

**\*\*\*ATTACHMENTS\*\*\***

**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use and variance application by Anchor of Hope Pregnancy Center of Sheboygan to install new signage at 703 N. 9<sup>th</sup> Street. CC Zone

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

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**REPORT DATE:** May 5, 2017

**MEETING DATE:** May 9, 2017

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Anchor of Hope Pregnancy Center of Sheboygan is proposing to install new signage at 703 N. 9<sup>th</sup> Street. The applicant states:

- New Hope Pregnancy Center of Sheboygan, Inc. is a 501(c)(3) pregnancy medical center offering free services and resources to Sheboygan County residents. We support individuals experiencing unplanned pregnancies or related concerns with pregnancy tests, limited obstetric ultrasounds, parenting classes, material support, and community referrals. We will be adding STD testing and treatment by the third quarter of 2017. All services are free of charge and confidential.
- As a community agency offering free service to Sheboygan County residents, we receive a number of referrals from partner agencies such as Health and Human Services, the Salvation Army, Lakeshore Community Health, TAPP, and others. The location and appearance of the building is insignificant and often unnoticed by lifelong Sheboygan residents. We are attempting to address that concern.
- Our goal with signage is multi-dimensional, therefore, we are proposing two different applications of signage to be used concurrently. As a new business in an obscure building, one of our desires is to affirm clients of our identity. This gives new clients walking through our doors for the first time, the confidence to know they are at the proper location. We also have a desire to protect the confidentiality of our clients. The Contravision 40/60 Perforated Window Film protects that identity by preventing onlookers from viewing activity within the reception area (west sign face) while allowing staff to see out.

The applicant states the following about the sign proposal:

- Applicant is proposing to install four (4) signs on their facility – two (2) signs on the west/N. 9<sup>th</sup> Street elevation and two (2) signs on the south/New York Avenue elevation.
- The 37sf (3.6 x 10) Anchor of Hope signs are composite metal and will be attached to the south and west soffits.
- The 34sf (6 x 5.6) Anchor of Hope logo signs are perforated window film and will be attached to windows on the south and west elevations. The perforated window film is an exterior application allowing us to see out the windows while providing some privacy for client protection.

**STAFF COMMENTS:**

The metal composite sign is a very basic design. The Plan Commission may want the applicant to consider adding some dimension to the letters of the sign to at least get some depth to the sign instead of just a flat panel in this visible downtown Sheboygan location. Interior lit channel letters would look really nice.

The applicant is requesting the following variances:

- Applicant is requesting to install four (4) wall signs - Maximum of two (2) wall signs permitted.

**ACTION REQUESTED:**

The Plan Commission may want to consider holding the item to give the applicant to resubmit a new wall sign design.

If the Plan Commission was to approve the request, staff would recommend approval of the conditional use/sign permit and variances subject to the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. If there are any amendments to the approved sign plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

PARCEL NO. 107430  
MAP NO. 23 329 003  
ZONING CLASSIFICATION: CC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 5/9/17

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

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

*pd*

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

**1. APPLICANT INFORMATION**

APPLICANT: Anchor of Hope Health Center / Jacky Drewry  
ADDRESS: 703 N. 9th St E-MAIL: hope@newhopephc.org  
PHONE: (920) 452-4673 FAX NO. (920) 395-2614

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: New Hope Pregnancy Center of Sheboygan, Inc.  
ADDRESS OF PROPERTY AFFECTED: 703 N. 9th St.

*N/A* LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: pregnancy medical center providing free pregnancy tests, ultrasounds, and parenting class

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: same as above

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Variance to install four (4) wall signs - Variance for 2 additional sign



703 N 9th Street  
Sheboygan, WI 53081  
(920) 452-4673  
[www.newhopephc.org](http://www.newhopephc.org)



Sheboygan City Plan Commission  
Attn: Steve Sokolowski  
828 Center Ave.  
Sheboygan, WI 53081

April 25, 2017

Commission Members,

I am writing to request approval of a variance for the installation of proposed signage for New Hope Pregnancy Center of Sheboygan, Inc. dba Anchor of Hope Health Center. We are a 501 (c)3 pregnancy medical center offering free services and resources to Sheboygan County residents. We support individuals experiencing unplanned pregnancies or related concerns with pregnancy tests, limited obstetric ultrasounds, parenting classes, material support, and community referrals. We will be adding STD testing and treatment by the third quarter of 2017. All services are free of charge and confidential.

The building was purchased by the board of directors in December of 2014 and was paid in full in December of 2016. The building is located on the south 1/2 of Lot 7, Block 130 in the City of Sheboygan and is zoned Central Commercial (per 2014 appraisal report). Prior to opening in August of 2015 a total building renovation was completed including the addition of a new furnace, flooring, and dry wall installation. Exterior improvements include a new rubber roof, soffit, and paint.

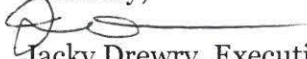
As a community agency offering free service to Sheboygan County residents, we receive a number of referrals from partner agencies such as Health and Human Services, the Salvation Army, Lakeshore Community Health, TAPP, and others. The location and appearance of the building is insignificant and often unnoticed by lifelong Sheboygan residents. We are attempting to address that concern.

Our goal with signage is multi-dimensional. Therefore, we are proposing two different applications of signage to be used concurrently. As a new business in an obscure building, one of our desires is to affirm clients of our identity. This gives new clients walking through our doors for the first time, the confidence to know they are at the proper location. We also have a desire to protect the confidentiality of our clients. The Contravision 40/60 Perforated Window Film protects that identity by preventing onlookers from viewing activity within the reception area (west sign face) while allowing staff to see out.

In this packet, I have attempted to provide the required information for your committee to overview. If I have neglected to answer any questions you may have, I am more than happy to provide that information or meet with the committee in person if required. I have also included some of our most recent client brochures for you to view.

Thank you for the work you do for the good of the City of Sheboygan and for your consideration of this application

Sincerely,

  
Jacky Drewry, Executive Director

Encl.

# ANCHOR OF HOPE



**SEXUAL HEALTH or  
PREGNANCY QUESTIONS?**



## Information on...

- Pregnancy Options
- Sexual Health (STDs)
- Relationships

## We can help...

- STD testing & treatment
- Pregnancy testing
- Ultrasounds
- Confidential support
- Community referrals
- Classes to earn free baby items
- Abortion recovery support

All services are:

**FREE**  
**Confidential**  
**Professional**

**AnchorOfHopeWI.org**

24/7 Help @ 800-712-HELP



# HOPE IS HERE

**AnchorOfHopeWI.org**

## In Person:

**703 N. 9th Street  
(West of Mead Library)  
Sheboygan, WI 53081**



Mead Public Library

**By phone: 920-452-HOPE (4673)**

**24-hour help: 800-712-HELP (4357)**

**Text "HELPLINE" to 313131**

**Email: [hope@anchorofhopewi.org](mailto:hope@anchorofhopewi.org)**



Free · Confidential · Professional

# ANCHOR OF HOPE



*Anchor of Hope does not perform,  
recommend or refer for abortion.*

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: Anchor of Hope Health Center, Jacky Drewry, Executive Director  
ADDRESS: 703 N 9<sup>th</sup> Street Sheboygan, WI 53081  
E-MAIL ADDRESS: jacky\_drewry@newhopephc.org  
PHONE: 920.452.4673 FAX NO: 920.395.2614

**2. OWNER INFORMATION**

OWNER OF SITE: New Hope Pregnancy Center of Sheboygan (Anchor of Hope Health Center)  
ADDRESS: 703 N 9<sup>th</sup> Street Sheboygan, WI 53081  
PHONE: 920.452.4673 FAX NO: 920.395.2614

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

NAME OF PROPOSED/EXISTING BUSINESS: Anchor of Hope Health Center, corporate or business name: New Hope Pregnancy Center of Sheboygan, Inc.

