

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

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**

Requirements Per Section 15.905
Revised May 2012

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

1. APPLICANT INFORMATION

APPLICANT: Caitlin Brotz

ADDRESS: 502 N 8th St E-MAIL: caitlin@olivu426.com

PHONE: (920) 254-4358 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: _____

ADDRESS OF PROPERTY AFFECTED: 502 N 8th St.

LEGAL DESCRIPTION: _____

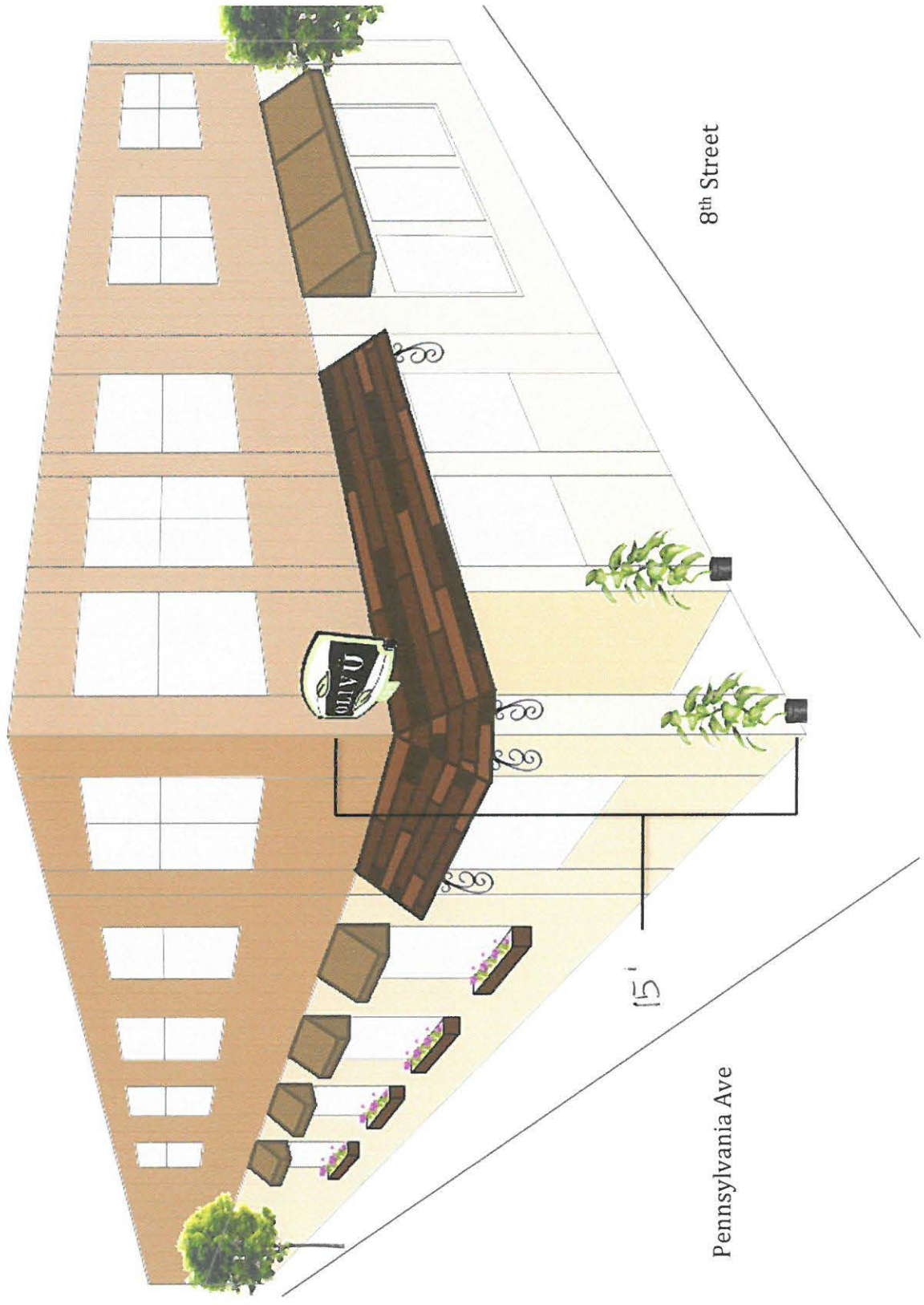
BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE ① Retail / light

production of skin care products. ② Retail of yarn
③ Apartments

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: We are requesting a variance of

6 awnings to be installed. The nature of the
request comes for 2 reasons. The first being we
would like to create a cohesive and clean look →



8th Street

Pennsylvania Ave

15'

Olivu 426

SIGN SPECIFICATIONS

- Awnings to be Sunbrella Taupe
- Traditional Sign Band Style
- (4) Side window awnings
- (1) Front window awning

Front Awning

- 16'9" wide x 4'8" tall x 3' deep
- 1' tall sign band

Side Awnings

- 5'3 1/2" wide x 2'6" tall x 2' deep
- 8" tall sign band



Date: 6.2.17
Sales Rep: Vicky
Designer: Beth
Job Name: Olivu 426

16'9"

46"



36"

9" OLIVÜ 426

12"

66"

63.5"

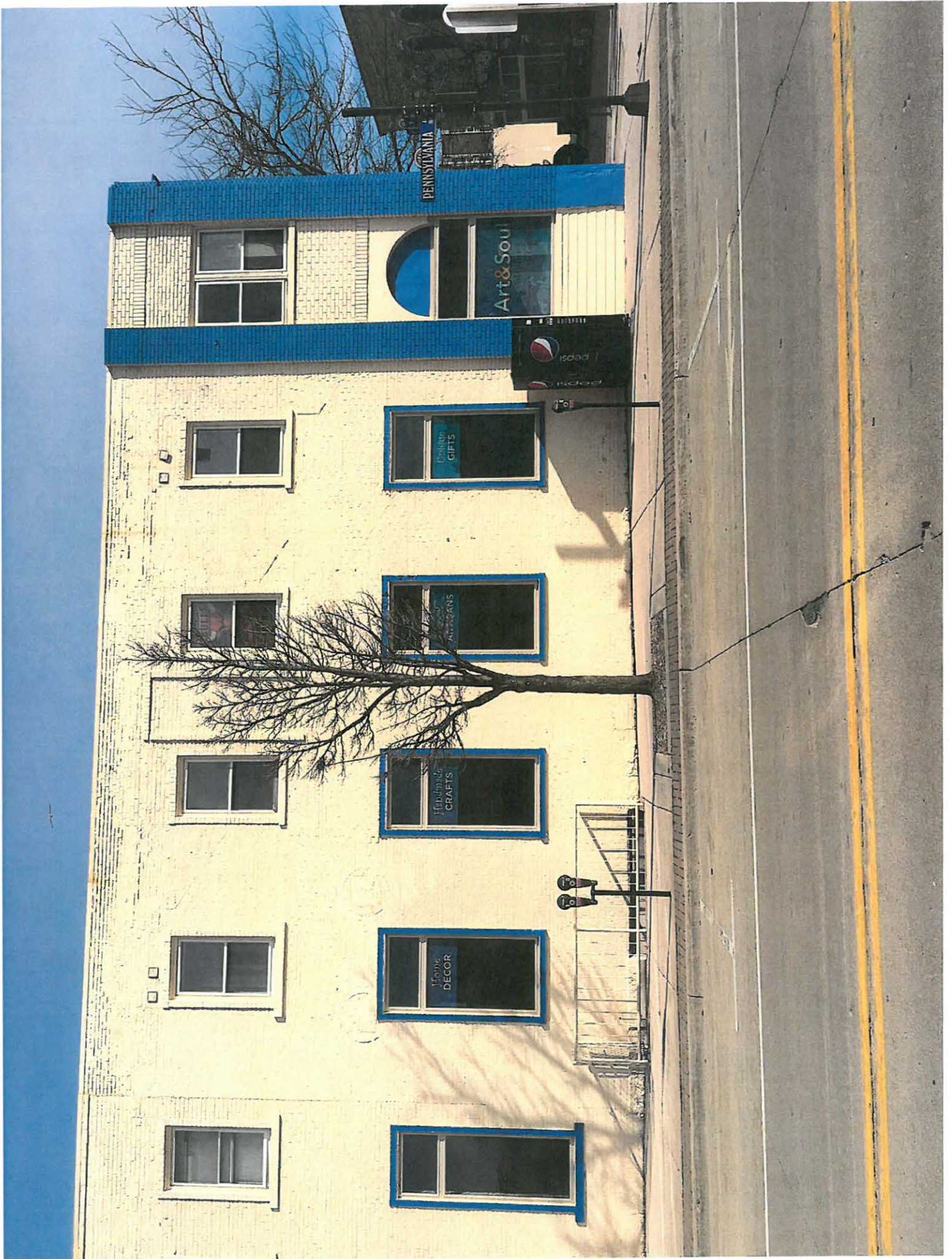
23"



18"

8"







NICKA INSURANCE
Auto - Life - Fire - Marine - Boat - Health - Life Insurance

NICKA INSURANCE
Auto - Life - Fire - Marine - Boat - Health - Life Insurance

PROGRESSIVE

Soul

&

Art

920-453-0095

Art & Soul

Art & Soul

STOP

ONE WAY

STOP

ONE WAY

STOP

ONE WAY

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use Permit application by James and Dave Fergades to operate the Splatterhaus Haunted House at 1202 S. Wildwood Avenue (Sheboygan Lakers Ice Center). SR-5 Zone

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

REPORT DATE: June 23, 2017

MEETING DATE: June 27, 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:

James and Dave Fergades are proposing to operate the Splatterhaus Haunted House at 1202 S. Wildwood Avenue (Sheboygan Lakers Ice Center). The applicant states the following about the proposal:

- The Fergades have been operating Splatterhaus Haunted House for 18 years.
- The request is to build the haunted house attraction utilizing multiple dry van semi-trailers. Four (4) trailers will be used for the haunted house and will be set up in a manner to allow for a continuous path of movement. One (1) trailer will be used for selling tickets and as a dressing room trailer.
- The haunted house will be located at the southeast corner of the Sheboygan Lakers Ice Center parking lot. The ice center has approximately 250 parking stalls.
- The façade on the 1st trailer will give the attraction the look of a permanent structure.
- Applicant intends on moving trailers to the site around September 17, 2017.
- The attraction will operate Fridays and Saturdays from September 29 - October 28th.
- The applicant is proposing attraction hours of 6:30pm to 12:00am.
- Anyone entering the attraction after 10:30pm would need a valid Wisconsin identification for proof of age.
- The trailer setup will be surrounded by a six (6) foot chain link fence for security purposes.
- Portable bathrooms will be located next to the fence.
- Applicant is requesting to utilize one (1) temporary sandwich board style sign at the corner of Wildwood Avenue and New Jersey Avenue to help direct cars where to turn to get to the haunted house.

- Trailers will be removed from the site around November 8, 2017.
- The small size of this type of attraction allows for optimal safety of customers and has absolutely no adverse effects on the existing property. When the season is over the attraction is removed from the property.

STAFF COMMENTS:

Police and Fire Department reported no complaints and/or issues with the haunted house.

Staff will be recommending a condition of approval that requires the applicant to submit a new conditional use permit for this site only if they make any changes to the haunted house or they change locations. Thus, if the applicant remains in the same location without any modifications they may continue to operate from the site without a new conditional use permit. That being said, the applicant will still be required to meet all of the conditions of approval listed below on a yearly basis.

ACTION REQUESTED:

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

1. Applicant shall obtain a carnival license from the City Clerk's Department including a hold harmless agreement and a certificate of insurance listing the City of Sheboygan as an additional insured.
2. A walk through by the building and fire department shall take place a minimum of 48 hours prior to opening to public.
3. At the time of the walk through, applicant shall provide the Police Department their current security policy and make contact numbers of the organizers available for the Police and Fire Departments.
4. No haunted house activities shall take place outside of the facility after 12:00am.
5. If applicant is taking the position that they will card to operate after 11pm then they shall take preventive steps by advertising that those under 18 will not be allowed in after 10:30pm.
6. A new conditional use permit shall be required in the future only if the Fergades (Splatterhaus) add additional features and/or if the haunted house is relocated to a new location in the City of Sheboygan. All the conditions approval must continue to be met and the Fergades (Splatterhaus) are still responsible for working with the City of Sheboygan Building Inspection, Fire and Police Departments in order to meet all required building/fire code and public safety requirements prior to operation.
7. 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:

Conditional Use Permit Application and required attachments.

PARCEL NO. 215750
MAP NO. 28 277 CD/
ZONING CLASSIFICATION: 3R-5

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 6/27/14

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

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**

Requirements Per Section 15.905
Revised May 2012

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

1. APPLICANT INFORMATION

APPLICANT: James Fergades / Dave Fergades

ADDRESS: 2225 N 38th St. Sheboygan WI E-MAIL: Madeuscream@att.net

PHONE: (920) 207-0329 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Splatterhaus Haunted House

ADDRESS OF PROPERTY AFFECTED: 1202 S. Wildwood Ave.
Sheboygan

LEGAL DESCRIPTION: _____

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING
ANY CHANGES TO THE EXISTING USE: Haunted House open from Sept.
29th thru Oct 28th

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

Splatterhaus Site Proposal

Splatterhaus haunted house has been in business for 18 years in the Sheboygan area. Our permit is for the use of the parking lot located at 1202 S Wildwood Ave. in Sheboygan.

We are planning on building our attraction in multiple dry van semi trailers. This will allow us the ability to utilize existing parking lots for our short operating season.

The trailers would be set up in such a manner to allow for a continues path of movement through all four trailers. (See attached trailer layout)

A façade on the first trailer will give the attraction the look of a permanent structure. (See attached for facade)

The entire trailer setup will be surrounded by 6ft high chain link fence for security. Portable bathrooms will be located next to the fence as indicated on the trailer layout. The small size of this type of an attraction allows for optimal safety of customers and absolutely no adverse effects on the existing property, when the season is over the attraction is gone.

The dates and hours of operation we are proposing for 2017 are as follows':

Move trailers to site: Sept. 17th

Operate the attraction Fridays and Saturdays Sept. 29th thru Oct. 28th

The attraction would be open from 6:30 P.M. till 12:00 A.M.

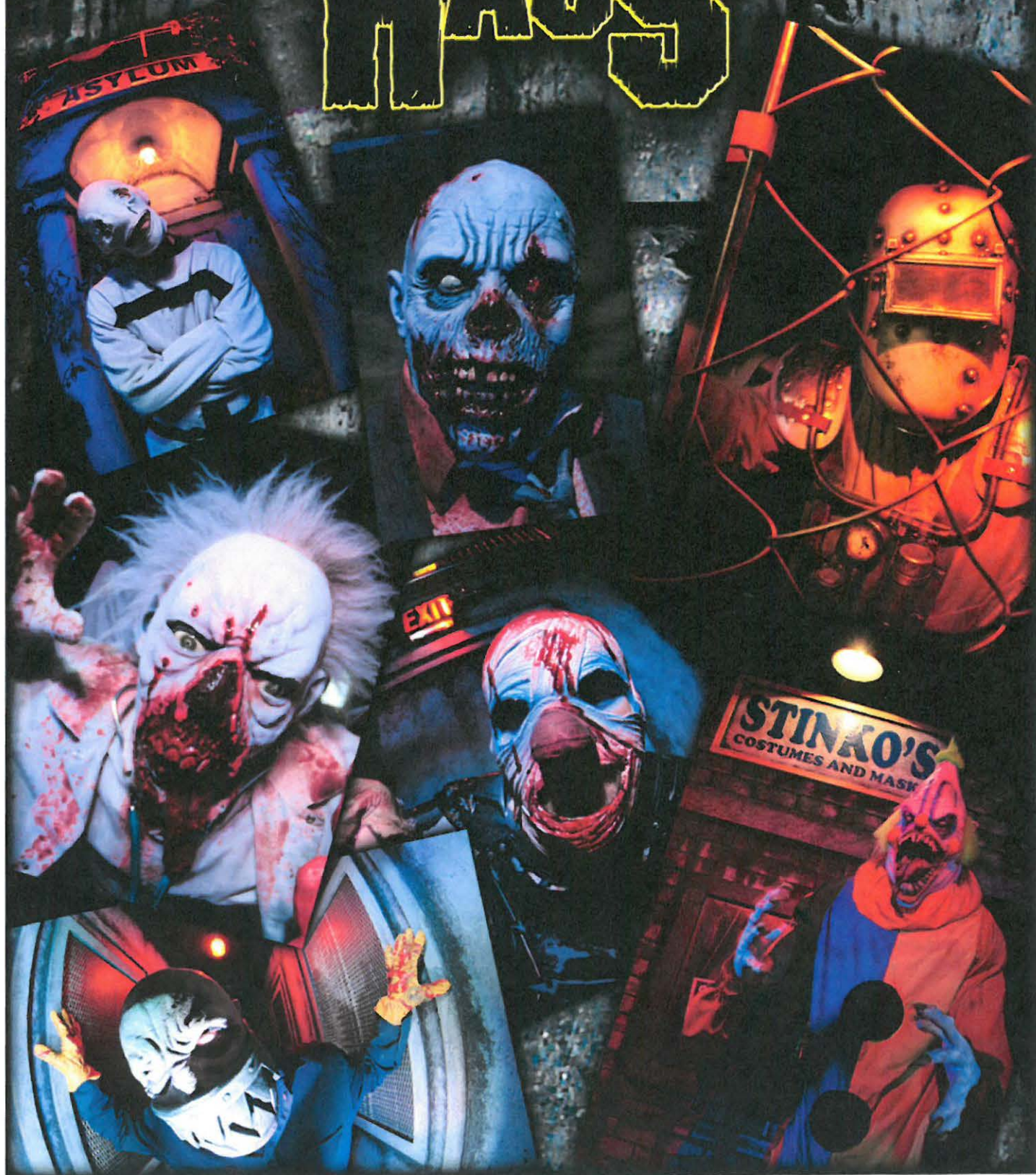
Anyone entering the attraction after 10:30 P.M. would need to show a valid WI. I.D. for proof of age, this would also be noted on all advertisement for the haunted house.

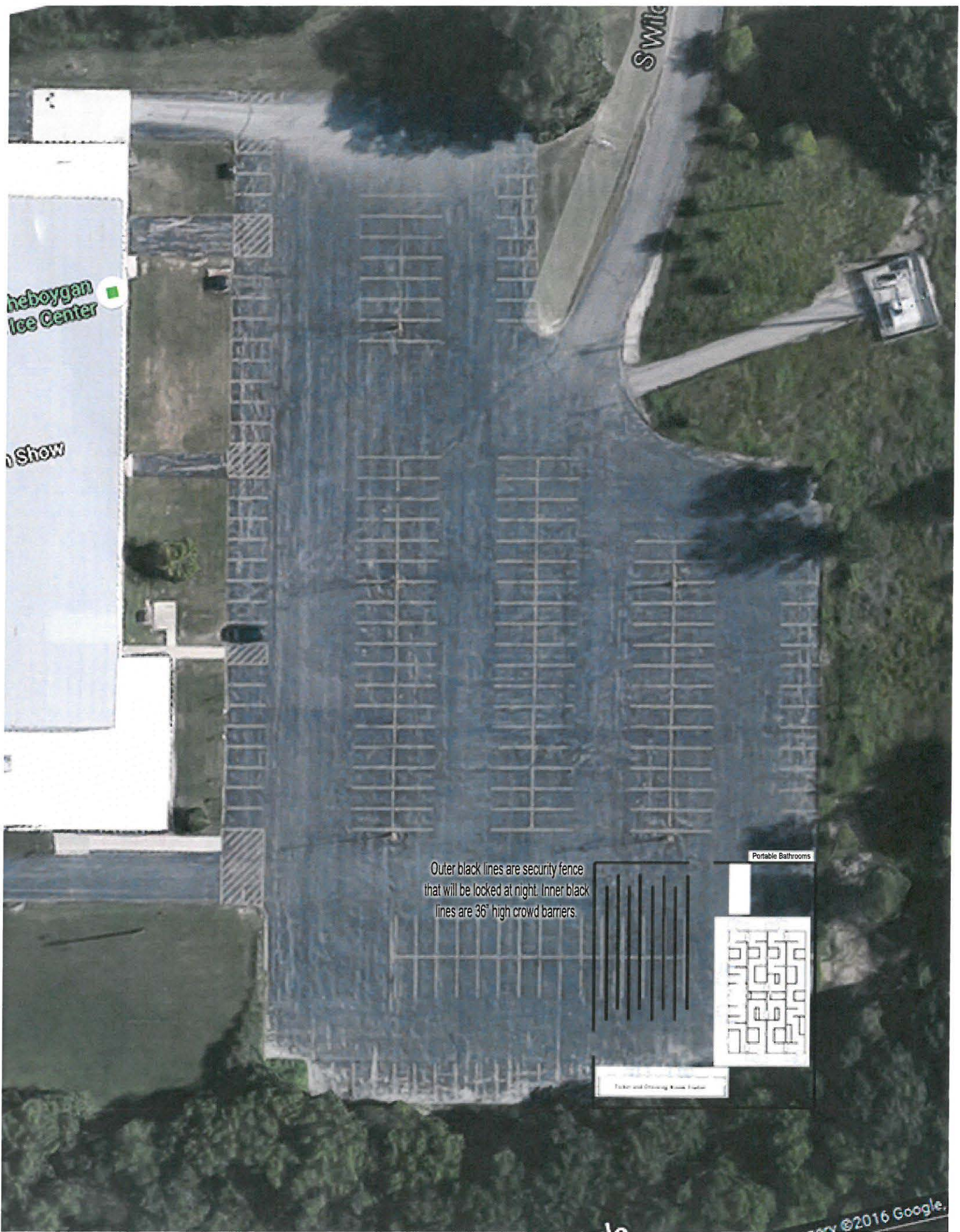
Move trailers from site Nov. 8th

The proposed site located at 1202 S Wildwood Ave. in Sheboygan has approximately 250 parking stalls.

