

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R. O. No. 32-17-18 by the City Clerk submitting a communication from Reinhart Attys. at Law at the request of their client, Kohler Co., a Wisconsin corporation ("Kohler"), enclosing the Annexation Petition for lands in the vicinity of Stahl Road (CTH KK) and 12th St. (CTH V) in the Town of Wilson.

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

REPORT DATE: May 26, 2017

MEETING DATE: May 30, 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:

Kohler Co. filed a Petition for Direct Annexation by One-half Approval with the City of Sheboygan on May 15, 2017. The territory to be annexed into the City is contiguous to the City's municipal boundary and is currently located in the Town of Wilson.

Wisconsin Statutes require that the petition be signed by at least a majority of qualified electors and the owners of at least one-half of the property in the territory by assessed value. The petition submitted to the City was:

- Signed by 5 out of 6 qualified electors; and
- Signed by owners of more than 90% of the territory's assessed value

Connection to City boundary is 650 feet in width, and connections consist of parcels not used exclusively for roads and utilities. Territory proposed for annexation is consistent with many court approved annexations throughout the State of Wisconsin.

Kohler Co., in particular, is interested in annexing and obtaining appropriate zoning to facilitate development of an 18-hole championship golf course. This golf course would be the fifth Kohler Co. golf course in Sheboygan County and the first in the City. It will build upon and enhance the reputation of Sheboygan County as one of the top five golf destinations in the world. The course will be designed by famed architect Pete Dye, one of only five designers elected to the World Golf Hall of Fame, and is intended to be rated in the top 50 golf courses in the world.

Annexation of the Kohler Co. property that will serve as the site for the proposed public golf course has many benefits for the City of Sheboygan and Sheboygan County. Based on a study conducted for Kohler Co. by SB Friedman (a well-regarded, Illinois-based real estate and economic advisory firm specializing in development strategies and public-private partnerships), significant economic benefits are projected as a result of expanded City's property tax base, room tax, and hundreds of new jobs, both direct and indirect:

- The positive economic impact to the City of Sheboygan includes an annual increase of \$87,000 in non-school property tax revenue.
- The Sheboygan Area School District and Lakeshore Technical College also will gain about \$117,000 annually in school property tax revenue.
- Additionally, about \$271,000 in new room tax revenue will be generated yearly through local room taxes, broken down as: \$161,000 – Village of Kohler; \$88,000 – City of Sheboygan; and \$22,000 – Sheboygan County.
- Besides these local economic benefits, other, new tax revenues will be generated, including about \$54,000 annually in non-school property tax revenues for Sheboygan County and the state; an estimated \$495,000 yearly in state sales tax revenue; about \$152,000 annually in new state personal income taxes; and a projected \$40,000 annually in new motor vehicle fuel tax revenue to the State.
- Overall, the total in new tax revenues generated annually for local and state governments is about \$1.267 million, a significant boost.
- Sheboygan County will benefit from the creation of about 227 new, full-time equivalent jobs (124 in City of Sheboygan) once the golf course is operational. Construction itself over a three-year period will create 95 full-time equivalent jobs in Sheboygan County (68 in City of Sheboygan).
- The new public golf course would generate 22,000 additional room nights per year for Sheboygan County hotels and increase expenditures for the local hospitality, retail, food and beverage industries by \$6.5 million annually.
- These numbers are based on the projection that the new course will experience about 23,000 rounds of golf per year.
- The total, annual economic output resulting from the new golf course for Sheboygan County is estimated to be \$20.6 million.

Another major benefit for Sheboygan is that the project's goal is to design and build a golf course that will be rated as one of the Top 50 Courses in the World.

Kohler Co. four (4) other Sheboygan County golf courses have achieved high national rankings:

- America's 100 Greatest Public Golf Courses – *Golf Digest*

4. Whistling Straits - Straits course
15. Blackwolf Run - River course
45. Whistling Straits - Irish course
60. Blackwolf Run - Meadow Valleys course

- Best Golf Courses, Wisconsin – *Golfweek*

1. Whistling Straits
4. Blackwolf Run

With more than 23,000 rounds of golf a year and an additional 22,000 room nights in local hotels, this project will enhance the City's reputation as a destination for visitors and further strengthen Sheboygan's position as a great place to visit.

The fact that the course is being designed by renowned golf course Architect Pete Dye, one of only five designers elected to the World Golf Hall of Fame, will bring further notoriety and attention to the City of Sheboygan.

Overall, the proposed Kohler Co. golf course represents a major positive opportunity for the City of Sheboygan and the area overall.

Kohler Co.'s motivation for seeking annexation and appropriate zoning is to ensure that its golf course is developed and operated in a fiscally-stable municipality with reliable municipal services. Governmental services to the territory proposed for annexation can clearly be better supplied by the City as opposed to the Town. The City is able to provide municipal water service and has its own water utility. The Town does not have any municipal water service and has no plans to provide municipal water service anytime in the future. The City has well established well-funded emergency services. City Fire Station 5 is located at 4504 South 18th Street, just north of the area proposed for annexation is staffed full time 24/7 by three firefighter/paramedics with an aerial truck and a pumper. By contrast, the Town terminated its contract to obtain private fire services, established a new Town Fire Department just this year and, recently, had six firefighters quit.

Adoption by the City of ordinances for annexation and rezoning present significant opportunities to further the City's long-term planning goals, foster economic development and tax revenue enhancement. Other lands in the area proposed for annexation could become available for other residential development and/or active recreation.

STAFF COMMENTS:

There are 36 parcels and approximately 561.45 acres involved in this annexation. Total assessed value is \$4,215,915.80

- Non-Kohler Co. and privately owned property is approximately 58.26 acres - \$618,239.80 total assessed value
- Kohler Co. owns 18 parcels and approximately 254.66 acres - \$3,597,676.00 total assessed value
- State Park owns approximately 218.82 acres - \$0 total assessed value
- City of Sheboygan owns approximately 29.71 acres - \$0 total assessed value

Per the City of Sheboygan 2000 Comprehensive Plan:

The City of Sheboygan is facing problems similar to many Wisconsin cities. The nearby towns, are generally becoming upper income enclaves, and are growing in more healthy socio-economic patterns than the City, simply because the City is providing the range of goods, services, employment opportunities and housing opportunities typical of urban communities, while capturing virtually nothing near the top end of the residential or commercial market. There is a growing income, and housing disparity between residents of the City and those located in the surrounding area. The City is providing more services, including many that benefit the entire region, while other jurisdiction are realizing a significantly increasing share of the region's growth and the resulting economic and tax benefits. As these disparities grow, it will become more difficult for the City to effectively compete with its neighbors for new growth and development.

To continue to provide quality services with a reasonable tax rate and maintain the City's quality of life, it is necessary for the City to capture a fair share portion of the area's future growth.

The City of Sheboygan 2011 Comprehensive Plan states (a document reviewed by the public, city staff, city committees, various community stakeholders, and adopted by the Common Council in December of 2011):

The City's initial intent is to encourage as much land to be annexed to the City to take advantage of a wider range of service and to maintain its extraterritorial authorities.

It is and has always been the planning department's position that the city should ensure its ability to expand and grow. That position requires the planning department to engage with parties interested in annexing their property into the City of Sheboygan whenever those

opportunities present themselves. Properties such as the Sheboygan Business Park, the Old Wisconsin property, the Rammer Farm, the Schuchardt property, etc. are all examples of annexations that have provided increased economic development, employment, housing, recreation and environmental opportunities that have improved the quality of life of Sheboygan citizen's.

The comprehensive plan stated that communities that are most successful in providing the highest possible quality of life at the most reasonable cost of living share three common strengths:

- They share a potential future that is both creative and realistic.
- They identify critical opportunities and challenges as early as possible.
- They develop a systematic approach for implementing planning objectives through broad based channels and strategically targeted special initiatives.

The City of Sheboygan knows how to do this. On its lakefront, in its harbor, besides its river, in its downtown, and along its main travel corridors, the City has repeatedly demonstrated its ability to achieve top-quality results where its opportunities are the strongest and where creative visions are most compelling.

The proposed annexation before you today represents another compelling opportunity for the City of Sheboygan. Staff is recommending approval of the annexation request.

ACTION REQUESTED:

Motion to recommend approval to the Common Council on R. O. No. 32-17-18 by the City Clerk submitting a communication from Reinhart Attys. at Law at the request of their client, Kohler Co., a Wisconsin corporation ("Kohler"), enclosing the Annexation Petition for lands in the vicinity of Stahl Road (CTH KK) and 12th Street (CTH V) in the Town of Wilson.

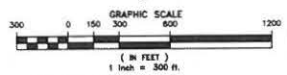
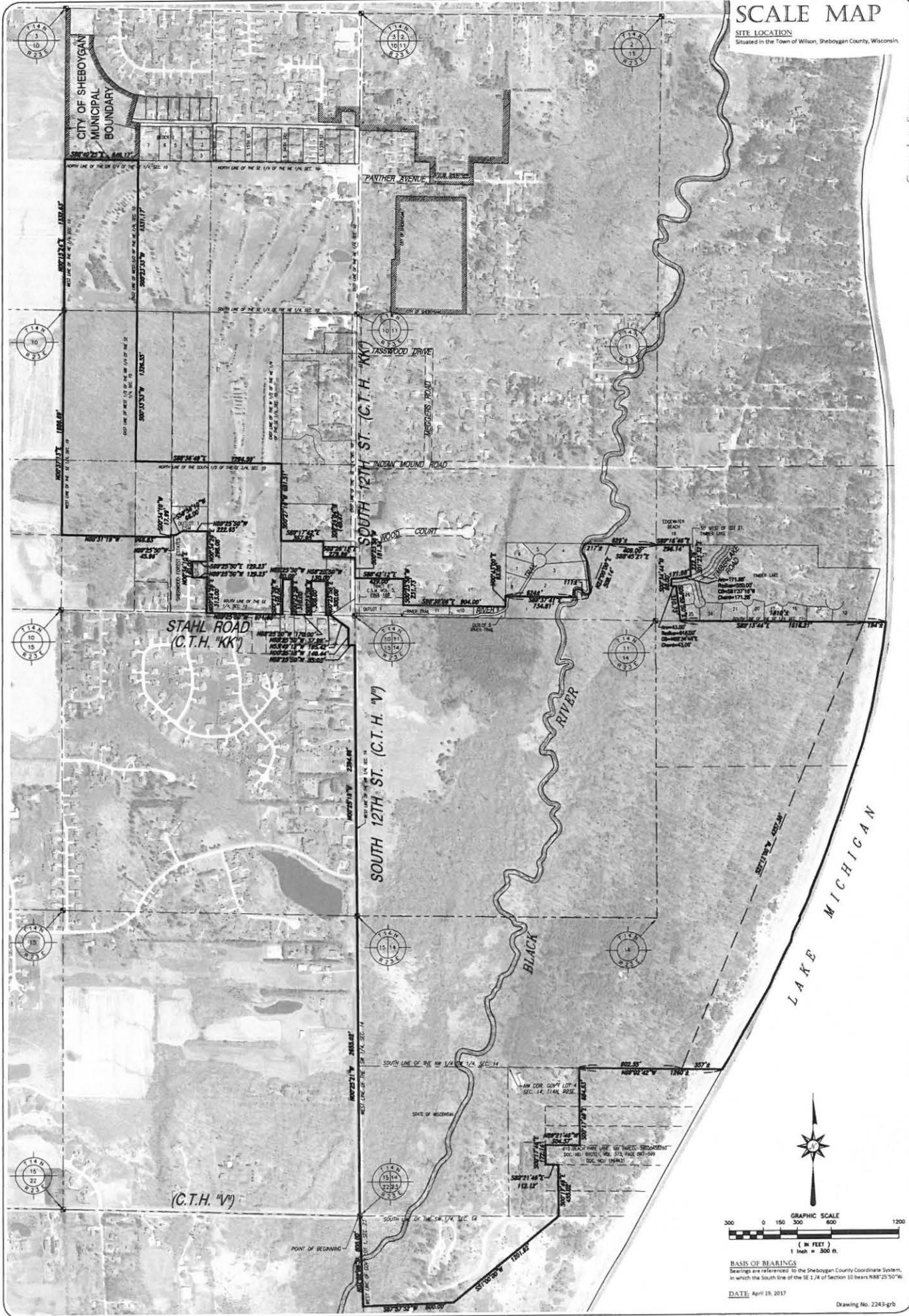
ATTACHMENTS:

- I. R.O. No. 32-17-18
- II. Written justification on annexation and project overview
- III. Economic Impact of the Proposed Golf Course on Sheboygan County

SCALE MAP

SITE LOCATION
Sited in the Town of Wilson, Sheboygan County, Wisconsin.

CLIPPER LAND SURVEYING



BASIS OF BEARINGS
Bearings are referenced to the Sheboygan County Coordinate System, in which the South line of the SE 1/4 of Section 10 bears N88°25'50\"/>

DATE: April 19, 2017
Drawing No.: 2243-grb

KOHLER CO. PETITION FOR DIRECT ANNEXATION BY ONE-HALF APPROVAL

I. ANNEXATION PROCESS

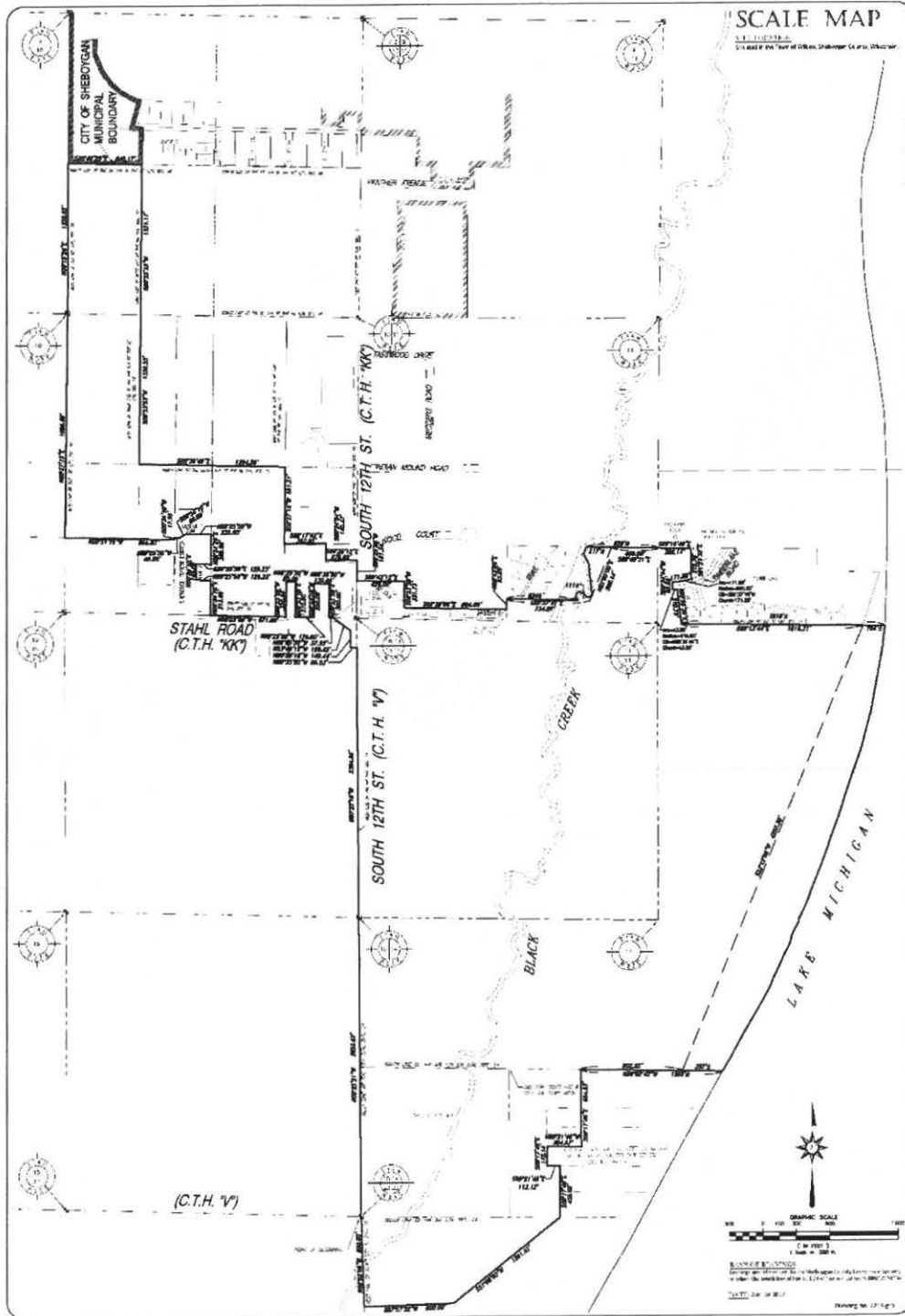
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- Signed by 5 out of 6 qualified electors; and
- Signed by owners of more than 90% of the territory's assessed value
- All electors and property owners were provided an opportunity to sign the petition

Connection to City boundary is 650 feet in width, and connections consist of parcels not used exclusively for roads and utilities. Territory proposed for annexation is consistent with many court approved annexations throughout the State of Wisconsin.

Note: Reference proposed annexation map on page 2



II. ECONOMIC IMPACT

Annexation of the Kohler Co. property that will serve as the site for the proposed public golf course has many benefits for the City of Sheboygan.

Some of the most significant benefits to the City are economic, and annexation to Sheboygan will help grow the City's tax base and create hundreds of new jobs.

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- The Sheboygan school district and Lakeshore Technical College also will gain about \$117,000 annually in school property tax revenue.
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- These projections are based on a study conducted for Kohler Co. by SB Friedman, a well-regarded, Illinois-based real estate and economic advisory firm specializing in development strategies and public-private partnerships.
- The SB Friedman study projected that the new public golf course would generate 22,000 additional room nights per year for Sheboygan County hotels and increase expenditures for the local hospitality, retail, food and beverage industries by \$6.5 million annually.
- These numbers are based on the projection that the new course will experience about 23,000 rounds of golf per year.
- The total, annual economic output resulting from the new golf course for Sheboygan County is estimated to be \$20.6 million.

III. GOLF COURSE DESIGN & MANAGEMENT

Another major benefit for Sheboygan is that the project's goal is to design and build a course that will be rated as one of the Top 50 Courses in the World.

Kohler's four other Sheboygan County golf courses have achieved high national rankings:

- America's 100 Greatest Public Golf Courses – *Golf Digest*
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With more than 23,000 rounds of golf a year and an additional 22,000 room nights in local hotels, this project will enhance the City's reputation as a destination for visitors and further strengthen Sheboygan's position as a great place to visit.

The fact that the course is being designed by renowned golf course Architect Pete Dye, one of only 5 designers elected to the World Golf Hall of Fame, will bring further notoriety and attention to the City of Sheboygan.

The golf course will also incorporate best management practices for minimizing both pesticides and water volume through the use of computer controlled sensors, regular inspections and other steps. There will be no fertilizer or pesticide runoff into the Black River or Lake Michigan.

Kohler golf courses on average have applied fertilizers at only 20 percent of authorized state and federal levels on fairways.

Kohler golf courses have a proven positive record for use of approved pesticides, herbicides and fertilizers. Its Sheboygan county courses have never been cited with an environmental violation.

The clubhouse will feature a public restaurant and incorporate an environmentally sensitive design standards will to achieve eligibility for Leadership in Energy & Environmental Design (LEED) green building certification.

IV. U.S. ARMY CORPS OF ENGINEERS & WDNR PERMITTING

While the proposed annexation to the City will bring many tangible and intangible benefits to Sheboygan, one thing that will not change will be the oversight and involvement of both the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers.

Both of these state and federal agencies will still have to approve and issue permits for the project, and the role of these regulatory agencies will continue unchanged if annexation is approved.

Kohler Co. has been working with both agencies for about the past two years, and the company has submitted various studies and reports covering many topics, including wetlands, botanical, rare species, ground and surface water, the local floodplain, traffic, geotechnical, storm water management, archaeological resources and other subjects.

The proposed golf course plan avoids any impacts to rare interdunal wetland and includes steps to remove and manage invasive species (e.g. Japanese barberry) and to plant native species and trees to enhance the natural habitat.

The Kohler plan also includes a wetland mitigation proposal to restore ridge and swale wetlands that will result in a net increase in wetland habitat.

As proposed, the current plan reduces direct wetland impact from the initial plan of 25 acres to 3.69 acres in the current proposal.

The plan will also include a well assurance program for local residents that is similar to the successful effort Kohler implemented in the Town of Mosel after opening Whistling Straits. This effort has been praised by local officials and will serve as a model for the new course.

V. KOHLER-ANDRAE STATE PARK ENTRANCE

The golf course design as proposed is the result of studying and analyzing 16 different course designs and eight different entrance routes to determine the most sustainable design.

As a result, the proposed entrance road and related maintenance facility require an easement of 4.46 acres from the state park, which represents 0.5% of the area and will have no impact to any trails or camping areas and is an area currently not used by the public.

The proposed entry calls for a round-a-bout that will improve circulation at the park entrance and provide better access to those using the state park.

VI. ARCHEOLOGY

In reviewing the 16 different course designs, particular attention was paid to archaeological resources in the area.

The burial mounds in the area are outside of the project footprint and will remain preserved and undisturbed.

Kohler has been engaged in meaningful consultations on archaeology issues with the U.S. Army Corps of Engineers, the Wisconsin Historical Society, the Wisconsin Department of Natural Resources and Native American Tribes.

Kohler has approached the issue of archaeology with sensitivity and appropriate respect and sees this aspect of the project as an opportunity for discovery, learning and public benefit.

VII. SUMMARY

Overall, the proposed Kohler golf course represents a major positive opportunity for the City of Sheboygan and the area overall.

It has major economic benefits for the City of Sheboygan; it minimizes and mitigates environmental impacts; it opens up private land to public use; and it remains regulated by both the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers.

Additionally, it is sensitive to archaeology issues, provides improved access to the state park and takes a thoughtful approach to environmental protection and sustainable development.

Kohler Co. has long believed that environmental responsibility and business operations can and should go hand in hand. The company's proposed golf course and request for annexation to the City make good sense and warrants serious consideration by the City of Sheboygan.

To learn more, visit: www.ProposedGolfCourse.com

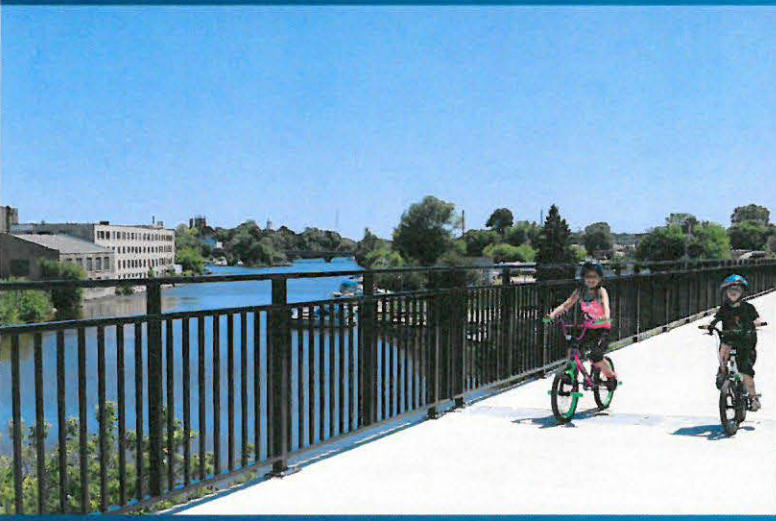
KOHLER CO. EFFORTS TO DEVELOP 18-HOLE CHAMPIONSHIP GOLF COURSE

Kohler Co. is three years into an extensive regulatory process to obtain permits to build a fifth 18-Hole Championship Golf Course in Sheboygan County.

- On March 27, 2014, Kohler submitted its conditional use permit (CUP) application to the Town of Wilson.
- On May 12, 2014, Kohler requested review of its CUP application at a regularly scheduled Town Plan Commission meeting.
- On June 16, 2014, Town Plan Commission held public hearings on Kohler's CUP application.
- At the June 16, 2014 Plan Commission meeting, then-Plan Commission Chair Fuller instructed Kohler not to return to Plan Commission until permits from other government agencies had been issued.
- Kohler has also applied for and is pursuing permits from Wisconsin Department of Natural Resources, Army Corps of Engineers, U.S. Fish and Wildlife Service, National Park Service, and Wisconsin State Historical Society.
- On July 20, 2016, WDNR held a public hearing on Kohler's environmental impacts at Sheboygan Falls High School.
- Additional public hearings on environmental matters will be scheduled in coming months.
- No progress has been made on Kohler's CUP application by the Town of Wilson in three years. The Town Board spent more than one year soliciting, interviewing and contracting with outside experts to evaluate environmental aspects of Kohler's application.
- On April 28, 2017, Kohler published its Notice of Intent to Circulate an Annexation Petition.
- On May 15, 2017, Kohler submitted its annexation petition to the City of Sheboygan.
- On May 16 and May 23, 2017, Kohler hosted community meetings to share its plans and solicit public input.
 - 62 people registered as attending the May 16 meeting;
 - 13 signed comment cards indicating SUPPORT for Kohler's plans; 15 indicated that they did NOT support Kohler's plans.
 - 28 people registered as attending the May 23, 2017 meeting;
 - 5 signed comment cards that they SUPPORT Kohler's plans; 12 indicated that they did NOT support Kohler's plans.

ECONOMIC IMPACT OF THE PROPOSED GOLF COURSE ON SHEBOYGAN COUNTY

MAY 2017



Photos, clockwise – Whistling Straits, Sheboygan Lakefront, City of Sheboygan

 **SB Friedman**
Development Advisors
VISION | ECONOMICS | STRATEGY | FINANCE | IMPLEMENTATION

S. B. Friedman & Company | 221 N LaSalle Street, Suite 820 | Chicago, IL 60601 | sbfriedman.com

KOHLER Golf Course | Projected Economic Impact

Sheboygan County, halfway between Green Bay and Milwaukee, is known as a great place to live and raise a family. It is anchored by a mix of manufacturing, agriculture, arts, education, Parks and recreation. Sheboygan County has a diverse economy that is supported and enjoyed by a dedicated and hard-working population. The proposed golf course would contribute positively to the community by helping to maintain a high quality of life throughout the county.

For Sheboygan County, golf is more than a recreational activity – it is a key industry that contributes to the strength of the local economy and provides important jobs. With the golf courses and resort hotels located in the region, Sheboygan County has established itself as a world golf destination. The new 18-hole golf course and its amenities by Hall of Fame golf course designer Pete Dye are expected to attract worldwide interest. The clubhouse is expected to qualify for LEED certification, a national standard that reflects a commitment to an environmentally sustainable building. This highly anticipated course will be consistent with Kohler’s established track record of innovative design coupled with a philosophy of environmental stewardship. This study projects that the golf course will provide significant and positive economic impacts for the Town, County and 11-County Region. *When fully operational, the proposed golf course is projected to create 227 full-time equivalent (FTE) permanent jobs and generate nearly \$21 million (2014 dollars) in annual economic activity for Sheboygan County households and businesses.*

Legacy of Kohler Golf

Among public golf options within the region, the Kohler courses in Sheboygan County created a premier golf destination that are consistently in the top-ranked courses of the United States. In the mid-1980s, Dye was commissioned by Kohler Co. to design Blackwolf Run golf courses, which today consist of the River course and the Meadow Valleys course. The River course at Blackwolf Run is ranked 16th on Golf Digest Magazine’s 2015/2016 top 100 public golf course list, while the Meadow Valleys course is ranked 72nd. In 1995, Kohler once again teamed with Dye to design and build the Straits course at Whistling Straits, ranked 4th in the U.S. The Irish course at Whistling Straits opened in 2000 and is ranked 47th on Golf Digest’s list of courses open to the public. In that same year, Sheboygan County was considered the 7th ranked golf destination in the world, just behind southwest Ireland.