ADDRESS OF PROPERTY AFFECTED: 703 N 9<sup>th</sup> Street Sheboygan, WI 53081

USE OF PROPERTY: non-profit business

TYPE OF SIGN: metal, non-illuminated, flat mount, painted white, custom font and perforated window film

DESCRIPTION OF PROPOSED SIGN: We are proposing signage on the building consisting of composite metal directly mounted to the soffit in addition to perforated window film depicting the business logo.

**4.1 CONFIGURATION OF PROPOSED SIGN:**

**SIGN 1: Building West – composite metal mounted on soffit**

HEIGHT: 44 X WIDTH: 120 = TOTAL SQUARE FOOTAGE: 36.6

AMOUNT OF PUBLIC STREET FRONTAGE: West 75"

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: West 55 feet

SETBACK: 55' from street center

METHOD OF ATTACHMENT: direct mount to soffit

METHOD OF ILLUMINATION: Non-illuminated

SIGN MATERIALS: composite 1/8"

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: see sign 4

**4.2 CONFIGURATION OF PROPOSED SIGN:**

**SIGN 2: Building South – composite metal mounted on soffit**

HEIGHT: 44 X WIDTH: 120 = TOTAL SQUARE FOOTAGE: 36.6

AMOUNT OF PUBLIC STREET FRONTAGE: South 60'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: South 28'

SETBACK: 25' from street center

METHOD OF ATTACHMENT: direct mount to soffit

METHOD OF ILLUMINATION: Non-illuminated

SIGN MATERIALS: composite 1/8"

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: see Sign 4

**4.3 CONFIGURATION OF PROPOSED SIGN:**

**SIGN 3: Building West –Perforated Window Film (Exterior Application)**

**Window:**

HEIGHT: 71.5 X WIDTH: 67.5 = TOTAL SQUARE FOOTAGE: 33.5

**Door:**

HEIGHT: 58 X WIDTH: 22 = TOTAL SQUARE FOOTAGE: 8.86

Total: 42.36

AMOUNT OF PUBLIC STREET FRONTAGE: West 75"

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: West 55 feet

SETBACK: 55' from street center

METHOD OF ATTACHMENT: exterior surface of window

METHOD OF ILLUMINATION: Non-illuminated

SIGN MATERIALS: Contravision 40/60 Perforated Window Film

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: see sign 4

**4.4 CONFIGURATION OF PROPOSED SIGN:**

**SIGN 4: Building South – Perforated Window Film (Exterior Application)**

**Window:**

HEIGHT: 71.5 X WIDTH: 67.5 = TOTAL SQUARE FOOTAGE: 33.5

**Door:**

HEIGHT: 58 X WIDTH: 22 = TOTAL SQUARE FOOTAGE: 8.86

Total: 42.36

AMOUNT OF PUBLIC STREET FRONTAGE: South 60'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: South 28'

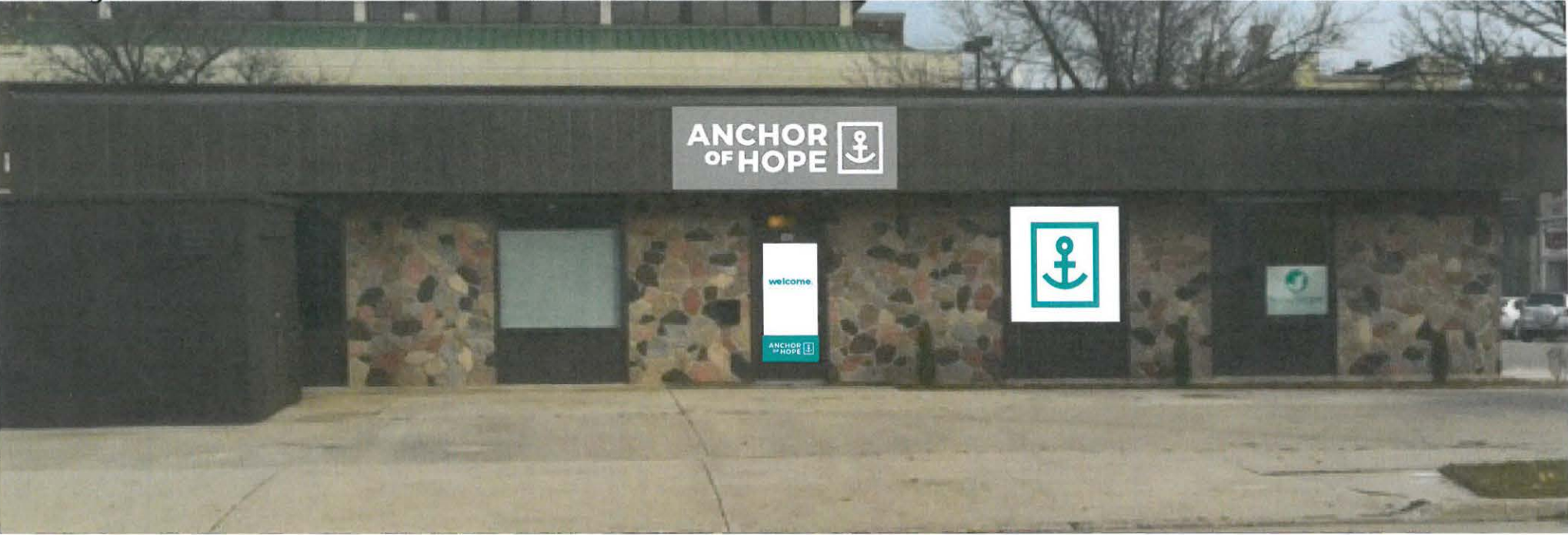
SETBACK: 25' from street center

METHOD OF ATTACHMENT: exterior surface of window

METHOD OF ILLUMINATION: Non-illuminated

West Sign Face

Final size is 44"x120"



South Sign Face

Final size is 44"x120"



Both sign faces will be 44"x120" UV Print  
 Both will be composite 1/8" Metal  
 directly mounted to the soffit with screws.



PARCEL NO. 500611  
MAP NO. 22 427 005  
ZONING CLASSIFICATION: UC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 5/9/17

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

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



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

**1. APPLICANT INFORMATION**

APPLICANT: Basudev Adhiahri  
ADDRESS: 1710 Indiana Ave E-MAIL: missionbda@gmail.com  
PHONE: ( ) 920-226-1786 FAX NO. ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Tidy Store Gas Station  
ADDRESS OF PROPERTY AFFECTED: 810 N.14th St  
LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_  
Gas station and Convenient Store

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_  
WE WILL BE ADDING APPROXIMATELY 1,500 SF OF STORAGE ROOM SPACE. PART OF THIS SPACE WILL BE CREATING A NEW WALK IN COOLER WITHIN THE CONVENIENT STORE SPACE

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

**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use and variance application by Basudev Adhiahri to construct additions to the existing Tidy Store Gas Station/Liquor Store located at 810 N. 14<sup>th</sup> Street. UC Zone

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

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**REPORT DATE:** May 5, 2017

**MEETING DATE:** May 9, 2017

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**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

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**BACKGROUND / ANALYSIS:**

Basudev Adhiahri is proposing to construct additions to the existing Tidy Store Gas Station/Liquor Store located at 810 N. 14<sup>th</sup> Street. The applicant states the following:

- In June of 2016, the Plan Commission approved a conditional use permit to remodel the existing convenience store and to add a new liquor store at Tidy Store Gas Station located at 810 N. 14<sup>th</sup> Street.
- Today, the applicant is proposing to add approximately 1,500sf of storage room space and walk-in cooler space to the 3,797sf building. Building will now be 5,300sf.
- The addition at the southwest corner is 647sf (20 x 32.3) and is for the new walk in cooler in the convenient store space.
- The addition at the northwest corner is 888sf (20 x 42.2) and is for additional storage.