The only sign we require would be located at the corner of Wildwood Ave. and New Jersey Ave. to help show cars where to turn.

SPLATTER HAUS





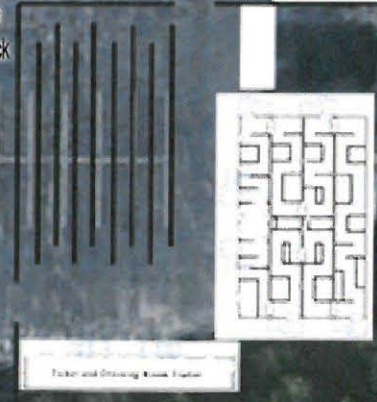
Theboygan Ice Center

Show

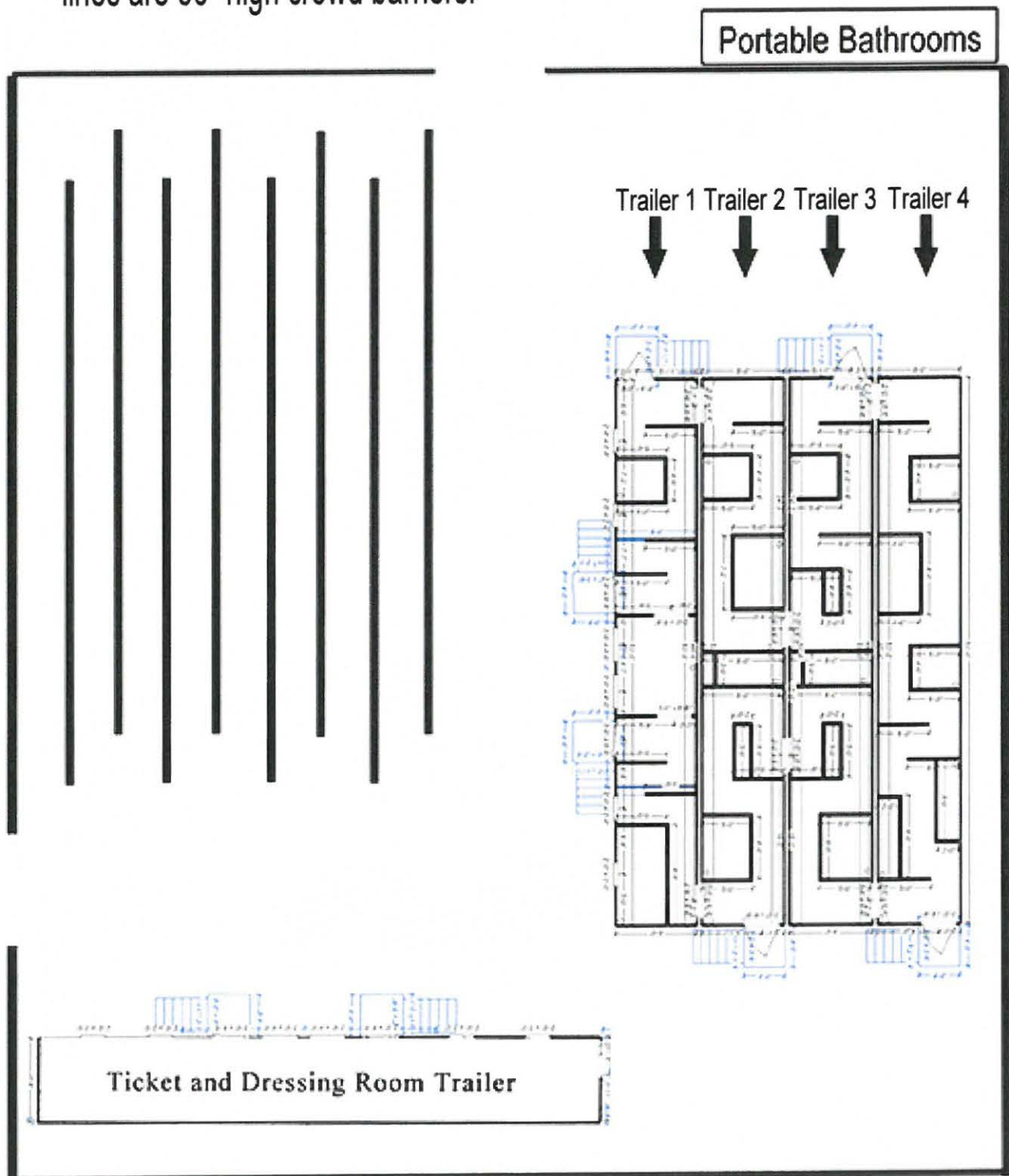
Swine

Portable Bathrooms

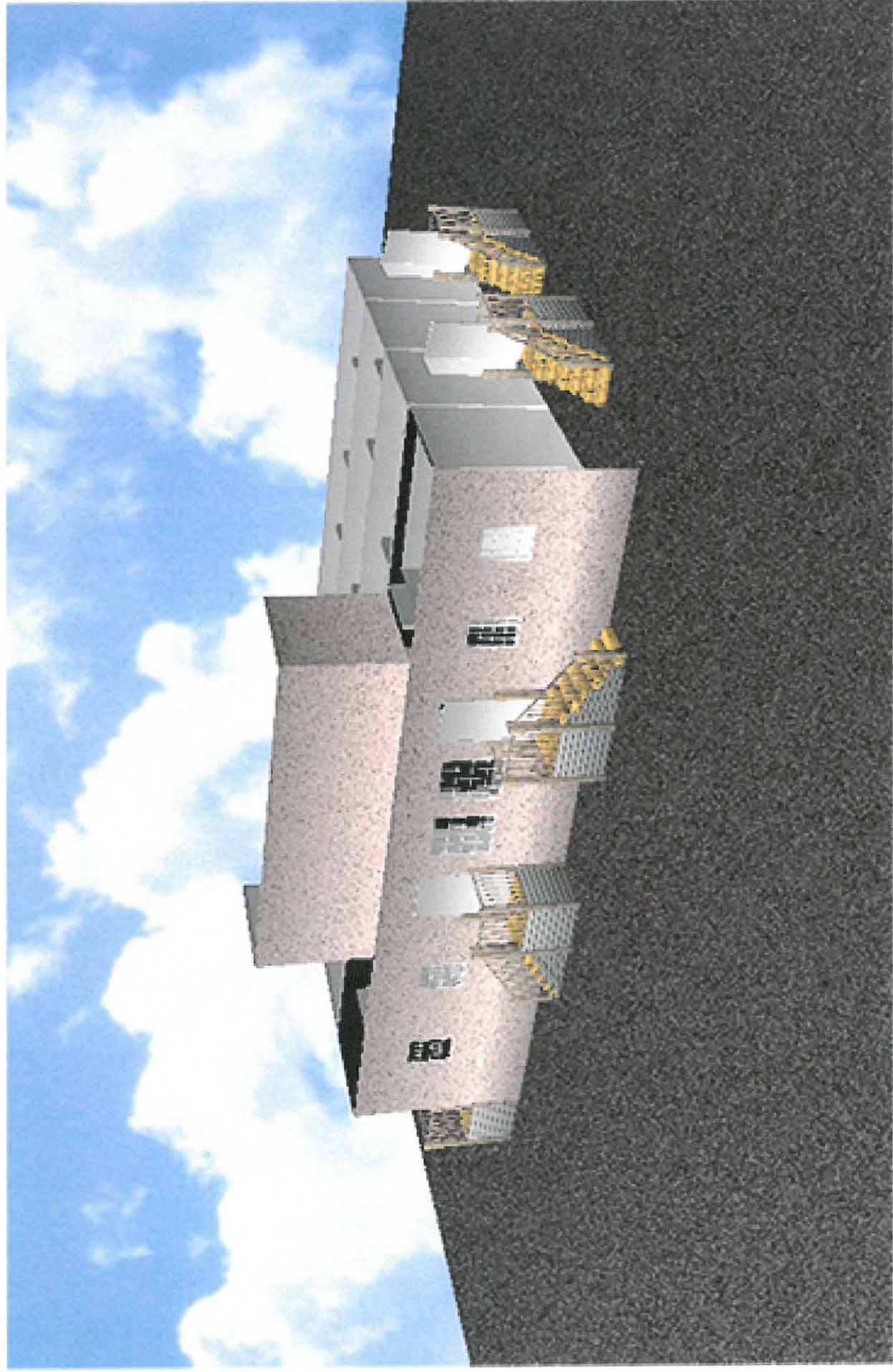
Outer black lines are security fence that will be locked at night. Inner black lines are 36" high crowd barriers.



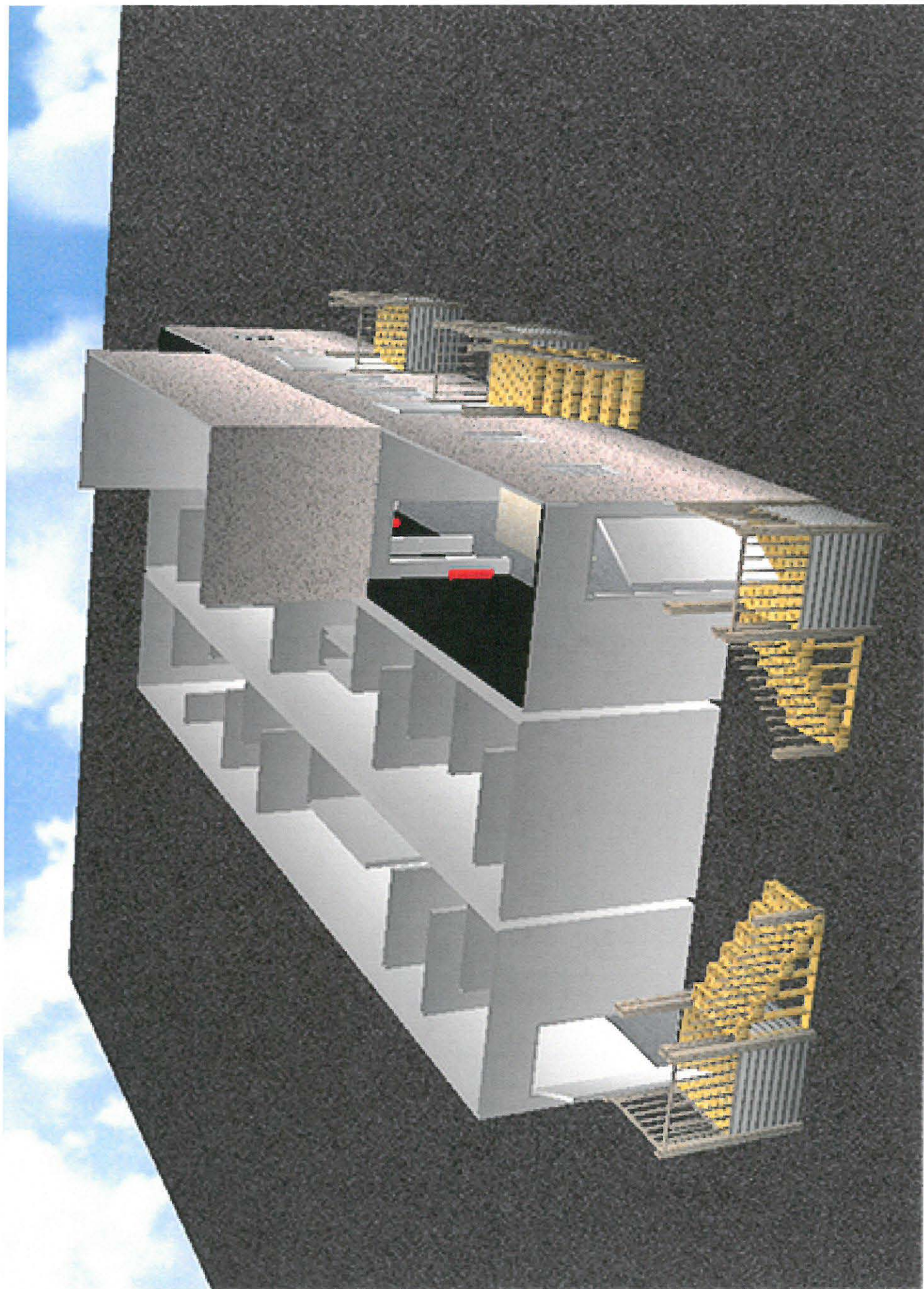
Outer black lines are security fence that will be locked at night. Inner black lines are 36" high crowd barriers.