These golf courses and their training academies are widely praised for their receptivity to all age levels and the arresting beauty of the surrounding environment. Each course provides players with a lifetime experience and wildlife with a nurturing environment. As a golf destination, Sheboygan County draws 40,000+ visitors who play 100,000+ rounds each year.

Proposed Kohler Golf Course

The proposed Kohler golf course and facilities include an 18-hole course, clubhouse and restaurant. The course is planned to be on par with the Straits at Whistling Straits as a world-class destination, consistent with KOHLER values and commitment to quality. Golf course, restaurant and clubhouse with special views of the dunes, grasses, forest and Lake Michigan will be open to the public. Today the land is closed to the public.

DESTINATION KOHLER



With the Whistling Straits and Blackwolf Run golf venues, Sheboygan County was considered the 7th ranked golf destination in the world in the year 2000.

Top-Ranked Golf Courses. Sheboygan County has five highly-ranked golf courses including the KOHLER Straits course at Whistling Straits (ranked 4th in the U.S. on Golf Digest’s 2015/2016 top 100 public golf courses list).

Championship Events. The Straits course has hosted the 2004, 2010, and 2015 PGA Championships and the 2007 U.S. Senior Open. It will also host the Ryder Cup in 2020, the world’s most lucrative tournament. Blackwolf Run has hosted the U.S. Women’s Open in 1998 and 2012.

Popular Destination. For many golfers, playing golf in Sheboygan County is still a “bucket-list” experience.

Supporting the Local Economy

The new golf course presents an opportunity to generate significant economic impact and elevate Sheboygan County’s reputation as a premier golf destination in the United States. Kohler’s proposed golf course is expected to create a vital new recreation facility in the City of Sheboygan and Sheboygan County. With the new course, Kohler will be able to respond to the increasing interest in high-quality golf, and at the same time enhance the region’s attractiveness for those who live here.

This report uses IMPLAN Professional® (“IMPLAN”), an economic impact assessment software system to assist in the quantification of the total economic impacts associated with the proposed Kohler golf course and facilities. As each dollar spent enters the economy, it supports additional jobs, payroll and economic activity, creating a multiplier effect. **The numbers in this report reflect this total impact and are presented in 2014 dollars.** This study estimates the economic impact of three specific geographies: the City of Sheboygan, Sheboygan County, and the 11-County Region. Because the economic analysis is specifically calibrated, the economic impact results apply to these geographies only.

BOOSTING LOCAL CONSTRUCTION

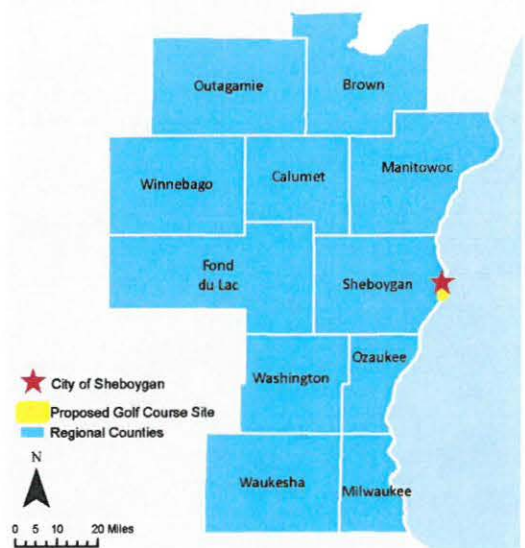
The construction and capital investments associated with the proposed golf course are anticipated to generate significant and positive economic impact. With an initial investment of more than \$25 million, the project will create jobs in the construction and maintenance industries, and will require the purchase of equipment and supplies during the construction period. The construction of the golf course and facilities is an opportunity to generate a meaningful economic boost for the local construction industry and related sectors. The project is anticipated to generate construction-related economic activity over a three-year duration of the building period. This new construction investment in Sheboygan County is projected to create significant activity for local contractors, tradespeople and business suppliers. **Construction itself is estimated to create 95 full-time equivalent jobs and generate \$12.5 million for Sheboygan County households and businesses annually over the duration of the project.** Projected total impacts for the local and regional economies are summarized in the table below.

Total Estimated Annual Economic Impact for Construction

	JOBS (FTE)	SALARIES & BENEFITS (millions)	IMPACT (millions)
City of Sheboygan	68	\$4.0	\$9.2
Sheboygan County	95	\$5.3	\$12.5
11-County Region	102	\$5.8	\$13.6

Source: IMPLAN and SB Friedman
1. Over a 3-year construction period

ECONOMIC IMPACT STUDY AREA



CONSTRUCTION ACTIVITIES

- Architecture & Design
- Course Construction
- Clubhouse Construction
- Landscaping
- Engineering

AN ECONOMIC GROWTH ENGINE FOR SHEBOYGAN COUNTY

The proposed golf course and tourism are projected to generate significant economic impacts for the City of Sheboygan, Sheboygan County and the 11-County Region. The construction of the golf course is anticipated to further enhance the profile of Sheboygan County as a worldwide destination. **When fully operational, the proposed course and facilities are anticipated to create 227 full-time equivalent jobs and generate \$20.6 million in annual economic output for Sheboygan County.** Projected total impacts for the local and regional economies are summarized in the table below.

Operations

The current operations associated with Kohler courses and facilities generate substantial economic activity in Sheboygan County. Kohler Co. has a widely known reputation for providing the highest level of services at all of its facilities, as reflected in guest feedback and industry recognition. In addition to the high ranking of Whistling Straits' two courses on Golf Digest's list of America's 100 greatest public golf courses, its restaurant and golf shop have also been recognized for their excellence and platinum levels of service.

The proposed golf course is planned to be on par with Whistling Straits. From April to October, the course is expected to add more than 23,000 rounds of golf, thus increasing the overall level of economic activity in Sheboygan County. When fully operational, Kohler anticipates employing 168 people in full- and part-time jobs (106 full-time equivalent) with approximately \$3.6 million in annual salaries and benefits. The analysis projects that 88% of the new employees at the proposed Kohler golf course will reside within Sheboygan County.

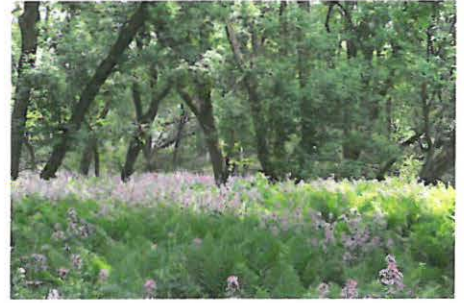
Golf Tourism in Sheboygan County

Sheboygan County has established itself as a premier destination for golf and golf-related tourism. In addition to various golf options, Sheboygan County is home to resort hotels. During the golf season, more than 42,000 people travel to Sheboygan County to experience one or more of the golf course options and stay in county hotels and resorts. A majority of visitors travel from outside the region, with 80% traveling from out-of-state. The proposed new course is expected to attract visitors from throughout the nation and generate expenditures from guests and hospitality in Sheboygan County. These expenditures include more than \$6.5 million in lodging and purchases of food, beverage and retail goods, before or after golfing at the proposed course.

Total Estimated Economic Impact for Operations and Golf Tourism

	JOBS (FTE)	SALARIES & BENEFITS (millions)	IMPACT (millions)
City of Sheboygan	124	\$5.8	\$9.8
Sheboygan County	227	\$8.9	\$20.6
11-County Region	250	\$11.0	\$25.1

Source: IMPLAN and SB Friedman



WHEN FULLY OPERATIONAL, THE NEW COURSE IS PROJECTED TO GENERATE....

23,000 ROUNDS of golf per year

22,000 ADDITIONAL room nights per year in Sheboygan County hotels

\$6.5 MILLION in additional expenditures for the hospitality, retail, food and beverage industries

\$20.6 MILLION in total annual economic output in Sheboygan County

227 FTE JOBS created in Sheboygan County



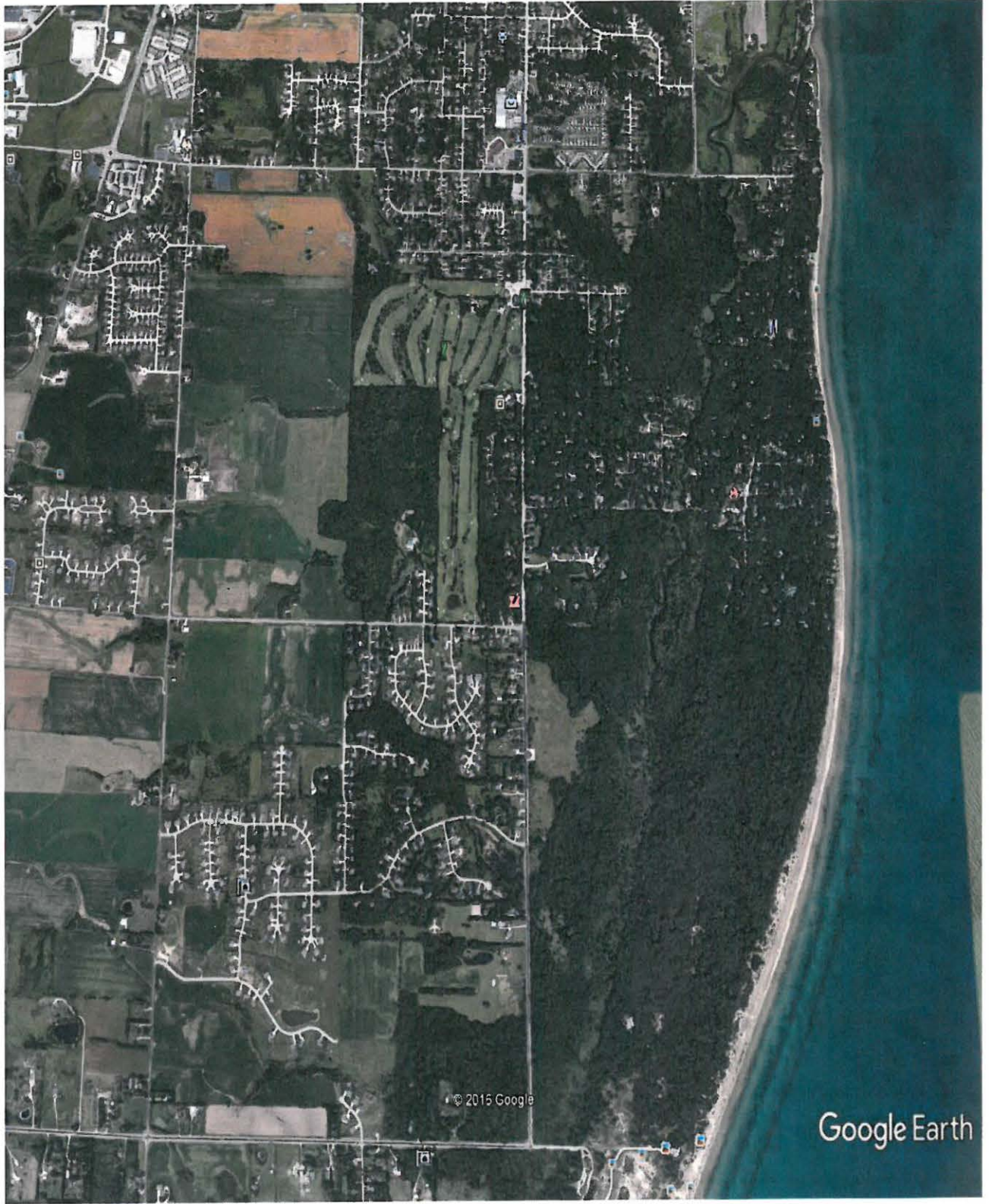
PUBLIC SECTOR TAX REVENUE GENERATION

The proposed private sector economic activity in the golf course, hospitality and retail businesses will generate tax revenues for various public sector jurisdictions. The key tax revenues by jurisdiction are estimated in the table below.

Estimated Annual Tax Revenues

\$87,000	Non-School Property Tax (City of Sheboygan)
\$52,000	Non-School Property Tax (County)
\$2,000	Non-School Property Tax (State)
\$117,000	School Property Tax Before Credit (Sheboygan School District and Lakeshore Technical College)
\$495,000	Sales Tax to the State (Total Direct and Indirect)
\$51,000	Sales Tax to the County (Direct)
\$152,000	Personal Income Tax to the State
\$40,000	Motor Vehicle Fuel Tax to the State
\$161,000	Room Tax (Village of Kohler)
\$88,000	Room Tax (City of Sheboygan)
\$22,000	Room Tax (County of Sheboygan)
\$1,267,000	Total Tax Revenue Each Year





II

Other Matters

8.3

R. O. No. 322 17 - 18. By CITY CLERK. May 15, 2017.

Submitting a communication from Reinhart Attorneys at Law at the request of their client, Kohler Co., a Wisconsin corporation ("Kohler"), enclosing the Annexation Petition for lands in the vicinity of Stahl Road (CTH KK) and 12th St. (CTH V) in the Town of Wilson.

City Plan

City Clerk



Reinhart Boerner Van Deuren s.c.
P.O. Box 2965
Milwaukee, WI 53201-2965

1000 North Water Street
Suite 1700
Milwaukee, WI 53202-3197

Telephone: 414-298-1000
Fax: 414-298-8097
Toll Free: 800-553-6215
reinhartlaw.com

May 15, 2017

Deborah C. Tomczyk, Esq.
Direct Dial: 414-298-8331
dtomezyk@reinhartlaw.com

PERSONAL DELIVERY AND
CERTIFIED MAIL RETURN RECEIPT REQUESTED

Susan Richards, City Clerk
City of Sheboygan
828 Center Avenue, Suite 100
Sheboygan, WI 53081

Dear Ms. Richards:

Re: Notice of Intention to Circulate
an Annexation Petition

At the request of my client, Kohler Co., a Wisconsin corporation ("Kohler"), I enclose Annexation Petition for lands in the vicinity of Stahl Road (CTH KK) and 12th Street (CTH V) in the Town of Wilson.

Please feel free to contact me at 414-298-8331 or at dtomezyk@reinhartlaw.com with any questions or comments.

Yours very truly,

A handwritten signature in black ink, appearing to read "Deborah C. Tomczyk", is written over a horizontal line.

Deborah C. Tomczyk

Encs.


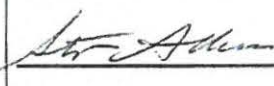
cc Mr. Charles Adams (by email)
Mr. Darrell Holland (by email)

PETITION FOR DIRECT ANNEXATION BY ONE-HALF APPROVAL

The undersigned hereby petition the City of Sheboygan, Sheboygan County, Wisconsin, for annexation to the City of Sheboygan of the territory contiguous to the City of Sheboygan but lying in the Town of Wilson, Sheboygan County, Wisconsin, legally described in the legal description and depicted on the scale map both attached hereto as Exhibit A.

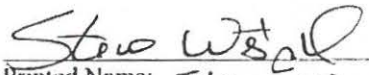
This petition is for direct annexation by one-half approval under Wisconsin Statute Section 66.0217(3)(a). Those signing this petition constitute a number of qualified electors residing in the territory to be annexed equal to at least the majority of votes cast for governor in the territory at the last gubernatorial election and the owners of at least one-half of the real property in assessed value within the territory to be annexed. The population of the total territory to be annexed is 6 adults and 3 children.

The purpose of the annexation is to make City of Sheboygan services available to the territory and to ready the territory for development consistent with the City of Sheboygan's 2011 Comprehensive Plan. Those signing this petition request that the territory be zoned SR-5 simultaneously with the annexation.

ELECTOR OR OWNER					
Signature	Printed Name	Elector or Owner	Property Tax ID	Property Address	Date Signed
	Timothy D. Adams	Elector	59030458001	1131 Zientek Lane, Town of Wilson	May 8, 2017
	Stephanie Adams	Elector	59030458001	1131 Zientek Lane, Town of Wilson	May 8, 2017

CERTIFICATION OF CIRCULATOR

I, Steven Westphal, residing at 4632206 Fairfield St., Cedarburg, WI, certify that I am a qualified elector of the State of Wisconsin. Commencing on May 8, 2017 and terminating on May 15, 2017, I personally circulated this petition and personally obtained each of the above signatures. I know that Timothy D. Adams and Stephanie A. Adams are electors of the jurisdiction in which the petition is circulated, that they signed this petition with full knowledge of its contents and that they reside at the above address. Further, I certify that, by actual count, the population of the territory for which these electors are petitioning consists of 2 adults and 3 children. I am aware that falsifying this certification is punishable under Wis. Stat. §12.13(3)(a).


 Printed Name: Steven Westphal


Dated: May 15, 2017

State of Wisconsin)
 : SS
 Sheboygan County)

This instrument was acknowledged before me on May 15, 2017 by Steven Westphal.

[Seal]



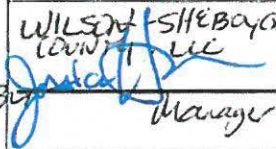

 (Diane Garrigan)
 Notary Public, State of Wisconsin
 My commission 1/26/18

PETITION FOR DIRECT ANNEXATION BY ONE-HALF APPROVAL

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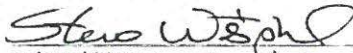
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ELECTOR OR OWNER					
Signature	Printed Name	Elector or Owner	Property Tax ID	Property Address	Date Signed
	<u>Jessica Polakowski</u>	<u>Owner</u>	59030468820	5721 Sherwood Drive, Town of Wilson 0 acres	May <u>12</u> , 2017

CERTIFICATION OF CIRCULATOR

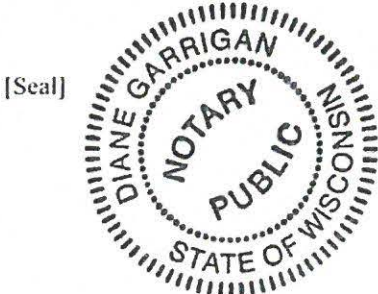
I, Steven Westphal, residing at W63 n 206 Fairfield St. Cedarburg, WI certify that I am a qualified elector of the State of Wisconsin. Commencing on May 8, 2017 and terminating on May 15, 2017, I personally circulated this petition and personally obtained the above signature. I know that Jessica Hutson Polakowski is an authorized signatory of Wilson -- Sheboygan County, LLC, owner of the above-described-property located in the jurisdiction in which the petition is circulated, that she signed this petition with full knowledge of its contents and that she certifies that Wilson -- Sheboygan County, LLC owns the above property. I am aware that falsifying this certification is punishable under Wis. Stat. §12.13(3)(a).



 Printed Name: Steven Westphal

Dated: May 15, 2017

State of Wisconsin)
 : SS
 Sheboygan County)

This instrument was acknowledged before me on May 15, 2017 by Steven Westphal.




 (Diane Garrigan)
 Notary Public, State of Wisconsin
 My commission 1/26/18

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ELECTOR OR OWNER					
Signature	Printed Name	Elector or Owner	Property Tax ID	Property Address	Date Signed
By: <i>[Signature]</i> River Trails Owners Association, Inc.	<i>Michael Bost</i>	Owner	59030471211	River Trails Outlot 1, Town of Wilson .40 acres	May <u>9</u> 2017
			59030471212	River Trails Outlot 2, Town of Wilson .15 acres	
			59030471213	River Trails Outlot 3, Town of Wilson .15 acres	
			Part of 59030471214	River Trails Outlot 4, Town of Wilson .45847107 acres	
			59030471215	River Trails Outlot 5, Town of Wilson .15 acres	

PETITION FOR DIRECT ANNEXATION BY ONE-HALF APPROVAL

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ELECTOR OR OWNER					
Signature	Printed Name	Elector or Owner	Property Tax ID	Property Address	Date Signed
Kohler Co. By: <i>[Signature]</i>	Steven J Cassidy	Owner	59030458001	1131 Zientek Lane, Town of Wilson 2.4 acres	May 15, 2017
			59030471226	River Trails Lot 11, Town of Wilson .91 acres	
			59030471225	River Trails Lot 10, Town of Wilson .39 acres	
			59030471224	River Trails Lot 9, Town of Wilson .36 acres	
			59030471216	River Trails Lot 1, Town of Wilson 2.25 acres	
			59030458050	S 1/2 of SE SW, SEC 11, Town of Wilson 10.37 acres	
			59030458110	Prt S 1/2 Gov't Lot 4, Sec 11, Town of Wilson 3.62 acres	
			59030458180	All that prt of NE NW Sec 14, Town of Wilson 26.30 acres	
			59030458160	Gov't Lot 1, Town of Wilson 63.0 acres	
			59030458190	All that prt of SE NW, Sec 14, Town of Wilson 29.70 acres	
59030458170	Gov't Lot 2, Town of Wilson 49.50 acres				

EXHIBIT A

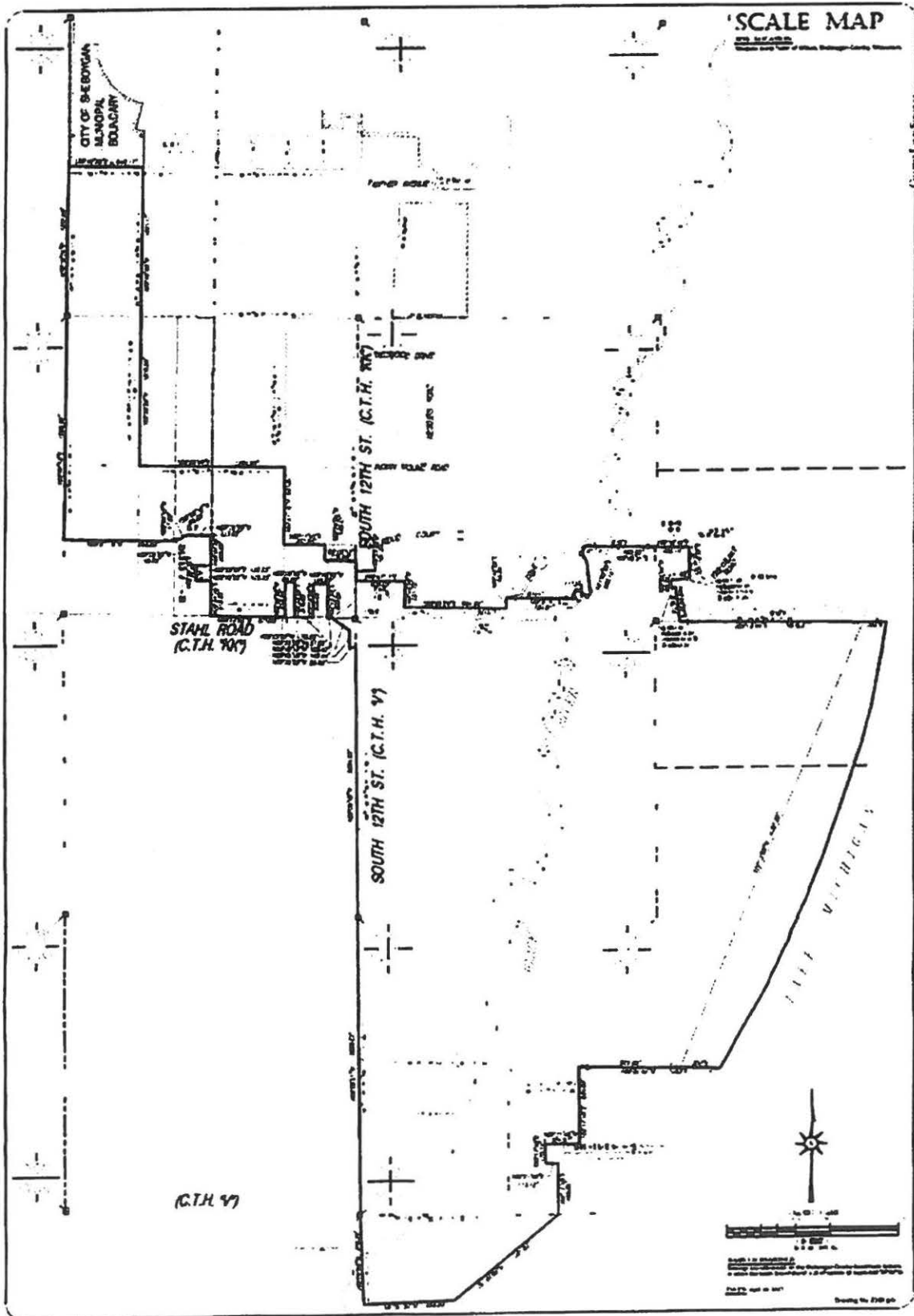
LEGAL DESCRIPTION OF TERRITORY TO BE ANNEXED

Lot 2 in Sherwood Forest Estates, part of Outlot 1 in Certified Survey Map recorded in Volume 21, Pages 102-103 as Document No. 1753833, part of Lot 1 in Certified Survey Map recorded in Volume 8, Page 323, Lots 1, 9, 10, 11 and Outlots 1 and 5 in the Plat of River Trails, Tract 1 in Certified Survey Map recorded in Volume 5, Page 198 and lands all being part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4, and part of the Southwest 1/4 of the Northeast 1/4 all in Section 10; part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and part of Government Lot 4 all in Fractional Section 11; part of the Northeast 1/4 of the Northeast 1/4 of Section 15; all of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4, all of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 and all of Government Lots 1, 2 and 3 and part of Government Lot 4 all in Fractional Section 14; part of Government Lot 1 in Fractional Section 23, all in Town 14 North, Range 23 East, in the Town of Wilson, Sheboygan County, Wisconsin bounded and described as follows:

Beginning at the Southwest corner of the Southwest 1/4 of Section 14, thence North 00°25'21" West along the West line of the Southwest 1/4 aforesaid 2655.02 feet to the West 1/4 corner of said Section; thence North 00°25'18" West 2394.66 feet to a point, said point being South 00°25'18" East 260.50 feet from the Northwest corner of the Northwest 1/4 of Section 14; thence North 88°25'50" West 55.03 feet to a point on the West line of C.T.H. "V" said point being 55.00 feet West of as measured normal to the West line of the Northwest 1/4 of Section 14, thence North 00°25'18" West and parallel to said West line 149.44 feet to a point; thence North 53°49'12" West 195.42 feet to a point on the South line of the Southeast 1/4 of Section 10; thence North 88°25'50" West along said South line 37.99 feet to a point; thence North 00°23'58" East 300.00 feet to a point; thence North 88°25'50" West 130.00 feet to a point; thence South 00°23'58" West 300.00 feet to a point on the South line of the Southeast 1/4 of Section 10; thence North 88°25'50" West along said South line 170.00 feet to a point; thence North 00°23'58" East 310.00 feet to a point; thence North 88°25'50" West 80.00 feet to a point; thence South 00°23'58" West 310.00 feet to a point on the South line of the Southeast 1/4 of Section 10; thence North 88°25'50" West along said South line 671.60 feet to a point on the East line of Sherwood Forest Estates, a recorded plat; thence North 00°34'26" East along said East line 313.00 feet to a point on the South line of Lot 2 in Sherwood Forest Estates; thence North 89°25'50" West along said South line 129.23 feet to a point on the East line of Sherwood Drive; thence North 00°34'10" East along said East line 140.00 feet to a point on the North line of said Lot 2; thence South 89°25'50" East along said North line 129.23 feet to a point on the East line of Sherwood Forest Estates; thence North 00°34'26" East along said East line 268.08 feet to a point on the South line of Outlot 1, Certified Survey Map recorded in Volume 21, Page 102-103 as Document No. 1753833; thence North 89°25'50" West along said South line 222.65 feet to a point; thence South 59°56'10" West along said South line 66.00 feet to a point; thence North 89°25'50" West along said South line 45.96 feet to a point on the West line of Sherwood Forest Estates; thence South 00°34'10" West along said West line 17.99 feet to a point; thence North 88°31'19" West 966.83 feet to a point on the West line of the Southeast 1/4 of Section 10; thence North 00°37'13" East along said West line 1986.69 feet to the center of Section 10; thence North 00°15'24" East along the West line of the Northeast 1/4 of Section 10 a distance of 1332.63 feet to a point on the North line of the Southwest 1/4 of the Northeast 1/4 of Section 10, said point also being the South line of lands described in Warranty Deed recorded as Document Number 1225355, Volume 1181, Pages 918-919 and the Southerly corporate limits of the City of Sheboygan; thence South 88°40'25" East along said line 649.17 feet to a point on the East line of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 10; thence South 00°23'33" West along said East line 1331.17 feet to a point on the South line of the Southwest 1/4 of the Northeast 1/4 of Section 10; thence South 00°33'53" West along the East line of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 10 a distance of 1326.55 feet to a point on the North line of the South 1/2 of the

Southeast 1/4 of Section 10; thence South 88°36'49" East along said North line 1294.59 feet to a point on the East line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 10; thence South 00°27'16" West along said East line 681.51 feet to a point marking the Northwest corner of lands described in Quit Claim Deed Document No. 1052237; thence South 89°17'42" East along the North line of said lands 367.95 feet to the Northeast corner of said lands; thence South 00°24'04" West 140.47 feet to a point marking the Northwest corner of lands described in Quit Claim Deed Document No. 1052238; thence South 88°26'12" East along the North line of said lands 279.99 feet to a point on the East line of the Southeast 1/4 of Section 10; thence South 00°23'58" West along said East line 181.34 feet to a point on the North line of Tract 1 in Certified Survey Map Volume 5, Page 198; thence South 88°42'12" East along said North line 429.00 feet to a point on the East line of said Tract 1; thence South 00°23'58" West along said East line 231.73 feet to a point on the North line of the Plat of River Trail, a recorded plat; thence South 88°39'06" East along said North line 904.00 feet to a point marking the Northeast corner of Lot 9, Plat of River Trail; thence North 00°43'00" East along the West line Plat of River Trail 93.05 feet to a point marking the Southwest corner of Lot 8, Plat of River Trail; thence South 88°37'41" East along said South line and its extension, (said line also being the North line of Lot 1, Plat of River Trail and its extension) 734.81 feet to a meander corner, said point being South 88°37'41" East 111 feet more or less from the thread of Black River; thence North 22°00'00" East along a meander line 508.14 feet to a meander corner on the North line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 11, said point being South 88°45'21" East 217 feet more or less from the thread of Black River; thence South 88°45'21" East along said North line 409.00 feet to a point marking the Southwest corner of Lot 19 in Edgewater Beach, a recorded plat; thence South 89°16'46" East along the South line of said Lot 296.14 feet to a point; thence South 01°23'32" East parallel to and 50 feet West of Lot 27 in Timberlake, a recorded plat, 272.76 feet to a point on the North line of Timberlake Road; thence Southwesterly 171.98 feet along said North line and arc of a curve, whose center lies to the North, whose radius is 550.00 feet and whose chord bears South 81°37'16" West 171.28 feet to a point; thence South 00°34'44" West along Timberlake Road 66.00 feet to a point on the South line of said Road; thence Northeasterly 43.00 feet along said South line and arc of a curve, whose center lies to the North, whose radius is 616.00 feet and whose chord bears North 88°34'44" East 43.00 feet to a point on the West line of Lot 26 in Timberlake; thence South 06°58'30" East along the West line of said Lot 26 and 25 a distance of 310.73 feet to the Southwest corner of said Lot 25; thence South 89°13'44" East along the South line of the Southeast 1/4 a distance of 1616.21 feet to a meander corner, said point being North 89°13'44" West 194 feet more or less from the shore of Lake Michigan; thence South 22°12'00" West along said meander line 4257.36 feet to a meander corner, said point being North 89°02'42" West 357 feet more or less from the shore of Lake Michigan; thence North 89°02'42" West 902.55 feet to a point; thence South 00°17'46" East 684.53 feet to a point on the North line of lands described in Document Number 1964431; thence North 89°21'46" West along said North line 304.57 feet to the Northwest corner of said lands; thence South 00°17'46" East along the West line of said lands 172.14 feet to the Southwest corner of said lands; thence South 89°21'46" East along the South line of said lands 112.12 feet to a point; thence South 00°17'46" East 455.02 feet to a point; thence South 51°00'00" West 1201.92 feet to a point; thence South 87°57'52" West 800.00 feet to a point on the West line on Government Lot 1 in Section 23; thence North 02°02'08" West along the West line of said Government Lot 800.00 feet to the point of beginning. Including those lands lying between the aforesaid meander line and the thread of Black River. Also including those lands lying between the aforesaid meander line and the shore of Lake Michigan.

SCALE MAP OF THE TERRITORY TO BE ANNEXED



Electors

Name	Address
Timothy D. Adams	1131 Zientek Lane, Sheboygan, WI 53081-
Stephanie A. Adams	1131 Zientek Lane, Sheboygan, WI 53081-
Todd Heider	5721 Sherwood Drive, Sheboygan, WI 53081-
Wendy Heider	5721 Sherwood Drive, Sheboygan, WI 53081-
Nina Stapel	1202 Stahl Road, Sheboygan WI 53081-8897
John Siegworth	1314 Stahl Road, Sheboygan, WI 53081-

Owners

Owner	Address	Property ID	Acres	Description of Property	Assessed Value	Market Value
Wilson - Sheboygan County, LLC	22 East Midlin Street, Suite 600, P.O. Box 2018, Madison WI 53701-2018	59030468820	0.2	5721 Sherwood Drive	\$ 283,200.00	\$ 283,200.00
Nina Stupel	1202 Stuhl Road, Sheboygan WI 53081- 8897	59030455271	2.58	1202 Stuhl Road	\$ 230,800.00	\$ 230,800.00
River Trails Owners Association, Inc.	444 Highland Drive, Kohler, WI 53044	59030471211	0.4	River Trails Outlot 1	\$ 1,000.00	\$ 3,876.19
		59030471212	0.15	River Trails Outlot 2	\$ 500.00	
		59030471213	0.15	River Trails Outlot 3	\$ 500.00	
		Part of 59030471214	0.46	River Trails Outlot 4	\$ 876.19	
		59030471215	0.15	River Trails Outlot 5	\$ 1,000.00	
Kohler Co.	444 Highland Drive, Kohler, WI 53044	59030458001	2.4	1131 Zientek Lane	\$ 306,500.00	\$ 3,310,600.00
		59030471226	0.91	River Trails Lot 11	\$ 32,200.00	
		59030471225	0.39	River Trails Lot 10	\$ 17,600.00	
		59030471224	0.36	River Trails Lot 9	\$ 16,400.00	
		59030471216	2.25	River Trails Lot 1	\$ 91,300.00	
		59030458090	10.37	S 1/2 of SE SW, Sec 11, Exc that prt now platted as River Trails	\$ 53,900.00	
		59030458110	3.62	Prt S 1/2 Gov't Lot 4, Sec 11, Com at SW cor SD Lot, th S89 Deg 35'43"E 218' to wty in plat of Timbe	\$ 19,300.00	
		59030458180	26.3	All that prt of N NW, Sec 14, lying E of cen of Black River	\$ 129,800.00	
		59030458160	63	Gov't Lot 1, being NW NE & Pt of NE NE	\$ 815,500.00	
		59030458190	29.7	All that prt of SE NW, Sec 14, lying E of Cen of Black River	\$ 147,300.00	
		59030458170	49.5	Gov't Lot 2, being prt of SW NE & Pt of SE NE	\$ 771,300.00	
		59030458200	78.44	All that prt of Gov't L 3 (being NE SW & Prt NW SE) Sec 14, lying E of Cen of Black River, also all	\$ 909,500.00	
Sheboygan Town and Country Corp.	N7098 Riverwoods Dr., Sheboygan WI 53083-1658	Part of 59030455230	19.89	Stuhl Road	\$ 95,472.00	\$ 190,512.00
		Part of 59030454760	19.8	SW NE, Sec 10	\$ 95,040.00	

Kimberley A. Koller as Successor Trustee of the Kurt Koller Living Trust U/A dated August 12, 1996	Kimberley A. Koller as Successor Trustee of the Kurt Koller Living Trust U/A dated August 12, 1996 1513 Devitt Avenue Muscatine, IA 52761	Part of 59030455101	4.86	W 1/2 of E 1/2 of NW SE & W 1/2 of E 1/2 of SW SE, Sec 10, Exc com at SW cor thereof, Th N 264° E	\$ 16,502.64	\$ 37,927.71
		Part of 59030468841	4.61	Sherwood Forest Est. Outlet 1 CSM V21 P102-103 #1753833, being Lots 4-14, prt of Lot 15 & vac she	\$ 21,425.07	
City of Sheboygan	828 Center Avenue, Suite 100, Sheboygan, WI 53081	59030455120			\$ -	\$ -
		Part of 59030455140			\$ -	
John A. Siegworth	1314 Stahl Road, Sheboygan, WI 53081-8896	59030455250			\$ 151,400.00	\$ 159,000.00
		59030455270			\$ 7,600.00	
State of Wisconsin	17 West Main Street, PO Box 7857, Madison, WI 53703-7857	59030458210			\$ -	\$ -
		59030458220			\$ -	
		Part of 59030458230			\$ -	
		Part of 59030458240			\$ -	
		Part of 59030458250			\$ -	
		59030458290			\$ -	
		Part of 59030459827			\$ -	
		0			\$ -	
		Part of 59030458280			\$ -	
		Part of 59030461790			\$ -	
					Percentage of assessed value expected to sign petition:	91%

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 4-17-18 by Ald. Bohren and Sorenson amending the City's Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property being the entire area included in the annexation petition as shown on the attached map received and dated May 15, 2017, from Town of Wilson P1, A2, A3 and R1 to Class Suburban Residential (SR-5) Classification.

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

REPORT DATE: May 26, 2017

MEETING DATE: May 30, 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:

Kohler Co. is requesting to establish zoning on parcels proposed to be annexed into the City of Sheboygan. The applicant is proposing that these properties be located within the Suburban Residential (SR-5) zoning District. The applicant states the following:

- Annexation and assignment of the Suburban Residential (SR-5) zoning are consistent with the City of Sheboygan Comprehensive Plan adopted December 5, 2011 and promote the Plan's priorities, key initiatives and five guiding principles.
- The Plan's priorities include sustainable economic growth and job creation as well as quality of life within the City. The Plan's key initiatives range from enhancing the lakefront and riverfront to continuing to provide high quality public services to diversifying the City's housing stock to continuing to advance its tradition of rich arts, cultural facilities and events. The Plan calls for improving the "Sheboygan" brand, and improving residents' perception of their City. The Plan also encourages the enhancement of lakefront and riverfront properties to attract new development, appeal to residents, and facilitate a healthy community. The Plan's guiding principles include building a self-sustaining economy, capitalizing on Lake Michigan and cultivating cultural assets.
- Kohler Co. motivation for seeking annexation and appropriate zoning is to ensure that its golf course is developed and operated in a fiscally-stable municipality with reliable municipal services.

- The Kohler Co. is interested in annexing and obtaining appropriate zoning to facilitate development of an 18-hole championship golf course. This course would be the fifth Kohler course in Sheboygan County and the first in the City. It will build upon and enhance the reputation of Sheboygan County as one of the top five golf destinations in the world. The course will be designed by famed architect Pete Dye, one of only five designers elected to the World Golf Hall of Fame, and is intended to be rated in the top 50 golf courses in the world.
- The Plan's Future Land Use Map for the south region envisions the territory subject to rezoning as a mixed residential district with select areas for park and open space.
- SR-5 zoning permits moderate density, suburban community character residential uses which protect the suburban residential community nature of the area. Existing residences already comply with the SR-5 zoning and undeveloped property could be developed into additional suburban community residential uses.
- Currently, the City has just 61 acres available for new single family home development within its existing boundaries. The City also owns 80 acres of vacant land which currently lies in the Town of Wilson, with 20 acres included in the territory proposed for annexation and 60 acres abuts the territory further to the west which could subsequently be annexed if this annexation is successful.
- Other lands in the area proposed for annexation could become available for active recreation - portions of the land abut Lake Michigan and create opportunities for additional outdoor recreational opportunities.
- The City of Sheboygan Comprehensive Plan and Sheboygan's Comprehensive Outdoor Recreation Plan covering the years 2016-2010 specify that the area owned by Kohler is reserved for "Public Parks and Open Space", which includes parks and public open space facilities devoted to public golf courses. Subject to issuance of conditional use permits, portions of the lands owned by Kohler could be developed for outdoor recreational uses, including Kohler's proposed 18-hole championship golf course.
- Adoption by the City of ordinances for annexation and zoning present significant opportunities to further the City's long-term planning goals, foster economic development and tax revenue enhancement. The proposed annexation and zoning facilitate additional residential development as the City may direct and promote recreational and cultural opportunities, including opportunities associated with proposed development of a fifth championship Kohler Co.'s golf course.

STAFF COMMENTS:

The proposed Suburban Residential (SR-5) zoning designation that is to be established for the parcels that are to be annexed into the City is consistent with the City of Sheboygan Future Land Use Map in the City of Sheboygan Comprehensive Plan.

It is important for the Plan Commission to understand that if the property zoning designation is established as Suburban Residential (SR-5), an applicant could submit an application to use the property for any use that is permitted and/or conditionally permitted in the SR-5 zone including a golf course.

If the Common Council approves the SR-5 zone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to constructing and operating a golf course.

ACTION REQUESTED:

Motion to recommend the Common Council to approve Gen. Ord. No. 4-17-18 by Ald. Bohren and Sorenson amending the City's Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property being the entire area included in the annexation petition as shown on the attached map received and dated May 15, 2017, from Town of Wilson P1, A2, A3 and R1 to Class Suburban Residential (SR-5) Classification.

ATTACHMENTS:

- I. General Ordinance No. 4-17-18
- II. Application for Amendment of Official Zoning Map

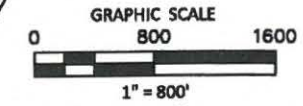
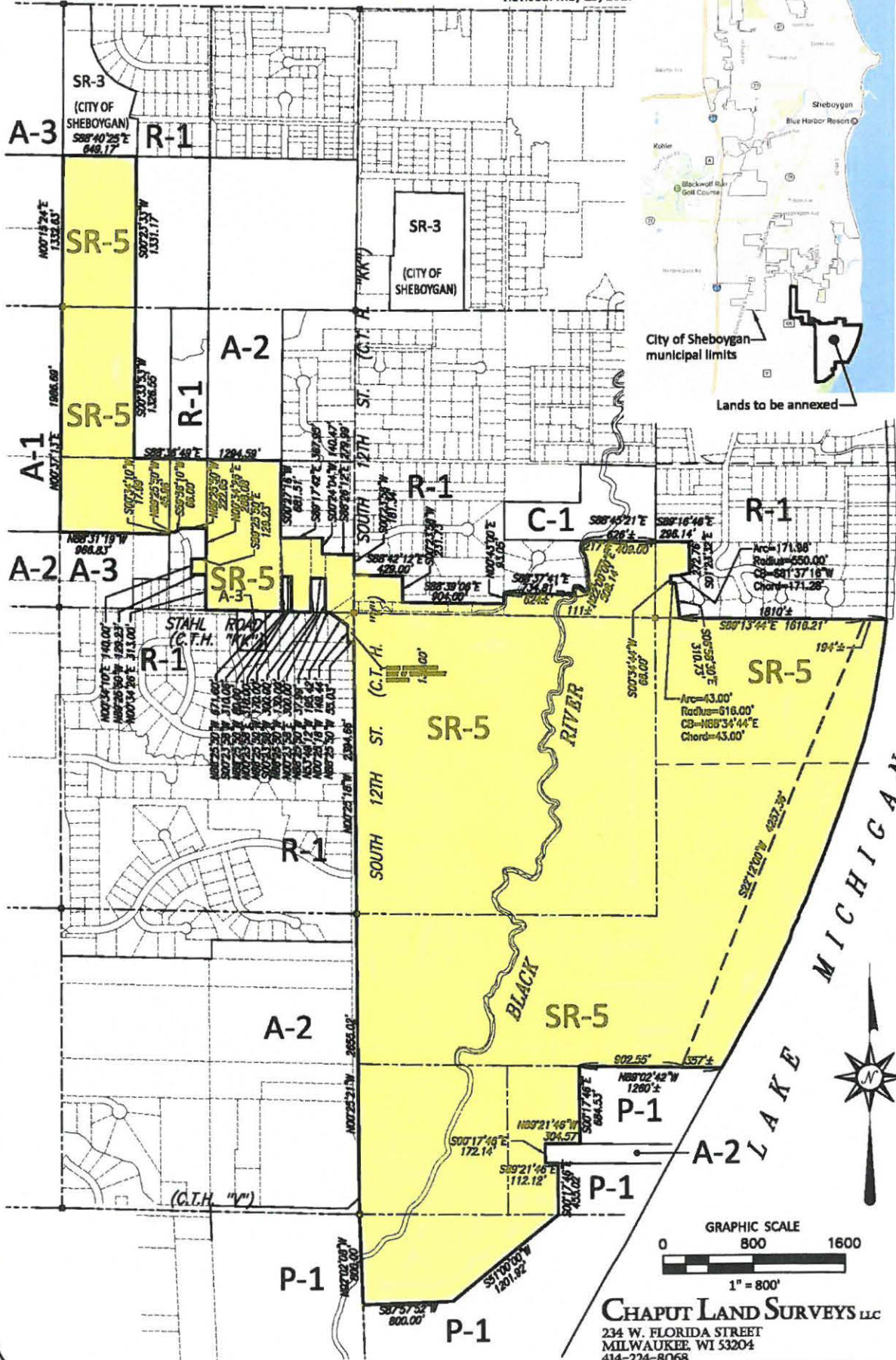
ZONING EXHIBIT

SITE LOCATION

Situated in the Town of Wilson, Sheboygan County, Wisconsin.

DATE: April 17, 2017

Revised: May 25, 2017

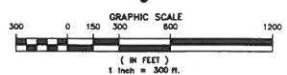
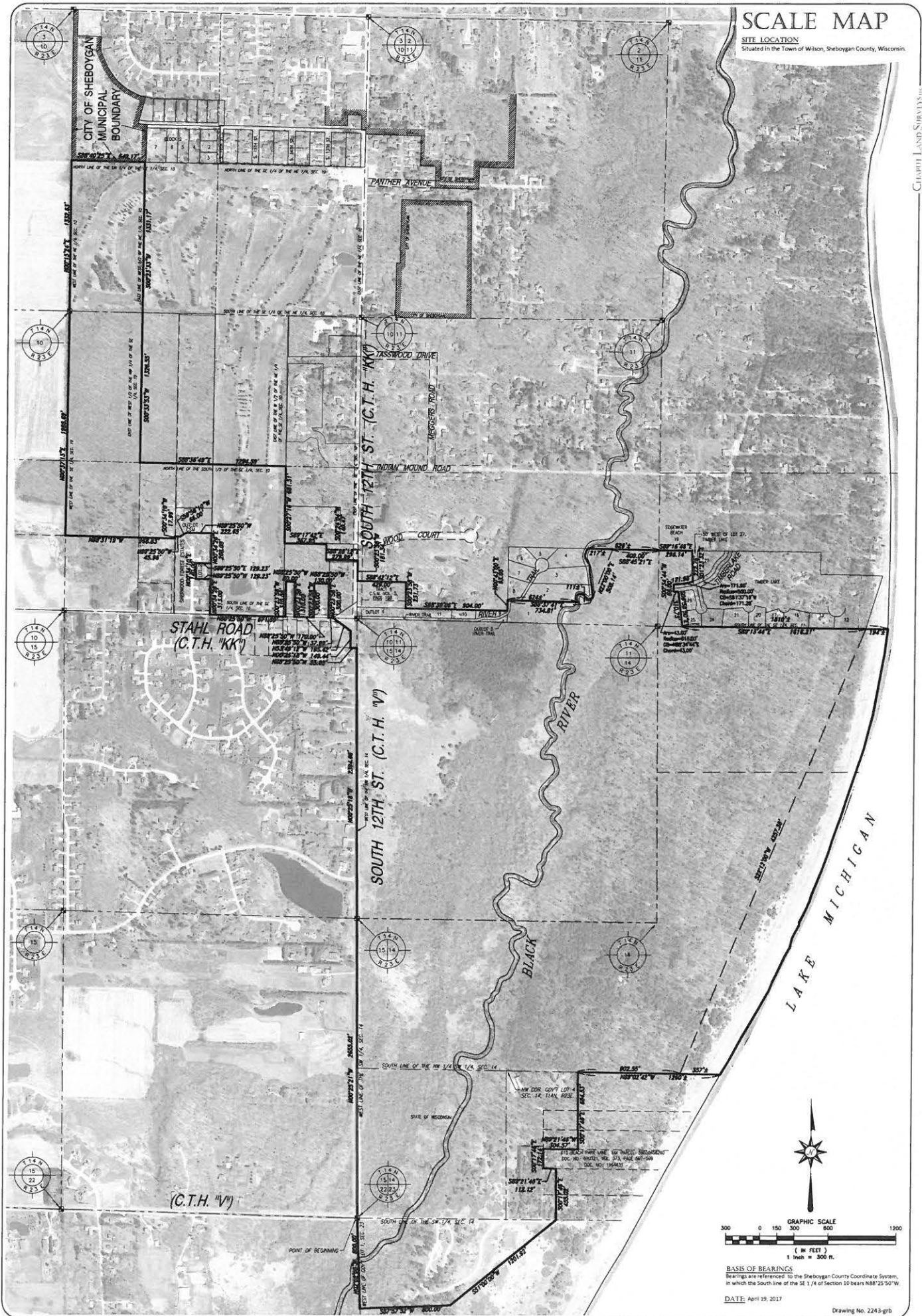


CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com Drawing No. 2243-grb

SCALE MAP

SITE LOCATION
Sited in the Town of Wilson, Sheboygan County, Wisconsin.

GRAPHIC LAND SURVEYS, INC.



BASIS OF BEARINGS
Bearings are referenced to the Sheboygan County Coordinate System, in which the south line of the SE 1/4 of Section 10 bears N88°25'50"W.

DATE: April 19, 2017
Drawing No. 2243-gfb

WRITTEN JUSTIFICATION FOR AMENDING
THE CITY OF SHEBOYGAN, WISCONSIN'S
OFFICIAL ZONING MAP

Kohler Co. ("Kohler"), being an owner of real property in the land subject to this application, provides this written justification to amend the Official Zoning Map of the City of Sheboygan to the Zoning Administrator to zone lands being considered for annexation as Suburban Residential- 5 (SR-5) district. This territory is currently zoned Park and Recreational District (P-1), Residential District (R-1), Agricultural District (A-2), and Agricultural Transition District (A-3) in the Town of Wilson (the "Town") but must be assigned a City zoning classification if annexed to the City. Rezoning of the lands to SR-5 is appropriate for the reasons outlined below and is consistent with the City Code Section 15.903(4).

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

Annexation and assignment of appropriate zoning are consistent with the City of Sheboygan Comprehensive Plan adopted December 5, 2011 (the "Plan") and promote the Plan's priorities, key initiatives and five guiding principles.

The Plan's priorities include sustainable economic growth and job creation as well as quality of life within the City. The Plan's key initiatives range from enhancing the lakefront and riverfront to continuing to provide high quality public services to diversifying the City's housing stock to continuing to advance its tradition of rich arts, cultural facilities and events. The Plan calls for improving the "Sheboygan" brand, and improving residents' perception of their City. The Plan also encourages the enhancement of lakefront and riverfront properties to attract new development, appeal to residents, and facilitate a healthy community. The Plan's guiding principles include building a self-sustaining economy, capitalizing on Lake Michigan and cultivating cultural assets.

The proposed annexation and assignment of appropriate zoning will spur sustainable economic growth and job creation. A significant portion of the area proposed for annexation is undeveloped and is more easily developed in the City than in the Town. SR-5 zoning permits moderate density, suburban community character residential uses, as well as limited commercial uses by conditional use permit. These uses protect the suburban residential community nature of the area.

Kohler, in particular, is interested in annexing and obtaining appropriate zoning to facilitate development of an 18-hole championship golf course. This course would be the fifth Kohler course in Sheboygan County and the first in the City. It will build upon and enhance the reputation of Sheboygan County as one of the top five golf destinations in the world. The course will be designed by famed architect Pete Dye, one of only five designers elected to the World Golf Hall of Fame, and is intended to be rated in the top 50 golf courses in the world.

According to an independent economic study prepared by S.B. Friedman & Company, the proposed golf course would generate:

- 23,000 rounds of golf per year;
- 22,000 additional room nights per year in Sheboygan County hotels;
- \$6.5 Million in additional expenditures for the hospitality, retail, food and beverage industries;
- \$20.6 Million in total annual economic output in Sheboygan County; and
- 227 full time equivalent jobs in Sheboygan County.

S.B. Friedman estimates the fiscal impact of the proposed golf course to governmental authorities to be:

- \$87,000 of property tax revenue to the City each year;
- \$54,000 of property tax revenue to the State and County each year;
- \$117,000 of school tax revenue each year;
- \$495,000 of State sales tax revenue each year;
- \$51,000 of County sales tax revenue each year;
- \$152,000 of personal income tax revenue each year;
- \$40,000 of motor vehicle fuel tax revenue each year;
- \$271,000 of hotel tax revenue each year.

That equates to total tax revenue of \$1,267,000 each year.

Other lands in the area proposed for annexation could become available for other residential development and/or active recreation. A portion of the lands abut Lake Michigan and create opportunities for additional outdoor recreational opportunities.

The remainder of the territory will facilitate other residential development. We understand that the City currently has just 61 acres available for new single family home development within its existing boundaries. We also understand that the City owns 80 acres of vacant land which currently lies in the Town of Wilson, but 20 acres is included in the territory proposed for annexation and 60 acres abuts the territory further to the west and could subsequently be annexed if this annexation is successful

Applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency will remain in place in any areas annexed and assigned City zoning. WDNR, the U.S. Army Corps of Engineers, U.S. Fish and Wildlife and other agencies have already undertaken extensive reviews of Kohler's golf course proposal, and those agencies must issue permits before any development could be undertaken.