**STAFF COMMENTS:**

The applicant owns the convenience, liquor store and gas station as well as the residence to the west at 1418 Wisconsin Avenue. It appears that the proposed addition will be located 16.3 feet from the rear property line (common property line). Minimum rear yard setback adjacent to residences is 25 feet, thus, the applicant is applying for a variance for this project.

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.

Staff has a number of questions that the Plan Commission should have the applicant address:

- Why is the applicant constructing two (2) new additions to the rear of the building instead of one addition that would eliminate the gap?
- The applicant has a total of three (3) soda machines located outside on the south side of the building. With the additional interior cooler space it would be nice to reduce the number of soda machines. What is the applicant's intent with these soda machines?
- The applicant was required to paint the south elevation of the building as part of the previously approved conditional use permit. As of today, the applicant has not completed the painting as required by the Plan Commission.
- Staff has received a number of inquiries questioning the look of the metal panels installed as part of the recent exterior remodel project (the Discount Liquor section of the building). The concern has to do with the look of the building and the dimples that appear on this elevation. The Plan Commission should ask the architect to explain why this is occurring and what specifically will be done to address this concern.
- The applicant also owns and appears to rent the residence to the west at 1418 Wisconsin Avenue. This property also needs to do some general lawn maintenance (maintain existing landscaping/shrubs and eliminating overgrown weeds).

The applicant is requesting the following variances:

- Requesting a 16.3 foot rear yard setback – Minimum residential rear yard setback is 25 feet.
- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

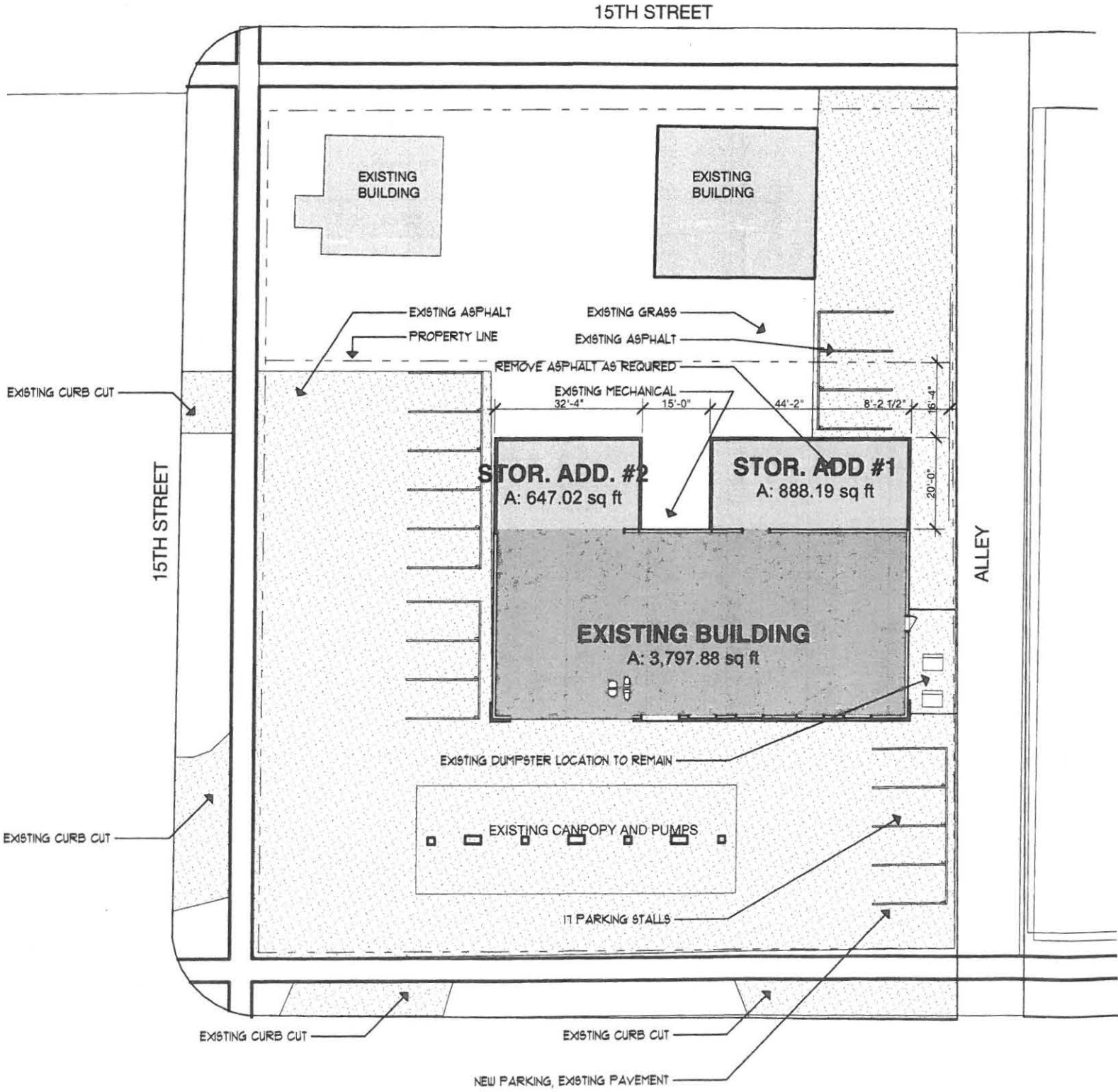
**ACTION REQUESTED:**

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

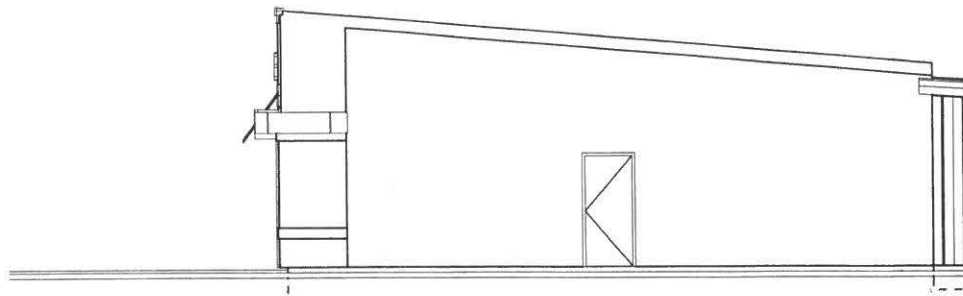
1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, alcohol, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a storm drainage plan prior to building permit issuance.
3. Submittal and approval of a landscape plan prior to building permit issuance
4. 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.).
5. Prior to occupancy of the new additions, the applicant shall paint the south side of the building a matching color so it blends in well with the existing building and new addition.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. 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.).
8. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
10. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation. Applicant shall be permitted to install individual letter signs only on the structure – no cabinet signs are permitted. Applicant may work with staff provided signs meet zoning ordinance requirements.
11. Any future proposal to remodel the existing canopy (including signage) will require submittal of new conditional use and architectural review applications that will need to be approved prior to receiving a building permit for such canopy project.
12. Absolutely no portion of the building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
13. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
14. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
15. Applicant will provide adequate public access along Wisconsin Avenue, N. 14<sup>th</sup>, N. 15<sup>th</sup> Street and the alley and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected.
16. Applicant shall properly maintain their landscaping at both of their properties located at 810 N. 14<sup>th</sup> Street (convenience store) and 1418 Wisconsin Avenue (single-family dwelling). Applicant shall remove the weeds, dead plant, etc. and properly maintain all landscape areas around the facility and site.
17. 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:**

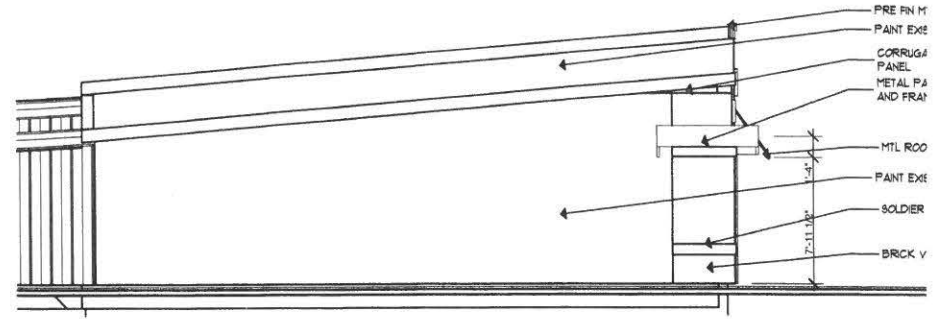
Conditional Use Permit Application and required attachments.



