

*****ATTACHMENTS*****

PARGEL NO. 500260
MAP NO. 27234001
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 9/13/16

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

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT *rd*
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: RLD Sign
ADDRESS: 1030 Ontario Ave E-MAIL: nikkierloesign.com
PHONE: 920)457-6602 FAX NO. 920)457-2399

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Mad Max Citgo Station
ADDRESS OF PROPERTY AFFECTED: 1003 S. 14th Street Sheboygan, WI
LEGAL DESCRIPTION: Gas station

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Gas station

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

larger logo to go with company's branding

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Citgo would like their logo larger to go with their current branding

OFFICE USE ONLY

PARCEL NO.: 506260

MAP NO.: 27 234 001

ZONING CLASSIFICATION: UC

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: RLO Sign, Inc

ADDRESS: 1030 Ontario Avenue, Sheboygan, WI 53081

E-MAIL ADDRESS: Nikkierdesign.com

PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: Mad Max Citgo Station

ADDRESS: 1003 S. 14th Street Sheboygan, WI

PHONE: () FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Citgo Station

ADDRESS OF PROPERTY AFFECTED: 1003 S 14th Street

USE OF PROPERTY: gas station

TYPE OF SIGN: canopy

DESCRIPTION OF PROPOSED SIGN: install vinyl and sign to existing canopy on site

4. CONFIGURATION OF PROPOSED SIGN:

South side

HEIGHT: 21 X WIDTH: 88.6 = TOTAL SQUARE FOOTAGE: 12.9

AMOUNT OF PUBLIC STREET FRONTAGE: 184'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 55'

SETBACK: _____

METHOD OF ATTACHMENT: _____

METHOD OF ILLUMINATION: _____

SIGN MATERIALS: _____

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: _____ AFTER PROPOSED SIGN: _____

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.

Nikki Sachs
APPLICANT'S SIGNATURE

8/22/16
DATE

Nikki Sachs
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.
- d. The subject property's zoning classification.

West Side
Ctgo - 21" 88.625 = 12.9 sq ft
Trimark - 42" 50" = 14.6 sq ft

HEIGHT: _____ X WIDTH: _____ = TOTAL SQUARE FOOTAGE: 28

AMOUNT OF PUBLIC STREET FRONTAGE: 184'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 55'

SETBACK: _____

METHOD OF ATTACHMENT: _____

METHOD OF ILLUMINATION: _____

SIGN MATERIALS: _____

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: _____ AFTER PROPOSED SIGN: _____

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.

Nikki Sachse
APPLICANT'S SIGNATURE

8/22/16
DATE

Nikki Sachse
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

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- 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.
- d. The subject property's zoning classification.



1030 Ontario Ave. Sheboygan, WI 53081
920-457-6602 · 800-479-6602 · Fax: 920-457-2399

www.rloesign.com



August 22, 2016
City of Sheboygan
828 Center Avenue Suite 104
Sheboygan, WI 53081

On behalf of our client, Mad Max Citgo Gas Station and Convenience Store, we are requesting a variance to increase of the size of the logo on the canopy. The location of the gas station is 1003 S. 14th Street in Sheboygan, WI.

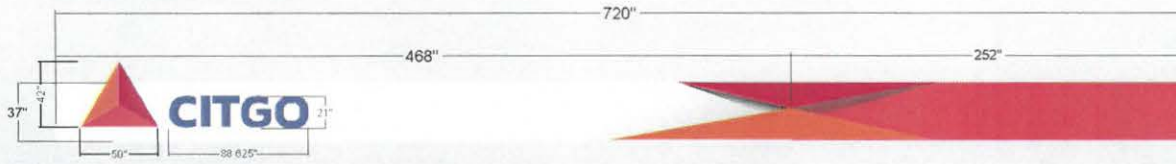
The owner of the Citgo station would like the larger logo on their canopy as it is the standard branding size for Citgo locations. Citgo feels that the smaller logo puts this station at a disadvantage verse stations with the standard size canopy logo sign. The larger logo attracts customers from a distance, as the first thing customers recognize is a companies logo. With the smaller size logo is not visible from a distance and able to attract customers until they are near the gas station. An example of standard branding with larger logo is the Citgo located at 2420 Calumet Drive in Sheboygan, WI.