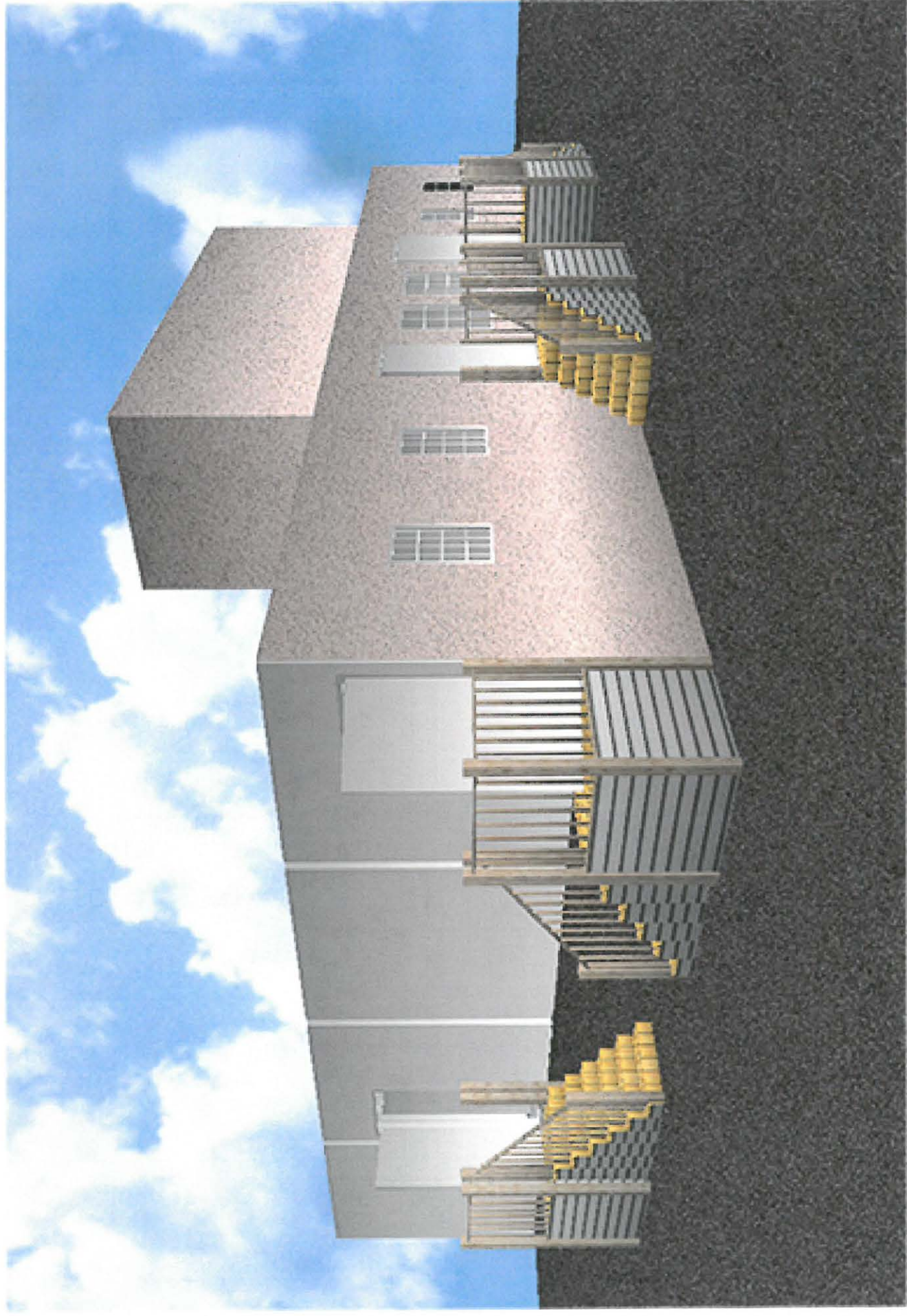




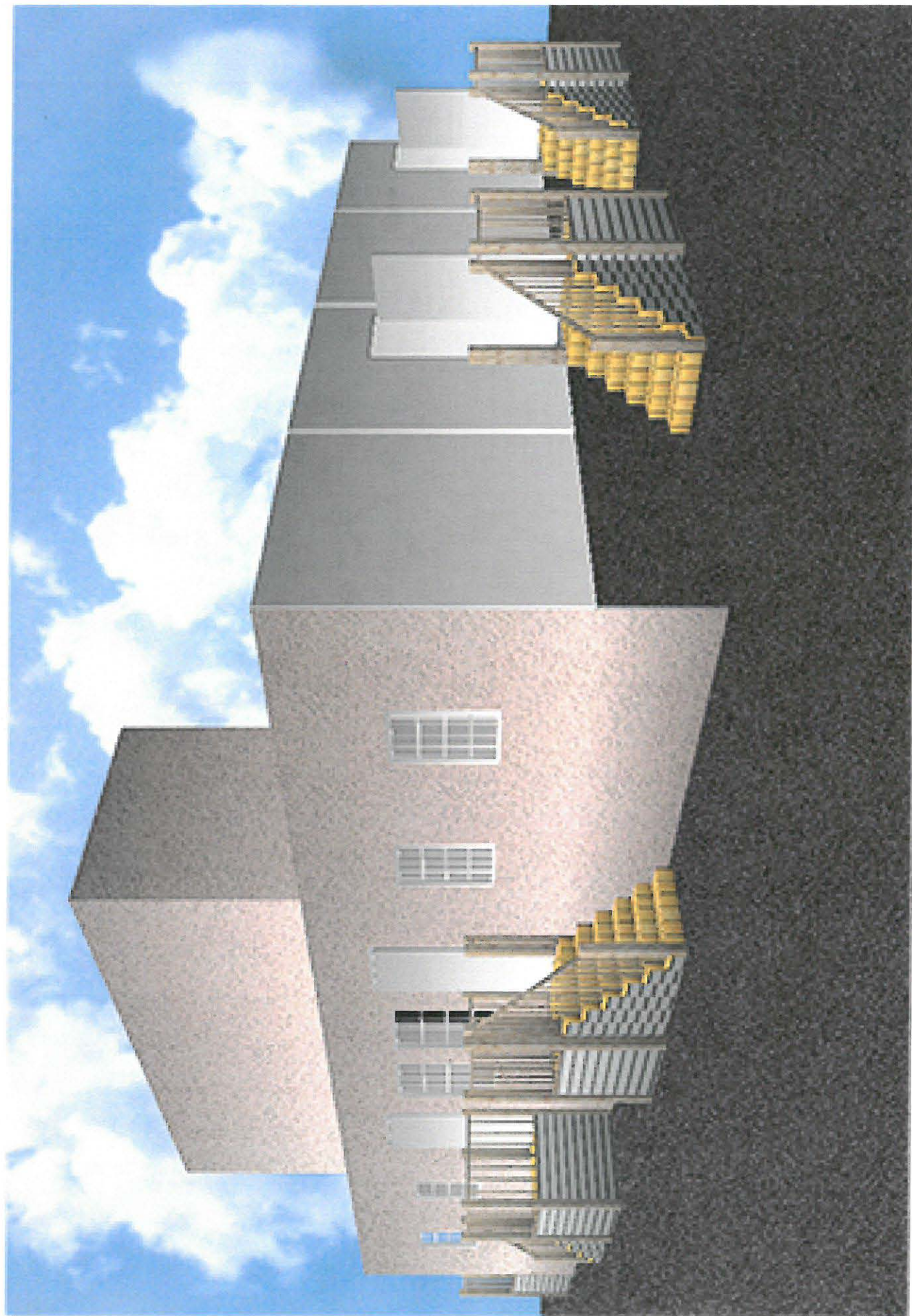
Splatterhaus 2017 3D Render-5



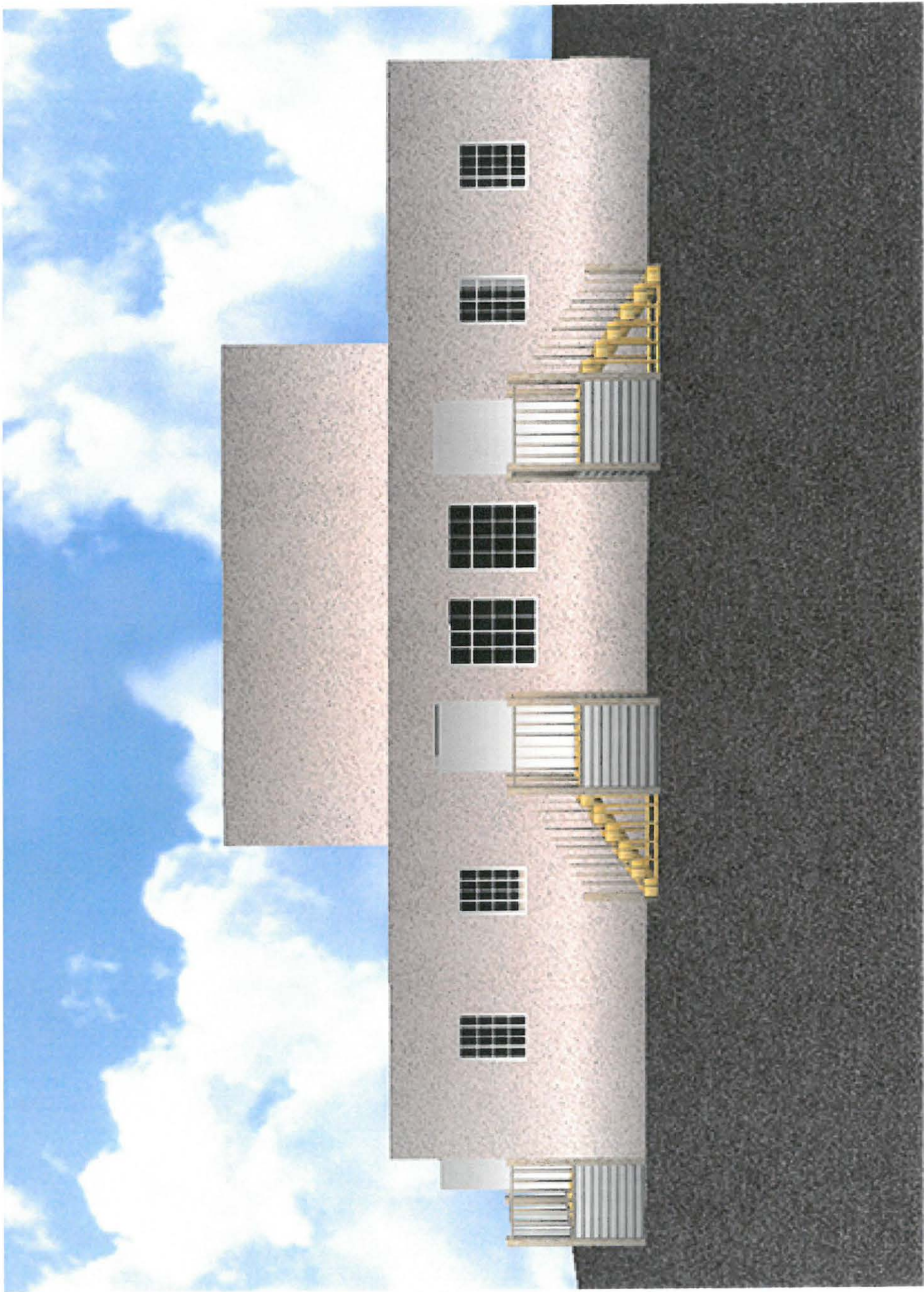
Splatterhaus 2017 3D Render-4



Splatterhaus 2017 3D Render-3



Splatterhaus 2017 3D Render-2



Splatterhaus 2017 3D Render-1



CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use application by Hang Li to operate Tokyo Sushi and Steak House Restaurant at 723 Center Avenue. CC Zone.

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

REPORT DATE: June 23, 2017

MEETING DATE: June 27, 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:

Hang Li is proposing to operate Tokyo Sushi and Steak House Restaurant at 723 Center Avenue (the vacant tenant space at the Econo Lodge on 8th Street). The applicant states:

- We are so appreciate having this opportunity to open our new Tokyo Sushi and Steak House Restaurant in Sheboygan. We have a similar and successful restaurant running in Manitowoc. The current restaurant we are running has about 90 seats including a sushi bar and wine bar. Our Manitowoc Restaurant has 18 full and part time employees. We have run this restaurant for two (2) years and have a lot of good online reviews. Because of the good experience and good reviews, we are planning to open our second restaurant in the vacant tenant space at the Econo Lodge on 8th Street. The reason why we are investing in Sheboygan is because of all the good news we heard about Sheboygan including how Sheboygan is developing and how people here are friendly and welcoming. We are planning to put \$400,000 to build our restaurant and the remodeling budget of us is about \$250,000.
- Our new restaurant will be located in 723 Center Avenue which belongs to the Econo Lodge Hotel. This tenant space was a Chinese buffet about 15 years ago but they owner shut down the business about 10 years ago. So the area of the building we are going to remodel is presently an empty tenant space.
- The restaurant is a traditional Japanese restaurant with tatami room and hibachi table. We will have a dining room, similar to the previous restaurant, and we are planning to have a full bar. Our menu will include Sushi, Hibachi and some hot dishes like Bento

Box, teriyaki dishes, etc. We will be providing our customers a modern and big city style atmosphere to enjoy the hibachi show with family and friends. We will have over 100 seats.

- We will also have two (2) traditional tatami rooms and a big party room. The tatami room is another kind of party room, which people will take off the shoes, kneel sitting around the table and it will have more fun with the old japan decorations.
- The hibachi table is a very popular Japanese style in Chicago. The chef will present all cooking skill in front of the customers with some different shows. We also will have a big party room with free Wi-Fi to fit the requirement of different customers.
- We are planning to be open seven (7) days a week from 10:30am to 10:00pm and also we will have a short break in the afternoon during workdays.
- We will have about 20 to 25 employees. Positions for Sheboygan residents include the host, waitress and chef position.
- We will share parking with Econo Lodge Hotel (there are over 60 parking spaces) and customers can also park on the street.

STAFF COMMENTS:

Applicant indicates they will have signage but have not included a sign package at this time. Staff will be recommending signage that meets the 8th Street guidelines.

I am not sure if they will be using a dumpster or grease receptacle but a screened and enclosed dumpster enclosure will be required. The existing dumpster is in poor condition and does not have a gate. Applicant shall install the gate a repair dumpster as necessary.

The applicant has a temporary Econo Lodge banner located at the southwest corner of the building that will need to be removed.

One item that needs to be discussed is the color of the south side of the building which is a yellowish tan. The rest of the 1-story southern section building has a reddish or orange color to it. It is staff's recommendation that the applicant repaint the southern side of the building a color to match the rest of the 1-story southern section of the building.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.

2. Applicant shall obtain the necessary liquor license in order to serve alcohol. Applicant may serve alcohol if and only if all required liquor licenses are obtained.
3. The existing dumpster is in poor condition. Applicant shall repair dumpster enclosure as necessary and shall re-install the gate.
4. Dumpsters and/or grease receptacles shall be screened and enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen/enclose the dumpster.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
7. 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.
8. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs and shall meet the 8th Street design guidelines (no flat panel or interior lit cabinet signs). Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
9. Applicant shall repaint the southern side of the building a color to match the rest of the 1-story southern section of the building (replace the yellowish color with a matching color of the building).
10. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
11. If there are any amendments to the approved use and/or floor/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. 108230
MAP NO. 23 336 001
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 6/27/17

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

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**

Requirements Per Section 15.905
Revised May 2012

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

1. APPLICANT INFORMATION

APPLICANT: Hang Li

ADDRESS: 723 Center Ave E-MAIL: Cynthia-moon2010@hotmail.com

PHONE: (776) 329-5180 FAX NO. () +

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT Tokyo Sushi and Steak

NAME OF PROPOSED/EXISTING BUSINESS: ~~Beano Lodge Hotel~~ - House

ADDRESS OF PROPERTY AFFECTED: 723 Center Ave, sheboygan

LEGAL DESCRIPTION: Restaurants

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

Hotel. Vacant space

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

See attached letter

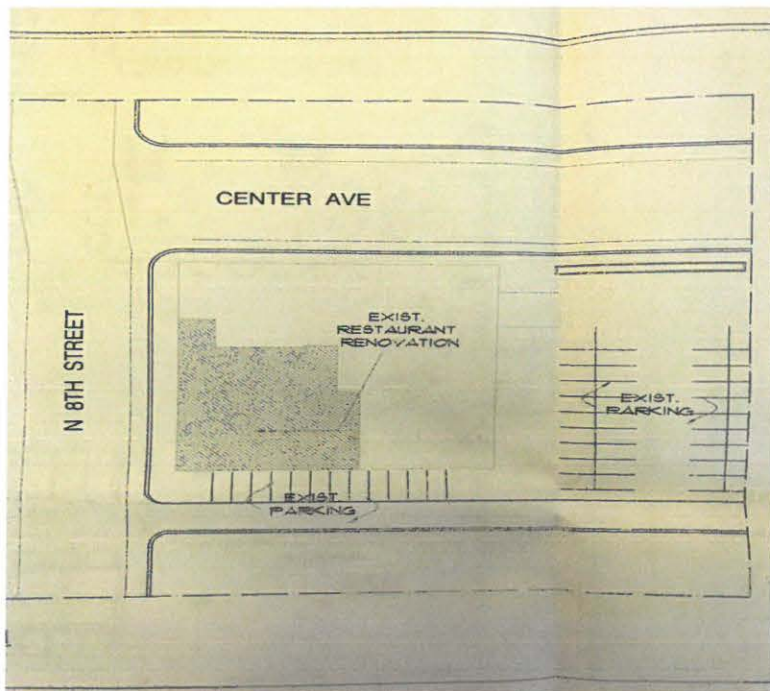
BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: None

Operation Plan of Tokyo Sushi and Steak House located 723 Center Ave

Dear Officer:

We are so appreciate having this opportunity to open our new restaurant in Sheboygan. We are coming from Manitowoc and we have a successful similar restaurant running in Manitowoc. The current restaurant we are running have about 90 seats include a sushi bar and wine bar. we have 18 employees include full time and part time. We have run this restaurant 2 years and we have a lot of good reviews online. Because of the good experience and good review, we are planning to open our second store. The reason we want to put our money in Sheboygan is, all the news we heard about Sheboygan is awesome and Sheboygan is developing fast and people here are friendly and welcome. We are planning to put \$400000 to build our restaurant and the remodeling budget of us is about \$250000. Here is our plan blow:

1. Our new restaurant will be located in 723 Center Ave, which belongs to Econo Lodge Hotel. It was a Chinese buffet about 15 years ago, but they owner shut down the business about 10 years ago. So the building we are going to remodel is an empty space now.



-----the space we are going to use

2. The restaurant we will open is a traditional Japanese restaurant with tatami room and hibachi table. We will have the same dining room like the old one and we are planning have a full bar. Our menu will include Sushi, Hibachi and some hot dishes like Bento Box, teriyaki dishes and so on. I hope our customers will be in a modern and big city style atmosphere and enjoy the hibachi show with family and friends. Besides that, we will have two traditional tatami room and a big party room. The tatami room is another kind of party room, which people will take off the shoes, kneel sitting around the table and it will have more fun with the old japan decoration. And the hibachi table is a very popular Japanese style in Chicago. The chef will present all cooking skill in front of the customers with some different shows. We also will have a big party room with free wifi to fit the requirement of different customers.



---Dining Area





-----Tatami Room

3. We are planning to open 7 days a week from 10:30am to 10:pm and also we will have a short break in the afternoon during workdays. Considered we will have over 100 seats, we will have about 20 to 25 open positions for Sheboygan residents include the host; waitress and chef position. Another consideration of us is the parking lot. We will share the parking lot with Econo Lodge Hotel. There are over 60 parking spaces we can use and customers can do the street parking in front of out restaurant too.
4. For the environment consideration, we will just operate our restaurant internal, we don't have any external plan, but we will have a sign outside.

Additional Pictures:





Tel: 920-717-0130

Fax: 920-682-1020

**908 Washington Street
Manitowoc, WI 54220**



HOURS

Mon.- Thurs: 10:30 am to 10:00 pm

Fri. & Sat.: 10:30 am to 11:00 pm

Sunday: 11:00 am to 9:00 pm







CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use and variance application by Sheb Pro, LLC to construct a new Fairfield Inn hotel along Taylor Drive (Parcel 470615). SC Zone

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

REPORT DATE: June 23, 2017

MEETING DATE: June 27, 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:

Sheb Pro, LLC is proposing to construct and operate a new Fairfield Inn Hotel along Taylor Drive on parcel #470615. The applicant states the following about the project:

- Sheb Pro, LLC is requesting conditional use approval for construction of a new Fairfield Inn hotel located on the east side of S. Taylor Drive, approximately ½ mile south of the I-43 & STH 28 (Washington Avenue) intersection, with I-43 running parallel to S. Taylor Drive (west side) providing excellent visibility of the property. The Union Pacific Railroad borders the eastern side of the parcel.
- The existing site is a vacant and undeveloped 4.9 acre property that consists of two (2) commercial properties designated for development. This is Phase 1 of an overall development of two (2) hotels.
- The Fairfield Inn will be 4-story, 14,037sf hotel consisting of a 108 guest rooms and is located on the northern parcel. There will be a maximum of eight (8) employees per shift.
- The location was selected because of visibility, ease of access to I-43 and its proximity to other complementary uses (restaurants, gas stations, recreations, etc.).

Site improvements include:

- New hotel building with parking, landscaping, signage, and associated utilities (stormwater management, sanitary sewer, water distribution system, etc.).

- The development architecture is contemporary and current. The materials are of high quality, in a contextually appropriate composition. The signature ornamental metal panel roof “Swoof” has decorative multicolored striping at underside. The majority of the building is covered with an Exterior Insulation Finish System (EIFS) with some accent areas of cultured stone and solid phenolic board siding. The color scheme options of “Red Brick” or “Slate Grey” would fit in well with the surrounding area buildings. One monument sign will be provided to serve both hotel developments.
- A 26’ wide access drive off of S. Taylor Drive will serve as a shared access road for the two (2) hotel developments. Internal parking and access drives will connect both hotel complexes.
- The site layout and parking are designed to meet the City of Sheboygan Zoning Code. The required parking calculation of 116 stalls will be exceeded. Site improvements include 118 parking stalls (7 handicap accessible) located around the building, a semi-private patio area, a dumpster and shed enclosure located near the back of the parcel.
- A new water main was provided adjacent to the site in 2015. A new 8” public sanitary sewer main will be provided to the development in spring of 2018.
- The development will be served by a retention pond designed to meet all required post construction stormwater management requirements. The pond will adequately serve the proposed development; however, the future hotel development will require underground chambers to add additional volume.
- Landscaping is provided to meet City requirements. A retaining wall will be required along the North and West property as the current site has 13’ of drop across. A picket fence will also be located around the pond.
- Parking and exterior building lighting will be LED fixtures. A photometric plan showing the lighting levels is included in the submittal.

As a part of this development, several easements will be required to serve the two hotels. Cross access, shared parking, drainage, and utility easements will all be blanket easements to include both parcels. A shared access drive from S. Taylor Drive will serve both hotels. A shared parking easement will allow visitors to use both lots and also provide adequate parking to serve both hotels. Utilities to serve both buildings will be located between the two hotels within the shared drive lane. The stormwater management pond is located on the future hotel lot in the eastern corner of the site. To maintain existing drainage patterns, this location was ideal for the pond. Both developments will drain via storm sewer into the pond.

Two easements are also being proposed for the public sanitary main that is being extended to the development and a sign easement in the northwestern corner to allow for City signage.

STAFF COMMENTS:

It is staff understanding there are wetlands on the site. It appears that the applicant has worked with the DNR for the necessary approval to fill approximately .19 acres of wetlands. Staff will require all approved DNR permits prior to building permit issuance.

The applicant has provided only conceptual drawings of the proposed hotel architecture. Official drawings will need to be submitted to and reviewed by the City of Sheboygan Architectural Review Board prior to building permit issuance.

The applicant has not provided a sign package at this time.

The Plan Commission is only considering the Fairfield Inn development on the north parcel (1st Phase). Plan Commission will review a future conditional use permit at such time as the applicant proposes development on the vacant, undeveloped lot (south lot – Phase 2).

The applicant is requesting the following land use variances:

- Applicant is proposing a building height of 53 feet - The maximum building height permitted is 50 feet tall.

The Suburban Commercial (SC) zone states that the maximum building height is 50 feet tall, however, the maximum building can be exceeded with a conditional use permit. There is just a small tower element of the hotel that extends to 53 feet. Based on the building quality design, staff sees no issues with the proposed building height of 53 feet.

- Applicant is proposing a front yard paving setback 8 feet for the hotel parcel - The minimum front yard paving setback is 10 feet.

There is a small section of the travel lane that encroaches a bit into the 10 foot front yard paving setback along the canopy and travel lane at the front of the hotel. This slight encroachment is required to preserve the wetlands at the back of the property.

- Applicant is proposing a sideyard paving setback 0 feet for the hotel parcel - The minimum paving setback is 5 feet.

Applicant is requesting a zero foot paved surface setback along the south side of the site in order to create a shared access with the future hotel development parcel to the south. This variance is required in order to create the new shared parking and access driveway that customers from both facilities will use to enter and exit from these properties. The shared access agreement will need to be officially documented prior to building permit issuance.

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

The Plan Commission may want to have the applicant address their construction schedule.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, health, storm drainage, State of Wisconsin DNR, 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. Building permits shall be issued only at such time as the applicant has obtained official documentation from the Wisconsin Department of Natural Resources indicating that all DNR issues have been appropriately resolved (wetland disturbance permits, etc.).
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
9. All areas used for parking or maneuvering of vehicles shall be paved.
10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
11. 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.
12. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback is 12 feet with a maximum height of 8 feet.
13. Applicant shall be permitted to install individual letter signs only on the structure (no cabinet or flat panel signs are permitted). Applicant may work with staff provided signs meet zoning ordinance requirements.
14. Maximum building height permitted is 53 feet (grade to peak).
15. Absolutely no portion of the new building and other site improvements shall cross the property line including but not limited to balconies, decks, foundation, walls, gutters, eaves, roof, signs, landscaping, retaining walls, etc.).
16. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).

17. 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, etc.).
18. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
19. All vehicles, equipment, materials, products, etc. shall temporarily be located on the parking lot property to the north per the developer's agreement.
20. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
21. Applicant will take all appropriate actions to minimize the time period that adjacent properties and streets are impacted by the development (utilities, streets, etc.).
22. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
23. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
24. Prior to building permit issuance, the applicant will provide formal documentation that all required easements, agreements, etc. between the property owners have been officially recorded by Sheboygan County. Easements/agreements including but not limited to shared parking, access, utilities, storm drainage etc.
25. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building plans.
26. 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:

Conditional Use Permit Application and required attachments.