At this point, WDNR has issued a draft environmental impact statement for Kohler's proposed golf course project. Specific studies and investigations have been completed relating to wetlands, botany, rare species, ground and surface water,

floodplain, geotechnical conditions, traffic, stormwater and archeology. Kohler's current golf course plan reduces direct wetland impacts from initial plans of 25 acres to 3.69 acres; the current plan also avoids impact to rare interdunal wetlands altogether. Proposed wetland mitigation to restore ridge and swale wetlands would result in a net increase in wetland habitat.

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

SR-5 zoning for the area subject to rezoning is consistent with the Land Use Maps in the Plan. The factor that has changed is the proposed annexation of such areas from the Town of Wilson to the City of Sheboygan.

Kohler's motivation for seeking annexation and appropriate zoning is to ensure that its golf course is developed and operated in a fiscally-stable municipality with reliable municipal services.

Governmental services to the territory proposed for annexation can clearly be better supplied by the City as opposed to the Town. Only the City, not the Town, is able to process sanitary waste from the territory. Sanitary sewer is supplied to the territory pursuant to a 1975 Joint Sewerage Treatment Agreement for the Sheboygan Region providing for processing of waste by the City. The City is able to provide municipal water service and has its own water utility. The Town does not have any municipal water service and has no plans to provide municipal water service anytime in the future. The City has well established well-funded emergency services. City Fire Station 5 is located at 4504 South 18th Street, just north of the area proposed for annexation is staffed full time 24/7 by three firefighter/paramedics with an aerial truck and a pumper. By contrast, the Town terminated its contract to obtain private fire services, established a new Town Fire Department just this year and, recently, had six firefighters quit.

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

The proposed zoning amendment zones the lands proposed for annexation consistent with the land uses, land use intensities, and land use impacts contemplated for the area in the Plan.

The Plan's Future Land Use Map for the south region envisions the territory subject to rezoning as a mixed residential district with select areas for park and open space. Existing residences comply with SR-5 zoning and are made conforming (as opposed to nonconforming) uses by the rezoning. As mentioned above, additional residential development could be accommodated with this annexation, including development of 80 acres of vacant land owned by the City and currently located in the Town.

Subject to issuance of conditional use permits, portions of the lands owned by Kohler could be developed for outdoor recreational uses, including Kohler's proposed 18-hole championship golf course.

The Plan and Sheboygan's Comprehensive Outdoor Recreation Plan covering the years 2016-2010 specify that the area owned by Kohler is reserved for "Public Parks and Open Space", which includes parks and public open space facilities devoted to public golf courses.

Concerns have been expressed about use of Kohler-Andrae State Park for proposed golf course uses. It is important to note that the 247 acres proposed for actual development of Kohler's golf course have been privately owned by Kohler for more than 75 years; no Park lands are proposed to be conveyed to Kohler. Rather, development of Kohler's proposed golf course would open its privately-owned 247 acres to public use and enjoyment. Only 4.46 acres of Kohler-Andrae State Park (0.005% of the entire Park) is proposed to be made subject to an easement for a shared maintenance road and maintenance facility. No impacts are proposed to any trails or camping areas. Instead, improvements proposed to the Park entrance road, including installation of a roundabout, should improve circulation at the Park entrance. Kohler must obtain any easement over Park-lands from the WDNR, and such an easement would be made available only if WDNR finds that Kohler is providing adequate compensation.

The proposed golf course development presents a unique opportunity for discovery and learning about archaeology. Burial mounds have been identified at the northwest portion of Kohler's lands and will be undisturbed and preserved. Artifacts will be recovered and managed consistent with a Memorandum of Agreement to be entered into among the Wisconsin Historical Society and other permitting authorities. Consultation meetings with U.S. Army Corps of Engineers, Wisconsin Historical Society, WDNR and Native American Tribes are on-going.

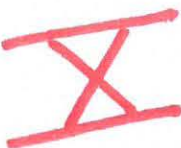
4. Why is the proposed map amendment in harmony with the recommendations of the City's Comprehensive Plan?

Adoption by the City of ordinances for annexation and rezoning present significant opportunities to further the City's long-term planning goals, foster economic development and tax revenue enhancement. As noted in Section 1 above, annexation and rezoning facilitate additional residential development as the City may direct and promote recreational and cultural opportunities, including opportunities associated with proposed development of a fifth championship Kohler golf course.

Kohler looks forward to partnering with the City to realize these goals and benefits.

Other Matters

8.8

 Gen. Ord. No. 4 - 17 - 18. By Alderpersons Bohren and Sorenson.
May 15, 2017.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property being the entire area included in the annexation petition as shown on the attached map received and dated May 15, 2017, from Town of Wilson P1, A2, A3 and R1 to Class Suburban Residential (SR-5) Classification.

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

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands being the entire area included in the annexation petition as shown on the attached map received and dated on Monday, May 15, 2017, from Town of Wilson P1, A2, A3 and R1 to Class Suburban Residential (SR-5) Classification:

LEGAL DESCRIPTION

Lot 2 in Sherwood Forest Estates, part of Outlot 1 in Certified Survey Map recorded in Volume 21, Pages 102-103 as Document No. 1753833, part of Lot 1 in Certified Survey Map recorded in Volume 8, Page 323, Lots 1, 9, 10, 11 and Outlots 1 and 5 in the Plat of River Trails, Tract 1 in Certified Survey Map recorded in Volume 5, Page 198 and lands all being part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4, and part of the Southwest 1/4 of the Northeast 1/4 all in Section 10; part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and part of Government Lot 4 all in Fractional Section 11; part of the Northeast 1/4 of the Northeast 1/4 of Section 15; all of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4, all of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 and all of Government Lots 1, 2 and 3 and part of Government Lot 4 all in Fractional Section 14; part of Government Lot 1 in Fractional Section 23, all in Town 14 North, Range 23 East, in the Town of Wilson, Sheboygan County, Wisconsin bounded and described as follows: Beginning at the Southwest corner of the Southwest 1/4 of Section 14, thence North 00°25'21" West along the West line of the Southwest 1/4 aforesaid 2655.02 feet to the West 1/4 corner of said Section; thence North 00°25'18" West 2394.66 feet to a point, said point being South 00°25'18" East 260.50 feet from the Northwest corner of the Northwest 1/4 of Section 14; thence North 88°25'50" West 55.03 feet to a point on the West line of C.T.H. "V" said point being 55.00 feet West of as measured normal to the West line of the Northwest 1/4 of Section 14, thence North 00°25'18" West and parallel to said West line 149.44 feet to a point; thence North 53°49'12" West 195.42 feet to a point on the South line of the Southeast 1/4 of Section 10; thence North 88°25'50" West along said South line 37.99 feet to a point; thence North 00°23'58" East 300.00 feet to a point; thence

City Plus

North 88°25'50" West 130.00 feet to a point; thence South 00°23'58" West 300.00 feet to a point on the South line of the Southeast 1/4 of Section 10; thence North 88°25'50" West along said South line 170.00 feet to a point; thence North 00°23'58" East 310.00 feet to a point; thence North 88°25'50" West 80.00 feet to a point; thence South 00°23'58" West 310.00 feet to a point on the South line of the Southeast 1/4 of Section 10; thence North 88°25'50" West along said South line 671.60 feet to a point on the East line of Sherwood Forest Estates, a recorded plat; thence North 00°34'26" East along said East line 313.00 feet to a point on the South line of Lot 2 in Sherwood Forest Estates; thence North 89°25'50" West along said South line 129.23 feet to a point on the East line of Sherwood Drive; thence North 00°34'10" East along said East line 140.00 feet to a point on the North line of said Lot 2; thence South 89°25'50" East along said North line 129.23 feet to a point on the East line of Sherwood Forest Estates; thence North 00°34'26" East along said East line 268.08 feet to a point on the South line of Outlot 1, Certified Survey Map recorded in Volume 21, Page 102-103 as Document No. 1753833; thence North 89°25'50" West along said South line 222.65 feet to a point; thence South 59°56'10" West along said South line 66.00 feet to a point; thence North 89°25'50" West along said South line 45.96 feet to a point on the West line of Sherwood Forest Estates; thence South 00°34'10" West along said West line 17.99 feet to a point; thence North 88°31'19" West 966.83 feet to a point on the West line of the Southeast 1/4 of Section 10; thence North 00°37'13" East along said West line 1986.69 feet to the center of Section 10; thence North 00°15'24" East along the West line of the Northeast 1/4 of Section 10 a distance of 1332.63 feet to a point on the North line of the Southwest 1/4 of the Northeast 1/4 of Section 10, said point also being the South line of lands described in Warranty Deed recorded as Document Number 1225355, Volume 1181, Pages 918-919 and the Southerly corporate limits of the City of Sheboygan; thence South 88°40'25" East along said line 649.17 feet to a point on the East line of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 10; thence South 00°23'33" West along said East line 1331.17 feet to a point on the South line of the Southwest 1/4 of the Northeast 1/4 of Section 10; thence South 00°33'53" West along the East line of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 10 a distance of 1326.55 feet to a point on the North line of the South 1/2 of the Southeast 1/4 of Section 10; thence South 88°36'49" East along said North line 1294.59 feet to a point on the East line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 10; thence South 00°27'16" West along said East line 681.51 feet to a point marking the Northwest corner of lands described in Quit Claim Deed Document No. 1052237; thence South 89°17'42" East along the North line of said lands 367.95 feet to the Northeast corner of said lands; thence South 00°24'04" West 140.47 feet to a point marking the Northwest corner of lands described in Quit Claim Deed Document No. 1052238; thence South 88°26'12" East along the North line of said lands 279.99 feet to a point on the East line of the Southeast 1/4 of Section 10; thence South 00°23'58" West along said East line 181.34 feet to a point on the North line of Tract 1 in Certified Survey Map Volume 5, Page 198; thence South 88°42'12" East along said North line 429.00 feet to a point on the East line of said Tract 1; thence South 00°23'58" West along

said East line 231.73 feet to a point on the North line of the Plat of River Trail, a recorded plat; thence South 88°39'06" East along said North line 904.00 feet to a point marking the Northeast corner of Lot 9, Plat of River Trail; thence North 00°43'00" East along the West line Plat of River Trail 93.05 feet to a point marking the Southwest corner of Lot 8, Plat of River Trail; thence South 88°37'41" East along said South line and its extension, (said line also being the North line of Lot 1, Plat of River Trail and its extension) 734.81 feet to a meander corner, said point being South 88°37'41" East 111 feet more or less from the thread of Black River; thence North 22°00'00" East along a meander line 508.14 feet to a meander corner on the North line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 11, said point being South 88°45'21" East 217 feet more or less from the thread of Black River; thence South 88°45'21" East along said North line 409.00 feet to a point marking the Southwest corner of Lot 19 in Edgewater Beach, a recorded plat; thence South 89°16'46" East along the South line of said Lot 296.14 feet to a point; thence South 01°23'32" East parallel to and 50 feet West of Lot 27 in Timberlake, a recorded plat, 272.76 feet to a point on the North line of Timberlake Road; thence Southwesterly 171.98 feet along said North line and arc of a curve, whose center lies to the North, whose radius is 550.00 feet and whose chord bears South 81°37'16" West 171.28 feet to a point; thence South 00°34'44" West along Timberlake Road 66.00 feet to a point on the South line of said Road; thence Northeasterly 43.00 feet along said South line and arc of a curve, whose center lies to the North, whose radius is 616.00 feet and whose chord bears North 88°34'44" East 43.00 feet to a point on the West line of Lot 26 in Timberlake; thence South 06°58'30" East along the West line of said Lot 26 and 25 a distance of 310.73 feet to the Southwest corner of said Lot 25; thence South 89°13'44" East along the South line of the Southeast 1/4 a distance of 1616.21 feet to a meander corner, said point being North 89°13'44" West 194 feet more or less from the shore of Lake Michigan; thence South 22°12'00" West along said meander line 4257.36 feet to a meander corner, said point being North 89°02'42" West 357 feet more or less from the shore of Lake Michigan; thence North 89°02'42" West 902.55 feet to a point; thence South 00°17'46" East 684.53 feet to a point on the North line of lands described in Document Number 1964431; thence North 89°21'46" West along said North line 304.57 feet to the Northwest corner of said lands; thence South 00°17'46" East along the West line of said lands 172.14 feet to the Southwest corner of said lands; thence South 89°21'46" East along the South line of said lands 112.12 feet to a point; thence South 00°17'46" East 455.02 feet to a point; thence South 51°00'00" West 1201.92 feet to a point; thence South 87°57'52" West 800.00 feet to a point on the West line on Government Lot 1 in Section 23; thence North 02°02' 08" West along the West line of said Government Lot 800.00 feet to the point of beginning. Including those lands lying between the aforesaid meander line and the thread of Black River. Also including those lands lying between the aforesaid meander line and the shore of Lake Michigan.

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

James A. Bohrer
Paul Salm

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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

Owners

Owner	Mailing Address	Property ID	Acres of Parcel	Description of Address	Assessed Value	Total Assessed Value
Wilson -- Sheboygan County, LLC	22 East Mifflin Street, Suite 600, P.O. Box 2018, Madison WI 53701-2018	59030468820	0.2	5721 Sherwood Drive	\$ 283,200.00	\$ 283,200.00
Nina Stapel	1202 Stahl Road, Sheboygan WI 53081- 8897	59030455271	2.58	1202 Stahl Road	\$ 230,800.00	\$ 230,800.00
River Trails Owners Association, Inc.	444 Highland Drive, Kohler, WI 53044	59030471211	0.4	River Trails Outlot 1	\$ 1,000.00	\$ 3,876.19
		59030471212	0.15	River Trails Outlot 2	\$ 500.00	
		59030471213	0.15	River Trails Outlot 3	\$ 500.00	
		Part of 59030471214	0.46	River Trails Outlot 4	\$ 876.19	
		59030471215	0.15	River Trails Outlot 5	\$ 1,000.00	
Kohler Co.	444 Highland Drive, Kohler, WI 53044	59030458001	2.4	1131 Zientek Lane	\$ 306,500.00	\$ 3,310,600.00
		59030471226	0.91	River Trails Lot 11	\$ 32,200.00	
		59030471225	0.39	River Trails Lot 10	\$ 17,600.00	
		59030471224	0.36	River Trails Lot 9	\$ 16,400.00	
		59030471216	2.25	River Trails Lot 1	\$ 91,300.00	
		59030458050	10.37	S 1/2 of SE SW, Sec 11, Exc that prt now platted as River Trails	\$ 53,900.00	
		59030458110	3.62	Prt S 1/2 Govt Lot 4, Sec 11, Com at SW cor SD Lot, th S89 Deg 35'43"E 218" to wly in plat of Timbe	\$ 19,300.00	
		59030458180	26.3	All that prt of N NW, Sec 14, lying E of cen of Black River	\$ 129,800.00	
		59030458160	63	Gov't Lot 1, being NW NE & Pt of NE NE	\$ 815,500.00	
		59030458190	29.7	All that prt of SE NW, Sec 14, lying E of Cen of Black River	\$ 147,300.00	
		59030458170	49.5	Gov't Lot 2, being prt of SW NE & Pt of SE NE	\$ 771,300.00	
		59030458200	78.44	All that prt of Gov't L 3 (being NE SW & Prt NW SE) Sec 14, lying E of Cen of Black River, also all	\$ 909,500.00	
Sheboygan Town and Country Corp.	N7098 Riverwoods Dr., Sheboygan WI 53083-1658	Part of 59030455230	19.89	Stahl Road	\$ 95,472.00	\$ 190,512.00
		Part of 59030454760	19.8	SW NE, Sec 10	\$ 95,040.00	

Kimberley A. Koller as Successor Trustee of the Kurt Koller Living Trust U/A dated August 12, 1996	Kimberley A. Koller as Successor Trustee of the Kurt Koller Living Trust U/A dated August 12, 1996 1513 Devitt Avenue Muscatine, IA 52761	Part of 59030455101	4.86	W 1/2 of E 1/2 of NW SE & W 1/2 of E 1/2 of SW SE, Sec 10, Exc com at SW cor thereof, Th N 264° E	\$ 16,502.64	\$ 37,927.71
		Part of 59030468841	4.61	Sherwood Forest Est. Outlot 1 CSM V21 P102-103 #1753833, being Lots 4-14, prt of Lot 15 & vac she	\$ 21,425.07	
City of Sheboygan	828 Center Avenue, Suite 100, Sheboygan, WI 53081	59030455120			\$ -	\$ -
		Part of 59030455140			\$ -	
John A. Siegworth	1314 Stahl Road, Sheboygan, WI 53081-8896	59030455250			\$ 151,400.00	\$ 159,000.00
		59030455270			\$ 7,600.00	
State of Wisconsin	17 West Main Street, PO Box 7857, Madison, WI 53703-7857	59030458210			\$ -	\$ -
		59030458220			\$ -	
		Part of 59030458230			\$ -	
		Part of 59030458240			\$ -	
		Part of 59030458250			\$ -	
		59030458290			\$ -	
		Part of 59030459827			\$ -	
		0			\$ -	
		Part of 59030458280			\$ -	
		Part of 59030461790			\$ -	
					Percentage of assessed value expected to sign petition:	91%

II

Other Matters

8.6

R. O. No. 35 - 17 - 18. By CITY CLERK. May 15, 2017.

Submitting an application from the Kohler Co. for a change in the zoning classification of property being the entire area included in the annexation petition as shown on the attached map received and dated May 15, 2017, from Town of Wilson P1, A2, A3, R1 to Class Suburban Residential (SR-5) Classification.

City Plan

City Clerk

MAP

OFFICE USE ONLY
APPLICATION NO.:
RECEIPT NO.: 170612
FILING FEE: \$200.00 (Payable to City of Sheboygan)

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

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

1. APPLICANT INFORMATION

APPLICANT: Kohler Co. PHONE NO.: (414) 298-8331
ClO Deborah C. Tomczyk, Reinhart Boerner Vanduren, S.C.
ADDRESS: 1000 N Water Street Suite 1700 E-MAIL: atomczyk@reinhardt.com
Milwaukee WI 53202
OWNER OF SITE: Kohler CO and others PHONE NO.: (414) 298-8331

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: Various see attached spreadsheet
LEGAL DESCRIPTION: see attached

PARCEL NO. See attached MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Town of Wilson Pl, A2, A3, R1

PROPOSED ZONING DISTRICT CLASSIFICATION: R-5

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: _____
Recreational residential, undeveloped

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: _____
Recreational, residential

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

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

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
 - A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
 - Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation or other zoning changes), making the subject property more appropriate for a different zoning district.
 - Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
 - Explain: _____
-
-

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

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

See written justification

4. CERTIFICATE

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

Deborah C. Tomczyk agent 5/15/17
APPLICANT'S SIGNATURE DATE

Deborah C. Tomczyk
PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 200 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.



Reinhart Boerner Van Deuren s.c.
P.O. Box 2965
Milwaukee, WI 53201-2965

1000 North Water Street
Suite 1700
Milwaukee, WI 53202-3197

Telephone: 414-298-1000
Fax: 414-298-8097
Toll Free: 800-553-6215
reinhartlaw.com

May 15, 2017

Deborah C. Tomczyk, Esq.
Direct Dial: 414-298-8331
dtomczyk@reinhartlaw.com

PERSONAL DELIVERY AND VIA EMAIL.

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

Dear Mr. Sokolowski:

As you may know, Kohler Co. has submitted a petition to annex territory to the City of Sheboygan. A copy of that petition is enclosed for your reference. Simultaneously with the City considering annexation of the territory, Kohler respectfully requests the City to consider rezoning of the territory, under Wisconsin Statute section 62.23(7)(d) and City Code section 15.903, to SR-5 Suburban Residential-5 District.

To facilitate the rezoning process, Kohler, is submitting the following materials:

- (1) A check in the amount of \$200 for the zoning map amendment application fee;
- (2) A map depicting the territory to be rezoned and all other lands within 100 feet of the boundaries of such territory at a scale of one inch equals 800 feet, including lot dimensions, a graphic scale and a north arrow;
- (3) A list of the names and addresses of the owners of all lands on the map;
- (4) The City's land use map of the area; and
- (5) Kohler's written justification for the zoning map amendment.

Please feel free to contact me with any questions or comments regarding this request. Please also certify the City's acceptance of the completed application and the City's schedule for processing this request at your earliest convenience. Thank you.

Yours very truly,


Deborah C. Tomczyk

36046725

Steve Sokolowski,
Manager of Planning & Zoning
May 15, 2017
Page 2

Encs.

cc: Mr. Charles Adams (by email)
Mr. Darrell Hofland (by email)

CLK322B

City Of Sheboygan
City Clerk's Office

* General Receipt *

Receipt No: 170612

License No: 0000

Date: 05/15/2017

Received By: MMD

Received From: KOHLER COMPANY

Memo: REZONE OF TOWN OF WILSON PROPERTIES

Method of Payment: \$200.00 Check No. 434633

Total Received: \$200.00

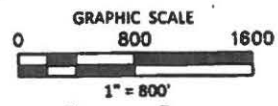
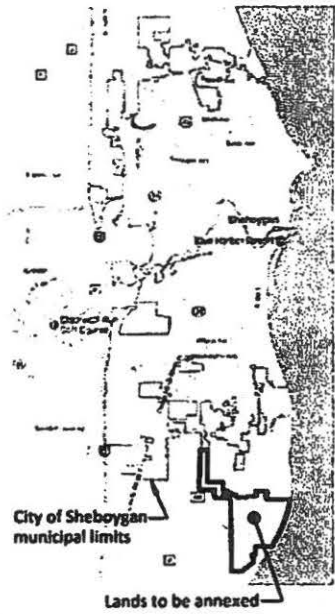
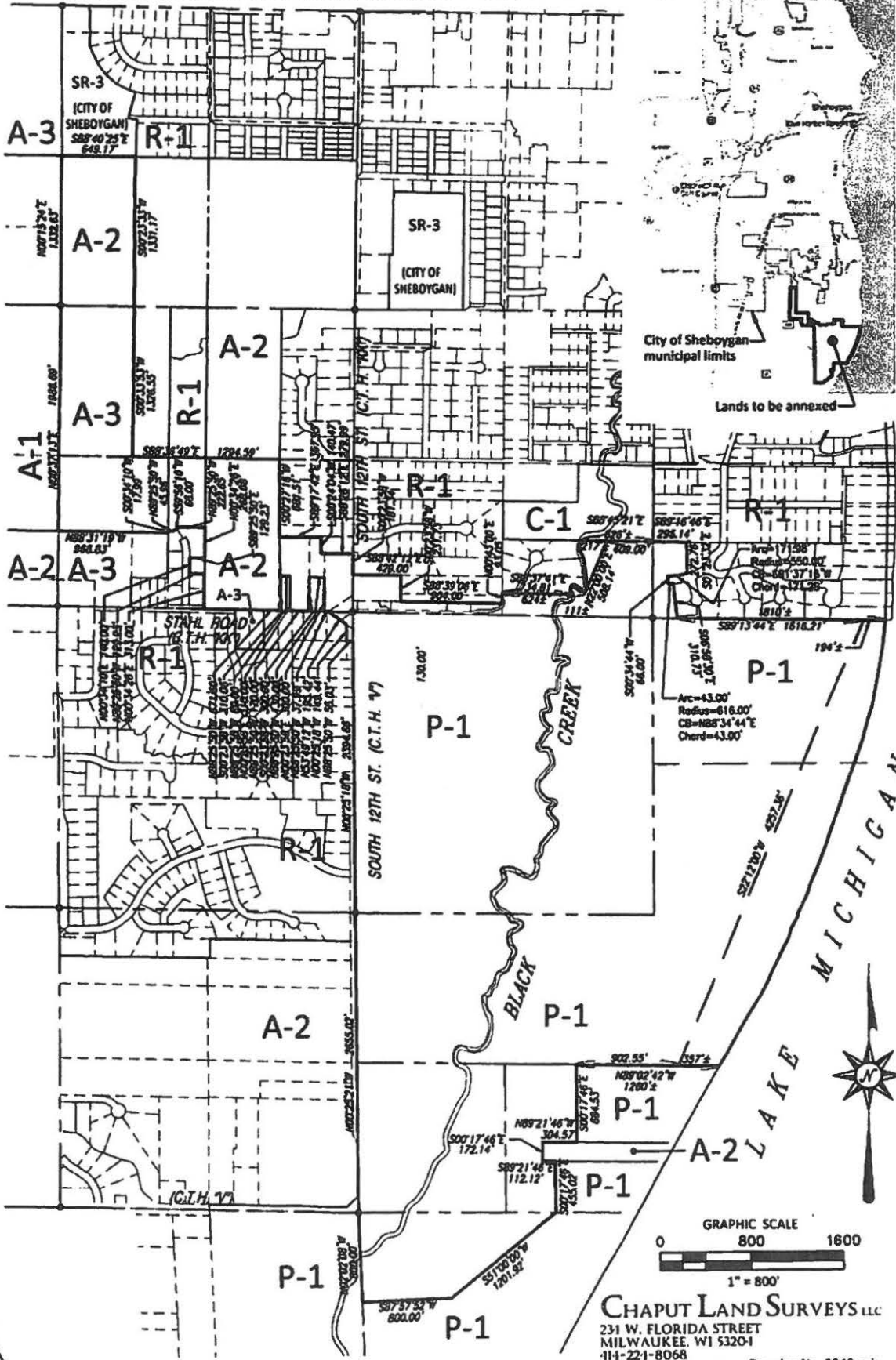
<u>Fee Description</u>	<u>Fee</u>
Zoning Change	200.00

This document signifies receipt of fees in the amount indicated above.