If you should have any other questions or concerns, please feel free to call me at (920) 457-6602.

Thank you,

Nikki Sachse

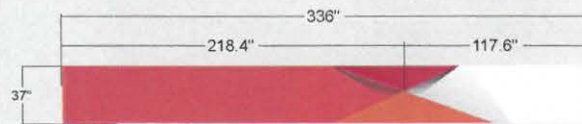
WEST SIDE-PRIMARY



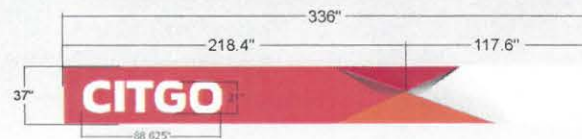
EAST SIDE



NORTH SIDE



SOUTH SIDE-SECONDARY



Site:
1003 S. 14th St.
Sheboygan Wi 53081



1030 Christie Ave.
Sheboygan, WI 53081
Phone: 920-457-6662 Fax: 920-457-2399
www.RLOSIGN.com

customer approval: _____ date: _____

This report is specific to the indicated work and RLO sign fabricators are not responsible for any other work performed on site. It is a violation of the United States code to photocopy the text of this document for resale. See page 10 for more.

CUSTOMER: Madmax

CLIENT: _____

DATE: 5-2-16

DESIGNER: Katie S.