PARCEL NO. 59281470615 & 59281470610

MAP NO. _____

ZONING CLASSIFICATION: Suburban Commercial

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: _____

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

CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT

Requirements Per Section 15.905
Revised May 2012

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

1. APPLICANT INFORMATION

APPLICANT: Sheb Pro LLC

625 W Rolling Meadows Drive

ADDRESS: Fond du Lac, WI 54935

E-MAIL: toddwinkler@wiscohoteles.com

PHONE: (608) 831-7711

FAX NO. (608) 442-1891

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Fairfield Inn

ADDRESS OF PROPERTY AFFECTED: S Taylor Drive

LEGAL DESCRIPTION: Lot 1 of a Certified Survey set forth in Volume 23 of Certified Survey Maps, Pages 190/191, as Document No. 1840281, being part of the NW ¼ of the SW ¼ of Section 4, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.
Lot 2 of a Certified Survey set forth in Volume 23 of Certified Survey Maps, Pages 190/191, as Document No. 1840281, being part of the NW ¼ of the SW ¼ of Section 4, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Vacant

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING
ANY CHANGES TO THE EXISTING USE: 108 Room Hotel with associated

parking

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

June 13, 2017

Project Narrative

Project: Fairfield Inn
 S Taylor Drive
 Sheboygan, WI



Sheb Pro LLC is requesting conditional use approval for construction of a new hotel, Fairfield Inn, located on the east side of S Taylor Drive, approximately ½ mile south of the I43 & STH 28 (Washington Drive) intersection, with I43 running parallel to S Taylor Drive (west side) providing excellent visibility of the property. A conditional use is required for commercial indoor lodging in the Suburban Commercial zoning district. A Union Pacific Railroad borders the eastern side of the parcel. The existing site is vacant consists of (2) commercial properties designated for development and zoned SC (Suburban Commercial) for a total of 4.9 acres. This is Phase 1 of an overall development of (2) hotels. The Fairfield Inn will be 4-story, 14,037 square feet and will consist of a 108 rooms and is located on the northern parcel. There will be a maximum of (8) employees on a shift. The location was selected because of visibility, surrounding businesses and site access.

The development architecture is contemporary and current. The materials are of high quality, in a contextually appropriate composition. The signature ornamental metal panel roof "Swoof" has decorative multicolored striping at underside. The majority of the building is covered with an Exterior Insulation Finish System with some accent areas of cultured stone and solid phenolic board siding. The color scheme options of "Red Brick" or "Slate Grey" would fit in well with the surrounding area buildings. One monument sign will be provided to serve both hotel developments.

A 26' wide access drive off of S Taylor Drive will serve as a shared access road for the (2) hotel developments. The site layout and parking are designed to meet the City of Sheboygan Zoning Code. The required parking calculation of 116 stalls will be exceeded. Site improvements include 118 parking stalls (7 handicap accessible) located around the building, a semi-private patio area, a dumpster and shed enclosure located near the back of the parcel. A new water main was provided adjacent to the site in 2015. A new 8" public sanitary sewer main will be provided to the development in spring of 2018. The development will be served by a retention pond designed to meet all required post construction stormwater management requirements. The pond will adequately serve the proposed development; however, the future hotel development will require underground chambers to add additional volume.

Landscaping is provided to meet City requirements. A retaining wall will be required along the North and West property as the current site has 13' of drop across. A picket fence will also be located around the pond. Parking and exterior building lighting will be LED fixtures. A photometric plan showing the lighting levels is included in the submittal.

The development will not be a nuisance to adjoining property owners. Parking shall meet the required parking calculation and ADA compliant pedestrian walks will be installed for building accessibility. The property is surrounded by similar commercial uses.

Easements

As a part of this development, several easements will be required to serve the two hotels. Cross access, shared parking, drainage, and utility easements will all be blanket easements to include both parcels. A shared access drive from South Taylor Drive will serve both hotels. A shared parking easement will allow visitors to use both lots and also provide adequate parking to serve both hotels. Utilities to serve both buildings will be located between the two hotels within the shared drive lane. The stormwater management pond is located on the future hotel lot in the eastern corner of the site. To maintain existing drainage patterns, this location was ideal for the pond. Both developments will drain via storm sewer into the pond.

Two easements are also being proposed for the public sanitary main that is being extended to the development and a sign easement in the northwestern corner to allow for City signage.

Variances

As a part of this development, Sheb Pro LLC is requesting approval of (2) variances. The maximum allowable building height is 50' for City Ordinance and the proposed maximum building height is 53'. Additionally, a 0' pavement setback is being requested for the proposed share drive.







Written Description – Conditional Use Application

Proposed Fairfield Inn
S. Taylor Drive
Sheboygan, WI

Zoning District

Suburban Commercial (SC)

Existing Land Use

Subject property is comprised of 2 parcels; both parcels are currently vacant

Proposed Land Use

Commercial Indoor Lodging; Fairfield Inn, phase 1 of a 2 hotel “campus” development. The Fairfield Inn will be a 4-story, 14,037 square foot building consisting of 108 guest rooms located on the northern parcel.

Proposed Use Data

Reason for Site Selection

- Excellent visibility from Interstate 43
- Ease of access from Interstate 43
- Proximity to complementary uses (i.e. eating establishments, gas stations, etc.)

Estimated Employees

- Six (6) full-time employees
- 24 part-time employees

Access

- One (1) City approved access from S. Taylor Drive. Upon completion of phase 2 of the proposed project, the access will be shared by both hotels.
- Internal parking and access drives will connect both hotel complexes.

Site Data

| | |
|-------------------------------|---|
| Phase 1 Site Area | 94,604 square feet |
| Building Floor Area | 14,037 square feet (14.8% of site area) |
| Pavement, Concrete, and Misc. | 52,570 square feet (55.6% of site area) |
| Total Impervious Area | 66,607 square feet (70.4% of site area) |
| Landscape/Open Space Area | 27,997 square feet (29.6% of site area) |

Density and Intensity Requirements

Minimum Landscape Surface Ratio (LSR): 0.25

- 0.296 proposed

Minimum Lot Area: 1 acre

- 2.17 acres – existing lot area

Maximum Building Size (MBS): N/A

Setbacks

Building to Front or Street Lot Line: 25 feet

- 63.64 feet proposed to S. Taylor Drive (proposed)

Building to Nonresidential Side Lot Line: 10 feet

- 26.95 feet proposed to “south” side property line
- 39.32 feet proposed to “north” side property line

Minimum Paved Surface Setback: 10 Feet From Front or Street Lot Line

- 10 feet proposed to ROW

Minimum Paved Surface Setback: 5 Feet From Side or Rear Lot Line

- 5 feet proposed to “north” side yard lot line
- 0 feet proposed to “south” side yard line-**variance requested**

Maximum Building Height: 50 feet

- 53 foot building height proposed-**variance requested**

Parking Requirements

Minimum Number of Off-Street Parking Spaces Required:

- Commercial Indoor Lodging – 1 space per each bedroom, plus 1 space per employee

Phase 1 Required Spaces:

- Commercial Indoor Lodging (Fairfield Inn) – 108 rooms x 1 space per room=108 spaces required
- Maximum number of employees per shift – 8 employees x 1 space per employee=8 spaces required

116 spaces required for phase 1 – 118 spaces provided for phase 1

Summary of Improvements

New hotel building with parking, landscaping, signage, and associated utilities (stormwater management, sanitary sewer, water distribution system, etc.).

Building Design

The development architecture is contemporary and current. The materials are of high quality, in a contextually appropriate composition. The signature ornamental metal panel roof “Swoof” has decorative multicolored striping at underside. The majority of the building is covered with an Exterior Insulation Finish System with some accent areas of cultured stone and solid phenolic board siding. The color scheme options of “Red Brick” or “Slate Grey” would fit in well with the surrounding area buildings.

Landscape Requirements

A landscape plan, developed according to the standards found in the City of Sheboygan Zoning Ordinance has submitted to the City for review and comment/approval.

Performance Standards/Potential Nuisances

All performance standards shall comply with the requirements of Subchapter 15-7 of the City of Sheboygan Zoning Ordinance to ensure this development will not become a nuisance to adjacent property owners.

Generally speaking, the Commercial Indoor Lodging use is consistent with the other commercial uses in the vicinity of this proposed development. A majority of the activity resulting from this use will be earlier in the morning as customers leave and later in the day as they arrive; these activities should not adversely impact the manufacturing and commercial uses immediately adjacent to the proposed development. The refuse dumpster enclosure and site lighting plan included with the submittal are further documentation to demonstrate efforts to make the development attractive and non-intrusive.

Site Lighting

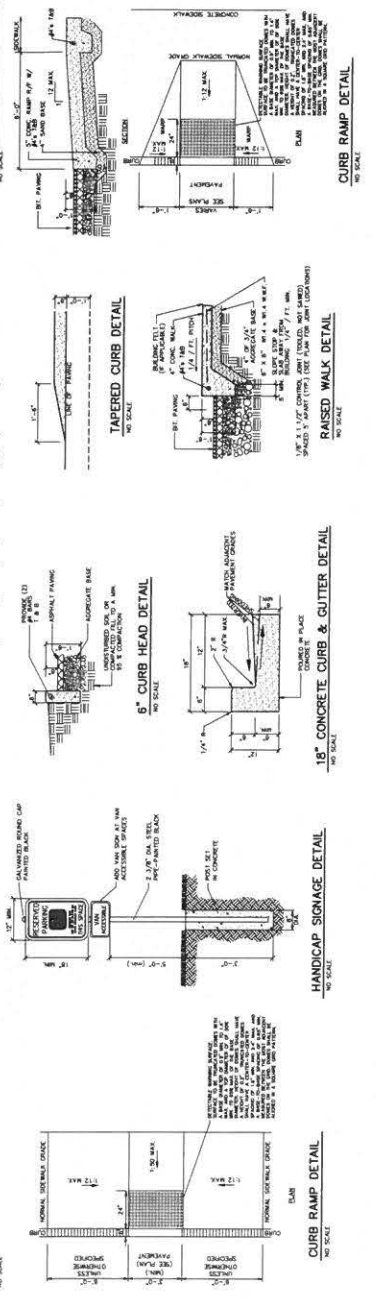
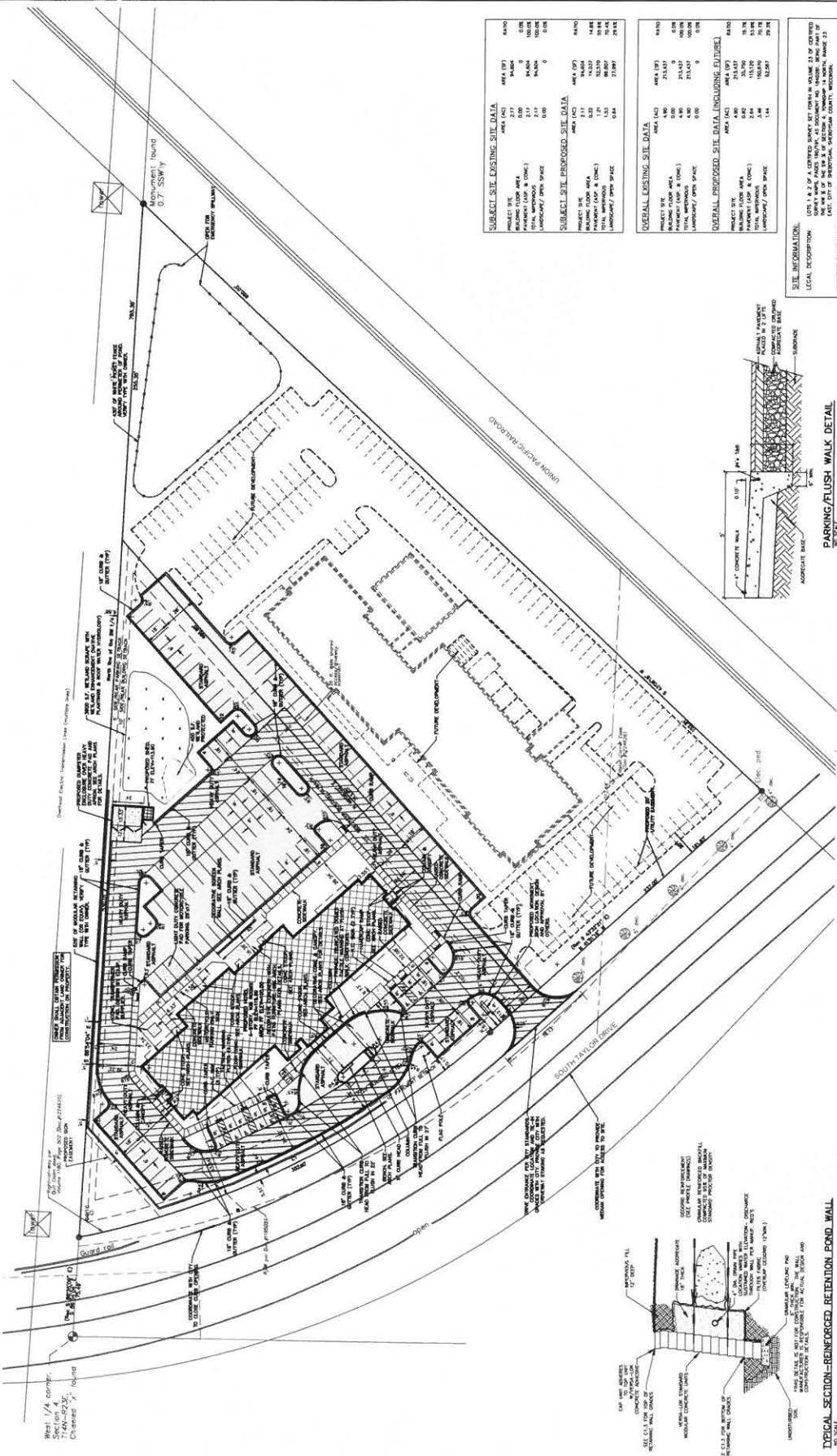
Site lighting to be provided by 20 foot pole mounted LED downcast light fixtures in the parking lot and driveways, and LED bollard style lighting along the front walkways. Other decorative up lighting will be provided around the building structure.

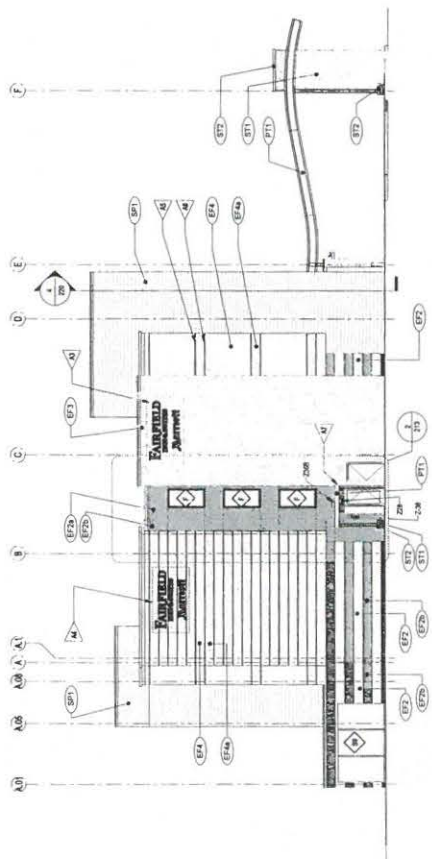
Signage Regulations

A formal signage submittal per City of Sheboygan Zoning Ordinance Subchapter 15-8 to be provided by others.

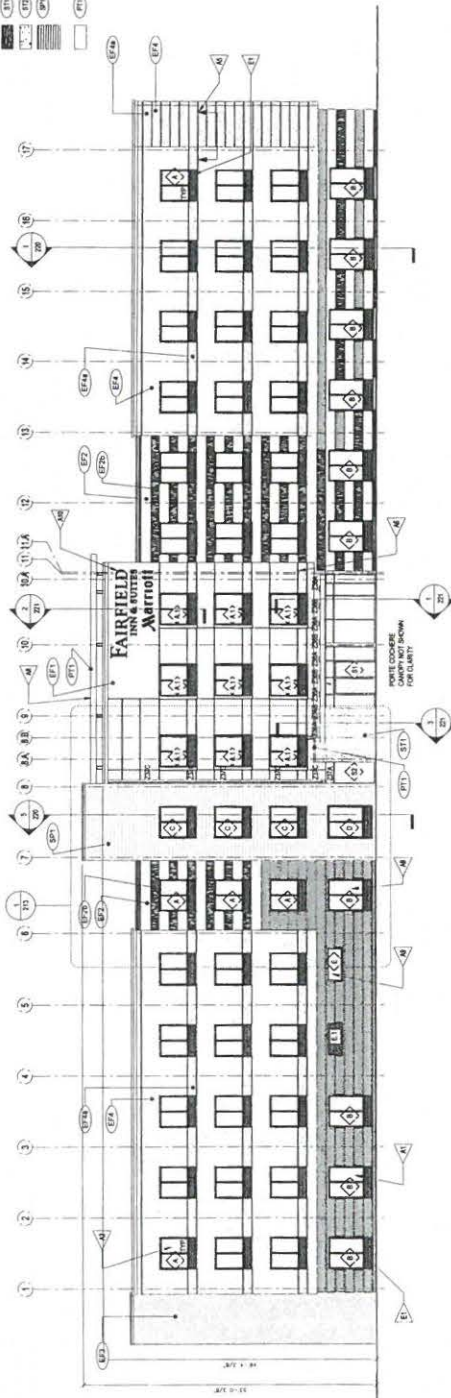
Written Justification

The existing development in the immediate area of the proposed hotel development is a mix of commercial and manufacturing. Retail, other commercial indoor lodging, and indoor commercial entertainment (restaurants) are located a short distance to the north. The proposed development fills a need in the area and will be a benefit to the City.