ZONING EXHIBIT

SITE LOCATION

Situated in the Town of Wilson, Sheboygan County, Wisconsin. DATE: April 17, 2017



CHAPUT LAND SURVEYS LLC
231 W. FLORIDA STREET
MILWAUKEE, WI 53201
414-221-8068
www.chaputlandsurveys.com Drawing No. 2243-grb

Anthony A. and
Tasha M. Benzschawel
1651 Riverdale Avenue
Sheboygan, WI 53081-5420

Leon and See Lee
1641 Riverdale Avenue
Sheboygan, WI 53081-8045

Carl L. Meggers
1633 Riverdale Avenue
Sheboygan, WI 53081-8045

Edward T. and Melissa M. Huberty
1625 Riverdale Avenue
Sheboygan, WI 53081-8045

Longo Trust and James L. Longo
4924 South 16th Street
Sheboygan, WI 53091-8036

Sheboygan Town and Country Corp.
5008 South 12th Street
Sheboygan, WI 53081

Sheboygan Town and Country Corp.
W1943 County Road J
Sheboygan, WI 53081-1606

Sheboygan Town and Country Corp.
Guy A. Miller, Registered Agent
N7098 Riverwoods Drive
Sheboygan, WI 53083-1658

Benjamin D. and Abby R. Darkow
5598 Indian Mound Circle
Sheboygan, WI 53081-8000

Henry Leo and Marian G. Krimmel
5600 Indian Mound Circle
Sheboygan, WI 53081-8000

John D. Dobroski and
Stephanie Netzel
5624 South 12th Street
Sheboygan, WI 53081

John D. Dobroski and
Stephanie Netzel
3330 N. 51st Boulevard
Milwaukee, WI 53216-3238

Otis E. Kiehl
5704 South 12th Street
Sheboygan, WI 53081-9448

Kristine M. and Jimmie L. Newell
5702 South 12th Street
Sheboygan, WI 53081-9448

Lawrence R. and Judith L. Rammer
5706 South 12th Street
Sheboygan, WI 53081-9448

Fred J. Goebel
5728 South 12th Street
Sheboygan, WI 53081-9448

Brenda G. Ploetz
1173 Arboleda Lane
Sheboygan, WI 53081-9409

Esteban R. and Judith C. Guevara
1149 Arboleda Lane
Sheboygan, WI 53081-9409

Robert C. Smith, Jr.
1025 Zientek Lane
Sheboygan, WI 53081-8558

Khris A. Zimmerman and
Darlene M. Krutke
5827 South 12th Street
Sheboygan, WI 53081-9448

Ellen R. Ludwig
838 River Trails
Sheboygan, WI 53081-9122

Kohler Co.
Herbert V. Kohler, Jr.,
Registered Agent
444 Highland Drive
Kohler, WI 53044-1515

Town of Wilson
5935 South Business Drive
Sheboygan, WI 53081-8930

Juergen Behm
5650 Evergreen Drive
Sheboygan, WI 53081-8736

Larry A. and Constance C. Mulder
422 Timberlake Road
Sheboygan, WI 53081-8746

Robert A. and
Anne Marie Schroeder
431 Timberlake Road
Sheboygan, WI 53081-8724

Scott M. and Marcia G. Schreiber
423 Timberlake Road
Sheboygan, WI 53081-8724

Lisberg Trust and Kenneth J. and
Deborah A. Lisberg
415 Timberlake Road
Sheboygan, WI 53081-8724

Pamela S. Johnson
321 Timberlake Road
Sheboygan, WI 53081-8725

Kristofer R. and Nicole M. Schuette
313 Timberlake Road
Sheboygan, WI 53081-8725

John Gillipsky and Laura Lex
219 Timberlake Road
Sheboygan, WI 53081-8726

David K. and Jean M. Dedlanous
211 Timberlake Road
Sheboygan, WI 53081

David K. and Jean M. Dedlanous
2703 Green Haze Avenue
Mt. Pleasant, WI 53406-1903

David and Kelly L. Kovacic
115 Timberlake Road
Sheboygan, WI 53081-8727

Sherman D. and Mary G. Laviolette
101 Timberlake Road
Sheboygan, WI 53081-8727

Jane S. Mueller
610 Beach Park Lane
Sheboygan, WI 53081

Jane S. Mueller
5756 West Higgins Avenue, #1A
Chicago, IL 60630-2033

State of Wisconsin
Attorney General, Brad Schimel
17 West Main Street
PO Box 7857
Madison, WI 53703-7857

Timothy T. Hoerz
3407 Northcrest Drive
Killeen, TX 76543-2809

Richard Benninghaus
6922 South 12th Street
Sheboygan, WI 53081-9443

Mary Ann Sommer
6808 South 12th Street
Sheboygan, WI 53081-9443

Mary Ann Sommer
6808 South 12th Street
Sheboygan, WI 53081-9443

Ricky J. Vandervaart
6666 South 12th Street
Sheboygan, WI 53081-9443

Mark W. and Lori L. Peterson
6624 South 12th Street
Sheboygan, WI 53081-9443

Tommy T. and Mai H. Lee
1216 Terry Andrae Avenue
Sheboygan, WI 53081-8880

Travis J. Hill and Nicole M. Ramirez
6336 South 12th Street
Sheboygan, WI 53081-9404

Ashley A. Kohlhagen
6324 South 12th Street
Sheboygan, WI 53081-9404

Kathleen J. Doyle Hanke
6230 South 12th Street
Sheboygan, WI 53081-9403

Keith J. and Bonnie L. Kraemer
6310 South 12th Street
Sheboygan, WI 53081-9404

Lawrence Arlie Earle
6226 South 12th Street
Sheboygan, WI 53081-9403

Julia L. Grandlic
6226 South 12th Street
Sheboygan, WI 53081-9403

Julia L. Grandlic
6226 South 12th Street
Sheboygan, WI 53081-9403

Kerry P. Zimmerman
6148 South 12th Street
Sheboygan, WI 53081-9402

Beth A. Friedl
6122 South 12th Street
Sheboygan, WI 53081-9402

Gary A. and Pamela S. Hylander
6112 South 12th Street
Sheboygan, WI 53081-9402

David J. and Lois A. Otten
6102 South 12th Street
Sheboygan, WI 53081-9402

Ronald J. Hartmann
6034 South 12th Street
Sheboygan, WI 53081-9439

Donald W. Faucher
6024 South 12th Street
Sheboygan, WI 53081-9439

Andrew J. Zeler
6014 South 12th Street Sheboygan,
WI 53081-9439

Timothy J. and Sheryl L. Sirianni
6004 South 12th Street
Sheboygan, WI 53081-9439

Michael K. and Kelly A. Ray
5930 South 12th Street
Sheboygan, WI 53081-9400

Anne Y. Ahnert
5924 South 12th Street
Sheboygan, WI 53081-9400

John and Janet Stone
1207 Stahl Road
Sheboygan, WI 53081-8897

Michael D. and Patricia B. Mentink
1230 Stahl Road
Sheboygan, WI 53081-8897

Daniel S. and Kristin L. Murphy
1215 Stahl Road
Sheboygan, WI 53081-8897

Gerald and Mary T. Deamico
1301 Stahl Road
Sheboygan, WI 53081-8896

Beau M. and Jennifer L. Stricker
1309 Stahl Road
Sheboygan, WI 53081-8896

Robert C. and Linda A. Kober
1324 Stahl Road
Sheboygan, WI 53081

Robert C. and Linda A. Kober
3836 Stahl Road
Sheboygan, WI 53081-8943

Leon R. and Carol J. Kaat
1323 Stahl Road
Sheboygan, WI 53081-8896

Joseph G. Mock, Jr. and
Yvonne J. Mock
1339 Stahl Road
Sheboygan, WI 53081-8896

Gina B. Immlig
1409 Stahl Road
Sheboygan, WI 53081-8895

Gregory L. and Ellen M. Wells
1509 Stahl Road
Sheboygan, WI 53081-8894

Richard L. and Mary L. Leonhard
5749 Sherwood Drive Sheboygan,
WI 53081-8884

Todd W. and Lisa L. Priebe
5735 Sherwood Drive
Sheboygan, WI 53081-8884

Andrew G. Schrank
5701 Sherwood Drive
Sheboygan, WI 53081-8884

Personal Representative of Estate
of Kurt D. Koller - Gary A. Koller
412 Norwood Drive
Francis Creek, WI 54214

Spencer M. Lorler
1622 Stahl Road
Sheboygan, WI 53081-8893

Kevin J. Wagner and
Laura J. Gryglewski
1628 Stahl Road
Sheboygan, WI 53081-8893

David B. Kuehl
1634 Stahl Road
Sheboygan, WI 53081-8893

Ruth M. Voskuil
1638 Stahl Road
Sheboygan, WI 53081-8893

City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081-4442

David L. Gartman LLC
5509 Moenning Road
Sheboygan, WI 53081-8510

Larry J. Pearce and Helen S. Cordell
4809 Moenning Road
Sheboygan, WI 53081-8506

Daniel David and Lisa Marie Casper
1681 Riverdale Avenue
Sheboygan, WI 53081-8045

Jean A. Steele
5728 Sherwood Drive
Sheboygan, WI 53081-8884

Jerry J. and Jaclyn M. Slavens
5712 Sherwood Drive
Sheboygan, WI 53081-8884

Bradley J. Brassler
1607 Stahl Road
Sheboygan, WI 53081-8893

Timothy J. and Linda M. Rakun
5820 Cart Path Road
Sheboygan, WI 53081-9121

Jeffrey P. and Deborah K. Cole
5733 South 12th Street
Sheboygan, WI 53081-9448

James K. and Susan C. Johnson
1011 Zientek Lane
Sheboygan, WI 53081-8558

Donald R. and
Barbara B. Anderson
939 Zientek Lane
Sheboygan, WI 53081-8557

Wilson--Sheboygan County, LLC
5721 Sherwood Drive
Sheboygan, WI 53081-8884

Wilson--Sheboygan County, LLC
909 North 8th Street, Suite 115
Sheboygan, WI 53081-4056

Wilson--Sheboygan County, LLC
22 East Mifflin Street, Suite 600
P.O. Box 2018
Madison, WI 53701-2018

John Siegworth
1314 Stahl Road
Sheboygan, WI 53081-8896

Nina Stapel
1202 Stahl Road
Sheboygan, WI 53081-8897

Timothy D. Adams
1131 Zientek Lane
Sheboygan, WI 53081-8513

River Trails Owners Association Inc.
795 Woodlake Road, Suite B
Kohler, WI 53044-1315

River Trails Owners Association, Inc.
Kathleen Van Wyk,
Registered Agent,
c/o Kohler Co.
444 Highland Drive
Kohler, WI 53044

**WRITTEN JUSTIFICATION FOR AMENDING
THE CITY OF SHEBOYGAN, WISCONSIN'S
OFFICIAL ZONING MAP**

Kohler Co. ("Kohler"), being an owner of real property in the land subject to this application, provides this written justification to amend the Official Zoning Map of the City of Sheboygan to the Zoning Administrator to zone lands being considered for annexation as Suburban Residential- 5 (SR-5) district. This territory is currently zoned Park and Recreational District (P-1), Residential District (R-1), Agricultural District (A-2), and Agricultural Transition District (A-3) in the Town of Wilson (the "Town") but must be assigned a City zoning classification if annexed to the City. Rezoning of the lands to SR-5 is appropriate for the reasons outlined below and is consistent with the City Code Section 15.903(4).

1. How does the proposed Official Zoning Map amendment further the purposes of this Chapter as outlined in Section 15.005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency?

Rezoning is consistent with the City of Sheboygan Comprehensive Plan adopted December 5, 2011 (the "Plan"), and promotes the Plan's priorities, key initiatives and five guiding principles.

The Plan's priorities include sustainable economic growth and job creation as well as quality of life within the City. Rezoning will spur sustainable economic growth and job creation. A significant portion of the area to be rezoned is undeveloped and is more easily developed in the City than in the Town. SR-5 zoning permits moderate density, suburban community character residential uses, as well as limited commercial uses by conditional use permit. These uses protect the suburban residential community nature of the area.

The plan's key initiatives range from enhancing the lakefront and riverfront to continuing to provide high quality public services to diversifying the City's housing stock to continuing to advance its tradition of rich arts, cultural facilities and events. Rezoning facilitates economic development and job creation by making significant undeveloped lands available for development. The Plan calls for improving the "Sheboygan" brand, and improving residents' perception of their city, which would be made possible with development of undeveloped lands and bringing existing additional residences into the City's SR-5 district.

The Plan calls for the enhancement of lakefront and riverfront properties to attract new development, appeal to residents, and facilitate a healthy community. Undeveloped lands rezoned to SR-5 are more easily developed in the City than in the Town. Appropriate development is intended to appeal to new and existing residents with an enhanced and more diversified housing stock.

Governmental services to the territory to be rezoned can clearly be better supplied by the City as opposed to the Town. Only the City, not the Town, is able to process sanitary waste from the territory. Sanitary sewer is supplied to the territory pursuant to a 1975 Joint Sewerage Treatment Agreement for the Sheboygan Region providing for processing of waste by the City. The City is able to provide municipal water service and has its own water utility. The Town does not have any municipal water service and has no plans to provide municipal water service anytime in the future. The City has well established well-funded emergency services. The Town terminated its contract to obtain private fire services, established a new Town Fire Department just this year and, this month, had six firefighters quit.

According to the Plan, the City seeks to grow its local arts, cultural facilities and events scene by partnering with businesses and the Chamber of Commerce to prepare an inventory of Sheboygan cultural offerings and a consolidated events calendar. Rezoning has the potential to accommodate development that may bring new events to the City and broaden its tax base to expand cultural, arts and events offerings.

The Plan's guiding principles include building a self-sustaining economy, capitalizing on Lake Michigan and cultivating cultural assets. Rezoning the area makes undeveloped lands available for development that would foster sustainable economic growth and job creation in the City. A significant portion of the lands abut Lake Michigan and create opportunities for additional outdoor recreational opportunities. Rezoning has the potential to accommodate development that may bring new events to the City and broaden its tax base to expand cultural, arts and events offerings.

Applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency will remain in place in any areas to be rezoned and will continue to be administered by those agencies.

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

SR-5 zoning for the area subject to rezoning is consistent with the Land Use Maps in the Plan. The factor that has changed is the proposed annexation of such areas from the Town of Wilson to the City of Sheboygan.

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

The proposed zoning amendment zones the lands proposed for annexation consistent with the land uses, land use intensities, and land use impacts contemplated for the area in the Plan.

The Plan's Future Land Use Map for the south region envisions the territory subject to rezoning as a mixed residential district with select areas for park and open space. Existing residences comply with SR-5 zoning and are made conforming (as

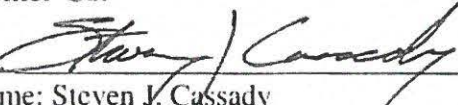
opposed to nonconforming) uses by the rezoning. Subject to issuance of conditional use permits, portions of the lands owned by Kohler could be developed for outdoor recreational uses.

The Plan and Sheboygan's Comprehensive Outdoor Recreation Plan covering the years 2016-2010 specify that the area owned by Kohler is reserved for "Public Parks and Open Space", which includes parks and public open space facilities devoted to public golf courses.

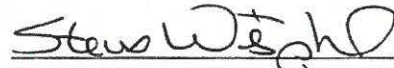
[SIGNATURE PAGE FOLLOWS]

Signature of Owner:

Kohler Co.

By: 
Name: Steven J. Cassady
Its: Vice President – Supply Chain and
Operations Support

Signature of Steven J. Cassady, the Vice President – Supply Chain and Operations Support of Kohler Co. authenticated this 15th day of May, 2017.


Name: Steven Westphal
Title: Lead Attorney, Kohler Co.

Owner's Name and Address:

Kohler Co.
444 Highland Drive
Kohler, WI 53044-1515
Attn: Steven Westphal, Lead Attorney

Phone Number of Owner:

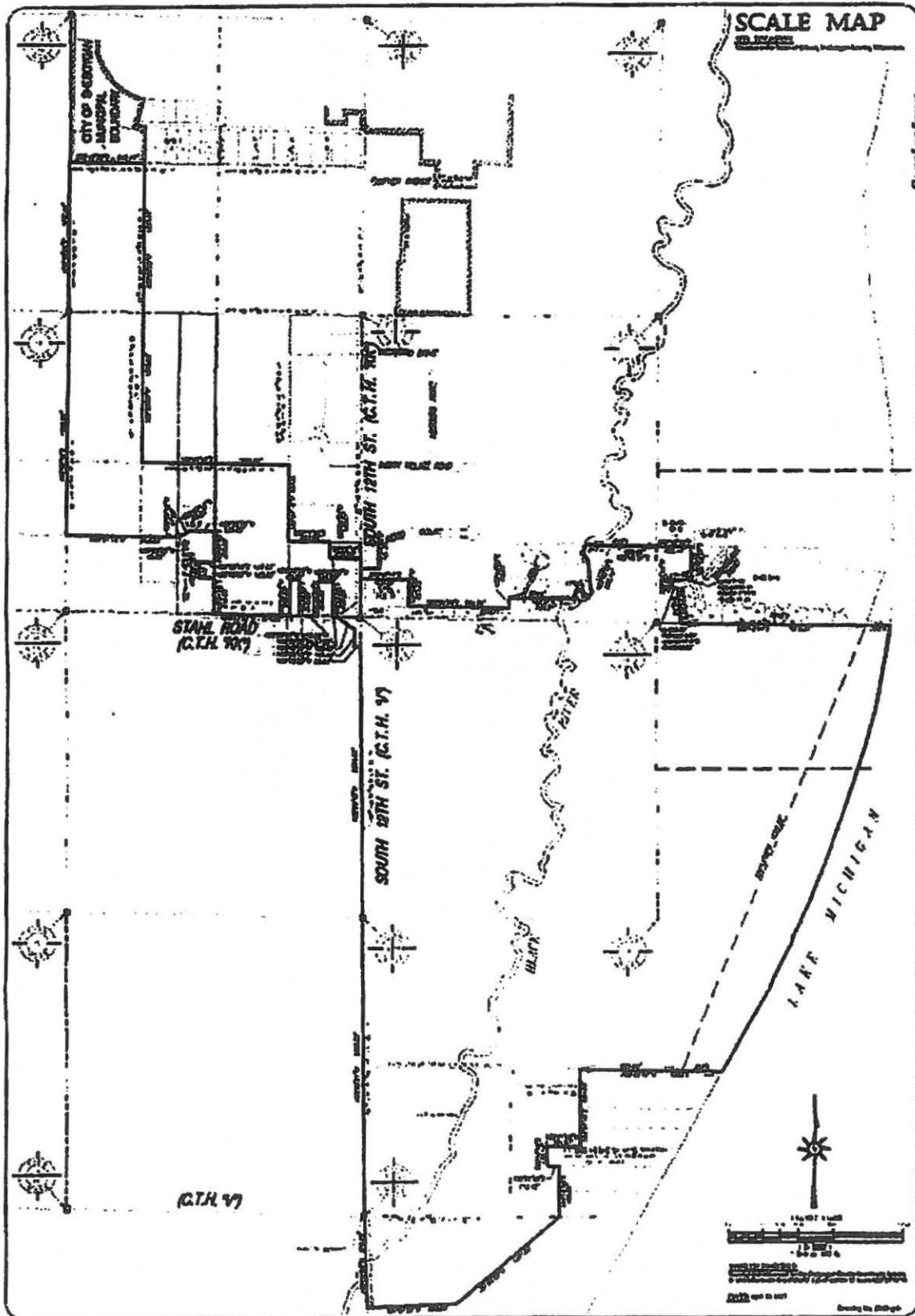
920-803-4890

Agent for Owner:

Deborah C. Tomczyk, Esq.
Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 2100
Milwaukee, WI 53202
Phone: 414-298-8331
Email: dtomczyk@reinhartlaw.com

cc City Clerk, Susan Richards - City of Sheboygan
Zoning Administrator, Steven Sokolowski - City of Sheboygan
City Administrator, Darrell Holland - City of Sheboygan
City Attorney, Charles Adams - City of Sheboygan

SCALE MAP OF THE TERRITORY TO BE ANNEXED



CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Depot Auto Service and Towing to install a new free standing sign at 1131 Pennsylvania Avenue. UC Zone

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

REPORT DATE: May 25, 2017

MEETING DATE: May 30, 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:

Depot Auto Service and Towing is proposing to install a new freestanding sign with an electronic message center at 1131 Pennsylvania Avenue. The applicant states the following about the proposal:

- Depot Auto Service and Towing is proposing to remove the existing dated, weathered and oversized pylon sign with a new sign that includes an electronic readerboard in the exact same location.
- The existing sign is 35 feet tall. The new sign is proposed to be 12 feet tall. Thus, the new sign proposal reduces the overall height of the sign by 23 feet.
- The existing sign cabinet is 156sf (6 x 26) per side. Proposed sign is 48sf (6 x 8) per side. Thus, the new sign proposal reduces the overall square footage by 108sf per side.
- The new sign design will better match the color scheme of the existing building.
- Due to the reliability of LED lighting, the sign will cost less to run and burnt out or dull bulbs will no longer be a factor like they are currently. The new ground level sign will also be much easier to maintain.
- By utilizing the existing pole, no excavation will be required thus eliminating the possibility of utility interruption or disturbance of existing sidewalk foundation stability.

- The proposed sign meets the cities requirement to be professional looking and in balance with neighboring properties while at the same time fitting into the owners budget.

More specific features of the sign include:

- The sign is 48sf and 12 feet tall.
- The top cabinet advertising "Depot Auto Service & Towing Co." is 32sf (4 x 8) and the electronic readerboard portion of the sign is 16sf (2 x 8).
- The sign has a new stone base, a wider black support post and a decorative cap.
- The new sign will be constructed of Aluminum which will eliminate any rusting and provide excellent paint adhesion for long lasting good looks.
- The new electronic message center will provide better Depot Auto Service additional advertising opportunities to the public.

STAFF COMMENTS:

The applicant is requesting the following variances:

- To have a 12 foot tall monument sign – Maximum height of a monument sign is eight (8) feet tall.

Applicant believes this variance is justified from a safety perspective. A lower monument sign at this intersection could potentially cause some visibility issues (blocking sight lines). A sign that is 12 feet tall permits better visibility at this intersection which reduces the possibility of pedestrian and vehicular conflicts.

- Applicant is requesting to maintain the sign in its existing location which is much closer than the required 12 foot setback to property lines – Minimum sign setback is 12 feet from the property line.

Depot Auto Service minimal off-street parking. Thus, the applicant is requesting the variance to maintain their signage in this small landscape area. Also, the proposed sign will continue to be located outside of the 15 foot vision triangle at the intersection of Pennsylvania Avenue and Depot Street.

Staff would like to make the Plan Commission aware of the following information that is incorporated into the City of Sheboygan Master Plan:

A. SIGNAGE

Limited high quality signage is a distinguishing feature that enhances the quality of life of a community.

B. COMMUNITY ENTRYWAYS

The comprehensive plan seeks to preserve each community entryway and to establish a complimentary “sense of entry” in carefully designed areas along the expanding edges of the City.

The plan seeks to protect and enhance these unique aesthetic qualities through the use of zoning standards requiring high quality landscaping, building design, signage, lighting and public furnishings.

The primary entryways into Sheboygan are its visual “front doors,” and wherever possible, should be protected and enhanced.

Thus, when sign proposals are considered, a proposal should be reviewed carefully to ensure these signs enhance the quality of life in our community and that community entryway areas are protected and enhanced.

ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Maximum height of sign is 12 feet (top of sign to grade).
3. The new sign shall remain in the exact same location as the existing sign.
4. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 502840
MAP NO. 23351001
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/30/17

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

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

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

1. APPLICANT INFORMATION

APPLICANT: Jim Marshall - Marshall Sign, LLC
ADDRESS: W6415 Oak View Lane, Plymouth, WI E-MAIL: marshallsign@wi.rr.com
PHONE: (920) 893-8306 FAX NO. (920) 892-6463

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Depot Auto Service & Towing
ADDRESS OF PROPERTY AFFECTED: 1131 Pennsylvania Avenue – Sheboygan
LEGAL DESCRIPTION: Vehicle Sales & Service

Zoned Suburban Commercial

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

VEHICLE SALES & SERVICE

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Same - Unchanged

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Allow an existing sign to remain 12' closer to the property line after it is lowered and remodeled to a better looking sign.

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081

Phone: (920) 459-3377 Fax: (920) 459-7302

E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

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

1. APPLICANT INFORMATION

APPLICANT: Jim Marshall - Marshall Sign, LLC

ADDRESS: W6415 Oak View Lane, Plymouth, WI 53073

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

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

2. OWNER INFORMATION

OWNER OF SITE: Tom Graefe

ADDRESS: 1131 Pennsylvania Avenue

PHONE: (920) 1811 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Depot Auto Service & Towing

ADDRESS OF PROPERTY AFFECTED: 1131 Pennsylvania Avenue

USE OF PROPERTY: Truck/ Auto Repair

TYPE OF SIGN: Pylon Sign with LED

DESCRIPTION OF PROPOSED SIGN: Pylon Sign with LED

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 6' X WIDTH: 8' = TOTAL SQUARE FOOTAGE: 48 sq. ft.

AMOUNT OF PUBLIC STREET FRONTAGE: _____ Existing Sign

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: Existing Sign

SETBACK: _____ Existing Sign

METHOD OF ATTACHMENT: _____ Mechanical Fasteners

METHOD OF ILLUMINATION: _____ Internal LED

SIGN MATERIALS: _____ Aluminum

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: _____ 100 _____ AFTER PROPOSED SIGN: 48

5. CERTIFICATE

I hereby certify that all of the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief, and that the home occupation will be operated in compliance with the data on this application.

Jim Marshall

APPLICANT'S SIGNATURE

03/24/17

DATE

Jim Marshall

PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

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

Sokolowski, Steve

From: Jim Marshall <marshallsign@wi.rr.com>
Sent: Friday, May 12, 2017 7:09 AM
To: Sokolowski, Steve
Cc: tgraefe@tds.net; Marshall Sign Co.
Subject: Depot Truck Center Conditional Use Sign Permit Application DRAWINGS - PHOTOS - JUSTIFICATION NARRATIVE
Attachments: Depot Drawing.JPG; Depot Site.JPG; Neighboring Properties.JPG; Dimensions.JPG; Existing Pole Dimenisons.JPG; Existing Street Views.JPG

Good Morning Steve~

Outlined below is a written narrative that we propose be utilized in the justification for our new monument sign approval.

Drawings showing dimensions & visual perspectives of project are attached along with neighboring property signage.

BENEFITS OF RECONSTRUCTION OF EXISTING SIGN TO A NEW SIGN

1. Elimination of existing sign cabinet which is very faded, oversized and out of place in its existing location. The illumination of this sign is also very inconsistent by having burnt blubs on a regular basis.
2. The monument sign that's being proposed is more cosmetically fitting with the neighboring signs specifically, Discovery Coach.
3. The Existing Sign is 35' tall. Proposed New Sign is half the size by being only 12' tall.
4. No safety issues will be generated by the proposed sign due to it being out of the vision triangle of the property.
5. The Existing Sign Cabinet is 156 sq. ft. per side. Proposed sign is only 48 sq. ft. per side (1/3 the size).
6. The new sign will have LED illumination it will be less costly to run.
7. Due to the reliability of LED lighting, burnt out or dull bulbs will no longer be a factor like they are currently.
8. The new sign being at ground level will allow it to be easier to maintain.
9. The existing sign pole will continue to be set in further off the road then the other buildings in the area
10. The proposed new sign balances the cities requirement to be professional looking and in balance with neighboring properties while at the same time fitting into the owners budget.
11. The new sign will be constructed in a fashion that matches the color scheme of the existing building
12. By utilizing the existing pole, no excavation will be required thus eliminating the possibility of utility interruption or disturbance of existing sidewalk foundation stability.
13. The new sign will be constructed of Aluminum which will eliminate any rusting and provide excellent paint adhesion for long lasting good looks.