CITGO

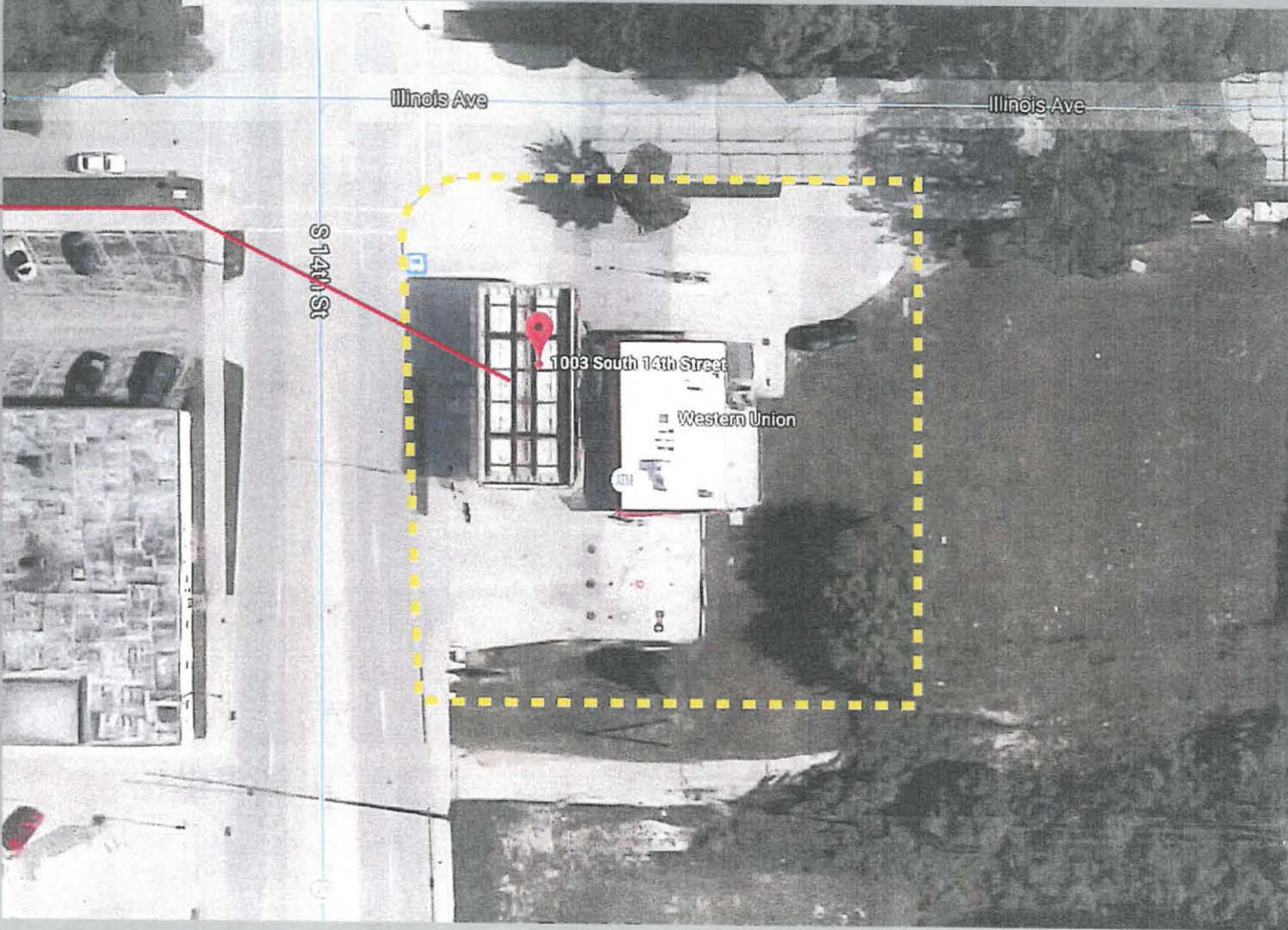
boostmobile
CITGO

CITGO

CITGO

MadMax Citgo- 1003 S. 14th Street-Sheboygan, WI Site Map

Update existing canopy to meet Citgo brand standards.