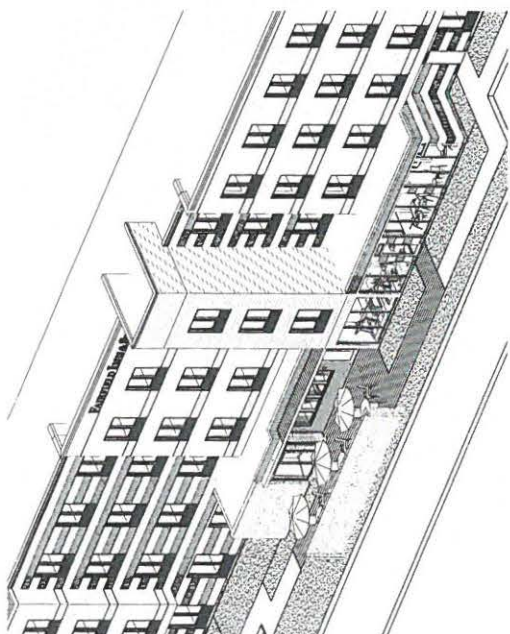
WEST ELEVATION
SCALE 1/8" = 1'-0"

- | EXTERIOR FINISH KEY | |
|---|--|
|  | 161 PEARLEST ACCENT EPS FINISH |
|  | 172 DARK EPS FINISH COLOR |
|  | 173 ACCENT EPS COLOR |
|  | 174 DARK EPS FINISH COLOR - TEXTURED |
|  | 175 DARK TOWER EPS COLOR |
|  | 176 MAIN BUILDING EPS COLOR |
|  | 177 ACCENT EPS COLOR |
|  | 178 ACCENT EPS COLOR |
|  | 179 CULTURED STONE |
|  | 180 COPING |
|  | EXTERIOR ACCENT FINISH AT PARADE DECK - 181 - 182 - 183 - 184 - 185 - 186 - 187 - 188 - 189 - 190 - 191 - 192 - 193 - 194 - 195 - 196 - 197 - 198 - 199 - 200 - 201 - 202 - 203 - 204 - 205 - 206 - 207 - 208 - 209 - 210 - 211 - 212 - 213 - 214 - 215 - 216 - 217 - 218 - 219 - 220 - 221 - 222 - 223 - 224 - 225 - 226 - 227 - 228 - 229 - 230 - 231 - 232 - 233 - 234 - 235 - 236 - 237 - 238 - 239 - 240 - 241 - 242 - 243 - 244 - 245 - 246 - 247 - 248 - 249 - 250 - 251 - 252 - 253 - 254 - 255 - 256 - 257 - 258 - 259 - 260 - 261 - 262 - 263 - 264 - 265 - 266 - 267 - 268 - 269 - 270 - 271 - 272 - 273 - 274 - 275 - 276 - 277 - 278 - 279 - 280 - 281 - 282 - 283 - 284 - 285 - 286 - 287 - 288 - 289 - 290 - 291 - 292 - 293 - 294 - 295 - 296 - 297 - 298 - 299 - 300 - 301 - 302 - 303 - 304 - 305 - 306 - 307 - 308 - 309 - 310 - 311 - 312 - 313 - 314 - 315 - 316 - 317 - 318 - 319 - 320 - 321 - 322 - 323 - 324 - 325 - 326 - 327 - 328 - 329 - 330 - 331 - 332 - 333 - 334 - 335 - 336 - 337 - 338 - 339 - 340 - 341 - 342 - 343 - 344 - 345 - 346 - 347 - 348 - 349 - 350 - 351 - 352 - 353 - 354 - 355 - 356 - 357 - 358 - 359 - 360 - 361 - 362 - 363 - 364 - 365 - 366 - 367 - 368 - 369 - 370 - 371 - 372 - 373 - 374 - 375 - 376 - 377 - 378 - 379 - 380 - 381 - 382 - 383 - 384 - 385 - 386 - 387 - 388 - 389 - 390 - 391 - 392 - 393 - 394 - 395 - 396 - 397 - 398 - 399 - 400 - 401 - 402 - 403 - 404 - 405 - 406 - 407 - 408 - 409 - 410 - 411 - 412 - 413 - 414 - 415 - 416 - 417 - 418 - 419 - 420 - 421 - 422 - 423 - 424 - 425 - 426 - 427 - 428 - 429 - 430 - 431 - 432 - 433 - 434 - 435 - 436 - 437 - 438 - 439 - 440 - 441 - 442 - 443 - 444 - 445 - 446 - 447 - 448 - 449 - 450 - 451 - 452 - 453 - 454 - 455 - 456 - 457 - 458 - 459 - 460 - 461 - 462 - 463 - 464 - 465 - 466 - 467 - 468 - 469 - 470 - 471 - 472 - 473 - 474 - 475 - 476 - 477 - 478 - 479 - 480 - 481 - 482 - 483 - 484 - 485 - 486 - 487 - 488 - 489 - 490 - 491 - 492 - 493 - 494 - 495 - 496 - 497 - 498 - 499 - 500 - 501 - 502 - 503 - 504 - 505 - 506 - 507 - 508 - 509 - 510 - 511 - 512 - 513 - 514 - 515 - 516 - 517 - 518 - 519 - 520 - 521 - 522 - 523 - 524 - 525 - 526 - 527 - 528 - 529 - 530 - 531 - 532 - 533 - 534 - 535 - 536 - 537 - 538 - 539 - 540 - 541 - 542 - 543 - 544 - 545 - 546 - 547 - 548 - 549 - 550 - 551 - 552 - 553 - 554 - 555 - 556 - 557 - 558 - 559 - 560 - 561 - 562 - 563 - 564 - 565 - 566 - 567 - 568 - 569 - 570 - 571 - 572 - 573 - 574 - 575 - 576 - 577 - 578 - 579 - 580 - 581 - 582 - 583 - 584 - 585 - 586 - 587 - 588 - 589 - 590 - 591 - 592 - 593 - 594 - 595 - 596 - 597 - 598 - 599 - 600 - 601 - 602 - 603 - 604 - 605 - 606 - 607 - 608 - 609 - 610 - 611 - 612 - 613 - 614 - 615 - 616 - 617 - 618 - 619 - 620 - 621 - 622 - 623 - 624 - 625 - 626 - 627 - 628 - 629 - 630 - 631 - 632 - 633 - 634 - 635 - 636 - 637 - 638 - 639 - 640 - 641 - 642 - 643 - 644 - 645 - 646 - 647 - 648 - 649 - 650 - 651 - 652 - 653 - 654 - 655 - 656 - 657 - 658 - 659 - 660 - 661 - 662 - 663 - 664 - 665 - 666 - 667 - 668 - 669 - 670 - 671 - 672 - 673 - 67 |

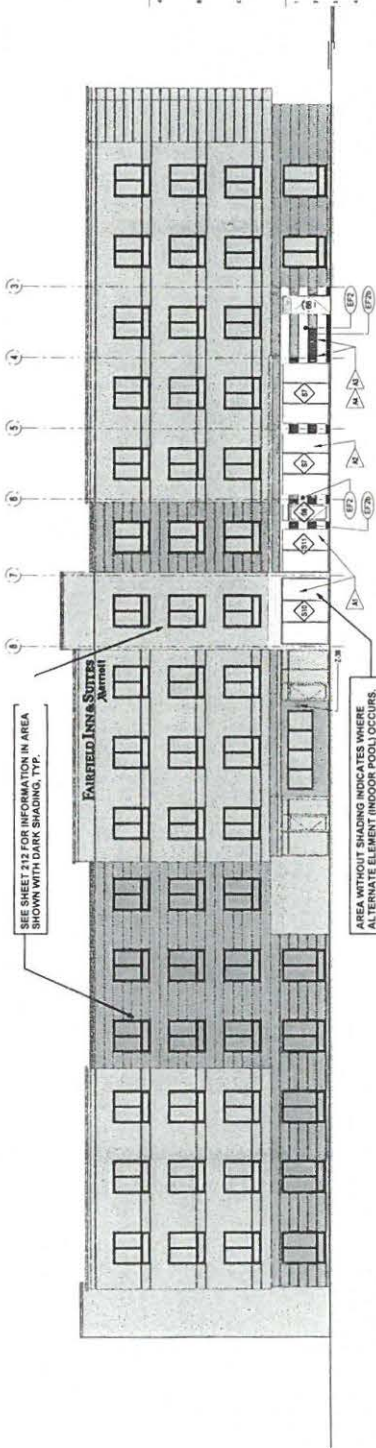


SOUTH ELEVATION

- [illegible]

[illegible]

SEE SHEET 212 FOR INFORMATION IN AREA
SHOWN WITH DARK SHADING, TYP.



AREA WITHOUT SHADING INDICATES WHERE ALTERNATE ELEMENT (INDOOR POOL) OCCURS.

NORTH ELEVATION

REFERENCE NOTES

- [illegible]

GENERAL NOTES

- BUILDING STRUCTURES AND APPROXIMATE 1000 PSI WEIGHT
 BASED ON STRUCTURAL SYSTEM
 PROVIDE CONTRACTOR WITH COLOR PRINTS OF
 BLUEPRINTS FOR ADDITIONAL CLARITY
 CONTRACTOR MUST TO INSURE CONTRACT VARIATION PENALTY
 CONTRACTORS MUST AT ALL TIMES COMPLY
 ALL DISCREPANCIES MUST BE REPAIRED IMMEDIATELY

- [illegible]

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|------------------------|
| 2017 © M&A DESIGN LLC |
| JOB NUMBER: 2015.68 |
| SHEET A2.2 |

Proposed Hotel Development

OWNER:
Wisco Hotels

25 S. MAIN STREET
FOND DU LAC, WISCONSIN 54935
b.reed@madesigninc.net (920) 522-8170
M&A DESIGN INC.

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| PRELIMINARY SHEET DATES: |
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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



EXTERIOR PERSPECTIVE
RED BRICK SCHEME



EXTERIOR PERSPECTIVE
SLATE GREY SCHEME

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| PRELIMINARY SHEET DATES: | |
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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

25 S MAIN STREET
TOM DULAC ARCHITECTS INC. 5435
1941@midwestinc.com (820) 822-8170

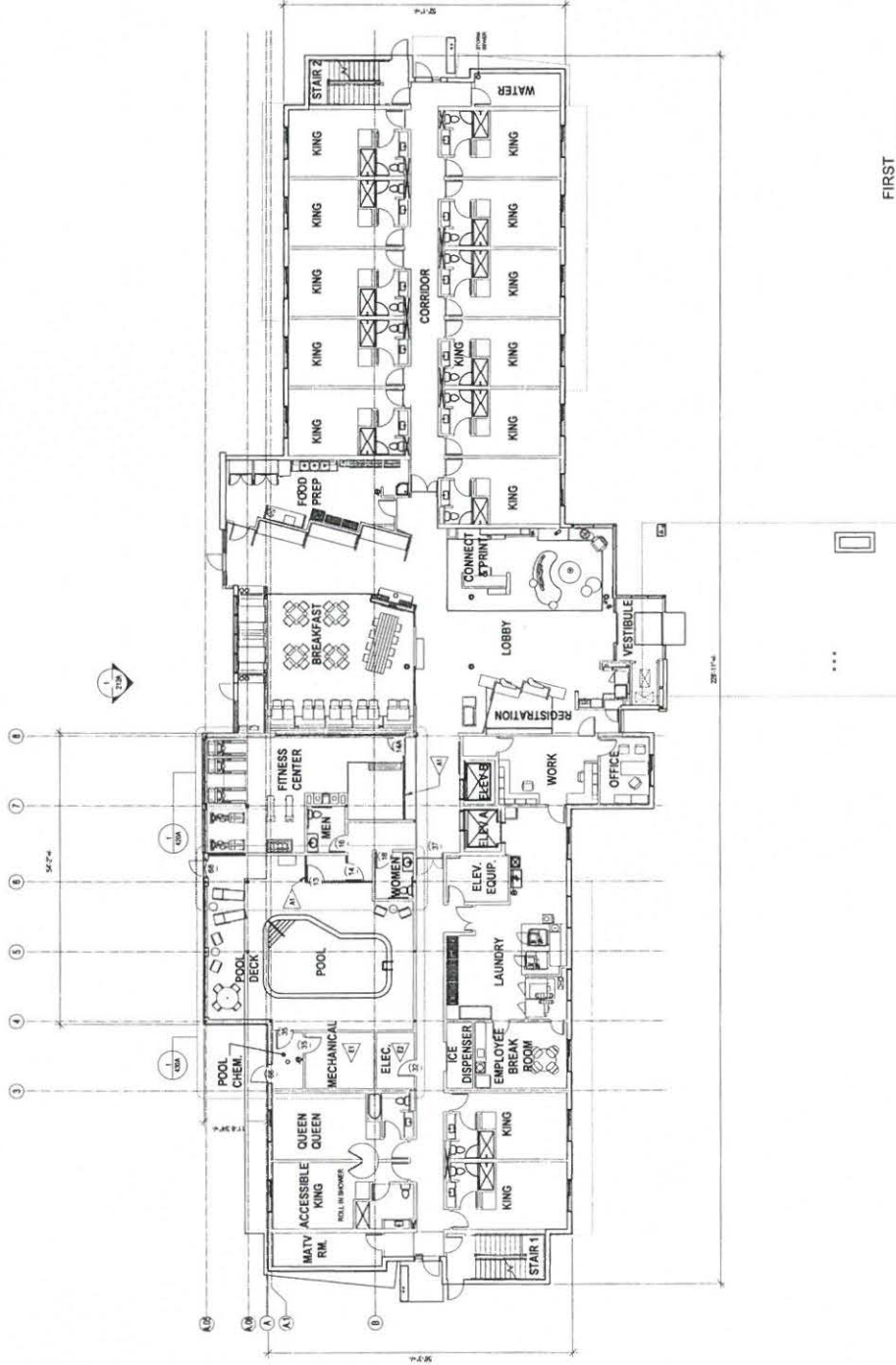
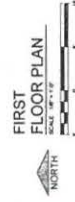


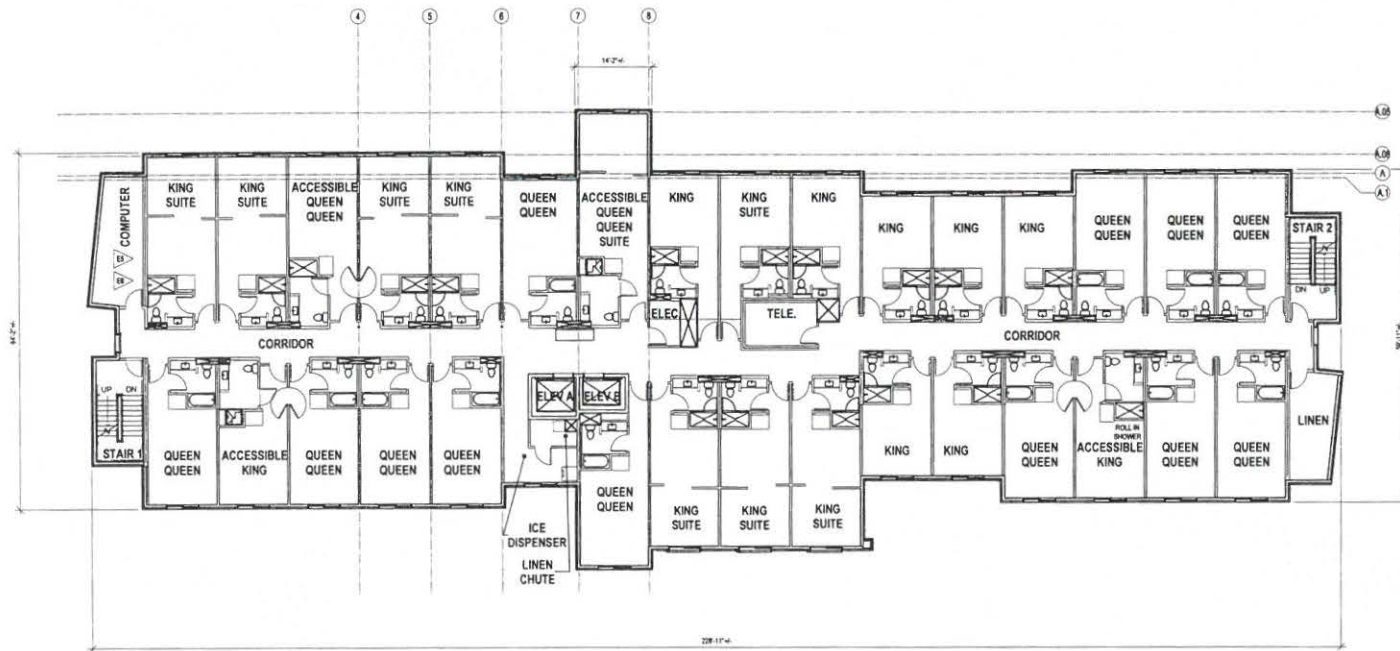
OWNER:
Wisco Hotels

Proposed Hotel Development

Shelby, MN

| | |
|------------|---------|
| JOB NUMBER | 2015.68 |
| SHEET | A1.1 |





THIRD
FLOOR PLAN
SCALE 1/8" = 1'-0"

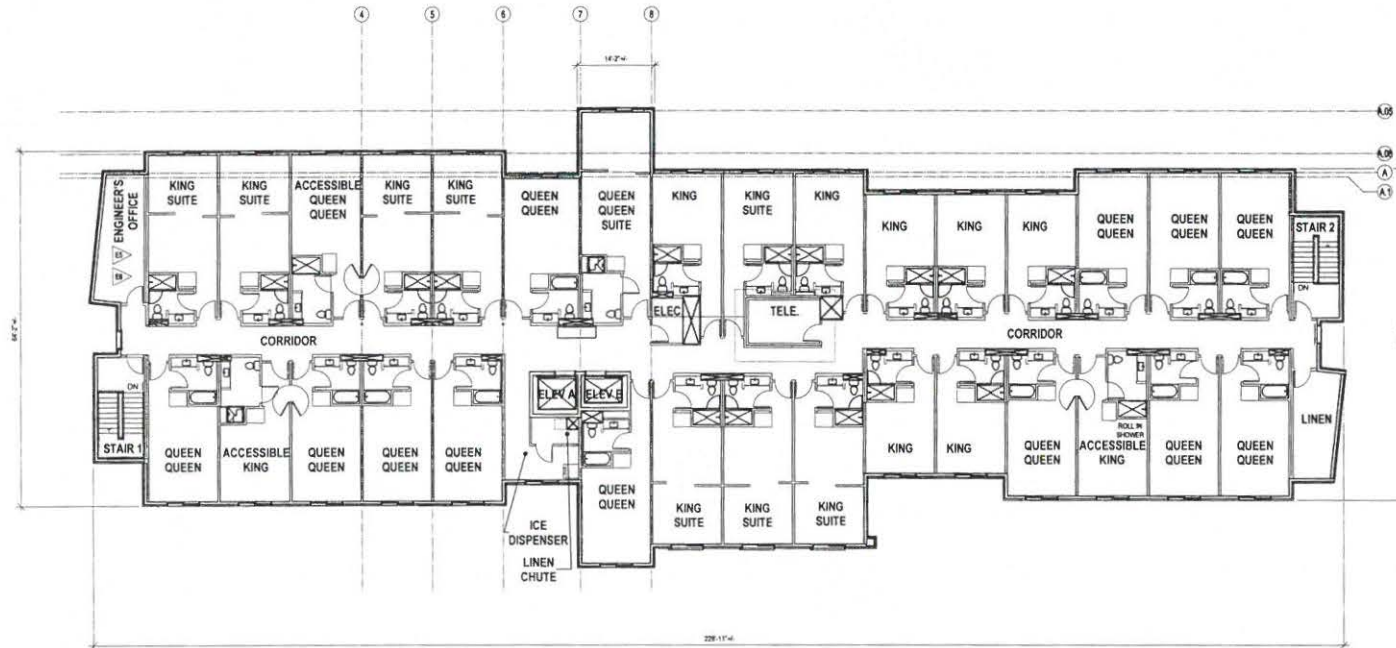
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION
PRELIMINARY SHEET DATES:

DESIGN, INC.
23 S. MAIN STREET
PO BOX 1483
1/21/16
1/21/16

OWNER:
Wisco Hotels

New Building For:
Proposed Hotel Development
Shelbyville, VA

JOB NUMBER:
2015.68
SHEET
A1.3



FOURTH
FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY
SHEET DATES:

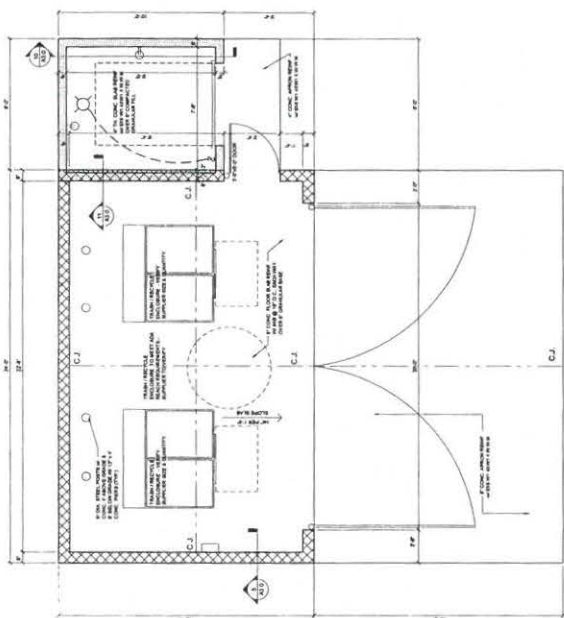
OWNER:
Wisco Hotels

Proposed Hotel Development
Sheboygan, WI

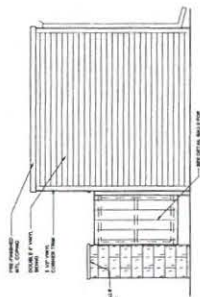
JOB NUMBER
2015.68
SHEET
A1.4

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

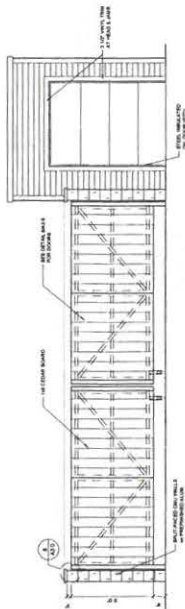
DESIGN, INC.
215 S. MAIN STREET
FOND DU LAC, WISCONSIN 54333
lpetra@madhugrac.net (920) 922-8173



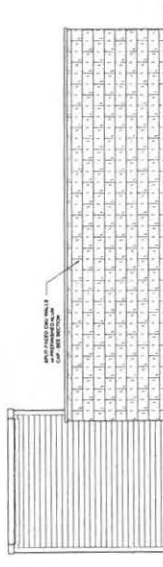
DUMPSTER PLAN
SCALE 3/4" = 1'-0"



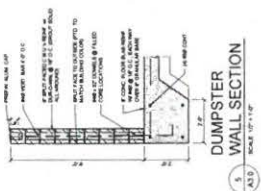
DUMPSTER
SIDE ELEVATION



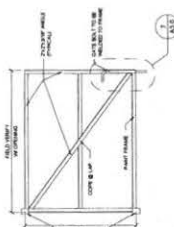
DUMPSTER
FRONT ELEVATION



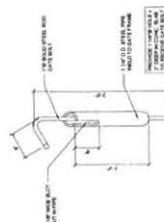
DUMPSTER
REAR ELEVATION



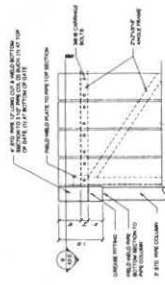
DUMPSTER
WALL SECTION



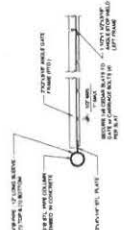
DUMPSTER
GATE FRAME



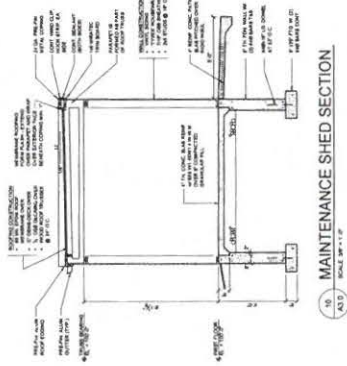
GATE BOLT



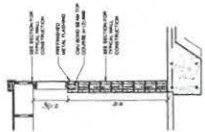
GATE HINGE ELEVATION



TRASH ENCLOSURE GATE



10
A3 D
MAINTENANCE SHED SECTION
SCALE 3/8" = 1'-0"



11
A3.0

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
P.O. Box 7921
Madison, WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



June 27, 2016

WIC-SE-2016-60-01614

Wisco Hotel Group
Todd Winkler
8102 Excelsior Drive
Madison, WI 53717

RE: Wetland Delineation Report for an approximately 5 acre project area located in the NW1/4 of the SW1/4 of Section 4, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County

Dear Mr. Winkler:

We have received and reviewed the wetland delineation report prepared for the above mentioned site by Excel Engineering, Inc. This letter will serve as confirmation that the wetland boundaries as shown on the attached wetland delineation map are acceptable. This finding is based upon a June 10, 2016 field visit. Any filling or grading within these areas will require DNR approvals. Our wetland confirmation is valid for five years unless altered site conditions warrant a new wetland delineation be conducted. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection, and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <http://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

If you have any questions, please contact me at (608) 261-6430 or email
Neil.Molstad@wisconsin.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Neil Molstad', written in a cursive style.