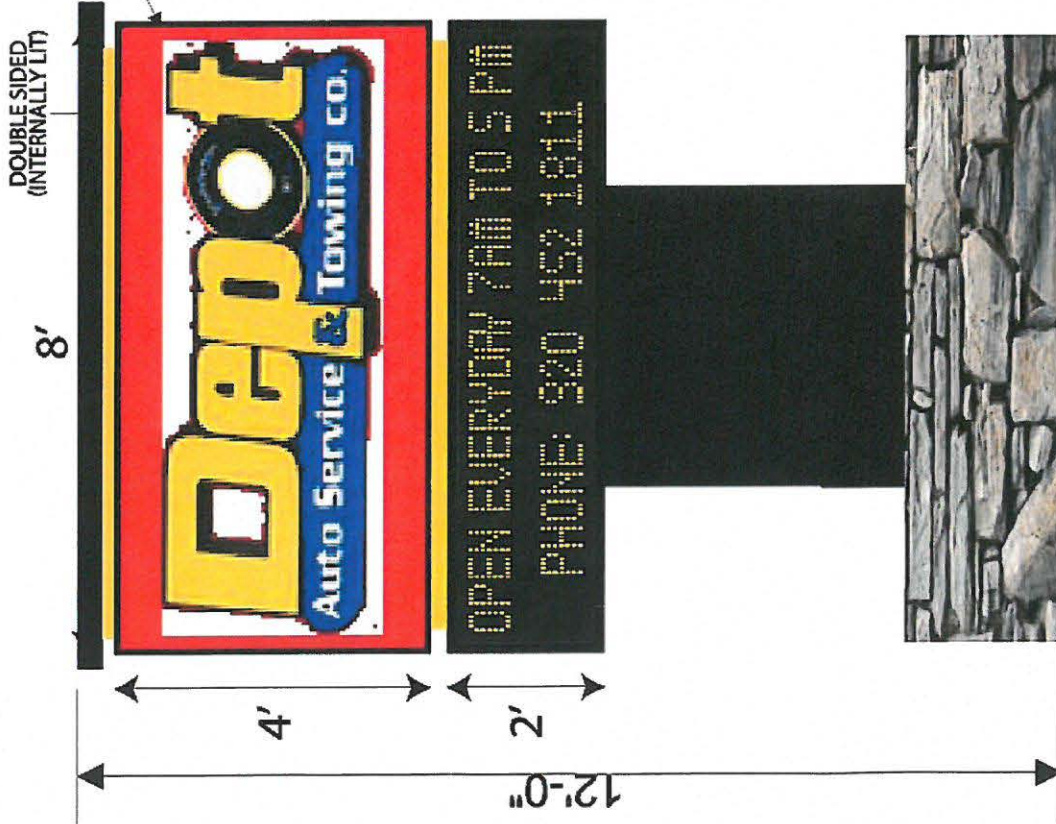
ALTERNATIVE:

Simply leave the existing sign in place and have it continue to be an eyesore in the community.



CHECK OUT OUR WEBSITE! www.MarshallSign.com

Sincerely,
Jim Marshall





Jefferson Ave

Jefferson Ave

Jefferson Ave

Jefferson Ave

1131 Pennsylvania Avenue

Depot Auto Service & Towing

Pennsylvania Ave

Pennsylvania Ave

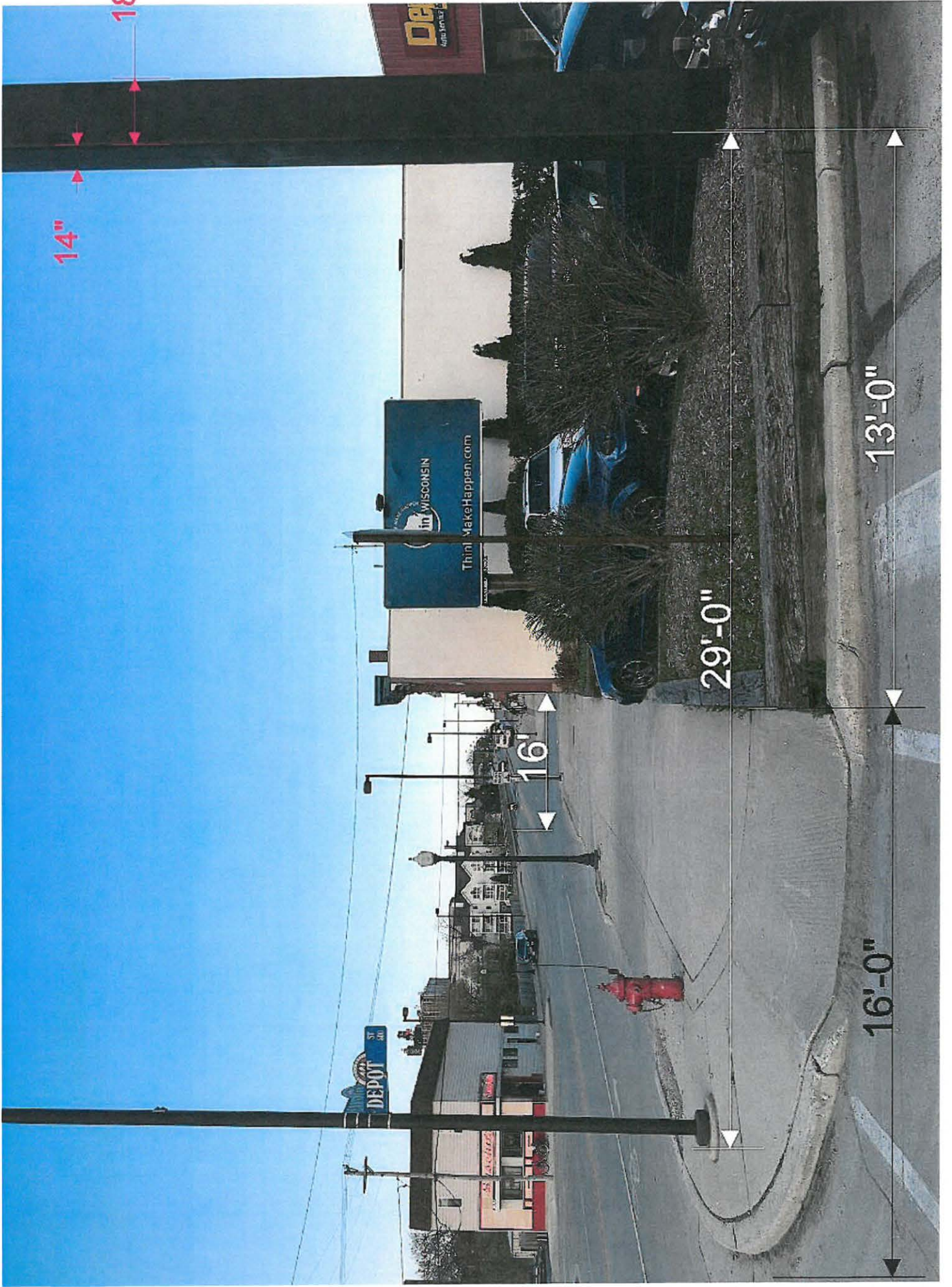
Pennsylvania Ave

Pennsylvania Ave

Pennsylvania Ave

Pennsylvania Ave

N Commer



14"

18"

16'

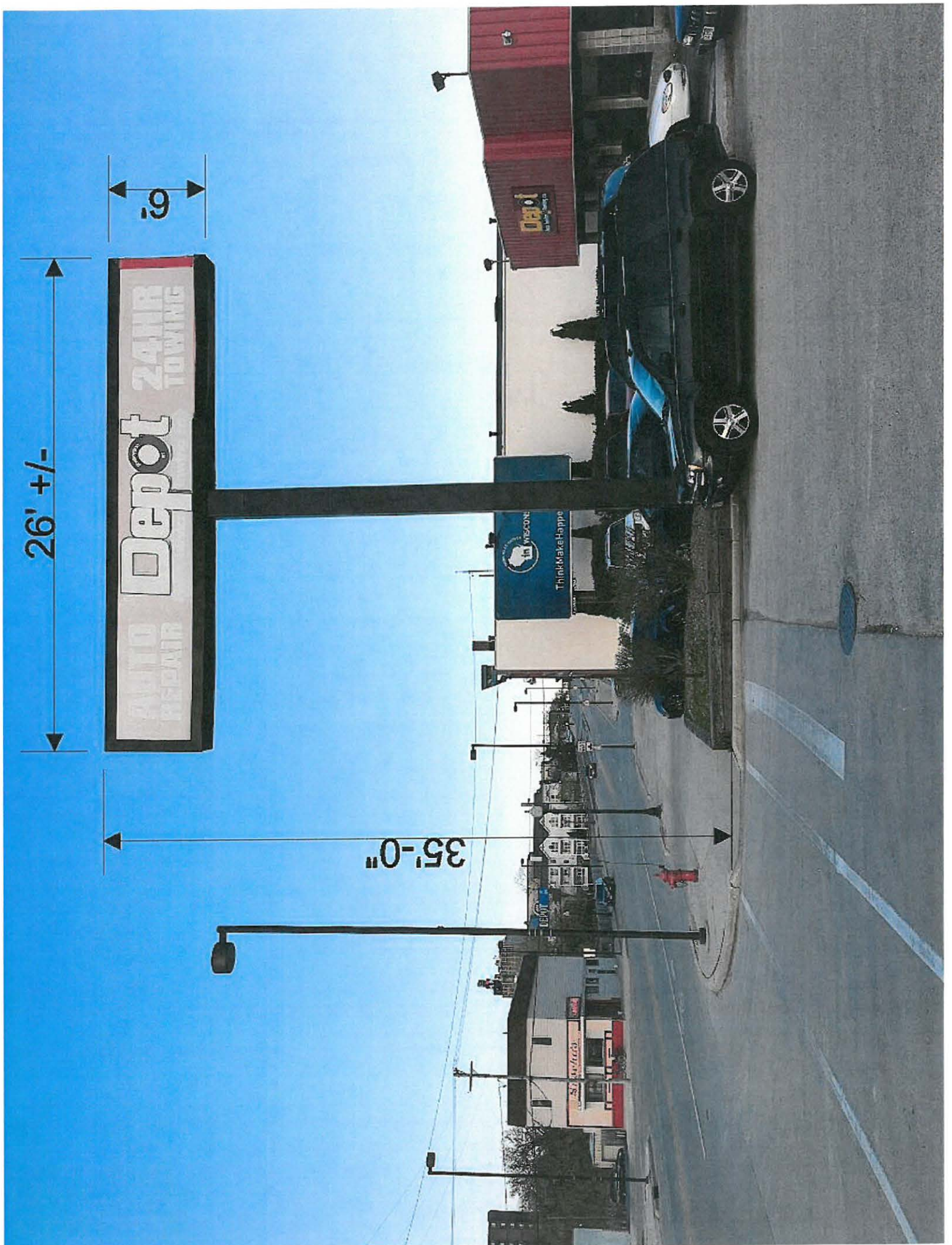
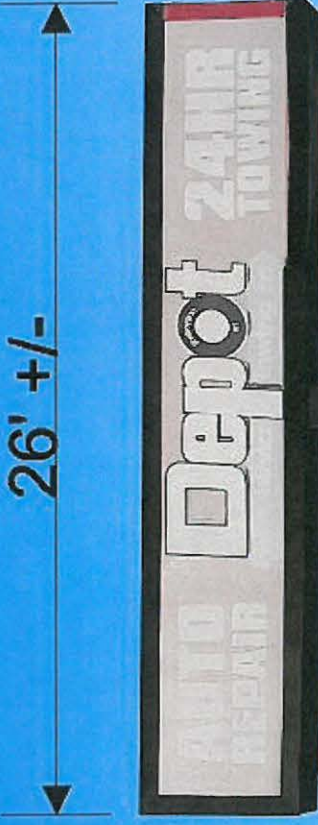
29'-0"

16'-0"

13'-0"

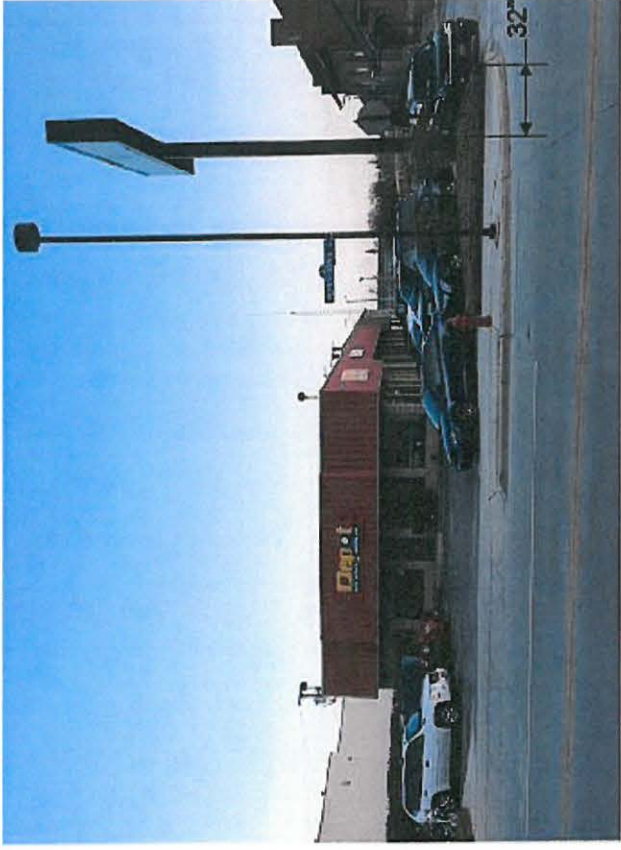
DEPOT
ST. 400

Think Make Happen.com
in WISCONSIN

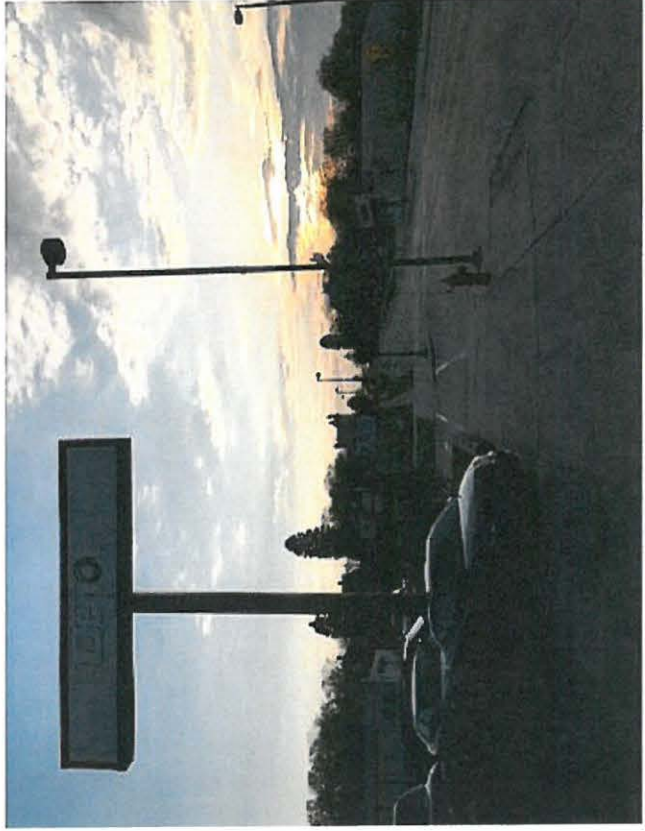




PERSPECTIVE



FRONT VIEW



LOOKING WEST



LOOKING EAST

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Ron Becker to construct and operate Transpo Mini-Storage facility from 1331 Wisconsin Avenue (former North Woods Chemical). UI Zone

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

REPORT DATE: May 25, 2017

MEETING DATE: May 30, 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:

Ron Becker is proposing to construct and operate a mini-storage facility from 1331 Wisconsin Avenue (former North Woods Chemical). The applicant states:

- The previous use of the building was a warehouse/distribution center for North Woods Chemicals. Products would arrive here and customer orders would be filled and shipped from this location. North Woods has relocated to the City of Sheboygan Business Park.
- The proposed use of 1331 Wisconsin Avenue is to be an indoor mini-storage facility. The applicant is proposing to remodel the interior of the existing 14,500sf facility with 76 storage units ranging in size from 75sf (5 x 15) to 200sf (10 x 20).
- In addition, the applicant is proposing to construct a new 6,600sf (55 x 120) indoor mini-storage facility on the east side of the property which will have 34 storage units ranging in size from 100sf (10 x 10) to 200sf (10 x 20). The applicant states the new building will be consistent with the appearance of the existing facility.
- The new building will feature faux stone wall panels on the east and west ends of the north elevation and the north end of the east elevation. Vertical, tan, metal siding will provide the make-up of the remaining wall surfaces. A green colored mansard of horizontal metal siding will be provided on the north elevation and wrap around the corner on the east side of the building. Green metal coping, trim, and gutters will provide accent to the building while green downspouts on the east

elevation will help break up the horizontality of the building. A standing seam metal roof will slope to the east.

- The hours of operation will be daily from 6:00am to 9:00pm. We anticipate three (3) to six (6) vehicles accessing the site per day.
- Access to the building will be provided at the current driveways on Wisconsin Avenue. One driveway is located on the west side of the existing building. The other driveway opening is located between the existing building and new proposed building. Access to the area between the two buildings will be provided by a gate that is controlled by an electronic access point. We will not have an office on site.
- 12 parking spaces currently exist on the west side of the existing building. People will also be able to park in the paved area between the two buildings when they visit the site to load and unload their vehicles.
- To provide a measure of security, a six (6) foot tall decorative fence will be provided along the north end of the site and an eight (8) foot tall chain-link fence provided on the south end. Access to the fenced area is provided by a controlled gate on Wisconsin Avenue. Security cameras will also be installed in the buildings for monitoring.
- We will provide additional street trees along Wisconsin Avenue, and plantings along the north side of the new proposed building. A residential zone is directly adjacent to the east side of the property. We will provide a buffer yard on the east side of the property between the new proposed building and the residential zoning. A landscape plan has been included.
- Due to an increase in the number of apartments being built in the South Pier District and 8th Street, there is an increased demand for storage facilities. This site is centrally located to provide downtown renters and condo owner's attractive, close and affordable storage.
- Transpo Mini-Storage was formed in 1995. From that time we have diligently run attractive, well managed facilities. Storage has been in great demand for the past 24 months. We currently operate 655 storage units at three (3) other locations in the city and are at 983-1003 capacity. All of the other locations are in close proximity to apartment buildings which we draw heavily from for our business. The majority of our clients are city residents in the process of moving between homes, or are people that are moving in to the area. With the increased demand for new apartments in the city, there will be an increase in the demand for storage units, which this new facility will help provide. To the best of our knowledge, we aren't considered a nuisance in any of our other locations. We will work hard to see that this facility will be an asset to the area.

STAFF COMMENTS:

There are a couple of old driveway approaches that are not used along Wisconsin Avenue. The applicant will be required to improve those unused driveways to standard City specifications (curb, gutter, landscape, etc.).

There are storm water issues on this site. The applicant is responsible for all plans and costs associated with handling all storm water issues. Applicant shall work with the Engineering Department to adequately address all storm water concerns/issues.

The proposed mini-storage facility is directly adjacent to residential properties to the south and east. The applicant will be responsible for installing landscaping that appropriately address the landscaping and bufferyard requirements of the zoning ordinance to minimize this developments impact on these residential neighbors.

Any time a commercial property/development abuts a residential zone there are bufferyard requirements. A bufferyard is a combination of distance and a visual buffer or barrier. It includes an area, together with the combination of plantings, berms and fencing that are required to eliminate or reduce existing or potential nuisances (nuisances are dirt, litter, noise, glare of lights, signs, and incompatible land uses, buildings or parking areas). These bufferyard are required in order to minimize the negative impact of any future use on neighboring uses. Applicant has not provided any information regarding this bufferyard requirement.

It appears that this proposal will generate minimal employment opportunities.

How will the applicant insure that no hazardous or combustible materials will be stored at the facility?

No signage is proposed at this time but the applicant has indicated they will likely install signage on the west wall of the main building facing N. 14th Street.

The applicant is requesting the following variances:

- Requesting an 8.5 foot front yard setback – Minimum front/street yard setback is 25 feet.

Applicant is proposing that the new building has the same front yard setback as the existing building to have a consistent look along Wisconsin Avenue..

- Requesting a 21.5 foot rear yard setback – Minimum residential rear yard setback is 25 feet.

Applicant is proposing that the new building have the same rear yard setback as the existing building.

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

ACTION REQUESTED:

Staff does not object to the proposal.

If the Plan Commission elects to approve the conditional use permit and variances, staff would recommend the following conditions of approval:

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, storm drainage, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall include a legend that shows how the four (4) landscape criteria are being met, how the landscape bufferyard criteria are being met and where street trees are to be located.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. Applicant shall install a black, six (6) foot tall decorative fence along the Wisconsin Avenue front/street yard end of the site (fence shall be in line with the buildings and not any closer to the front property line). Applicant shall install a black, eight (8) foot tall chain-link fence along the south end. Applicant is required to submit specific fence details to staff for review/approval. If staff has any concerns with the fence design, the matter may be brought back to the Plan Commission for their consideration.
9. Fence shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance.
10. 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.).
11. 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 streets and/or properties.
12. Applicant shall obtain the necessary sign permits prior to installation.
13. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
14. All areas used for parking or maneuvering of vehicles shall be paved.
15. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

16. The development shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
17. Any new or modified ingress/egress driveway openings shall be improved to standard City specifications.
18. The unused driveway openings to the east shall be closed and improved to standard City specifications.
19. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
20. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
21. Applicant will provide adequate public access along Wisconsin Avenue, N. 13th and/or N. 14th Street and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
22. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
23. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
24. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
25. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy.
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. 500690
MAP NO. 22 432 001
ZONING CLASSIFICATION: U1

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/30/17

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: Transpo Mini Storage Inc.

ADDRESS: 1209 S 11th Street, Sheboygan, WI E-MAIL: transpomini@hotmail.com

PHONE: (920) 457-1155 FAX NO. (920) 457-0527

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Northwoods

ADDRESS OF PROPERTY AFFECTED: 1331 Wisconsin Avenue

LEGAL DESCRIPTION: N/A

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: **Commercial/
Industrial Chemical Supply Company**

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: **Interior storage facility.**

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

We are asking for a variance to the setback requirements as well as a locational variance for the landscaping requirements.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE



WRITTEN DESCRIPTION – ARCHITECTURAL REVIEW APPLICATION

Transpo Storage
1331 Wisconsin Avenue
Sheboygan WI 53081

Zoning District

Urban Industrial (UI)

Existing Land Use

The previous use of the building was a warehouse/ distribution center for North Woods Chemicals. Products would arrive here and customer orders would be filled and shipped from this location.

Proposed Land Use

Indoor mini-storage

Reason for Site Selection

Due to an increase in the number of apartments being built in the South Pier District and 8th Street, there is an increased demand for storage facilities. This site is centrally located to provide downtown renters and condo owners attractive, close, and affordable storage needs.

Hours of Operation

The hours of operation will be daily from 6:00 am – 9:00 pm. We anticipate 3-6 vehicles accessing the site per day.

We will not have an office on site. We will continue using our office located at 1209 S. 11th Street. We will meet with tenants at the site as necessary

Estimated Employees

We currently have 4 employees and do not anticipate that changing.

Access

Access to the building will be provided at the current driveways on Wisconsin Avenue. One driveway is located on the west side of the existing building. The other driveway opening is located between the existing building and new proposed building.

Access to the area between the two buildings will be provided by a gate that is controlled by an electronic access point.

Parking

12 parking spaces currently exist on the west side of the existing building. People will also be able to park in the paved area between the two buildings when they visit the site to load and unload their vehicles.

Building Design

The existing North Woods Chemicals building will remain and will accommodate 76 storage units ranging in size from 5x15 to 10x20.

We also propose a second 55'x120' building on the site. This new building will be consistent with the appearance of the existing North Woods Chemicals building and will accommodate 34 storage units ranging in size from 10x10 to 10x20.

The new building will feature faux stone wall panels on the east and west ends of the north elevation and the north end of the east elevation. Vertical, tan, metal siding will provide the make-up of the remaining wall surfaces. A green colored mansard of horizontal metal siding will be provided on the north elevation and wrap around the corner on the east side of the building. Green metal coping, trim, and gutters will provide accent to the building while green downspouts on the east elevation will help break up the horizontality of the building. A standing seam metal roof will slope to the east.

Landscape Requirements

A landscape plan submittal complying with the City of Sheboygan Zoning Ordinance Subchapter 15-6 will be provided.

We will provide additional street trees along Wisconsin Avenue, and plantings along the north side of the new proposed building. A residential zone is directly adjacent to the east side of the property. We will provide a buffer yard on the east side of the property between the new proposed building and the residential zoning. A landscape plan has been included.

Performance Standards / Potential Nuisances

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

To provide a measure of security, a 6' tall decorative fence will be provided along the north end of the site with an 8' tall chain-link fence provided on the south end. Access to the fenced area is provided by a controlled gate on Wisconsin Avenue. Security cameras will also be installed in the buildings for monitoring.

In addition, the area will be patrolled on a daily basis. We do not allow waste storage or outdoor storage of vehicles or equipment. We anticipate the units to primarily be used for storage of household goods or businesses using them for record storage.

Any debris or garbage that is left is picked up daily. No noise should be generated other than from the small number of vehicles that would access the site.

Site Lighting

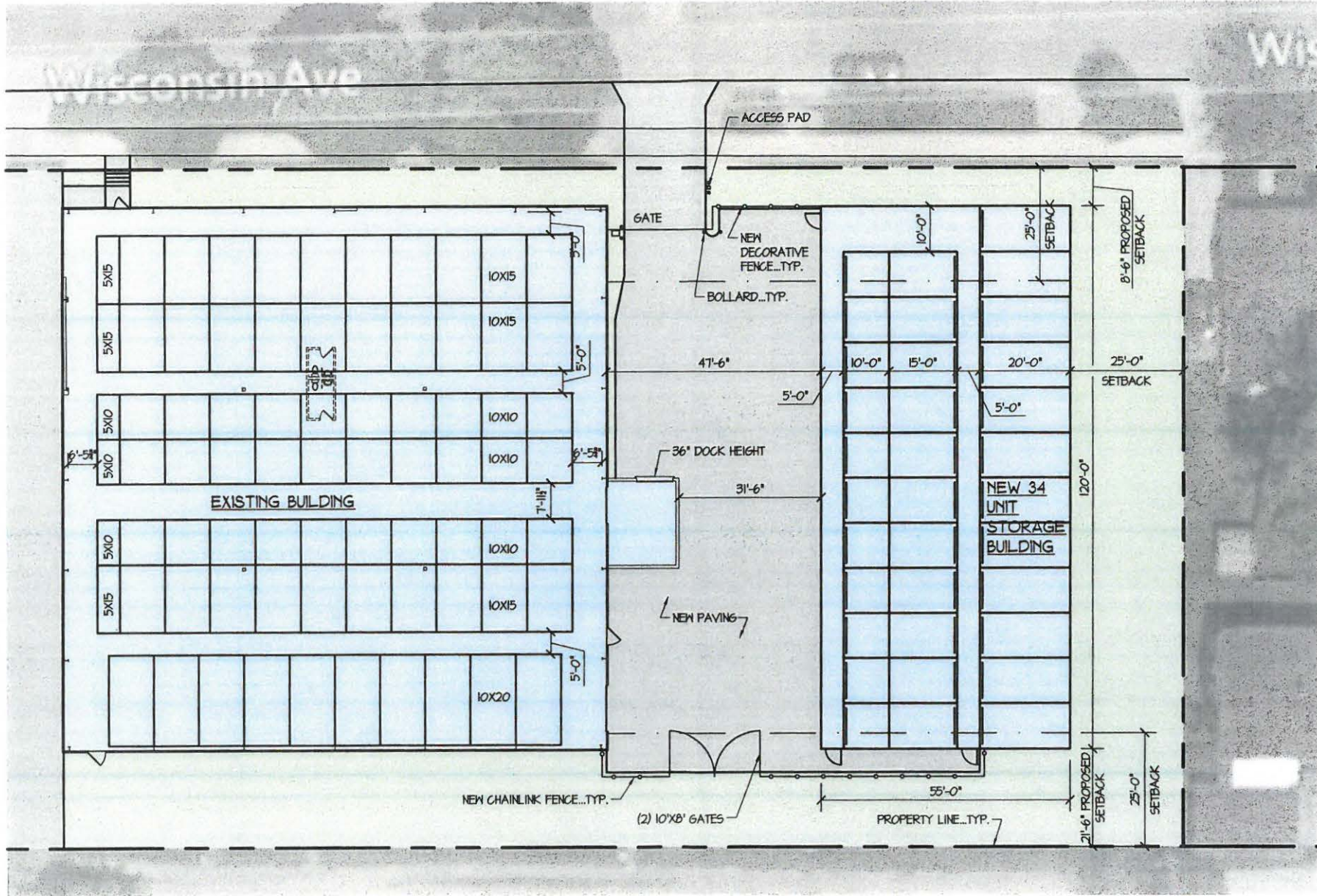
Wall packs will be provided on the east elevation of the existing building to provide lighting to the paved area between the two buildings.