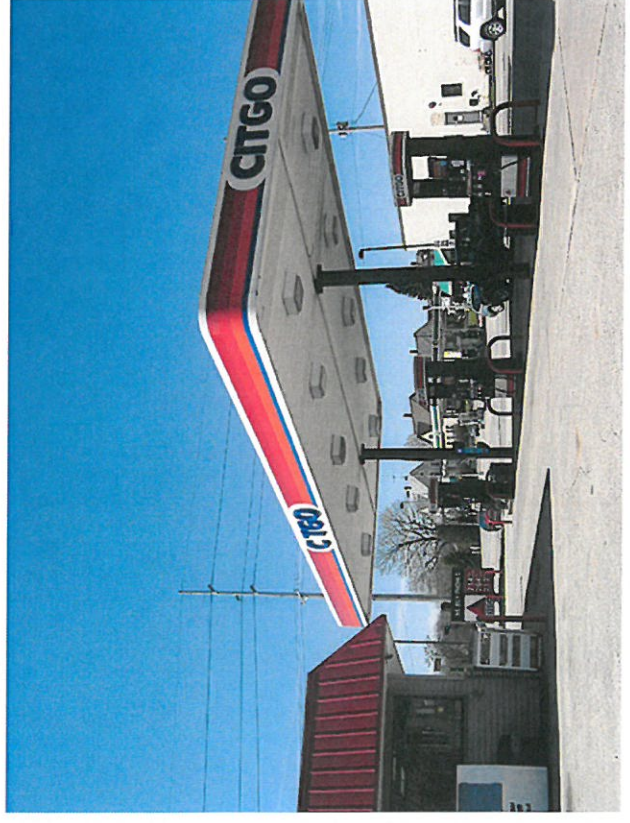
----- Property Line

West existing



North existing

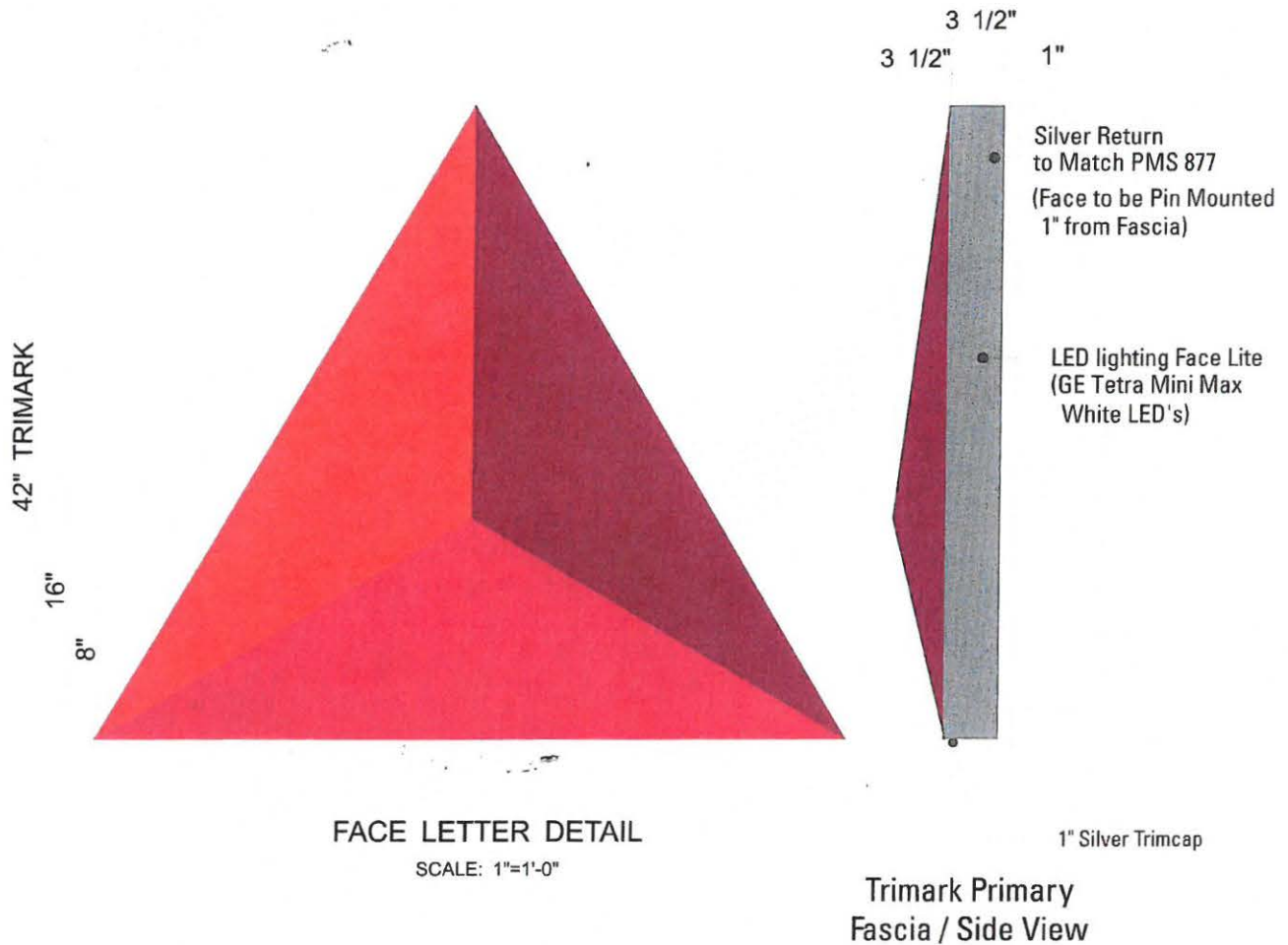
South existing



East existing

42" Trimark with Silver Returns Specifications

CITGO Trimark - LED Face Illuminated - Silver Returns / Pin Mounted



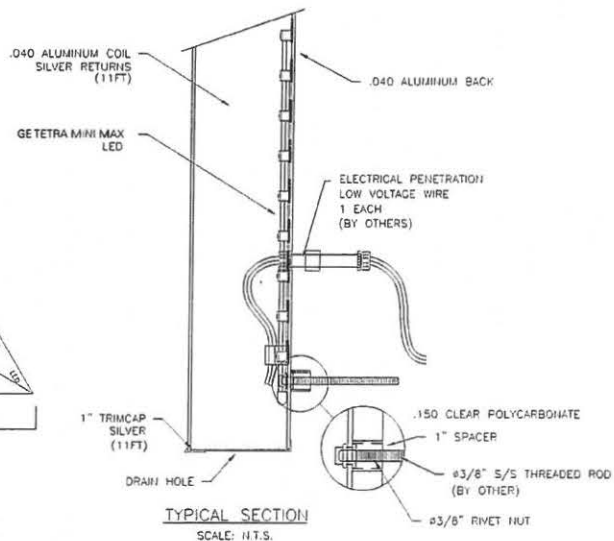
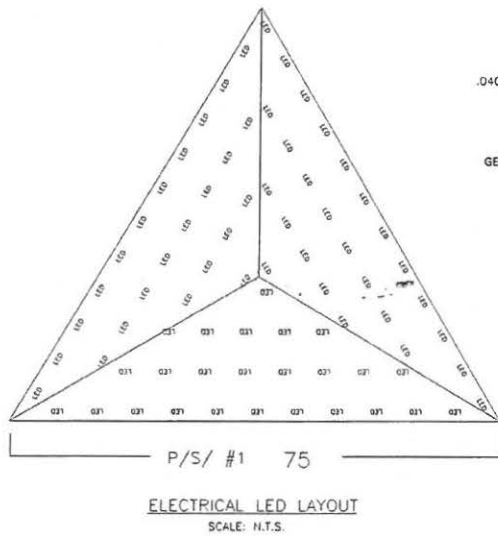
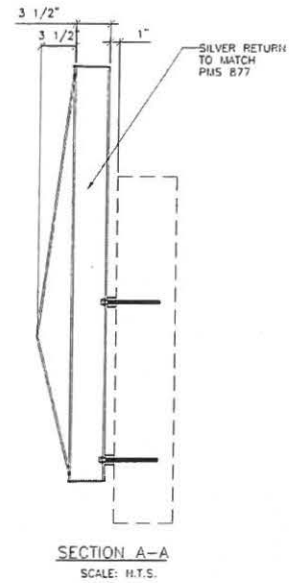
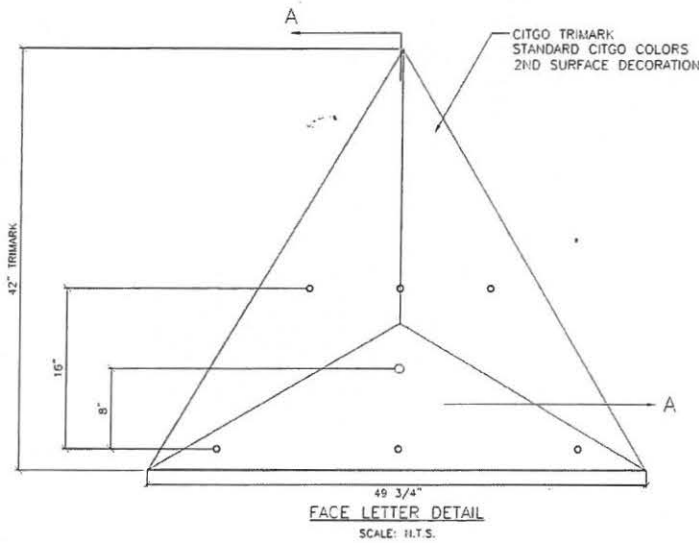
COLOR

L8-3124	PAINT	WHITE
L8-6394	PAINT	MED. RED
L8-6839	PAINT	LT. RED
L8-6768	PAINT	DK. RED
L8-6715	PAINT	BLUE

SECTION 2 / CANOPY/ISLAND IMAGE STANDARDS

Canopy Trimark Sign Specifications

42" Trimark - Extended - LED Illuminated



- 1- V SERIES WHITE LAID OUT (3) MODULES PER FOOT, 4" ON CENTER
- 2- EACH MODULE 60 POWER SUPPLY CAN RUN UP TO 90 V SERIES WHITE MODULES
- 3- LAYOUT BASED ON 5" CAN DEPTH 3" CAN WITH FORMED FACE

75 GETETRA MINI MAX WHITE MODULES - 25FT
ESTIMATED PRODUCT B.O.M. PER SIGN:

- 1 MODULAR 60 POWER SUPPLIES 120VDC (@ 1.0 AMPS 60WATTS)
- 1 100FT ROLL OF JACKETED CABLE

INSTALLATION NOTES

1. ALL WALL MOUNTING HARDWARE, ELECTRICAL CONNECTORS & CONDUIT (HARD OR FLEX) SUPPLIED BY OTHERS

NOTE : Use 3/8" diameter bolts as listed:
Wedge bolts in concrete or brick.
Toggle bolts in concrete block or panel walls.
TEK screws in metal stud walls.
Lag bolts in wood stud walls
All thread bolts with blocking in ACM fascia.