15TH STREET

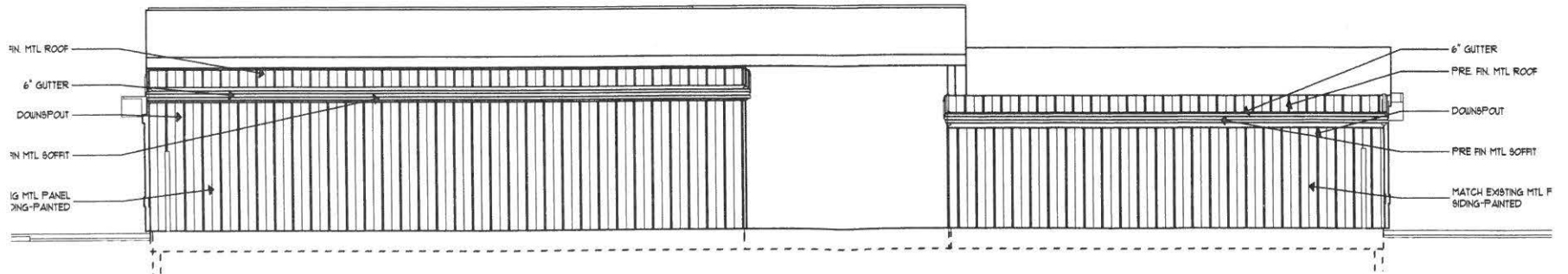


① **SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



② **SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

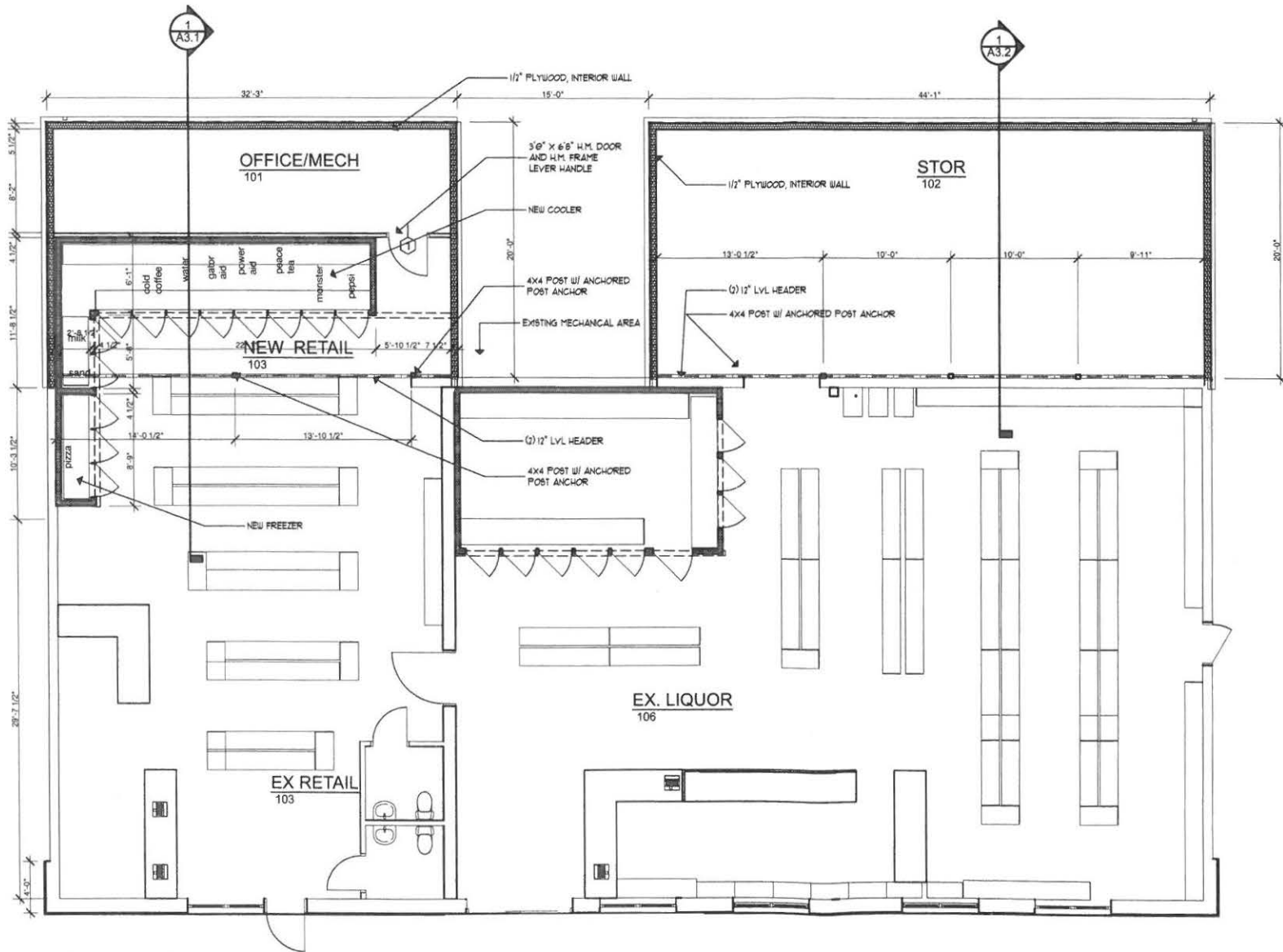
- PRE FIN M
- PANT EXE
- CORRUGA
- PANEL
- METAL PA
- AND FRAM
- MTL ROO
- PANT EXE
- SOLDER
- BRICK V