Neil Molstad
Wetland Identification Specialist

cc: Bonnie Gundrum, Project Manager, U.S. Army Corps of Engineers
Steve Sokolowski, Planning and Zoning Manager, City of Sheboygan
Scott Roltgen, Excel Engineering
Kathi Kramasz, DNR Water Management Specialist
Intake, DNR Stormwater SE Region

Attachments:

General Location Map of the Project Area
Wetland Delineation Mapping for the Project Area

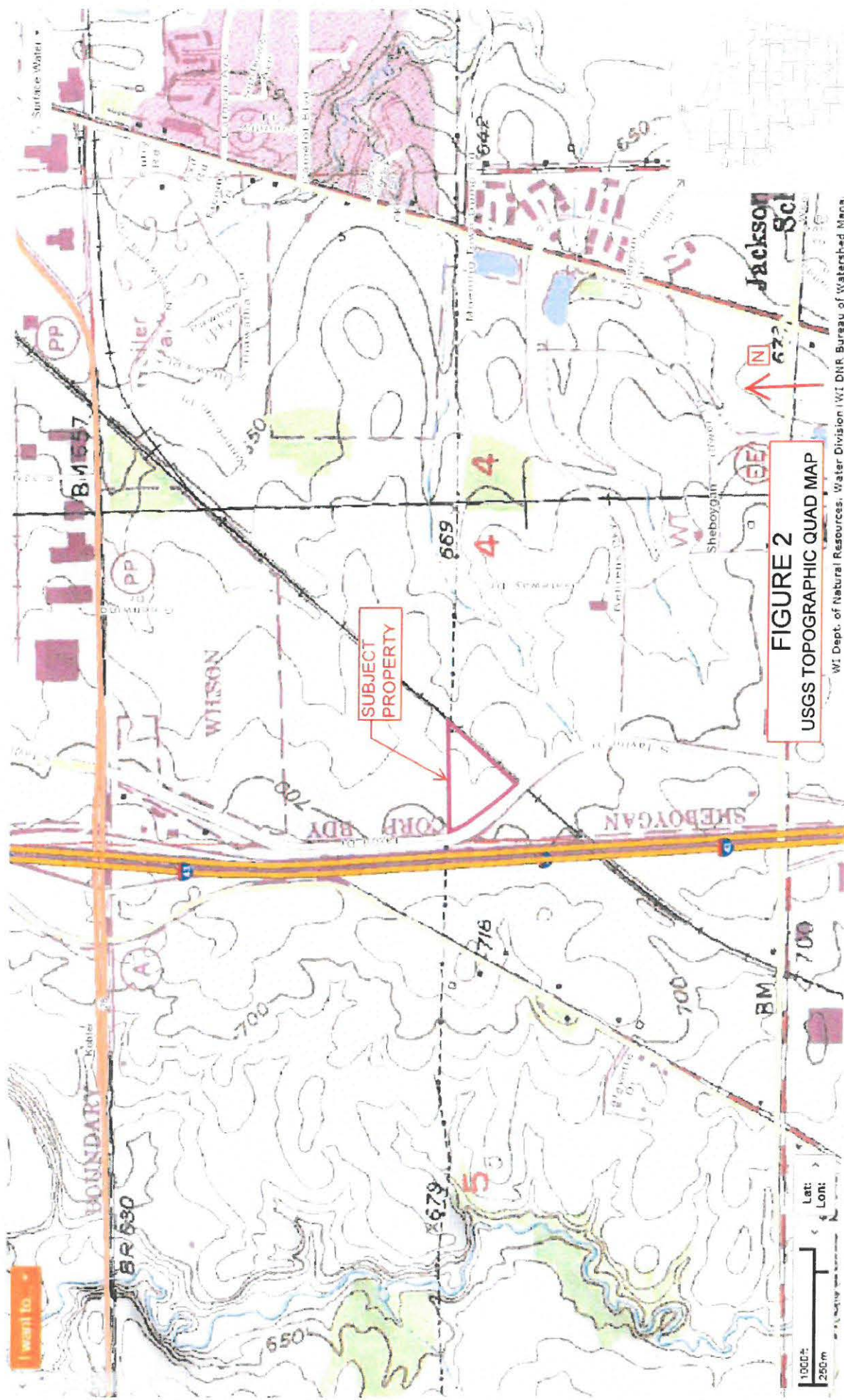
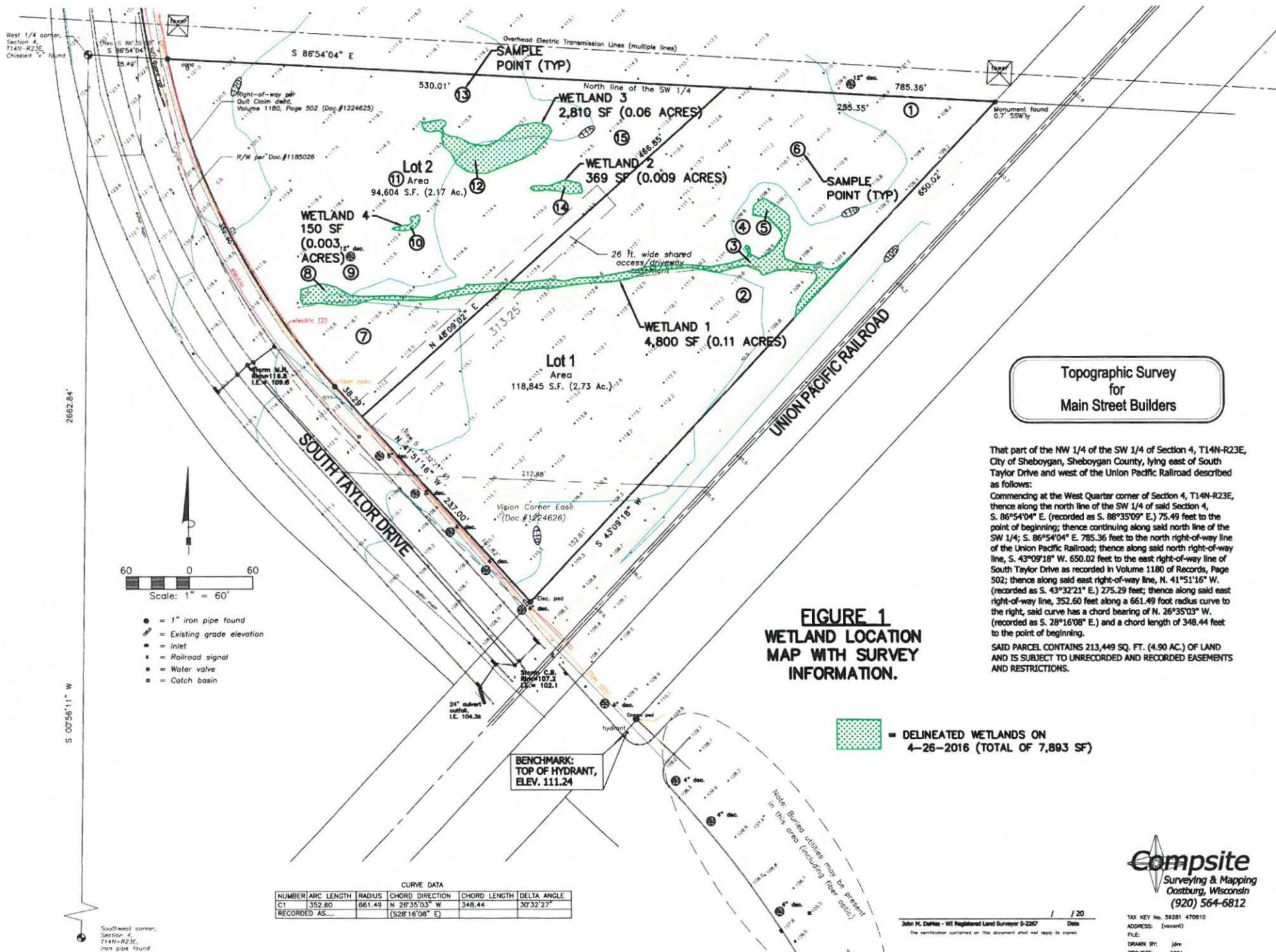


FIGURE 2
USGS TOPOGRAPHIC QUAD MAP

WI Dept. of Natural Resources, Water Division IWI DNR Bureau of Watershed Maps





January 17, 2017

GP-SE-2016-60-02866

Sheb Pro, LLC
William Zanetis
625 W. Rolling Meadows Drive
Fond du Lac, WI 54937

RE: Coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, located in the City of Sheboygan, Sheboygan County, also described as being in the NW1/4 of the SW1/4 of Section 4, Township 14 North, Range 23 East.

Dear Mr. Zanetis:

Thank you for submitting an application for coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, s. 281.36, Wis. Stats.

You have certified that your project meets the eligibility criteria and conditions for this activity. Based upon your signed certification you may proceed with your project to fill 0.19 acres of wetlands. Please take this time to re-read the permit eligibility standards and conditions. The eligibility standards can be found on your application checklist or in the statewide general permit WDNR-GP1-2012 (found at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html>). The permit conditions are attached to this letter. You are responsible for meeting all general permit eligibility standards and permit conditions. This includes notifying the Department before starting the project, and submitting photographs within one week of project completion. Please note your coverage is valid for 5 years from the date of the department's determination or until the activity is completed, whichever occurs first. This permit coverage constitutes the state of Wisconsin's wetland water quality certification under USCS s. 1341 (Clean Water Act s. 401).

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes. If you need to modify your project please contact your local Water Management Specialist, Kathi Kramasz at (920) 893-8531 or email Kathleen.Kramasz@wisconsin.gov to discuss your proposed modifications.

The Department of Natural Resources appreciates your willingness to comply with wetland regulations, which help to protect the water quality, fish and wildlife habitat, natural scenic beauty and recreational value of Wisconsin's wetland resources for future generations. Please be sure to obtain any other local, state or federal permits that are required before starting your project.

For project details, maps, and plans related to this decision, please see application number WP-GP-SE-2016-60-X08-01T15-15-41 on the Department's permit tracking website at <https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx>.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

If you have any questions, please call me at (920) 893-8531 or email
Kathleen.Kramasz@wisconsin.gov.

Sincerely,

Kathi Kramasz
Water Management Specialist

cc: Bonnie Gundrum, U.S. Army Corps of Engineers
City of Sheboygan
Conservation Warden Mike Clutter
Excel Engineering

CITY OF SHEBOYGAN

REQUEST FOR CAPITAL IMPROVEMENTS COMMISSION CONSIDERATION

ITEM DESCRIPTION: Res. No. 36-17-18. A Resolution approving the Capital Improvements Program recommended by the Capital Improvements Commission, for the program period of 2018 – 2022 and adopting the program for implementation.

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

REPORT DATE: June 23, 2017

MEETING DATE: June 27, 2017

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The Capital Improvements Commission met on May 31, 2017 and June 12, 2017 to review the 2018 – 2022 Capital Improvements Program (CIP) requests from departments and rankings by commission members. Requests for mandatory projects involving Federal, State and County funds were identified.

STAFF COMMENTS:

A provision of Res. No. 347-96-97 included an inflationary indexing feature based on an increase in the equalized valuation of 3.6 percent per year. Utilizing an inflation calculator, the cumulative rate of inflation since 1997 is 53.69 percent raising the limit to \$4,610,761 in today's dollars. The resolution also refers to total debt (General Obligation and TID Debt) shall not exceed 60 percent of the debt limit or three percent of the equalized valuation for the City. The non-TID debt limit of three percent of equalization valuation in 2016 is \$73,385,817. Total outstanding debt as of December 31, 2016 was \$34,834,531; the outstanding debt as of December 31, 2017 will be \$34,774,581.

The Common Council approved Res. No. 119-16-17 in November, 2016 which established a Debt Management Policy to maintain the city's outstanding General Obligation Debt at 60 percent of the city's debt limit and eliminated an annual debt issuance cap limitation.

On June 12, 2017, the Capital Improvements Commission approved the issuance of new General Obligation Debt for Capital Improvements Projects in 2018 of \$5,350,863 and \$6,500,000 for City Hall renovation and adopted the 2018-2022 program for implementation.

ACTION REQUESTED:

Motion to recommend the Common Council approve Res. No. XX-17-18, which adopts the 2018 - 2022 Capital Improvements Program for implementation.

ATTACHMENTS:

- I. Res. No. 36-17-18 – Approving 2018 Capital Improvements Program
- II. Spreadsheet: Borrowed 2018 Capital Improvement Projects ranking

III

5.2

Res. No. 36 - 17 - 18. By Alderpersons Bitters and Donohue.
June 19, 2017.

A RESOLUTION approving the Capital Improvements Program recommended by the Capital Improvements Commission, for the program period of 2018 - 2022 and adopting the program for implementation.

WHEREAS, the Capital Improvements Commission is served with the responsibility of annually considering requests and establish priorities for municipal improvements, and

WHEREAS, the Common Council approved Res. No. 119-16-17 in November, 2016 which established a Debt Management Policy to maintain the city's outstanding General Obligation Debt at 60 percent of the city's debt limit and eliminated an annual debt issuance cap limitation, and

WHEREAS, as of December, 2016, the total General Obligation Debt for the city in the amount of \$34,834,531 is 28 percent of the statutory five percent limitation of equalized valuation of the city.

RESOLVED: It is recommended the Common Council support the issuance of new General Obligation Debt for Capital Improvement Projects in 2018 of \$5,350,863 and \$6,500,000 for City Hall and adopt the 2018 - 2022 program for implementation.

City Plans

Margaret Donohue
By AB Bitters

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

5 YEAR CAPITAL IMPROVEMENT PROGRAM

| | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | |
| <u>REVENUES</u> | | | | | | |
| Property Tax Levy: Capital Project Fund | | | | | | |
| Police | \$153,986 | \$208,325 | \$240,800 | \$206,300 | \$194,000 | \$1,003,411 |
| Street Improvement and Sidewalks | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$2,500,000 |
| General Government Projects | \$30,000 | \$30,000 | \$50,000 | \$60,000 | \$60,000 | \$230,000 |
| Fire | \$24,000 | \$0 | \$0 | \$0 | \$0 | \$24,000 |
| Park, Forestry and Open Space Fund | \$110,000 | \$110,000 | \$110,000 | \$110,000 | \$110,000 | \$550,000 |
| Parks and Forestry | \$186,641 | \$45,000 | \$160,000 | \$250,000 | \$200,000 | \$841,641 |
| Impact Fees / Room Tax | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Vehicle / Land Sales | \$698,000 | \$127,000 | \$97,000 | \$132,000 | \$107,000 | \$1,161,000 |
| County / State / Federal Grants | \$2,088,641 | \$7,867,573 | \$1,981,600 | \$1,005,000 | \$7,004,000 | \$19,946,814 |
| Other Municipality Contributions | \$411,000 | \$411,000 | \$811,000 | \$806,000 | \$411,000 | \$2,850,000 |
| G. O. Borrowed Funds | \$11,850,863 | \$4,596,593 | \$5,919,851 | \$3,818,840 | \$4,680,250 | \$30,866,397 |
| Other Borrowed Funds | \$9,831,400 | \$12,549,000 | \$8,817,000 | \$8,509,000 | \$1,901,000 | \$41,607,400 |
| Donations | \$3,000,000 | \$1,205,000 | \$0 | \$780,000 | \$80,000 | \$5,065,000 |
| User Fees | \$5,830,000 | \$4,330,000 | \$4,540,000 | \$2,995,000 | \$3,000,000 | \$20,695,000 |
| Special Assessment | \$212,500 | \$100,000 | \$100,000 | \$100,000 | \$0 | \$512,500 |
| Vehicle Registration Fee | \$791,750 | \$791,750 | \$791,750 | \$791,750 | \$791,750 | \$3,958,750 |
| Other/CDBG | \$0 | \$171,400 | \$171,400 | \$171,400 | \$171,400 | \$685,600 |
| Fund Balance | \$3,149,000 | \$45,000 | \$2,383,000 | \$45,000 | \$310,000 | \$5,932,000 |
| TOTAL REVENUE | \$38,867,781 | \$33,087,641 | \$26,673,401 | \$20,280,290 | \$19,520,400 | \$138,429,513 |

EXPENDITURES

Buildings Division

City Buildings

| | | | | | | |
|---|--------------------|------------------|------------------|------------|--------------------|--------------------|
| City Hall Renovations | \$6,500,000 | \$0 | \$0 | \$0 | \$0 | \$6,500,000 |
| Municipal Service Building Improvements | \$65,000 | \$0 | \$0 | \$0 | \$0 | \$65,000 |
| Municipal Service Building Locker Room (Womens) | \$20,000 | \$0 | \$0 | \$0 | \$0 | \$20,000 |
| Municipal Service Building Locker Room (Womens) | \$0 | \$200,000 | \$0 | \$0 | \$0 | \$200,000 |
| Municipal Service Building Air Conditioner Replacer | \$0 | \$0 | \$80,000 | \$0 | \$0 | \$80,000 |
| Municipal Service Building Generator Replacement | \$0 | \$0 | \$130,000 | \$0 | \$0 | \$130,000 |
| Municipal Service Building Roof Replacement | \$0 | \$0 | \$0 | \$0 | \$2,000,000 | \$2,000,000 |
| Senior Activity Center - Roof Replacement | \$0 | \$275,000 | \$0 | \$0 | \$0 | \$275,000 |
| Harbor Center Marina-Access Control System | \$40,000 | \$0 | \$0 | \$0 | \$0 | \$40,000 |
| Total - City Buildings | \$6,625,000 | \$475,000 | \$210,000 | \$0 | \$2,000,000 | \$9,310,000 |