Signage Regulations

We propose installing a new sign that is the same size as the existing sign in the same location on the west side of the existing building. Proposed signage is attached.

Written Justification

Transpo Mini-Storage was formed in 1995. From that time we have diligently run attractive, well managed facilities. Storage has been in great demand for the past 24 months. We currently operate 655 storage units at three other locations in the city and are at 98%-100% capacity. All of the other locations are in close proximity to apartment buildings, upon which we draw heavily from for our business. The majority of our clients are city residents in the process of moving between homes, or are people that are moving in to the area. With the increased demand for new apartments in the city, there will be an increase in the demand for storage units, which this new facility will help provide. To the best of our knowledge, we aren't considered a nuisance in any of our other locations. We will work hard to see that this facility will be an asset to the area.



SITE PLAN
 SCALE 1" = 20'-0"

NO.	REVISIONS	DATE

LJM Architects
 813 Silverwood Drive
 Sheboygan, WI 53081
 Phone (920) 469-6690 Fax (920) 469-1400

NEW STORAGE BUILDING FOR:
 TRANSPO STORAGE
 14TH AND WISCONSIN AVENUE
 SHEBOYGAN, WI 53081

SHEET TITLE

DRAWN BY
 JS

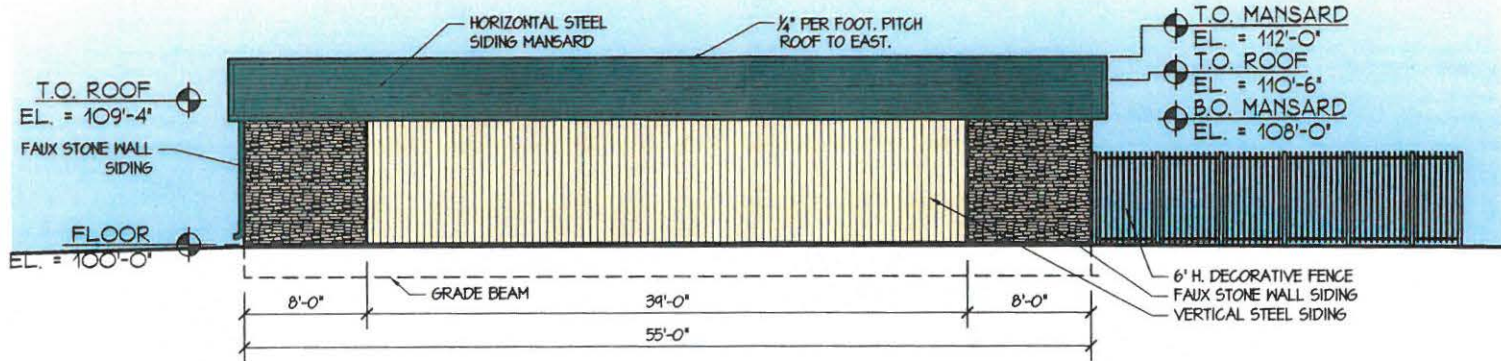
CHECKED BY
 EJ

DATE
 05-08-17

PROJECT NO.
 1716

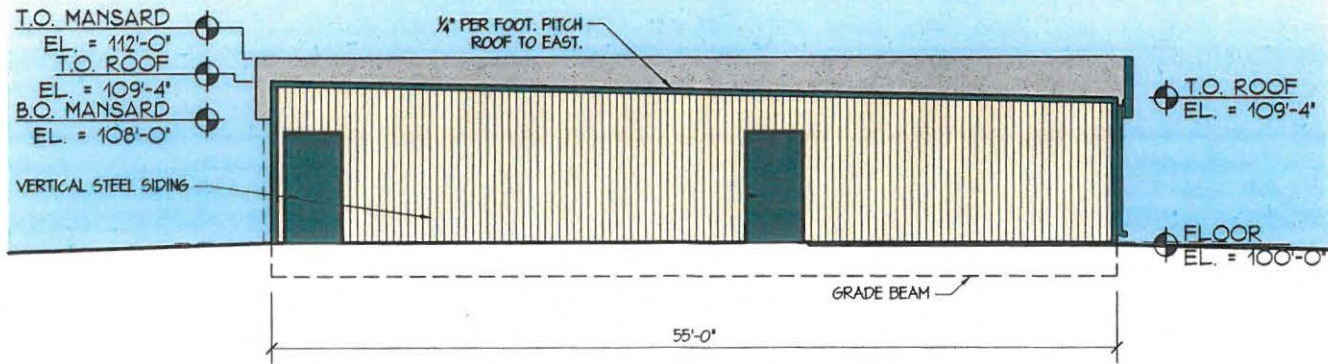
SHEET NO.

C1



NORTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

LJM Architects
 813 Silverfront Drive Sheboygan, WI 53081
 Phone (920) 408-4600 Fax (920) 408-1406

NEW STORAGE BUILDING FOR:
 TRANSPRO STORAGE
 14TH AND WISCONSIN AVENUE
 SHEBOYGAN, WI 53081

SHEET TITLE

DRAWN BY
 JA

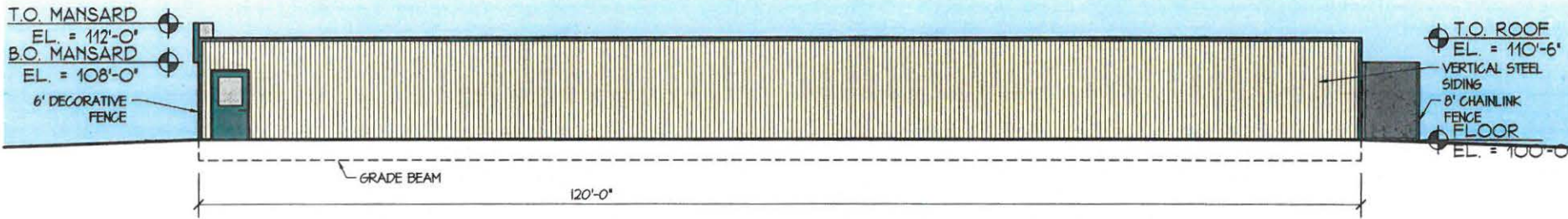
CHECKED BY
 EJ

DATE
 05-08-17

PROJECT NO.
 1715

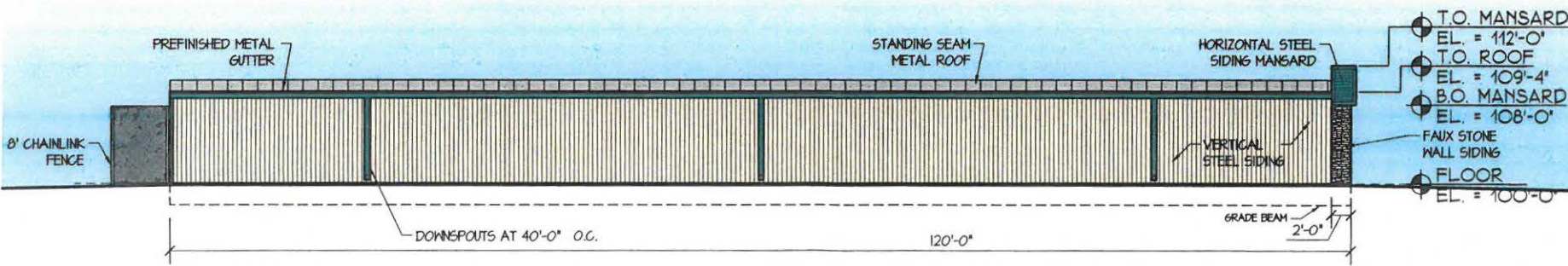
SHEET NO.

A2.1



WEST ELEVATION

SCALE 3/32" = 1'-0"



EAST ELEVATION

SCALE 3/32" = 1'-0"

NO.	REVISIONS	DATE

LJM Architects
 813 Sherbrooke Drive Sheboygan, WI 53081
 Phone (920) 400-1600 Fax (920) 400-1400

NEW STORAGE BUILDING FOR:
 TRANSPOR STORAGE
 14TH AND WISCONSIN AVENUE
 SHEBOYGAN, WI 53081

SHEET TITLE

DRAWN BY
 JA

CHECKED BY
 EJ

DATE
 05-08-17

PROJECT NO.
 1718

SHEET NO.

A2.2









CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Sheboygan Area School District to construct new building additions, to reconstruct the parking lot and to add a new access drive along Pershing Avenue at Pigeon River and Elementary School for the Arts and Academics (ESAA) at 3508 N. 21st Street. SR-5 Zone

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

REPORT DATE: May 26, 2017

MEETING DATE: May 30, 2017

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The Sheboygan Area School District is proposing to construct building additions on the east and west ends of Pigeon River School and Elementary School for the Arts and Academics (ESAA) located at 3508 N. 21st Street. The applicant states:

- This is an elementary school for kindergarten through 5th grade education. Current enrollment is 439 students (278 students at Pigeon River and 161 students at ESAA).
- The project includes additions on the east and west ends of the school.
- The proposed one-story east addition with a mechanical penthouse is approximately 5,340 square feet. This addition includes a cafeteria, kitchen and support spaces.
- The proposed one-story west addition is approximately 2,900 square feet. This addition includes an office for the ESAA school, art/music room and support spaces.
- The additions will provide additional support spaces for both Pigeon River and Elementary School for the Arts and Academics (ESAA) schools and eliminate scheduling conflicts with shared spaces that include the gymnasium, cafeteria, art and music. The school currently has a multi-purpose room that is used as a cafeteria and a gymnasium. Secure entries will be provided to both schools.

- Pigeon River Elementary was originally built in 1980. Additions were added in 1990 and 2002. The exterior of the building consists primarily of a blend of reddish brown modular face brick. The roof edge is dark brown. The existing clad wood windows and roof trim are brown with clear glass. Curtainwall and storefront framing is medium to dark brown.
- The proposed addition will continue with blend of reddish brown modular size face brick. The exterior windows and roof edge will match the brown finish used on the existing facility.
- The east hard surface playground will be replaced and moved to the north side of the school. The west hard surface playground will be expanded.
- The existing parking lot and access drives will be completely removed and replaced. The new parking lot area will have a separate bus loop. This loop serves to separate parent vehicle traffic from bus traffic to help create a safer environment and ease congestion off of N. 21st Street. Four (4) regular, one (1) special education and one (1) city tripper buses serve the school in the morning and afternoon. This proposed bus loop is accessed off of Pershing Avenue. This access point will have automatic gates to prevent unauthorized vehicles from entering at this location. These gates will otherwise be closed at all times. The entry gate will be activated either by remote control or card access by the bus drivers or authorized school personnel. The exit gate will be controlled through an underground activation loop.
- The authorized users of the Pershing Avenue driveway would include:
 - School buses, two (2) times per day, drop off and pick up.
 - School maintenance personnel for snowplowing.
 - Site maintenance specific to that side of the property.
 - Contractors for maintenance/repairs specific to that side of the property, and only if necessary (Contractor will initially report to facility via 21st street, access to Pershing will only be granted for case specific repairs, such as access to tools in vehicle to repair a problem on that side of the facility).
- No school staff parking or access, no deliveries. Staff parking and deliveries will all occur off of 21st street.

STAFF COMMENTS:

One of the main concerns with this proposal is the new access drive that is proposed to access Pershing Avenue at the southwest corner of the property. This is a new access drive will permit buses to gain access to the elementary school from Calumet Drive through the residential neighborhood along Pershing Avenue, N. 25th Street and N. 26th Street.

The Plan Commission may want to have the applicant explain exactly what they mean by SASD authorized school personnel.

Provided this driveway cannot be used by staff members (73 people), parents, etc. and can only be accessed by buses and SASD authorized school personnel, staff does not have an issue with this proposal.

Presently, there is no sidewalk on the elementary school property along Pershing Avenue at the southwest and southeast corners of the property. The SASD will be required to install sidewalk in these areas to infill this missing gap of sidewalk.

The site plan indicates that the Pigeon River monument sign is to be reconstructed. No formal sign permit proposal has been submitted at this time.

The applicant is requesting the following variance:

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

ACTION REQUESTED:

Staff recommends approval of the conditional use/sign permit and variance 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, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. 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 and landscaping bufferyard criteria are being met.
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
5. Outdoor storage of materials, products or equipment shall be prohibited.
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. 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 streets and/or properties.
8. 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.
9. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs.
10. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
11. All areas used for parking or maneuvering of vehicles shall be paved.

12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. The new Pershing Avenue access drive/entrance gate shall be utilized by SASD authorized personnel only. This access drive shall not be used by the general public including but not limited to school staff, parents, the public etc.
14. Applicant is required to construct sidewalk at the southwest and southeast corners of the school property along Pershing Avenue to complete these sidewalk gaps.
15. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
16. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
17. Applicant will provide adequate public access along Pershing Avenue and N. 21st Street and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
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. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
20. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
21. 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. 629330
MAP NO. 10 301 001
ZONING CLASSIFICATION: SR-5

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/30/17

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

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

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$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: Mark K. Schuchardt

ADDRESS: 1227A N. 8th Street E-MAIL: mschuchardt@brayarch.com

PHONE: (920) 459-4200 FAX NO. _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Pigeon River Elementary School

ADDRESS OF PROPERTY AFFECTED: 3508 N. 21st Street

LEGAL DESCRIPTION: See attachment

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

See attachment

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

See attachment

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Add separate bus and maintenance vehicle access loop off of Pershing Ave. The entry/exit will be controlled by a gate. Car access will not be permitted.



Addition and Remodeling to: Pigeon River Elementary School



City of Sheboygan Conditional Use Permit Application Submittal

May 9, 2017



1227A North 8th Street ■ P.O. Box 955 ■ Sheboygan, Wisconsin 53082-0995
920.459.4200 ■ www.brayarch.com

ADDITIONS & REMODELING TO
PIGEON ELEMENTARY SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3247P



Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Tuesday | May 9, 2017

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ADDITION & REMODELING TO
PIGEON RIVER ELEMENTARY SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3247P

Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Tuesday | May 9, 2017



CITY OF SHEBOYGAN – CONDITIONAL USE PERMIT APPLICATION

DESCRIPTION OF EXISTING OPERATION

The current property is used for the delivery of kindergarten through 5th grade education. Current enrollment is 278 students at Pigeon River and 161 students at the Elementary School of Arts and Academics (ESAA). Typical school hours are from 8:25 am to 3:45 pm. Monday through Friday during the school year.

DESCRIPTION OF PROPOSED OPERATION

The additions will not affect the proposed operation of the facility. The facility will continue educating elementary students. The existing building is home for both Pigeon River Elementary and the ESAA schools. The proposed land use is Indoor Institutional per Section 15.206(3)(C.) Indoor Institutional includes schools.

DESCRIPTION OF PROPOSED PROJECT

The project includes additions on the east and west ends of the school. The proposed one-story east addition with a mechanical penthouse is approximately 5,200 square feet. This addition includes a cafeteria, kitchen and support spaces. The proposed one story west addition is approximately 2,800 square feet. This addition includes an office for the ESAA school, art/music room and support spaces. The school is located near the corner of North 21st Street and Pershing Avenue. The additions will provide additional support spaces for both Pigeon River and ESAA schools and eliminate scheduling conflicts with shared spaces that include the gymnasium, cafeteria, art and music. The school currently has a multi-purpose room that is used as a cafeteria and a gymnasium. Secure entries will be provide to both schools.

The existing parking lot and access drives will be completely removed and replaced. The east hard surface playground will be replaced and moved to the north side of the school. The west hard surface playground will be expanded. The new parking lot area will have a separate bus loop. This loop serves to separate parent vehicle traffic from bus traffic to help create a safer environment and ease congestion off of North 21st Street. Four regular, one special education and one city tripper buses serve the school in the morning and afternoon. This proposed bus loop is accessed off of Pershing Avenue. This access point will have automatic gates to prevent unauthorized vehicles from entering at this location. These gates will otherwise be closed at all times. The entry gate will be activated either by remote control or card access by the bus drivers or authorized school personnel. The exit gate will be controlled through an underground activation loop.

DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS

Pigeon River Elementary was originally built in 1980. Additions were added in 1990 and 2002. The exterior of the building consists primarily of a blend of reddish brown modular face brick. There are multiple blends of brick. The west addition will be a close match to the existing west end and the east addition will be as close of a match to the east end. The roof edge is dark brown. The existing clad wood windows and roof trim are brown with clear glass. Curtainwall and storefront framing is medium to dark brown. Please reference the attached photographs.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS

The proposed addition will continue with blend of reddish brown modular size face brick with as close of a match as possible.

The exterior windows and roof edge will match the brown finish used on the existing facility. Please reference the attached renderings.



DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT

Pigeon River Elementary is located in a Suburban Residential 5 (SR-5) Zone and is considered an Indoor Institutional use. Parking requirements include one stall per teacher and per staff member, plus one space per two classrooms. The existing facility has 114 parking stalls. The facility including both schools will have 73 staff members next year and 26 classrooms. Of the 73 staff members, 45 are full-time and 28 part-time. The new parking lot will provide 106 stalls plus staging/parallel parking for 25 cars in the drop off lane. Parking requirements have been met. Residences are located to the north, south and west. To the east of the facility is a business.

LEGAL DESCRIPTION OF PROPERTY

Part of the Northwest Quarter (NW1/4) of the Southwest Quarter and part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 10, Township 15 North, Range 23 East described as follows: Commencing at the Northwest corner of Block 4, Plat of Koning Estates, thence North 88° 31' West, along the North line of said Plat, 110.28 feet to a point on the Northerly line of Pershing Avenue, 94.67 feet Easterly of the East line of the Plat of Sunvalley Estates, thence Northwesterly 94.58 feet along a curve to the left, whose radius is 226.64 feet, and whose long chord bears North 73° 44' 42" West and is 93.89 feet in length, to a point of tangency, thence North 85° 42' West along said North line 4.51 feet to the Southeast corner of Block 3, Plat of Sunvalley Estates, thence North along the East line of said Plat, 580.26 feet to the Southeast corner of Block 1 of said Plat, thence North 0° 03' 36" East along the East line of said Plat, 298.18 feet, thence South 83° 51' 30" East, 94.02 feet, thence North 71° 14' 54" East, 74.60 feet, thence North 55° 39' 54" East, 113.60 feet, thence North 60° 39' 54" East, 219.80 feet, thence North 71° 4' 54" East, 89.00 feet, thence North 62° 52' 54" East, 57.50 feet, thence North 78° 44' 05" East, 264.67 feet, thence South 0° 28' 09" East 534.81 feet, thence North 89° 55' 52" East, 446.00 feet to the West line of North 21st Street, 664.31 feet North of the North line of Pershing Avenue, thence South 0° 04' 55" West along said West line, 664.31 feet to said North line, thence North 88° 31' West along said North line, 106.25 feet to a point of curvature, thence Southwesterly 114.38 feet along a curve to the left, whose radius is 212.85 feet, and whose long chord bears South 76° 05' 20" West, and is 113.01 feet in length to the extreme East corner of Block 4, Plat of Koning Estates, thence North 88° 31' West along the North line of said Plat, 873.73 feet to the place of beginning.

Tax Key No: 59281629330

For informational purposes only: 3508 North 21st Street, Sheboygan, WI 53083



South Elevation - Main Entry



Southeast Gym Elevation



ESSA - Southwest



ESSA - South

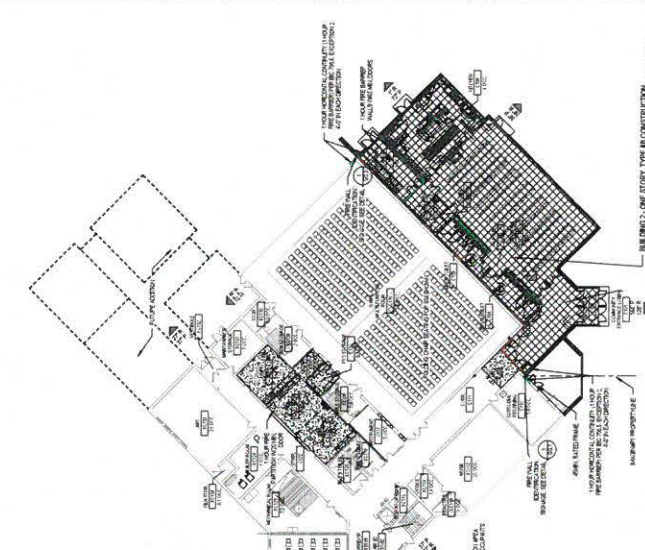
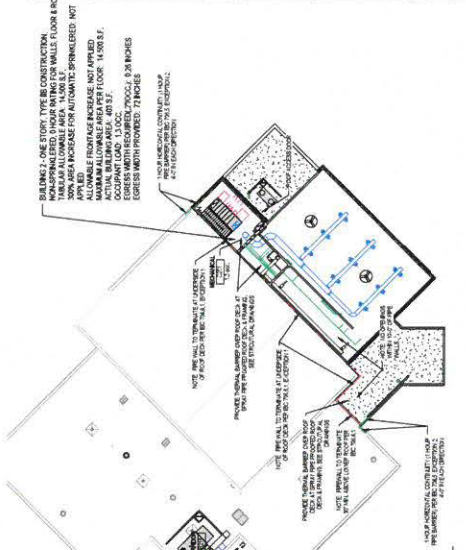
Pigeon River Elementary School

Existing Exterior

May 9, 2017



500 ft



LIFE SAFETY SYMBOLS

- MINIMUM PROPERTY AREA
- STAMPING SYSTEM @ STAGE B/C 14.7
- 1 HOUR STEEL WALL ASSEMBLY
- SEE NOTATIONS OR PLANS FOR TYPE
- 2 HOUR INTERIOR WALL ASSEMBLY
- SEE NOTATIONS OR PLANS FOR TYPE
- DOT = NOT PROVIDED
- P = PROVIDED
- EXISTING
- NEW ADDITION, 1.5x or 80' FT.
- LEVEL ALTERATION, 2.0x or 80' FT.