③ **REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

- FIN MTL ROOF
- 6" GUTTER
- DOWNSPOUT
- FIN MTL SOFFIT
- LG MTL PANEL
- EXISTING-PANED

- 6" GUTTER
- PRE FIN MTL ROOF
- DOWNSPOUT
- PRE FIN MTL SOFFIT
- MATCH EXISTING MTL F
- SIDING-PANED

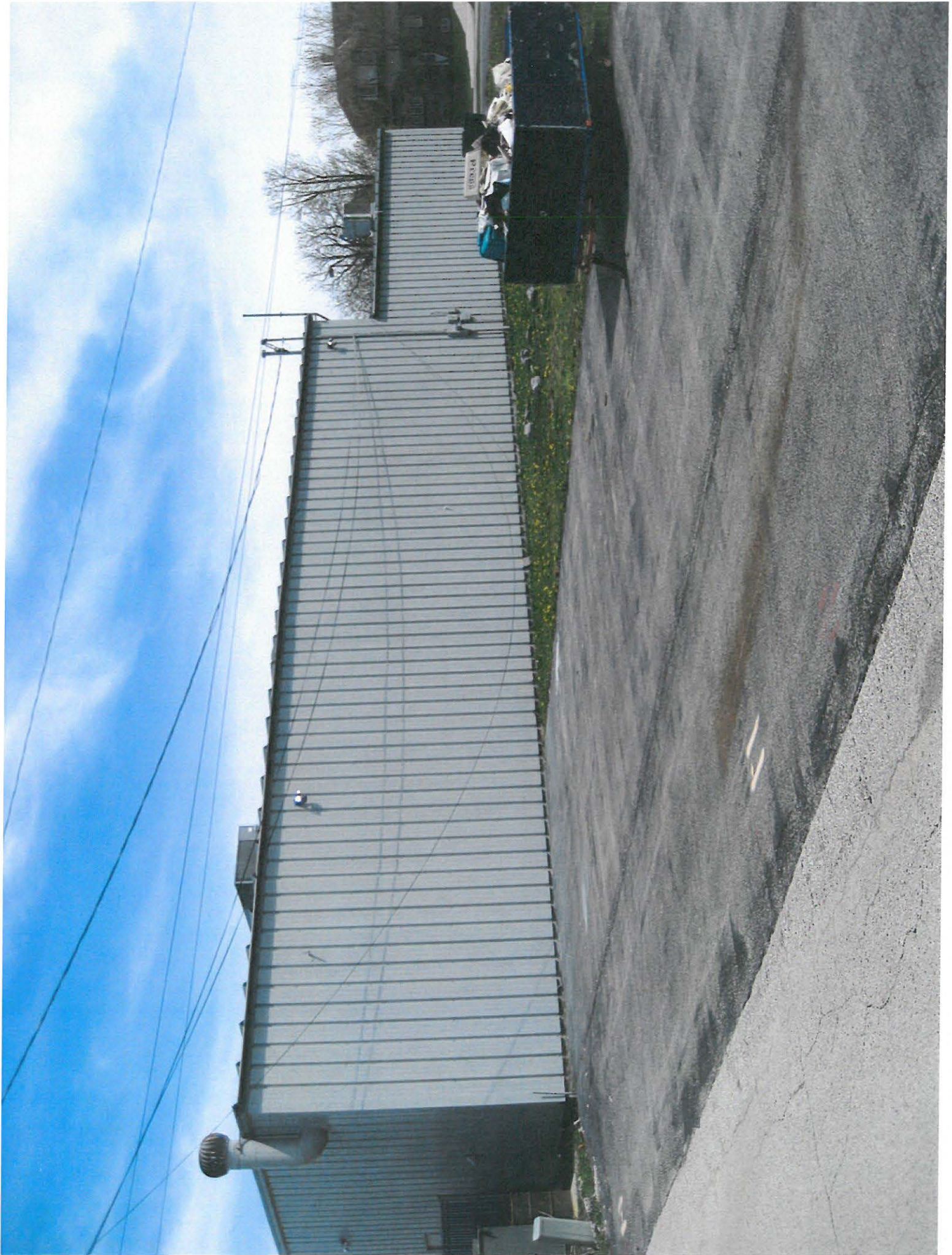


1 1st Floor Plan

SCALE: 1/8" = 1'-0"

ADDITION for:  
TIDY STORE

810 N. 14TH ST SHEBOYGAN WI 53081







SHEBOYGAN

# LIQUOR DEPOT

ARCTIC GLACIER

Nabors

Why Pay More? \$4.99

Why Pay More? \$4.99





**CERTIFIED SURVEY MAP**

OF LOTS 7, 8 & 9, BLOCK 120 OF THE ORIGINAL PLAT,  
CITY OF SHEBOYGAN,  
SHEBOYGAN COUNTY, WISCONSIN

PREPARED FOR: TIDY CAR  
810 N. 14TH ST.  
SHEBOYGAN, WI 53081

**1931884**  
**SHEBOYGAN COUNTY, WI**  
RECORDED ON  
**10/14/2011 10:40 AM**  
**ELLEN R. SCHLEICHER**  
**REGISTER OF DEEDS**  
**RECORDING FEE: 30.00**  
**EXEMPTION #**  
Cashier ID: 9  
PAGES: 2



North is referenced to the east line of block 120, having an assumed bearing of S00-14-00W



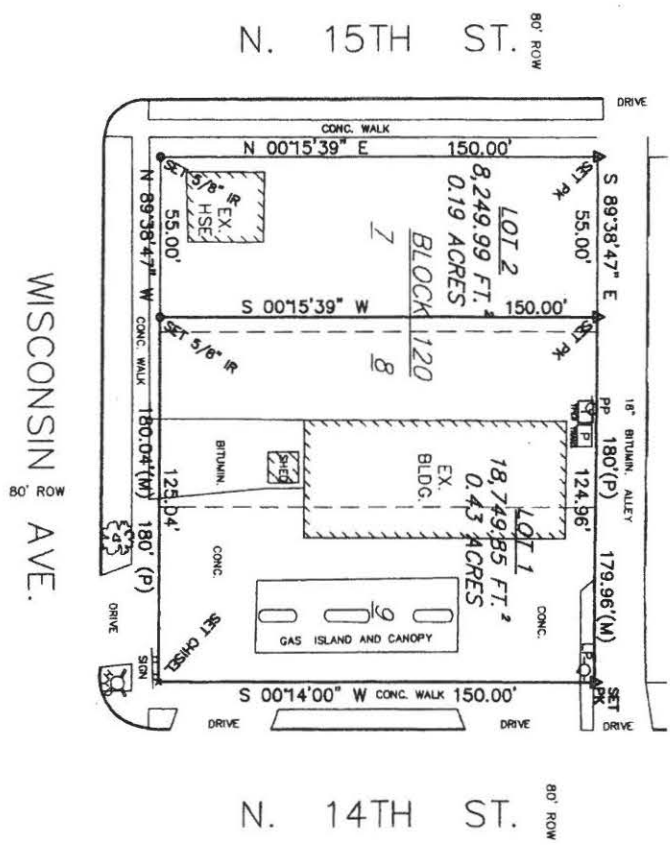
**TOTAL AREA**  
0.62 ACRES  
26,999.84 sq.ft.

**LEGEND**

- ⊕ = COUNTY MONUMENT
- = SET 5/8"x18" IRON ROD  
MIN. WT. 1.65 LBS./LIN.FT.
- = FND. 1' IRON PIPE
- △ = P.K. NAIL SET
- ▲ = P.K. NAIL FND.
- R = RECORDED
- COMP = COMPUTED
- D = DEEDED
- P = PLAT
- M = MEASURED



( IN FEET )  
1 inch = 50 ft.



VOL 25 PAGE 84



© 2016 Google  
Image Landsat / Copernicus

Google Earth



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Google Earth





Image Landsat / Copernicus  
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Image NOAA

Google Earth



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© 2018 Google

Google Earth

**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** R.O. 12-17-18 and G.O. 1-17-18 by Ald. Bitters and Nelson amending the City's Zoning Map to change the Use District Classification of property located at 2010 S. 19th St. from Class Urban Industrial UI to Class Neighborhood Residential NR-6 Classification (Parcel No. 413870).

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

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**REPORT DATE:** May 5, 2017

**MEETING DATE:** May 9, 2017

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Wisconsin Power and Light (WP&L) is proposing to rezone Parcel No. 413870 from Urban Industrial (UI) to Neighborhood Residential (NR-6). The applicant states the following:

- WP&L plans to rebuild the substation at 2010 S. 19th Street. Presently, the substation is located entirely on Parcel 414000 located at 2010 S. 19<sup>th</sup> Street. The reconstruction of the substation is proposed to be located on all three (3) parcels that WP&L owns in this area. In order to reconstruct the substation as proposed, WP&L will need to combine the three (3) parcels into one (1) new parcel.
- The existing substation parcel is zoned Neighborhood Residential (NR-6) while the two (2) vacant, undeveloped parcels are zoned Urban Industrial (UI). The City will not combine parcels that are zoned differently – will not create split zoned parcels.
- Therefore, the applicant is proposing to rezone the vacant, undeveloped UI parcels to NR-6. The proposed rezoning to NR-6 will permit WP&L the ability to combine all of three (3) parcels into one (1) new parcel.
- Once the parcel is created, WP&L can submit a conditional use permit to rebuild the substation because a Public Service Utility is a permitted conditional use in the NR-6 zone.