Police

| | | | | | | |
|--------------------------------|-----------|-----------|-----------|-----|-----|-----------|
| Water Heater Replacement | \$20,021 | \$0 | \$0 | \$0 | \$0 | \$20,021 |
| Spillman Mobile Arrest Reports | \$18,215 | \$0 | \$0 | \$0 | \$0 | \$18,215 |
| Marked Vehicle (5) | \$165,750 | \$0 | \$0 | \$0 | \$0 | \$165,750 |
| Unmarked Vehicle | \$0 | \$36,500 | \$0 | \$0 | \$0 | \$36,500 |
| Marked K-9 Vehicle | \$0 | \$42,300 | \$0 | \$0 | \$0 | \$42,300 |
| Handgun Replacement | \$0 | \$45,125 | \$0 | \$0 | \$0 | \$45,125 |
| Marked Vehicle (4) | \$0 | \$134,400 | | \$0 | \$0 | \$134,400 |
| Squad Computers | \$0 | \$0 | \$66,000 | \$0 | \$0 | \$66,000 |
| Unmarked Vehicle | \$0 | \$0 | \$39,000 | \$0 | \$0 | \$39,000 |
| Marked Vehicle (4) | \$0 | \$0 | \$179,800 | \$0 | \$0 | \$179,800 |

5 YEAR CAPITAL IMPROVEMENT PROGRAM

| | 2018 | 2019 | 2020 | 2021 | 2022 | |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Total</u> |
| Unmarked Vehicle | \$0 | \$0 | \$0 | \$30,000 | \$0 | \$30,000 |
| Unmarked Vehicle | \$0 | \$0 | \$0 | \$36,000 | \$0 | \$36,000 |
| Marked Vehicle | \$0 | \$0 | \$0 | \$48,000 | \$0 | \$48,000 |
| Unmarked Vehicle (2) | \$0 | \$0 | \$0 | \$84,000 | \$0 | \$84,000 |
| Marked K-9 Vehicle | \$0 | \$0 | \$0 | \$42,300 | \$0 | \$42,300 |
| Factory Boiler Replacement | \$0 | \$0 | \$0 | \$0 | \$18,000 | \$18,000 |
| Marked Vehicle (5) | \$0 | \$0 | \$0 | \$0 | \$190,000 | \$190,000 |
| Unmarked Vehicle | \$0 | \$0 | \$0 | \$0 | \$44,000 | \$44,000 |
| Total - Police | \$203,986 | \$258,325 | \$284,800 | \$240,300 | \$252,000 | \$1,239,411 |
| Fire | | | | | | |
| Station One | \$778,725 | \$0 | \$0 | \$0 | \$0 | \$778,725 |
| Quint Ladder/Engine | \$1,080,000 | \$0 | \$0 | \$0 | \$0 | \$1,080,000 |
| Turnout Gear washer and dryer | \$30,000 | \$0 | \$0 | \$0 | \$0 | \$30,000 |
| Extrication Equipment | \$25,000 | \$0 | \$0 | \$0 | \$0 | \$25,000 |
| Three-quarter ton pick-up truck with plow | \$0 | \$80,000 | \$0 | \$0 | \$0 | \$80,000 |
| Battalion Chief Vehicle | \$0 | \$58,045 | \$0 | \$0 | \$0 | \$58,045 |
| Public Education Vehicle | \$0 | \$35,000 | \$0 | \$0 | \$0 | \$35,000 |
| Station Two | \$0 | \$0 | \$242,709 | \$0 | \$0 | \$242,709 |
| Regional Training Facility | \$0 | \$0 | \$400,000 | \$0 | \$0 | \$400,000 |
| Regional Training Facility | \$0 | \$0 | \$0 | \$395,000 | \$0 | \$395,000 |
| Station One | \$0 | \$0 | \$0 | \$337,090 | \$0 | \$337,090 |
| Ambulance | \$0 | \$0 | \$0 | \$0 | \$320,000 | \$320,000 |
| Total - Fire & Rescue | \$1,913,725 | \$173,045 | \$642,709 | \$732,090 | \$320,000 | \$3,781,569 |
| Public Works | | | | | | |
| Traffic Control | | | | | | |
| Modernize Fiber Optic Cable Synchronization | \$50,000 | \$0 | \$0 | \$0 | \$0 | \$50,000 |
| Modernize Fiber Optic Cable Synchronization | \$0 | \$191,000 | \$0 | \$0 | \$0 | \$191,000 |
| Traffic Control Upgrade/Replacement (Electrical) | \$0 | \$30,000 | \$0 | \$0 | \$0 | \$30,000 |
| Conflict Monitor Test Equipment | \$0 | \$14,500 | \$0 | \$0 | \$0 | \$14,500 |
| Modernize Fiber Optic Cable Synchronization | \$0 | \$0 | \$52,000 | \$0 | \$0 | \$52,000 |
| Traffic Control | | | | | | |
| Street Lighting LED Upgrade-Citywide | \$30,000 | \$0 | \$0 | \$0 | \$0 | \$30,000 |
| Street Lighting LED Upgrade-Downtown | \$171,400 | \$0 | \$0 | \$0 | \$0 | \$171,400 |
| Street Lighting LED Upgrade-Citywide | \$0 | \$30,000 | \$0 | \$0 | \$0 | \$30,000 |
| Street Lighting LED Upgrade-Downtown | \$0 | \$171,400 | \$0 | \$0 | \$0 | \$171,400 |
| Street Lighting LED Upgrade- Citywide | \$0 | \$0 | \$50,000 | \$0 | \$0 | \$50,000 |
| Street Lighting LED Upgrade-Downtown | \$0 | \$0 | \$171,400 | \$0 | \$0 | \$171,400 |
| Street Lighting LED Upgrade-Citywide | \$0 | \$0 | \$0 | \$60,000 | \$0 | \$60,000 |
| Street Lighting LED Upgrade-Downtown | \$0 | \$0 | \$0 | \$171,400 | \$0 | \$171,400 |
| Street Lighting LED Upgrade-Citywide | \$0 | \$0 | \$0 | \$0 | \$60,000 | \$60,000 |
| Street Lighting LED Upgrade-Downtown | \$0 | \$0 | \$0 | \$0 | \$171,400 | \$171,400 |
| Total Traffic Control | \$251,400 | \$436,900 | \$273,400 | \$231,400 | \$231,400 | \$1,424,500 |
| Streets | | | | | | |
| Geographical Information Systems | \$100,000 | \$0 | \$0 | \$0 | \$0 | \$100,000 |
| Evans Street (Erie Av to Wildwood Av) | \$200,000 | \$0 | \$0 | \$0 | \$0 | \$200,000 |
| Heller Avenue (North 15th St to North 17th St) | \$100,000 | \$0 | \$0 | \$0 | \$0 | \$100,000 |

5 YEAR CAPITAL IMPROVEMENT PROGRAM

| | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|-------------|
| | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | |
| Mehrtens Avenue (North 15th St to North 17th St) | \$100,000 | \$0 | \$0 | \$0 | \$0 | \$100,000 |
| Mini Storm Sewer Program | \$50,000 | \$0 | \$0 | \$0 | \$0 | \$50,000 |
| North Third Street (Broughton Dr to Bluff Av) | \$700,000 | \$0 | \$0 | \$0 | \$0 | \$700,000 |
| North Seventh Street (Erie Av to Superior Av) | \$200,000 | | \$0 | \$0 | \$0 | \$200,000 |
| North 13th Street (Erie Av to Michigan Av) | \$200,000 | \$0 | \$0 | \$0 | \$0 | \$200,000 |
| North 17th Street (Erie Ave to Saemann Ave) | \$637,000 | \$0 | \$0 | \$0 | \$0 | \$637,000 |
| Sidewalk Repair/Replacement | \$100,000 | \$0 | \$0 | \$0 | \$0 | \$100,000 |
| Storm Water Management Plan | \$200,000 | \$0 | \$0 | \$0 | \$0 | \$200,000 |
| Taylor Drive (Erie Av to Wilgus Av) | \$1,500,000 | \$0 | \$0 | \$0 | \$0 | \$1,500,000 |
| Washington Avenue (Lakeshore Dr to South 20th St) | \$1,250,000 | \$0 | \$0 | \$0 | \$0 | \$1,250,000 |
| Washington Avenue Sidewalk (South Business Dr 25 | \$112,500 | \$0 | \$0 | \$0 | \$0 | \$112,500 |
| Geele Avenue (Calumet Dr to North 23rd St) | \$0 | \$700,000 | \$0 | \$0 | \$0 | \$700,000 |
| Georgia Avenue (South Ninth St to South 14th St) | \$0 | \$354,000 | \$0 | \$0 | \$0 | \$354,000 |
| Mini Storm Sewer Program | \$0 | \$50,000 | \$0 | \$0 | \$0 | \$50,000 |
| North Tenth Street (Erie Av to Superior Av) | \$0 | \$300,900 | \$0 | \$0 | \$0 | \$300,900 |
| North Tenth Street (North Av to Pershing Av) | \$0 | \$424,800 | \$0 | \$0 | \$0 | \$424,800 |
| North Avenue (North 15th Street to North 21st Stree | \$0 | \$3,907,656 | \$0 | \$0 | \$0 | \$3,907,656 |
| Sidewalk Repair/Replacement | \$0 | \$100,000 | \$0 | \$0 | \$0 | \$100,000 |
| South Seventh Street (Union Av to Wilson Av) | \$0 | \$275,000 | \$0 | \$0 | \$0 | \$275,000 |
| South Eighth Street (Union Av to Wilson Av) | \$0 | \$564,300 | \$0 | \$0 | \$0 | \$564,300 |
| St. Clair Avenue (North Ninth St to North 14th St) | \$0 | \$200,000 | \$0 | \$0 | \$0 | \$200,000 |
| Storm Water Management Plan | \$0 | \$500,000 | \$0 | \$0 | \$0 | \$500,000 |
| Superior Avenue (North 29th St to Taylor Dr) | \$0 | \$1,137,106 | \$0 | \$0 | \$0 | \$1,137,106 |
| Clara Avenue (South Seventh St to South 14th St) | \$0 | \$0 | \$604,500 | \$0 | \$0 | \$604,500 |
| Geele Avenue (North Third St to Calumet Dr) | \$0 | \$0 | \$1,000,000 | \$0 | \$0 | \$1,000,000 |
| Geele Avenue (North 25th St to North 29th St) | \$0 | \$0 | \$936,000 | \$0 | \$0 | \$936,000 |
| Kentucky Avenue (South 7th St to South 18th St) | \$0 | \$0 | \$500,000 | \$0 | \$0 | \$500,000 |
| Mini Storm Sewer Program | \$0 | \$0 | \$50,000 | \$0 | \$0 | \$50,000 |
| North Avenue (Calumet Dr to Taylor Dr) | \$0 | \$0 | \$800,000 | \$0 | \$0 | \$800,000 |
| Sidewalk Repair/Replacement | \$0 | \$0 | \$100,000 | \$0 | \$0 | \$100,000 |
| Storm Water Management Plan | \$0 | \$0 | \$500,000 | \$0 | \$0 | \$500,000 |
| Division Avenue (North 15th St to North 17th St) | \$0 | \$0 | \$0 | \$175,000 | \$0 | \$175,000 |
| Erie Avenue (Taylor Dr to North 19th St) | \$0 | \$0 | \$0 | \$500,000 | \$0 | \$500,000 |
| Lakeshore Drive (Mead Av to Rail Road Tracks) | \$0 | \$0 | \$0 | \$740,000 | \$0 | \$740,000 |
| Main Avenue (North 15th St to North 17th St) | \$0 | \$0 | \$0 | \$175,000 | \$0 | \$175,000 |
| Martin Avenue (North 15th St to Calumet Dr) | \$0 | \$0 | \$0 | \$460,000 | \$0 | \$460,000 |
| Mini Storm Sewer Program | \$0 | \$0 | \$0 | \$50,000 | \$0 | \$50,000 |
| North Eighteenth Street (Martin Av to Calumet Dr) | \$0 | \$0 | \$0 | \$180,000 | \$0 | \$180,000 |
| Sidewalk Repair/Replacement | \$0 | \$0 | \$0 | \$100,000 | \$0 | \$100,000 |
| Storm Water Management Plan | \$0 | \$0 | \$0 | \$500,000 | \$0 | \$500,000 |
| South 12th Street (Washington Av to Mead Av) | \$0 | \$0 | \$0 | \$531,000 | \$0 | \$531,000 |
| South 13th Street (Indiana Av to Union Av) | \$0 | \$0 | \$0 | \$799,500 | \$0 | \$799,500 |
| South Business Drive (Union Av to Washington Av) | \$0 | \$0 | \$0 | \$0 | \$3,355,000 | \$3,355,000 |
| North 15th Street (North Av to Calumet Dr) | \$0 | \$0 | \$0 | \$0 | \$3,000,000 | \$3,000,000 |
| North 21st Street (Superior Av to Geele Av) | \$0 | \$0 | \$0 | \$0 | \$540,000 | \$540,000 |
| Storm Water Management Plan | \$0 | \$0 | \$0 | \$0 | \$500,000 | \$500,000 |
| Wilson Avenue (Lakeshore Dr to South Business Dr | \$0 | \$0 | \$0 | \$0 | \$2,500,000 | \$2,500,000 |
| Bridges | | | | | | |
| Pennsylvania Ave Bridge | \$0 | \$1,497,490 | \$0 | \$0 | \$0 | \$1,497,490 |

5 YEAR CAPITAL IMPROVEMENT PROGRAM

| | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|---|---------------------|---------------------|--------------------|--------------------|---------------------|---------------------|
| | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | |
| Docks | | | | | | |
| River Boat Dock Replacement | \$400,000 | \$0 | \$0 | \$0 | \$0 | \$400,000 |
| Total Streets, Bridges & Docks | \$5,849,500 | \$10,011,252 | \$4,490,500 | \$4,210,500 | \$9,895,000 | \$34,456,752 |
| Park & Forestry Division | | | | | | |
| Lakefront Maintenance Garage | \$50,000 | \$0 | \$0 | \$0 | \$0 | \$50,000 |
| J.C. Quarryview Park Playground Renovation | \$35,000 | \$0 | \$0 | \$0 | \$0 | \$35,000 |
| Vollrath Park Tennis Courts Resurfacing | \$68,000 | \$0 | \$0 | \$0 | \$0 | \$68,000 |
| Optimist Park Splash Pad | \$120,000 | \$0 | \$0 | \$0 | \$0 | \$120,000 |
| Urban Forestry Management | \$85,000 | \$0 | \$0 | \$0 | \$0 | \$85,000 |
| Evergreen Park Area Two Shelter/Comfort Station | \$55,000 | \$0 | \$0 | \$0 | \$0 | \$55,000 |
| Evergreen Park Area Two Shelter Parking Lot | \$157,282 | \$0 | \$0 | \$0 | \$0 | \$157,282 |
| Kiwanis Park ADA Certified Canoe/Kayak Launch | \$60,000 | \$0 | \$0 | \$0 | \$0 | \$60,000 |
| Wildwood Baseball Park (Sheboygan A's) | \$1,000,000 | \$0 | \$0 | \$0 | \$0 | \$1,000,000 |
| Butzen Sports Complex | \$4,000,000 | \$0 | \$0 | \$0 | \$0 | \$4,000,000 |
| J.C. Quarryview Park Swimming Area Revitalization | \$0 | \$30,000 | \$0 | \$0 | \$0 | \$30,000 |
| Roosevelt Park Tennis Courts Resurfacing | \$0 | \$30,000 | \$0 | \$0 | \$0 | \$30,000 |
| Urban Forestry Management | \$0 | \$85,000 | \$0 | \$0 | \$0 | \$85,000 |
| Evergreen Park Area Five Shelter Design | \$0 | \$30,000 | \$0 | \$0 | \$0 | \$30,000 |
| Evergreen Park Area Two Shelter/Comfort Station | \$0 | \$384,627 | \$0 | \$0 | \$0 | \$384,627 |
| Wildwood Baseball Park (Sheboygan A's) | \$0 | \$1,000,000 | \$0 | \$0 | \$0 | \$1,000,000 |
| Fountain Park Comfort Station Renovation | \$0 | \$35,000 | \$0 | \$0 | \$0 | \$35,000 |
| Veterans Park Tennis Courts Resurfacing | \$0 | \$0 | \$50,000 | \$0 | \$0 | \$50,000 |
| Veterans Park Splash Pad | \$0 | \$0 | \$120,000 | \$0 | \$0 | \$120,000 |
| Urban Forestry Management | \$0 | \$0 | \$85,000 | \$0 | \$0 | \$85,000 |
| Deland Park Bath House Design | \$0 | \$0 | \$25,000 | \$0 | \$0 | \$25,000 |
| Deland Park Performance Shelter Design | \$0 | \$0 | \$25,000 | \$0 | \$0 | \$25,000 |
| Evergreen Park Playground Renovation | \$0 | \$0 | \$35,000 | \$0 | \$0 | \$35,000 |
| J.C. Quarryview Swimming Area Revitalization | \$0 | \$0 | \$100,000 | \$0 | \$0 | \$100,000 |
| Deland Park Bath House | \$0 | \$0 | \$0 | \$500,000 | \$0 | \$500,000 |
| Deland Park Performance Shelter | \$0 | \$0 | \$0 | \$500,000 | \$0 | \$500,000 |
| Urban Forestry Management | \$0 | \$0 | \$0 | \$150,000 | \$0 | \$150,000 |
| Lake View Park Shelter/Campground Design | \$0 | \$0 | \$0 | \$25,000 | \$0 | \$25,000 |
| Playground Renovations - Miscellaneous Parks (4) | \$0 | \$0 | \$0 | \$50,000 | \$0 | \$50,000 |
| Wildwood Softball Park Concession Stand | \$0 | \$0 | \$0 | \$530,000 | \$0 | \$530,000 |
| Evergreen Park Area Five Shelter | \$0 | \$0 | \$0 | \$0 | \$400,000 | \$400,000 |
| Lake View Park Shelter | \$0 | \$0 | \$0 | \$0 | \$400,000 | \$400,000 |
| Urban Forestry Management | \$0 | \$0 | \$0 | \$0 | \$150,000 | \$150,000 |
| J.C. Quarryview Park Disc Golf Shelter/Shack | \$0 | \$0 | \$0 | \$0 | \$100,000 | \$100,000 |
| Total Parks & Forestry | \$5,630,282 | \$1,594,627 | \$440,000 | \$1,755,000 | \$1,050,000 | \$10,469,909 |
| Total - Public Works | \$11,731,182 | \$12,042,779 | \$5,203,900 | \$6,196,900 | \$11,176,400 | \$46,351,161 |
| City Development | | | | | | |
| Downtown Parking Structure | \$1,400,000 | \$0 | \$0 | \$0 | \$0 | \$1,400,000 |
| Land Acquisition-Business Center Expansion | \$3,125,000 | \$0 | \$0 | \$0 | \$0 | \$3,125,000 |
| Armory Demolition | \$500,000 | \$0 | \$0 | \$0 | \$0 | \$500,000 |
| Land Acquisition-Indiana Trail Project | \$1,066,000 | \$0 | \$0 | \$0 | \$0 | \$1,066,000 |
| Downtown Parking Structure | \$0 | \$6,600,000 | \$0 | \$0 | \$0 | \$6,600,000 |
| Infrastructure-Business Center Expansion | \$0 | \$4,000,000 | \$0 | \$0 | \$0 | \$4,000,000 |
| Construction-Indiana Trail Project | \$0 | \$2,000,000 | \$0 | \$0 | \$0 | \$2,000,000 |