KEY PLAN

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.1

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.2

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MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.61

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.62

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.63

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.64

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.65

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.66

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.67

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.68

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.69

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.70

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.71

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.72

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.73

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.74

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.75

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.76

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.77

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.78

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.79

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.80

SEX	MALE	FEMALE
MINIMUM	3.30	3.30
MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.81

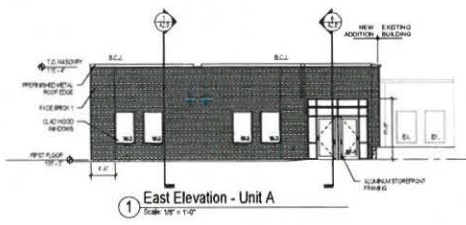
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MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.82

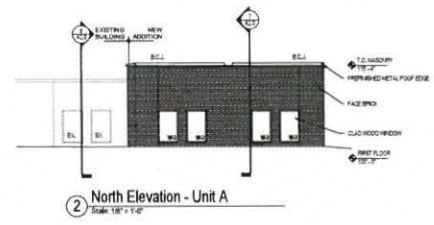
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MAXIMUM	4.10	4.10

MINIMUM TOTAL EGRESS REQUIRED PER TABLE 202.83

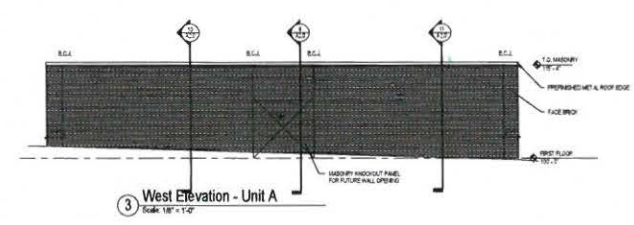
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MINIMUM	3.30	3.30
MAXIMUM	4.10	4.1



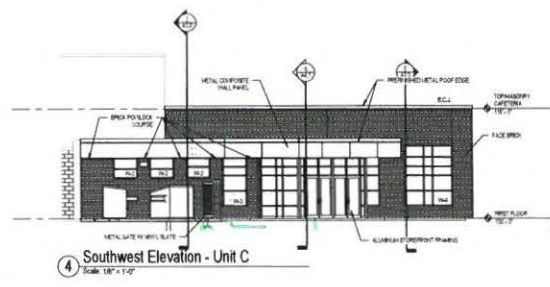
1 East Elevation - Unit A
Scale: 1/8" = 1'-0"



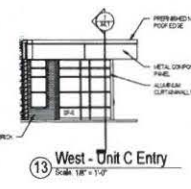
2 North Elevation - Unit A
Scale: 1/8" = 1'-0"



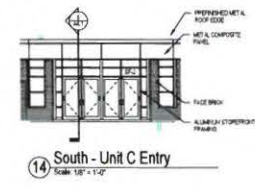
3 West Elevation - Unit A
Scale: 1/8" = 1'-0"



4 Southwest Elevation - Unit C
Scale: 1/8" = 1'-0"



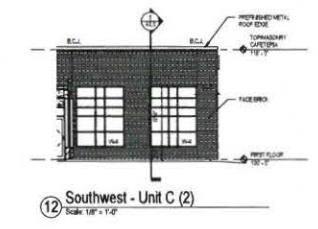
13 West - Unit C Entry
Scale: 1/8" = 1'-0"



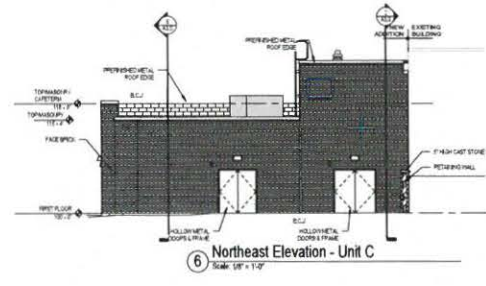
14 South - Unit C Entry
Scale: 1/8" = 1'-0"



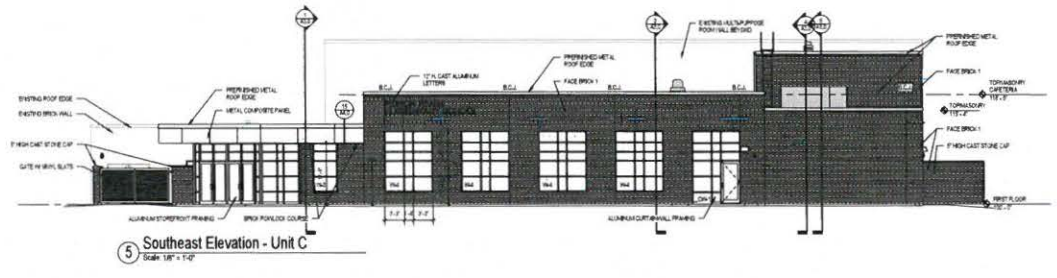
15 East - Unit C Entry
Scale: 1/8" = 1'-0"



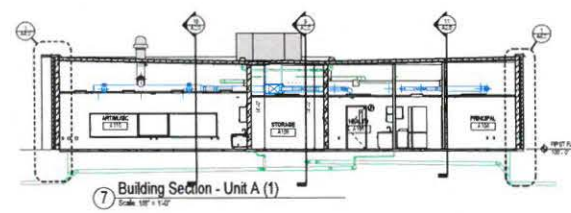
12 Southwest - Unit C (2)
Scale: 1/8" = 1'-0"



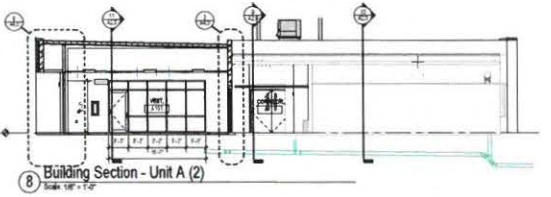
6 Northeast Elevation - Unit C
Scale: 1/8" = 1'-0"



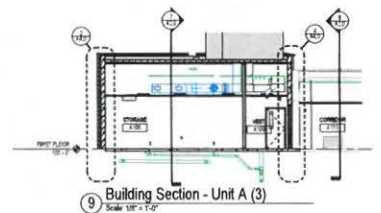
5 Southeast Elevation - Unit C
Scale: 1/8" = 1'-0"



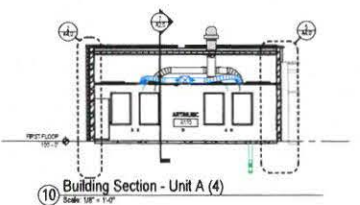
7 Building Section - Unit A (1)
Scale: 1/8" = 1'-0"



8 Building Section - Unit A (2)
Scale: 1/8" = 1'-0"



9 Building Section - Unit A (3)
Scale: 1/8" = 1'-0"



10 Building Section - Unit A (4)
Scale: 1/8" = 1'-0"



11 Building Section - Unit A (5)
Scale: 1/8" = 1'-0"

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Office Locations:
Milwaukee
825 S. 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0300
Shabogyan
1227A North 2nd Street
Shabogyan, Wisconsin 53082
T: 820.458.4300
www.brayark.com

Project Title:
Additions and Remodeling for:
Pigeon River Elementary School
Shabogyan Area School District
3500 North 21st Street, Shabogyan, WI 53083

REVISED:
A DATE DESCRIPTION

Project Number:
3247P
Issued For:
Construction Documents
May 9, 2017
Sheet Title:
Exterior Elevations and Building Sections

Sheet Number:
A2.0

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Pigeon River Elementary School

Proposed Cafeteria Addition

May 9, 2017





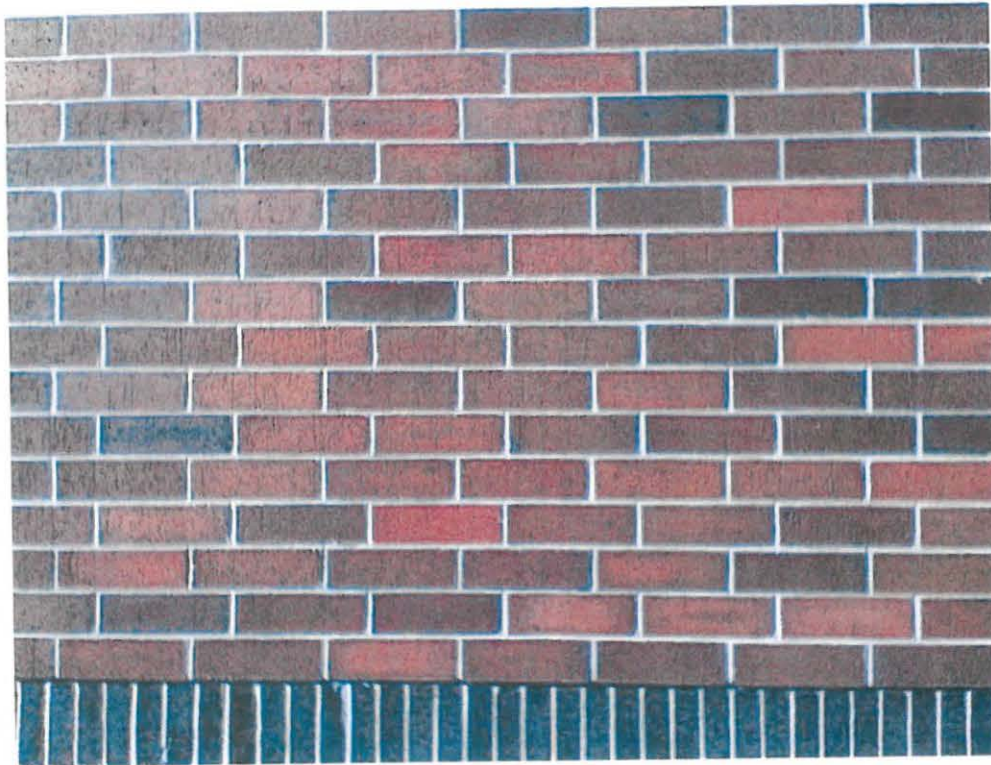
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Pigeon River Elementary School

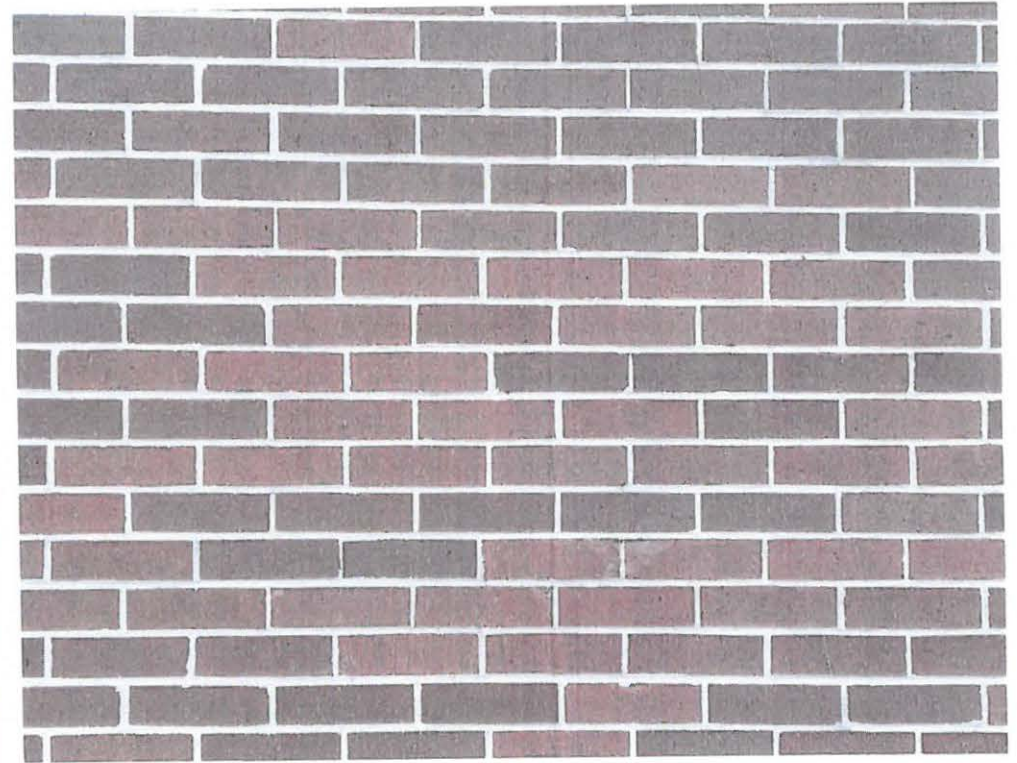
Proposed ESSA Addition

May 9, 2017





West End - ESSA



East End - Cafeteria

Pigeon River Elementary School

May 9, 2017

Brick Colors



DUMPSTER GATE



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- Code-Compliant
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- Cost Savings



Features & Benefits

- Professional grade extruded aluminum structural components
- Patented panel guide tracks
- Acrylicap® ABS with UV Co-Extruded cap on both sides
- Vertical and canted system in variety of styles and colors
- Attach above the curb for best ventilation

Turn-key services include:

- Design
- Construction
- Manufacturing
- Installation

Approved for use with:

and the list is growing...

Popular Applications:

RTUs	Air Chillers	Cooling Towers	Exhaust Fans	Equipment
HVACs	Air Handlers	Condensers	Cellular	Refrigeration Units

*Envisor has Zero Roof Penetration in 98% of all installations. Special conditions beyond our control occasionally will require additional supporting structure which may penetrate the roof structure and may effect roof load calculations.

MHTM™ MicroDrive

Magnetic.Access XL / XXL

You are looking for a reliable barrier to control vehicle access to an access road or industry facility with a lane width of more than 20 ft?

Magnetic.Access XL barriers were developed for lane widths between 20 ft and 27 ft, Magnetic.Access XXL for lane widths between 20 ft and 33 ft. Compared to other models of the award-winning MHTM™ MicroDrive series, these barriers come with an inner support frame that guarantees a very high stability.

Magnetic.Access XL and Magnetic.Access XXL barrier packages include the complete barrier including the MGC Pro control unit, a MicroBoom XL barrier boom and an integrated 2-channel loop detector. The functionality of the barrier can be easily extended via pluggable modules (optional).

- » **tall housing with straight barrier boom (MicroBoom XL)**
- » **lane width max. 32 ft**
- » **safe control unit (EN 13849)**
- » **80% more connectivity (I/O, TCP/IP, RS-485, etc.)**
- » **power consumption max. 30 W**
- » **maintenance-free MHTM™ XL drive unit**
- » **high ease of use**

Access
Parking
Toll



Design and quality

Magnetic.Access XL / XXL barriers impress with sophisticated and enduring design. The modularly designed housing made of extruded aluminium profiles and the inner steel frame with surface protection offer best protection against corrosion.

The MHTM™ product line is winner of the red dot award: product design 2012.



Control unit

The control unit MGC Pro is compliant with EN 13849. It is located directly underneath the top cover and can be accessed from all sides. Configuring the barrier is easily accomplished via the LCD's intuitive user interface that can be navigated with just 4 push-buttons. The functionality may be easily extended via optionally available modules.



Drive unit

The MHTM™ XL drive unit is not only astonishing because of its small dimensions. You also get a high torque with an extremely minimized power consumption. The high torque guarantees best operation even under severe weather conditions (heavy winds, snow, etc.).

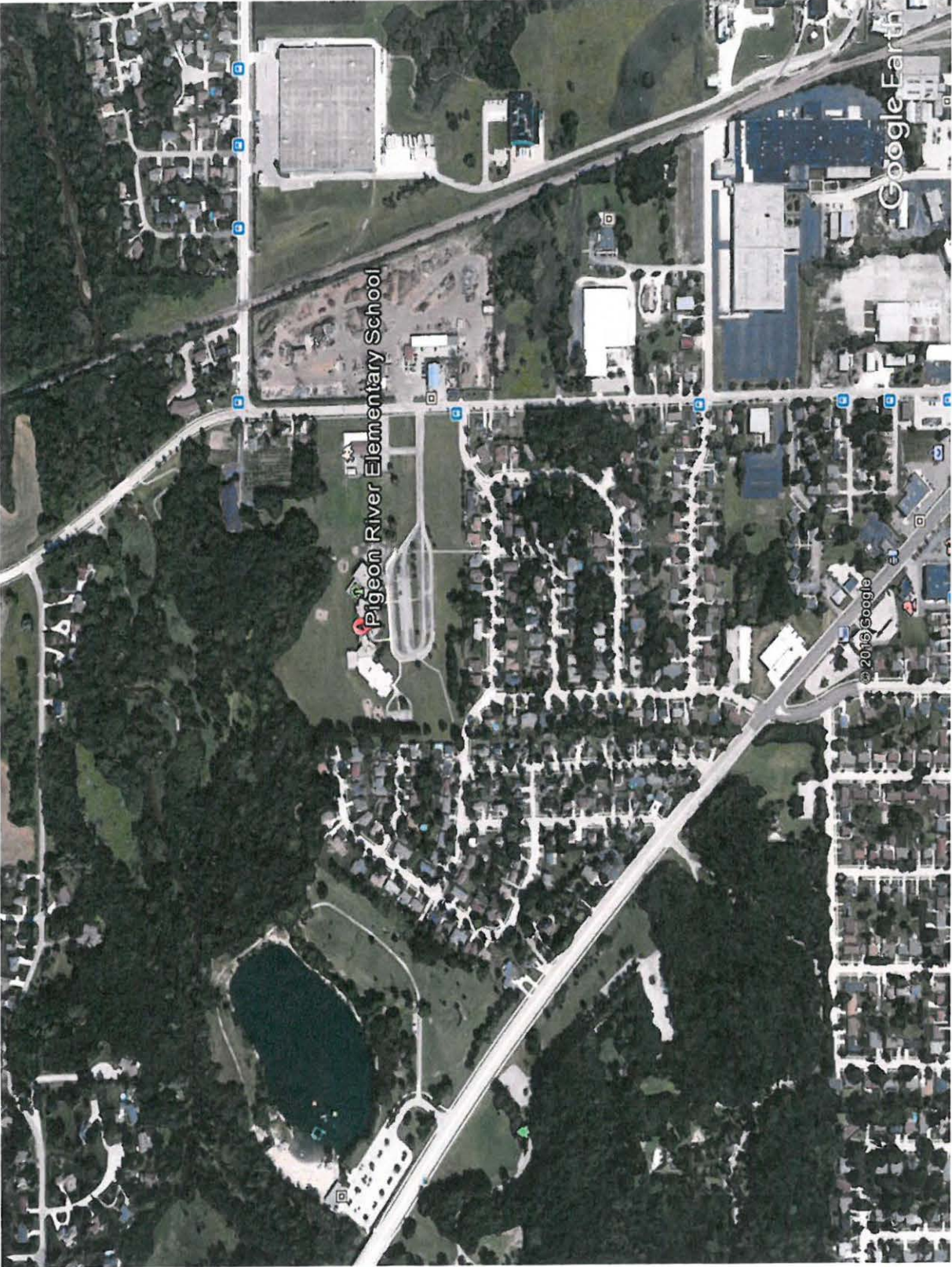
The motor, motor control and gearing are all combined in one compact drive unit.

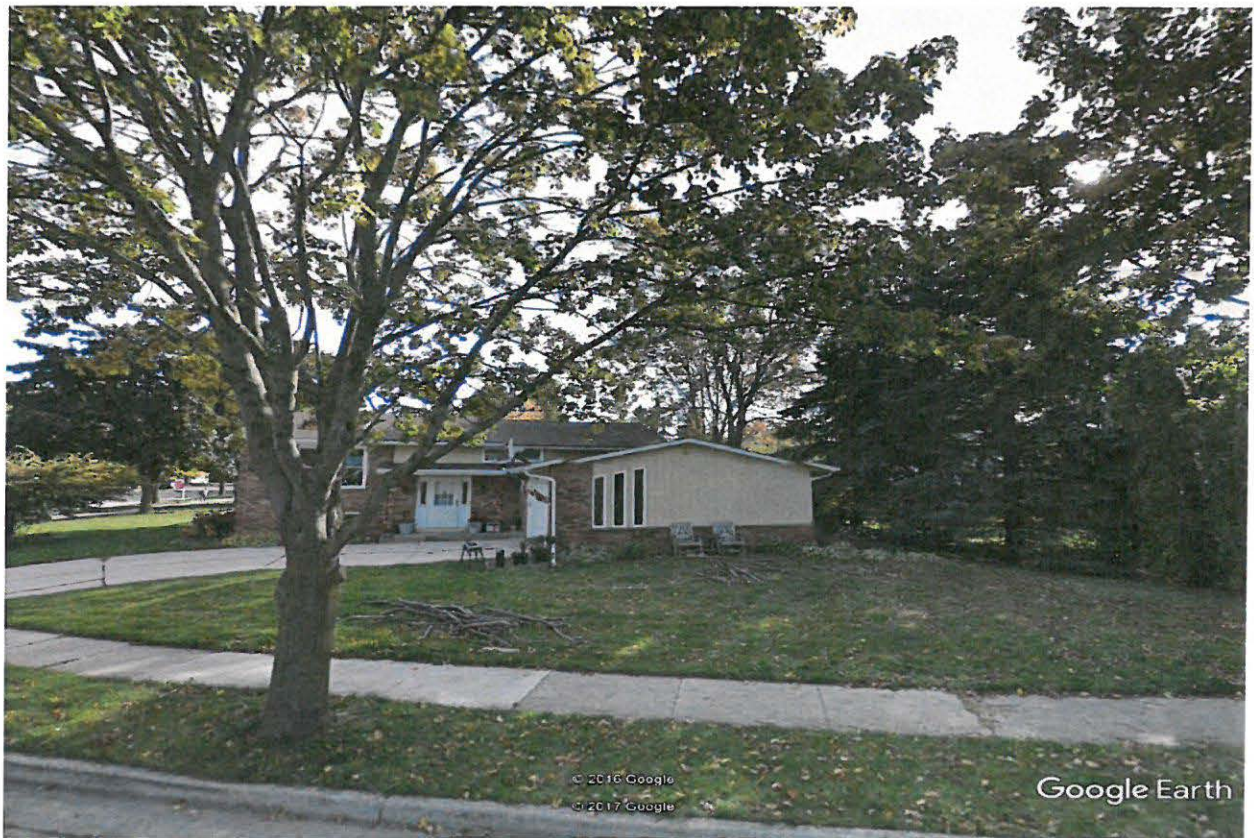


MicroBoom XL

MicroBoom XL barrier booms are straight booms designed especially for Magnetic.Access XL/ XXL barriers. Up to 20 ft the boom is made of one solid boom profile, longer booms have an additional connector and a smaller boom profile as extension.

MicroBoom XL booms are equipped with a foamed edge protection which offers best protection against damages and harm to people.





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R. C. No. 16-17-18 by Public Safety to whom was referred R. O. No. 2-17-18 by the City Clerk submitting a communication from Angela Smith who resides at 1410 Illinois Ave. raising concerns regarding Thomas Industries' noise and lighting.

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

REPORT DATE: May 25, 2017

MEETING DATE: May 30, 2017

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

This is a complaint from Angela Smith who resides at 1410 Illinois Avenue pertaining to how noise and lighting from Thomas Industries is impacting their house and neighborhood.

STAFF COMMENTS:

This is an item that should have been referred directly to city staff to follow-up with as this is a zoning code issue. The Sheboygan Police Department has already made contact with the parties in hopes of resolving the issues. Planning Department staff will work with the Police Department and Ms. Smith in hopes of finding a solution that is acceptable to both parties.

ACTION REQUESTED:

Motion to recommend to Common Council to file R. C. No. 16-17-18 by Public Safety to whom was referred R. O. No. 2-17-18 by the City Clerk submitting a communication from Angela Smith who resides at 1410 Illinois Ave. raising concerns regarding Thomas Industries' noise and lighting..

ATTACHMENTS:

- I. Letter from Ms. Smith at 1410 Illinois Avenue.

VI

Other Matters

8.2

R. C. No. 16 - 17 - 18. By PUBLIC SAFETY. May 15, 2017.

Your Committee to whom was referred R. O. No. 2-17-18 by the City Clerk submitting a communication from Angela Smith who resides at 1410 Illinois Ave. raising concerns regarding activities of Thomas Industries that may possibly violate noise and lighting ordinances of the City of Sheboygan; recommends that the document be referred to the City Plan Commission.

City Plan

[Signature]

[Signature]

Committee

I HEREBY CERTIFY that the foregoing Committee Report was duly accepted and adopted by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

III

4.5

R. O. No. 2 - 17 - 18. By CITY CLERK. May 1, 2017.

Submitting a communication from Angela Smith who resides at 1410 Illinois Ave. raising concerns regarding activities of Thomas Industries that may possibly violate noise and lighting ordinances of the City of Sheboygan.

Pub Safety

City Clerk

Richards, Susan

From: Scott Lewandoske <sheboygan@bytehead.com>
Sent: Tuesday, April 25, 2017 6:47 AM
To: Richards, Susan
Subject: Citizen complaint

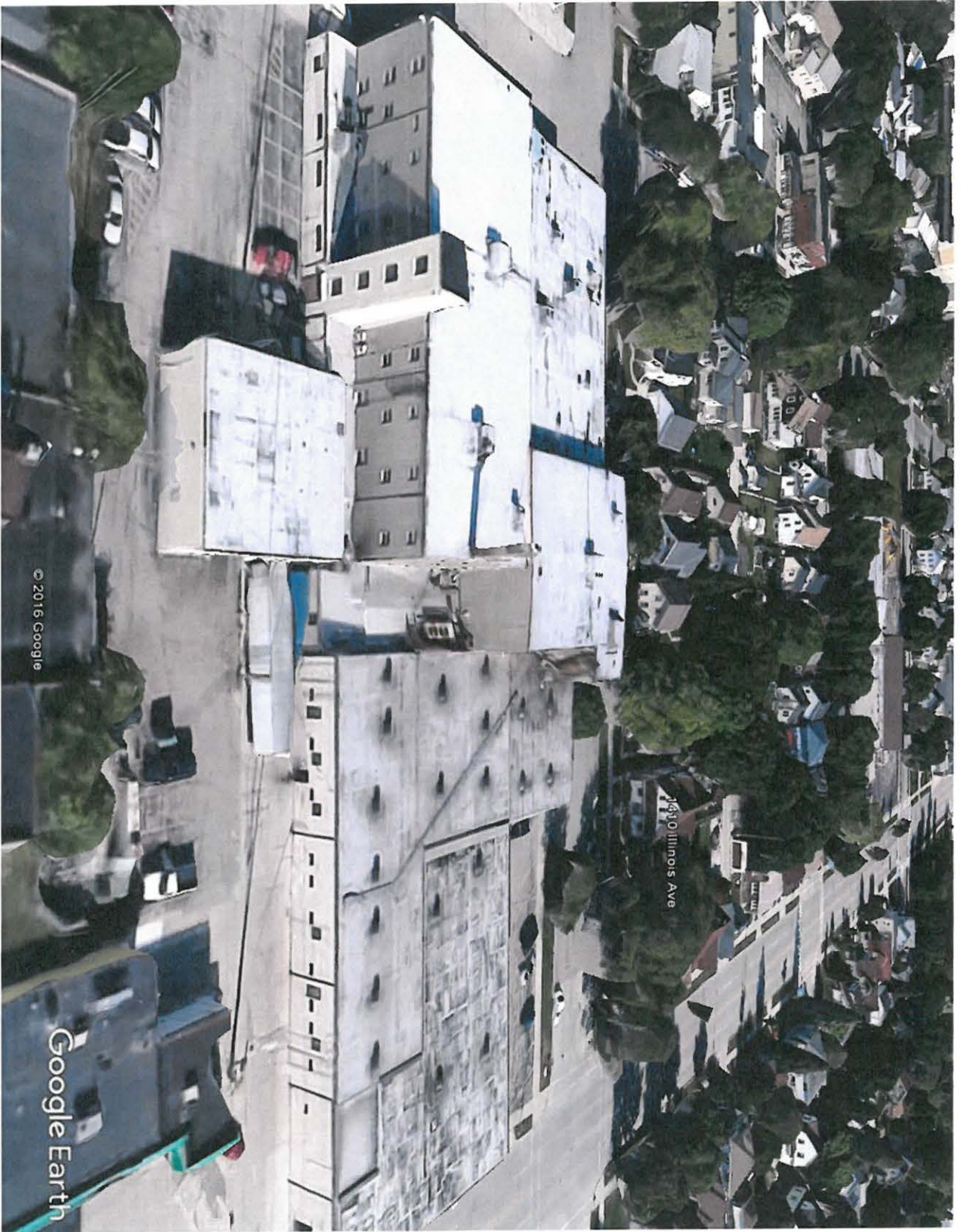
Sue,

yesterday, i received the following message as a private message on Facebook. Could this be referred to a committee for action? I'm not sure which committee, since committees were just reorganized.

This is from Angela Smith. "

I live at 1410 illinois avenue. I voted for you as alderman. Ive been living here a while now, and every spring, Thomas Industries starts opening windows and garage door at night and all 8 of us over here have a hard time sleeping. when summer comes, we can absolutely NOT have windows open at night because of the noise created from Thomas Industries. We are forced to make our 6 kids sleep on the living room floor, by the air conditioner, while my husband and I are miserably hot. There are noise ordinances; there are zoning areas, and I dont think they are related at all. If our neighborhood is zoned mixed (I dont know what its zoned), its irrelevant because do not the residents of this neighborhood have a right to peace and quiet between the hours of 11pm and 7am? I have called the police about this, on especially loud nights, when the worker is playing on the forklift, and I have to hear the beep beep backing up, and when they throw metal blocks (whatever they melt) into the metal machine.. the dispatcher s are rude, and the cops think they cant do anything; li, e I have no right to complain, because, "its a factory". Are they out of the police' jurisdiction?? Also, they have bright led spot lights installed in their parking lot now. They are in violation of the city lighting ordinance. I called and think I spoke to the building inspector or person in charge of enforcing lighting?? Anyways, he told me he would look into it and it would take some time. How long shall I keep on waiting, because this was 9 MONTHS AGO!!! I appreciate the assistance and dedication u provide to citizens in Sheboygan. I was born and raised here, and I believe there MUST BE something u can help me with, as ive been trying for years. I cant just pack up because we have 6 children. There is like no 3 bedrooms available, much less 4 as we would need. Only one of our children is a boy, 9, the girls are 16, 14, 13, 11, and 5... too many to stuff in one room, so, we would HAVE to have a 4 bedroom, and those are rare. Our rent is \$575 here, and even if we found another 4 bedroom somehow, chances are either its a dump; or its Way above our price range. So, we are really stuck here. And we cant stand the noise. we are the only house directly facing the garage where the noise is amplified. Also, mpst of our neighbors on this block are older, therefore may not hear as well, so not to complain about the noise. Hopefully, u will be able to help!!!!"

Scott Lewandoske
5th District Alderman.



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