**STAFF COMMENTS:**

The surrounding neighborhood zoning is:

- The properties to the north are zoned Neighborhood Residential (NR-6) and Suburban Residential (SR-5).
- The properties to the south are zoned Urban Industrial (UI).
- The properties to the east are zoned Neighborhood Residential (NR-6).
- The properties to the west are zoned Urban Industrial (UI) and Suburban Residential (SR-5).

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

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to reconstructing and operating an electrical substation from this site.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Neighborhood Residential (NR-6) for Parcel No. 413870.

**ATTACHMENTS:**

Rezone Application and required attachments.

II

4.2

R. O. No. 13 - 17 - 18. By CITY CLERK. May 1, 2017.

Submitting an application from Alliant Energy for a change in the zoning classification of property located at 2010 S. 19<sup>th</sup> Street from Class Urban Industrial UI to Class Neighborhood Residential NR-6 Classification (Parcel No. 413870).

*City Clerk*

\_\_\_\_\_  
City Clerk

APR 27 '17 AM 9:44



Alliant Energy  
4902 North Biltmore Lane  
P.O. Box 77007  
Madison, WI 53707-1007

1-800-ALLIANT (800-255-4268)  
alliantenergy.com

April 27, 2017

City of Sheboygan  
Office of the City Clerk  
828 Center Avenue  
Sheboygan, WI 53081

RE: Application for Amendment of Official Zoning Map, Parcel 413870

Dear City Clerk, Plan Commission members and City Council members:

Please find attached a completed Application for Amendment of Official Zoning Map, along with a map of the property proposed to be rezoned.

Alliant Energy/Wisconsin Power and Light Company (WP&L) owns three parcels of land that comprise its Sauk Trail electrical substation property at 2010 S 19th Street, which is bordered on the west side by the Union Pacific rail corridor, on the north by an undeveloped section of Arizona Avenue and on the south by Union Avenue. The substation mostly occupies the northerly parcel, no. 414000, which is zoned NR-6 – Neighborhood Residential, but also occupies the northerly portion of parcel no. 413870, which is zoned UI – Urban Industrial. Parcel no. 413880 does not contain any portion of the substation and is zoned UI – Urban Industrial.

WP&L wants to rebuild the electrical substation due to the age of the existing facilities, which will provide for safe and reliable electrical power for the area the substation serves. To accomplish this, two of the three parcels need to be rezoned and then all three parcels need to be combined by certified survey map before the conditional use and architectural review applications can be submitted.

The proposed zoning map amendment furthers the purposes of the Zoning Ordinance by rezoning two parcels, which are zoned UI, to the same zoning classification as the third parcel, NR-6. The three parcels that comprise the substation property presently have a Neighborhood Preservation comprehensive plan designation, and the NR-6 zoning classification is consistent with that and will allow for a rebuild of the substation.

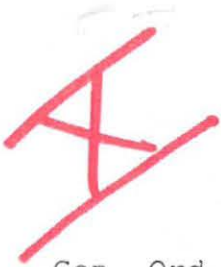
The proposed amendment will enable the three parcels to have a consistent zoning classification, which will allow for the existing use of the property to be maintained.

I appreciate the Plan Commission's and City Council's consideration of the proposed amendment of the official zoning map.

Sincerely,

A handwritten signature in blue ink that reads "Brian Cooke".

Brian Cooke  
Sr Real Estate Representative



7.1

Gen. Ord. No. 1 - 17 - 18. By Alderpersons Bitters and Nelson.  
May 1, 2017.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 2010 S. 19<sup>th</sup> Street from Class Urban Industrial UI to Class Neighborhood Residential NR-6 Classification (Parcel No. 413870).

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

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Urban Industrial UI to Class Neighborhood Residential NR-6 Classification (Parcel No. 413870):

Property located at 2010 S. 19<sup>th</sup> St. described as:

BEING PART OF LOTS 4, 18, 19 & 20 AND ALL OF LOTS 1, 2 & 3 AND THE VACATED EAST/WEST ALLEY ADJACENT TO SAID LOTS AND THAT PART OF VACATED S. 19TH ST. ADJACENT TO LOTS 1 & 20, BLOCK 2, GRAFF'S SUBDIVISION. LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 27, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

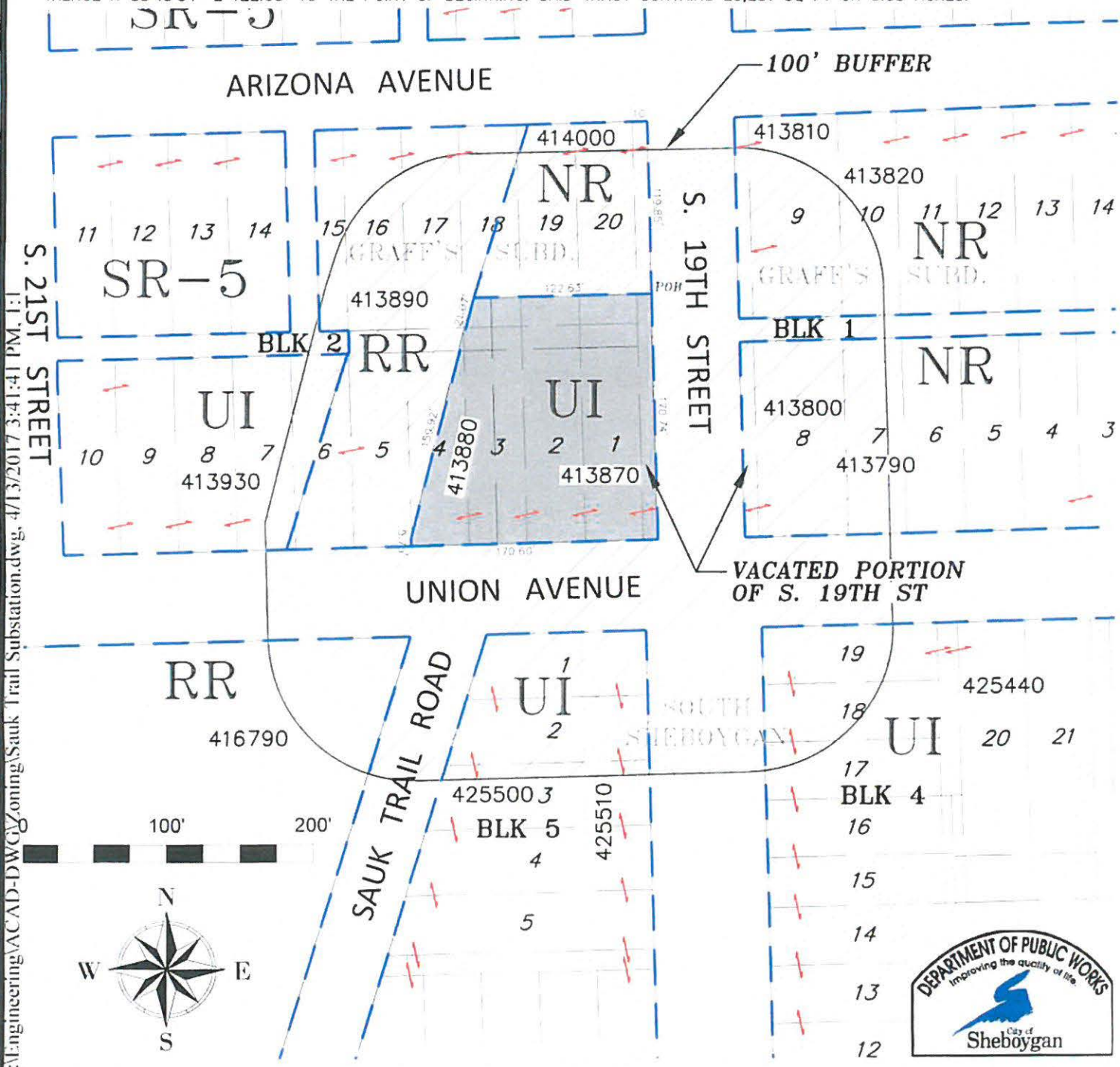
COMMENCING AT THE NE CORNER OF LOT 20, BLOCK 2 OF GRAFF'S SUBDIVISION, SAID CORNER BEING A POINT ON THE SOUTH R/W LINE OF ARIZONA AVE. THENCE N 88°24'57" E ALONG SAID SOUTH R/W LINE 10'± TO THE WEST R/W OF S. 19TH ST, THENCE S 01°39'47"E ALONG SAID WEST R/W LINE 119.85' TO THE POINT OF BEGINNING, THENCE CONTINUING S 01°39'47" E ALONG SAID WEST R/W LINE 170.74' TO ITS INTERSECTION WITH THE NORTH R/W LINE OF UNION AVE, THENCE S 88°34'07" W ALONG SAID NORTH R/W LINE 170.60' TO THE EAST R/W LINE OF THE UNION PACIFIC RR, THENCE N 01°39'47" W ALONG SAID EAST R/W LINE 5.75', THENCE N 14°10'45" E ALONG SAID EAST R/W LINE 150.92', THENCE N 17°04'42" E ALONG SAID EAST R/W LINE 21.07', THENCE N 88°43'34" E 122.63' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 25,281 SQ FT OR 0.58 ACRES.