5 YEAR CAPITAL IMPROVEMENT PROGRAM

| | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|---|--------------------|---------------------|--------------------|--------------------|--------------------|---------------------|
| | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | |
| Dockwall-Pedestrian Walkway Expansion | \$0 | \$0 | \$800,000 | \$0 | \$0 | \$800,000 |
| South Pier Street Expansion (former Pentair) | \$0 | \$0 | \$1,000,000 | \$0 | \$0 | \$1,000,000 |
| Total - City Development | \$6,091,000 | \$12,600,000 | \$1,800,000 | \$0 | \$0 | \$20,491,000 |
| Wastewater Utility | | | | | | |
| Electrical Distribution System Reconstruction | \$3,140,000 | \$0 | \$0 | \$0 | \$0 | \$3,140,000 |
| Sanitary Sewer Maintenance | \$1,500,000 | \$0 | \$0 | \$0 | \$0 | \$1,500,000 |
| Spiral Welded Steel Evaluation | \$22,000 | \$0 | \$0 | \$0 | \$0 | \$22,000 |
| North Third Street Force Main Reconstruction | \$375,000 | \$0 | \$0 | \$0 | \$0 | \$375,000 |
| Influent Pumping Station Improvements | \$0 | \$949,000 | \$0 | \$0 | \$0 | \$949,000 |
| Sanitary Sewer Maintenance | \$0 | \$1,000,000 | \$0 | \$0 | \$0 | \$1,000,000 |
| East Digestion Complex HVAC Improvements | \$0 | \$0 | \$393,000 | \$0 | \$0 | \$393,000 |
| Aerobic Digestion Improvements | \$0 | \$0 | \$1,548,000 | \$0 | \$0 | \$1,548,000 |
| Disinfection Building Improvements | \$0 | \$0 | \$184,000 | \$0 | \$0 | \$184,000 |
| Sanitary Sewer Maintenance | \$0 | \$0 | \$1,000,000 | \$0 | \$0 | \$1,000,000 |
| Tunnel Improvements | \$0 | \$0 | \$56,000 | \$0 | \$0 | \$56,000 |
| Uninterruptible Power Supply for Control Room | \$0 | \$0 | \$132,000 | \$0 | \$0 | \$132,000 |
| West Digestion Complex Roof Improvements | \$0 | \$0 | \$52,000 | \$0 | \$0 | \$52,000 |
| Aeration Basin Remodel | \$0 | \$0 | \$0 | \$1,509,000 | \$0 | \$1,509,000 |
| Sanitary Sewer Maintenance | \$0 | \$0 | \$0 | \$1,000,000 | \$0 | \$1,000,000 |
| Indiana Avenue Pump Station Improvements | \$0 | \$0 | \$0 | \$0 | \$505,000 | \$505,000 |
| Kentucky Avenue Pump Station Improvements | \$0 | \$0 | \$0 | \$0 | \$950,000 | \$950,000 |
| North Avenue Pump Station Improvements | \$0 | \$0 | \$0 | \$0 | \$446,000 | \$446,000 |
| Sanitary Sewer Maintenance | \$0 | \$0 | \$0 | \$0 | \$1,000,000 | \$1,000,000 |
| Total - Wastewater Utility | \$5,037,000 | \$1,949,000 | \$3,385,000 | \$2,509,000 | \$2,901,000 | \$15,761,000 |
| Motor Vehicle Fund | | | | | | |
| Utility Service Vehicle | \$13,000 | \$0 | \$0 | \$0 | \$0 | \$13,000 |
| Smithco Super Rake | \$18,500 | \$0 | \$0 | \$0 | \$0 | \$18,500 |
| Lawn Tractor | \$21,500 | \$0 | \$0 | \$0 | \$0 | \$21,500 |
| Zero Turn Mower | \$28,000 | \$0 | \$0 | \$0 | \$0 | \$28,000 |
| One Half-Ton Four Wheel Drive Pickup | \$31,000 | \$0 | \$0 | \$0 | \$0 | \$31,000 |
| Medium Duty Step Van | \$47,000 | \$0 | \$0 | \$0 | \$0 | \$47,000 |
| Bandit Wood Chipper (2) | \$123,000 | \$0 | \$0 | \$0 | \$0 | \$123,000 |
| Three-Quarter Ton Two Wheel Drive Pickup (3) | \$94,500 | \$0 | \$0 | \$0 | \$0 | \$94,500 |
| Wheelbed Loader | \$233,500 | \$0 | \$0 | \$0 | \$0 | \$233,500 |
| Tri-Axle Dump Truck | \$275,000 | \$0 | \$0 | \$0 | \$0 | \$275,000 |
| Black Top Hot Patcher Trailer | \$60,000 | \$0 | \$0 | \$0 | \$0 | \$60,000 |
| Black Top Hot Patcher | \$62,500 | \$0 | \$0 | \$0 | \$0 | \$62,500 |
| Three-Quarter Ton Four Wheel Drive Pickup (2) | \$0 | \$63,000 | \$0 | \$0 | \$0 | \$63,000 |
| Three-Quarter Ton Two Wheel Drive Pickup (2) | \$0 | \$62,000 | \$0 | \$0 | \$0 | \$62,000 |
| One-Ton Four Wheel Drive Dump Truck (2) | \$0 | \$107,000 | \$0 | \$0 | \$0 | \$107,000 |
| Tri-Axle Dump Truck | \$0 | \$275,000 | \$0 | \$0 | \$0 | \$275,000 |
| Chipper Truck | \$0 | \$57,000 | \$0 | \$0 | \$0 | \$57,000 |
| Black Top Hot Patcher | \$0 | \$62,500 | \$0 | \$0 | \$0 | \$62,500 |
| Bucket Truck | \$0 | \$232,500 | \$0 | \$0 | \$0 | \$232,500 |
| Tar Kettle | \$0 | \$43,000 | \$0 | \$0 | \$0 | \$43,000 |
| Snow Blower | \$0 | \$172,000 | \$0 | \$0 | \$0 | \$172,000 |

5 YEAR CAPITAL IMPROVEMENT PROGRAM

| | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | |
| Zero Turn Mower | \$0 | \$0 | \$27,000 | \$0 | \$0 | \$27,000 |
| Three-Quarter Ton Two Wheel Drive Pickup | \$0 | \$0 | \$31,000 | \$0 | \$0 | \$31,000 |
| One Ton Four Wheel Drive Dump Truck | \$0 | \$0 | \$53,000 | \$0 | \$0 | \$53,000 |
| One-Ton Utility Box Truck (3) | \$0 | \$0 | \$124,500 | \$0 | \$0 | \$124,500 |
| One-Half Ton Four Wheel Drive Pickup | \$0 | \$0 | \$32,000 | \$0 | \$0 | \$32,000 |
| Street Sweeper | \$0 | \$0 | \$210,000 | \$0 | \$0 | \$210,000 |
| Single-Axle Dump Truck (2) | \$0 | \$0 | \$465,000 | \$0 | \$0 | \$465,000 |
| Skid Steer | \$0 | \$0 | \$59,000 | \$0 | \$0 | \$59,000 |
| Van-Utility (Mayor) | \$0 | \$0 | \$37,000 | \$0 | \$0 | \$37,000 |
| One-Half Ton Two Wheel Drive Extended Cab Pick | \$0 | \$0 | \$33,000 | \$0 | \$0 | \$33,000 |
| Park Style Garbage Truck | \$0 | \$0 | \$200,000 | \$0 | \$0 | \$200,000 |
| Single Hopper Garbage Truck (2) | \$0 | \$0 | \$300,000 | \$0 | \$0 | \$300,000 |
| Split Hopper Garbage Truck (4) | \$0 | \$0 | \$1,380,000 | \$0 | \$0 | \$1,380,000 |
| Three-Quarter Ton Four Wheel Drive Pickup (3) | \$0 | \$0 | \$0 | \$96,500 | \$0 | \$96,500 |
| Electrical Department Bucket Truck | \$0 | \$0 | \$0 | \$240,000 | \$0 | \$240,000 |
| Jet Truck | \$0 | \$0 | \$0 | \$215,000 | \$0 | \$215,000 |
| One-Half Ton Four Wheel Drive Pickup (3) | \$0 | \$0 | \$0 | \$97,500 | \$0 | \$97,500 |
| Tractor Backhoe | \$0 | \$0 | \$0 | \$20,000 | \$0 | \$20,000 |
| Tri-Axle Dump Truck | \$0 | \$0 | \$0 | \$275,000 | \$0 | \$275,000 |
| Turfcut Mower | \$0 | \$0 | \$0 | \$48,000 | \$0 | \$48,000 |
| Wheeled Excavator | \$0 | \$0 | \$0 | \$195,000 | \$0 | \$195,000 |
| Beach Rake | \$0 | \$0 | \$0 | \$0 | \$138,000 | \$138,000 |
| One-Ton Four Wheel Drive Dump Truck | \$0 | \$0 | \$0 | \$0 | \$52,000 | \$52,000 |
| One-Ton Four Wheel Drive Utility Box | \$0 | \$0 | \$0 | \$0 | \$133,500 | \$133,500 |
| One-Half Ton Four Wheel Drive Pickup Truck | \$0 | \$0 | \$0 | \$0 | \$32,500 | \$32,500 |
| Tandem Axle Dump Truck | \$0 | \$0 | \$0 | \$0 | \$520,000 | \$520,000 |
| Toolcat | \$0 | \$0 | \$0 | \$0 | \$70,000 | \$70,000 |
| Utility Service Vehicle (Mule) | \$0 | \$0 | \$0 | \$0 | \$13,500 | \$13,500 |
| Zero Turn Mower | \$0 | \$0 | \$0 | \$0 | \$26,500 | \$26,500 |
| Total - Motor Vehicle Fund | \$1,007,500 | \$1,074,000 | \$2,951,500 | \$1,187,000 | \$986,000 | \$7,206,000 |
| Mead Library | | | | | | |
| Carpet Replacement | \$40,492 | \$0 | \$0 | \$0 | \$0 | \$40,492 |
| Cooling Towers | \$100,000 | \$0 | \$0 | \$0 | \$0 | \$100,000 |
| Phone System Upgrade | \$26,896 | \$0 | \$0 | \$0 | \$0 | \$26,896 |
| Carpet Replacement | \$0 | \$40,492 | \$0 | \$0 | \$0 | \$40,492 |
| Carpet Replacement | \$0 | \$0 | \$40,492 | \$0 | \$0 | \$40,492 |
| Total - Mead Library | \$167,388 | \$40,492 | \$40,492 | \$0 | \$0 | \$248,372 |
| Parking Utility | | | | | | |
| All-Terrain XUV | \$25,000 | \$0 | \$0 | \$0 | \$0 | \$25,000 |
| Utility Pickup Truck | \$0 | \$0 | \$35,000 | \$0 | \$0 | \$35,000 |
| Riverfront Parking Lots | \$0 | \$0 | \$600,000 | \$0 | \$0 | \$600,000 |
| All-Terrain XUV | \$0 | \$0 | \$0 | \$20,000 | \$0 | \$20,000 |
| One-Ton Heavy Duty Pickup Truck | \$0 | \$0 | \$0 | \$0 | \$60,000 | \$60,000 |
| Coin Meters Replacement | \$0 | \$0 | \$0 | \$0 | \$250,000 | \$250,000 |
| Total - Parking Utility | \$25,000 | \$0 | \$635,000 | \$20,000 | \$310,000 | \$990,000 |
| Transit Utility | | | | | | |

5 YEAR CAPITAL IMPROVEMENT PROGRAM

| | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | |
| Forklift | \$40,000 | \$0 | \$0 | \$0 | \$0 | \$40,000 |
| Fareboxes for Fixed Route Revenue Vehicle | \$150,000 | \$0 | \$0 | \$0 | \$0 | \$150,000 |
| Fixed Route Buses (3) | \$1,350,000 | \$0 | \$0 | \$0 | \$0 | \$1,350,000 |
| Fixed Route Buses (3) | \$0 | \$1,350,000 | \$0 | \$0 | \$0 | \$1,350,000 |
| Paratransit Vehicle | \$0 | \$75,000 | \$0 | \$0 | \$0 | \$75,000 |
| Bus Wash | \$0 | \$200,000 | \$0 | \$0 | \$0 | \$200,000 |
| Fixed Route Buses (3) | \$0 | \$0 | \$1,350,000 | \$0 | \$0 | \$1,350,000 |
| Fixed Route Bus | \$0 | \$0 | \$0 | \$900,000 | \$0 | \$900,000 |
| Paratransit Vehicle | \$0 | \$0 | \$0 | \$0 | \$75,000 | \$75,000 |
| Total - Transit Utility | \$1,540,000 | \$1,625,000 | \$1,350,000 | \$900,000 | \$75,000 | \$5,490,000 |
| Cable TV Fund | | | | | | |
| LED Studio Lighting | \$54,000 | \$0 | \$0 | \$0 | \$0 | \$54,000 |
| Studio Cameras (2) | \$52,000 | \$0 | \$0 | \$0 | \$0 | \$52,000 |
| Total - Cable TV Fund | \$106,000 | \$0 | \$0 | \$0 | \$0 | \$106,000 |
| Information Technology Fund | | | | | | |
| Disaster Recovery | \$130,000 | \$0 | \$0 | \$0 | \$0 | \$130,000 |
| Disk Storage | \$20,000 | \$0 | \$0 | \$0 | \$0 | \$20,000 |
| VM Host Server | \$0 | \$45,000 | \$0 | \$0 | \$0 | \$45,000 |
| Network Storage SAN Replacement | \$0 | \$0 | \$200,000 | \$0 | \$0 | \$200,000 |
| Network Switch Replacement | \$0 | \$0 | \$0 | \$25,000 | \$0 | \$25,000 |
| Total - Information Technology | \$150,000 | \$45,000 | \$200,000 | \$25,000 | \$0 | \$420,000 |
| Water Utility | | | | | | |
| Southside Elevated Storage Tank | \$2,340,000 | \$0 | \$0 | \$0 | \$0 | \$2,340,000 |
| Radio Meter System | \$330,000 | \$0 | \$0 | \$0 | \$0 | \$330,000 |
| Low Life Variable Frequency Drive | \$350,000 | \$0 | \$0 | \$0 | \$0 | \$350,000 |
| Water Main Projects | \$1,250,000 | \$0 | \$0 | \$0 | \$0 | \$1,250,000 |
| EE Tank Coating | \$0 | \$600,000 | \$0 | \$0 | \$0 | \$600,000 |
| Plant Master PLC Upgrade | \$0 | \$65,000 | \$0 | \$0 | \$0 | \$65,000 |
| Radio Meter System | \$0 | \$340,000 | \$0 | \$0 | \$0 | \$340,000 |
| Water Main Projects | \$0 | \$1,000,000 | \$0 | \$0 | \$0 | \$1,000,000 |
| Taylor Hill Coating and Roof Repairs | \$0 | \$800,000 | \$0 | \$0 | \$0 | \$800,000 |
| Georgia Avenue Tank Coating | \$0 | \$0 | \$650,000 | \$0 | \$0 | \$650,000 |
| Radio Meter System | \$0 | \$0 | \$340,000 | \$0 | \$0 | \$340,000 |
| Plant Generator | \$0 | \$0 | \$750,000 | \$0 | \$0 | \$750,000 |
| Water Main Projects | \$0 | \$0 | \$1,250,000 | \$0 | \$0 | \$1,250,000 |
| Intake Pipeline/Well | \$0 | \$0 | \$7,000,000 | \$0 | \$0 | \$7,000,000 |
| Radio Meter System | \$0 | \$0 | \$0 | \$100,000 | \$0 | \$100,000 |
| Accounting Software Upgrade | \$0 | \$0 | \$0 | \$120,000 | \$0 | \$120,000 |
| Water Main Projects | \$0 | \$0 | \$0 | \$1,250,000 | \$0 | \$1,250,000 |
| Intake Pipeline/Well | \$0 | \$0 | \$0 | \$7,000,000 | \$0 | \$7,000,000 |
| Water Main Projects | \$0 | \$0 | \$0 | \$0 | \$1,500,000 | \$1,500,000 |
| Total - Water Utility | \$4,270,000 | \$2,805,000 | \$9,990,000 | \$8,470,000 | \$1,500,000 | \$27,035,000 |
| TOTAL EXPENDITURES | \$38,867,781 | \$33,087,641 | \$26,673,401 | \$20,280,290 | \$19,520,400 | \$138,429,513 |

5 YEAR CAPITAL IMPROVEMENT PROGRAM

| | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>Total</u> |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | <u>Recommended</u> | |
| | 2018 | 2019 | 2020 | 2021 | 2022 | Total |
| Total - City Buildings | \$6,625,000 | \$475,000 | \$210,000 | \$0 | \$2,000,000 | \$9,310,000 |
| Total - Police | \$203,986 | \$258,325 | \$284,800 | \$240,300 | \$252,000 | \$1,239,411 |
| Total - Fire & Rescue | \$1,913,725 | \$173,045 | \$642,709 | \$732,090 | \$320,000 | \$3,781,569 |
| Total - Public Works | \$11,731,182 | \$12,042,779 | \$5,203,900 | \$6,196,900 | \$11,176,400 | \$46,351,161 |
| Total - City Development | \$6,091,000 | \$12,600,000 | \$1,800,000 | \$0 | \$0 | \$20,491,000 |
| Total - Wastewater | \$5,037,000 | \$1,949,000 | \$3,365,000 | \$2,509,000 | \$2,901,000 | \$15,761,000 |
| Total - Motor Vehicle | \$1,007,500 | \$1,074,000 | \$2,951,500 | \$1,187,000 | \$986,000 | \$7,206,000 |
| Total - Mead Library | \$167,388 | \$40,492 | \$40,492 | \$0 | \$0 | \$248,372 |
| Total - Parking Utility | \$25,000 | \$0 | \$635,000 | \$20,000 | \$310,000 | \$990,000 |
| Total - Transit Utility | \$1,540,000 | \$1,625,000 | \$1,350,000 | \$900,000 | \$75,000 | \$5,490,000 |
| Total - Cable TV | \$106,000 | \$0 | \$0 | \$0 | \$0 | \$106,000 |
| Total - Information Technology | \$150,000 | \$45,000 | \$200,000 | \$25,000 | \$0 | \$420,000 |
| Total - Water Utility | \$4,270,000 | \$2,805,000 | \$9,990,000 | \$8,470,000 | \$1,500,000 | \$27,035,000 |
| Total Capital Improvements | \$38,867,781 | \$33,087,641 | \$26,673,401 | \$20,280,290 | \$19,520,400 | \$138,429,513 |

| 2018 - 2022 CIP Priority Ranking | Total Amount | Total GO Debt | Cumulative GO Debt |
|---|-------------------------|--------------------------|-------------------------------|
| Total Mandatory Project GO Debt | | \$2,693,725 | \$2,693,725 |
| <i>Black Top Hot Patcher</i> | \$62,500 | \$55,000 | \$2,748,725 |
| <i>Washington Av (Lakeshore Dr to S 20th St)</i> | \$1,250,000 | \$47,250 | \$2,795,975 |
| <i>Black Top Hot Patcher Trailer</i> | \$60,000 | \$55,000 | \$2,850,975 |
| <i>North Third St (Broughton Dr to Bluff Av)</i> | \$700,000 | \$700,000 | \$3,550,975 |
| <i>North 17th St (Erie Av to Saemann Av)</i> | \$637,000 | \$637,000 | \$4,187,975 |
| <i>North 13th St (Erie Av to Michigan Av)</i> | \$200,000 | \$200,000 | \$4,387,975 |
| <i>North Seventh St (Erie Av to Superior Av)</i> | \$200,000 | \$200,000 | \$4,587,975 |
| <i>Mead Library Carpet Replacement</i> | \$40,492 | \$40,492 | \$4,628,467 |
| <i>Bandit Wood Chipper (2)</i> | \$123,000 | \$123,000 | \$4,751,467 |
| <i>Zero Turn Mower</i> | \$28,000 | \$28,000 | \$4,779,467 |
| <i>J.C Quarryview Playground Renovation</i> | \$35,000 | \$35,000 | \$4,814,467 |
| <i>Lawn Tractor</i> | \$21,500 | \$20,000 | \$4,834,467 |
| <i>Optimist Park Splash Pad</i> | \$120,000 | \$75,000 | \$4,909,467 |
| <i>GIS System</i> | \$100,000 | \$100,000 | \$5,009,467 |
| <i>One-Half Ton Four Wheel Drive Pickup Truck</i> | \$31,000 | \$30,000 | \$5,039,467 |
| <i>Medium Duty Step Van</i> | \$47,000 | \$45,000 | \$5,084,467 |
| <i>Three-Quarter Ton Two Wheel Drive Pickup Truck</i> | \$94,500 | \$94,500 | \$5,178,967 |
| <i>MSB Building Improvements</i> | \$65,000 | \$65,000 | \$5,243,967 |
| <i>Smithco Super Rake</i> | \$18,500 | \$18,000 | \$5,261,967 |
| <i>Mead Library Phone System Upgrade</i> | \$26,896 | \$26,896 | \$5,288,863 |
| <i>Lakefront Maintenance Garage</i> | \$50,000 | \$50,000 | \$5,338,863 |
| <i>Utility Service Vehicle</i> | \$13,000 | \$12,000 | \$5,350,863 |
| <i>City Hall Renovation</i> | \$6,500,000 | \$6,500,000 | \$11,850,863 |