*City Plan*

# PROPOSED ZONING CHANGE FROM UI TO NR SECTION 27, T. 15 N., R. 23 E.

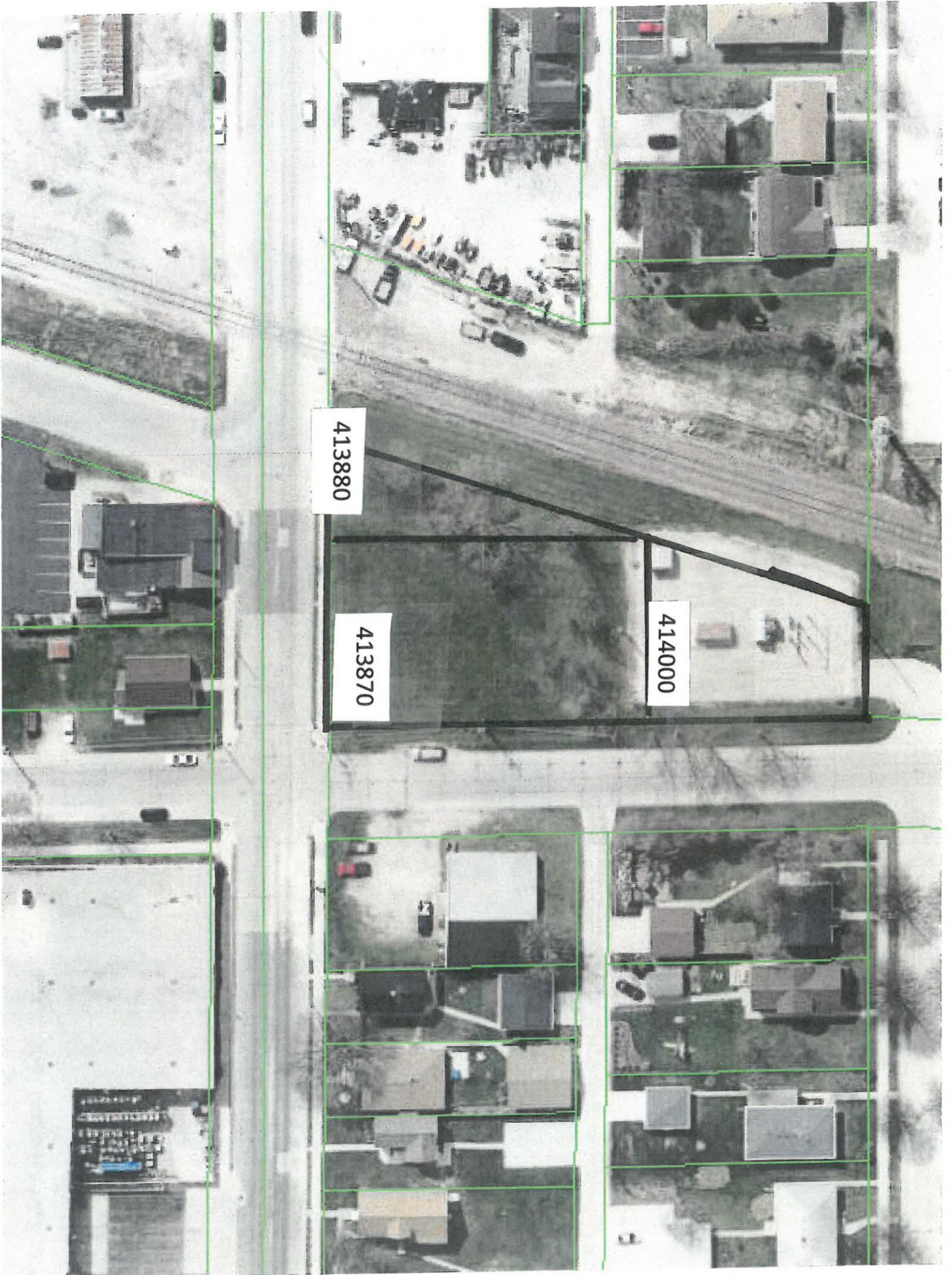
BEING PART OF LOTS 4, 18, 19 & 20 AND ALL OF LOTS 1, 2 & 3 AND THE VACATED EAST/WEST ALLEY ADJACENT TO SAID LOTS AND THAT PART OF VACATED S. 19TH ST. ADJACENT TO LOTS 1 & 20, BLOCK 2, GRAFF'S SUBDIVISION. LOCATED IN THE SE ¼ OF THE SW ¼ OF SECTION 27, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NE CORNER OF LOT 20, BLOCK 2 OF GRAFF'S SUBDIVISION, SAID CORNER BEING A POINT ON THE SOUTH R/W LINE OF ARIZONA AVE. THENCE N 88°24'57" E ALONG SAID SOUTH R/W LINE 10'± TO THE WEST R/W OF S. 19TH ST. THENCE S 01°39'47" E ALONG SAID WEST R/W LINE 119.85' TO THE POINT OF BEGINNING, THENCE CONTINUING S 01°39'47" E ALONG SAID WEST R/W LINE 170.74' TO ITS INTERSECTION WITH THE NORTH R/W LINE OF UNION AVE, THENCE S 88°34'07" W ALONG SAID NORTH R/W LINE 170.60' TO THE EAST R/W LINE OF THE UNION PACIFIC RR, THENCE N 01°39'47" W ALONG SAID EAST R/W LINE 5.75', THENCE N 14°10'45" E ALONG SAID EAST R/W LINE 150.92', THENCE N 17°04'42" E ALONG SAID EAST R/W LINE 21.07', THENCE N 88°43'34" E 122.63' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 25,281 SQ FT OR 0.58 ACRES.



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413880

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414000

**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** R.O. 12-17-18 and G.O. 1-17-18 by Ald. Bitters and Nelson amending the City's Zoning Map to change the Use District Classification of property located at 2010 S. 19th St. from Class Urban Industrial UI to Class Neighborhood Residential NR-6 Classification (Parcel No. 413880).

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

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**REPORT DATE:** May 5, 2017

**MEETING DATE:** May 9, 2017

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Wisconsin Power and Light (WP&L) is proposing to rezone Parcel No. 413880 from Urban Industrial (UI) to Neighborhood Residential (NR-6). The applicant states the following:

- WP&L plans to rebuild the substation at 2010 S. 19th Street. Presently, the substation is located entirely on Parcel 414000 located at 2010 S. 19<sup>th</sup> Street. The reconstruction of the substation is proposed to be located on all three (3) parcels that WP&L owns in this area. In order to reconstruct the substation as proposed, WP&L will need to combine the three (3) parcels into one (1) new parcel.
- The existing substation parcel is zoned Neighborhood Residential (NR-6) while the two (2) vacant, undeveloped parcels are zoned Urban Industrial (UI). The City will not combine parcels that are zoned differently – will not create split zoned parcels.
- Therefore, the applicant is proposing to rezone the vacant, undeveloped UI parcels to NR-6. The proposed rezoning to NR-6 will permit WP&L the ability to combine all of three (3) parcels into one (1) new parcel.
- Once the parcel is created, WP&L can submit a conditional use permit to rebuild the substation because a Public Service Utility is a permitted conditional use in the NR-6 zone.

**STAFF COMMENTS:**

The surrounding neighborhood zoning is:

- The properties to the north are zoned Neighborhood Residential (NR-6) and Suburban Residential (SR-5).
- The properties to the south are zoned Urban Industrial (UI).
- The properties to the east are zoned Neighborhood Residential (NR-6).
- The properties to the west are zoned Urban Industrial (UI) and Suburban Residential (SR-5).

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

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to reconstructing and operating an electrical substation from this site.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Neighborhood Residential (NR-6) for Parcel No. 413880.

**ATTACHMENTS:**

Rezone Application and required attachments.

II

4.3

R. O. No. 14 - 17 - 18. By CITY CLERK. May 1, 2017.

Submitting an application from Alliant Energy for a change in the zoning classification of property located at 2010 S. 19<sup>th</sup> St. from Class Urban Industrial UI to Class Neighborhood Residential NR-6 Classification (Parcel No. 413880).

*City Clerk*

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City Clerk

APR 27 '17 AM 9:44



Alliant Energy  
4902 North Biltmore Lane  
P.O. Box 77007  
Madison, WI 53707-1007

1-800-ALLIANT (800-255-4268)  
alliantenergy.com

April 27, 2017

City of Sheboygan  
Office of the City Clerk  
828 Center Avenue  
Sheboygan, WI 53081

RE: Application for Amendment of Official Zoning Map, Parcel 413880

Dear City Clerk, Plan Commission members and City Council members:

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WP&L wants to rebuild the electrical substation due to the age of the existing facilities, which will provide for safe and reliable electrical power for the area the substation serves. To accomplish this, two of the three parcels need to be rezoned and then all three parcels need to be combined by certified survey map before the conditional use and architectural review applications can be submitted.

The proposed zoning map amendment furthers the purposes of the Zoning Ordinance by rezoning two parcels, which are zoned UI, to the same zoning classification as the third parcel, NR-6. The three parcels that comprise the substation property presently have a Neighborhood Preservation comprehensive plan designation, and the NR-6 zoning classification is consistent with that and will allow for a rebuild of the substation.

The proposed amendment will enable the three parcels to have a consistent zoning classification, which will allow for the existing use of the property to be maintained.

I appreciate the Plan Commission's and City Council's consideration of the proposed amendment of the official zoning map.

Sincerely,

A handwritten signature in blue ink that reads "Brian Cooke".

Brian Cooke  
Sr. Real Estate Representative

~~IX~~ 7.2  
Gen. Ord. No. 2 - 17 - 18. By Alderpersons Bitters and Nelson.  
May 1, 2017.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 2010 S. 19<sup>th</sup> St. from Class Urban Industrial UI to Class Neighborhood Residential NR-6 Classification (Parcel No. 413880).

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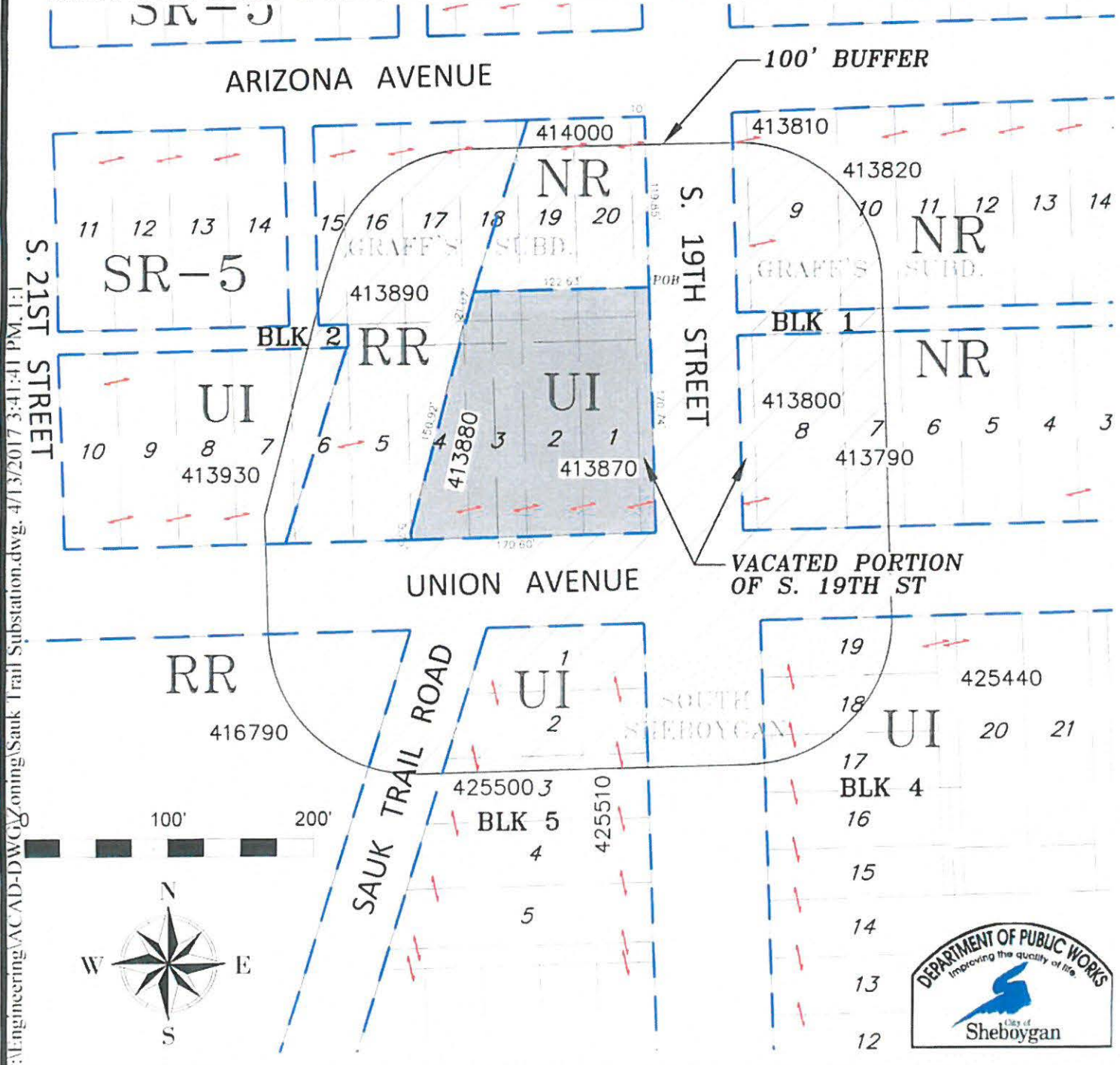
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*City Plan*

# PROPOSED ZONING CHANGE FROM UI TO NR SECTION 27, T. 15 N., R. 23 E.

BEING PART OF LOTS 4, 18, 19 & 20 AND ALL OF LOTS 1, 2 & 3 AND THE VACATED EAST/WEST ALLEY ADJACENT TO SAID LOTS AND THAT PART OF VACATED S. 19TH ST. ADJACENT TO LOTS 1 & 20, BLOCK 2, GRAFF'S SUBDIVISION. LOCATED IN THE SE ¼ OF THE SW ¼ OF SECTION 27, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

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414000