SIGN SPECIFICATIONS:

SIGN SIZE:

COPY BOX AREA ... 14.5104 SQ FT
ACTUAL SIZE ... 42" H x 49 3/4" W

APPROXIMATE WEIGHT ... TOTAL - T.B.D.LB.

DESIGNED WIND LOAD ... T.B.D.MPH (3-SEC. GUST EXPOSURE C)
COMPLIANT w/ NATIONAL BUILDING CODES & STANDARDS
(IBC, UBC, BOCA, AISC, ASCE7, ACI, & ALUM. DSGN. MANUAL)

ELECTRICAL:

TOTAL AMPS ...T.B.D. AMPS
CIRCUITS ... (1) 20 AMPS CIRCUITS
VOLTS ... 120

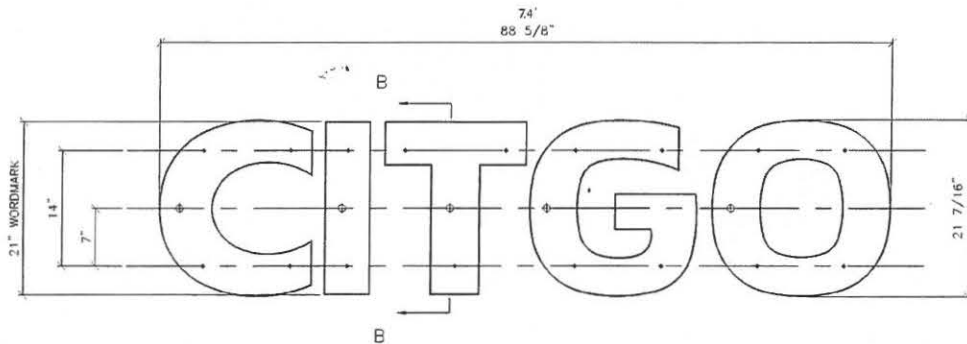
COLOR SPECIFICATIONS:

CABINET - SILVER TO MATCH PMS # 877
TRIM CAP - SILVER
FACE-PLEASE REFER TO COLOR RENDERING
FOR COLOR AND GRAPHIC SPECS

SECTION 2 / CANOPY/ISLAND IMAGE STANDARDS

Canopy CITGO Channel Letters Sign Specifications

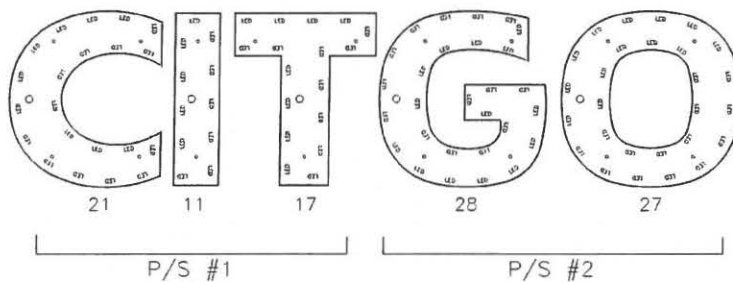
21" CITGO Channel Letters - Blue and Halo Illuminated for Primary Fascia



FACE LETTER DETAIL
SCALE: N.T.S.



SECTION B-B
SCALE: N.T.S.



ELECTRICAL LED LAYOUT
SCALE: 3/4" = 1'-0"

- 1- GETETRA MINI MAX WHITE LAID OUT (3) MODULES PER FOOT, 4" ON CENTER FOR BOTH STD & FACE/HALO
- 2- EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 90 V SERIES WHITE MODULES
- 3- LAYOUT BASED ON 5" CAN DEPTH 3" CAN WITH FORMED FACE

ESTIMATED PRODUCT B.O.M. PER SIGN:

- 104 EACH GETETRA MINI MAX WHITE MODULES - 35FT
- 2 MODULAR 60 POWER SUPPLIES 120VDC (@ 1.0 AMPS 60WATTS)
- 1 100FT ROLL OF JACKETED CABLE

SIGN SPECIFICATIONS:

SIGN SIZE:

COPY BOX AREA ... 13.1934 SQ FT
ACTUAL SIZE ... 21" CITGO CHANNEL LETTERS
APPROXIMATE WEIGHT ... TOTAL - T.B.D.I.B.

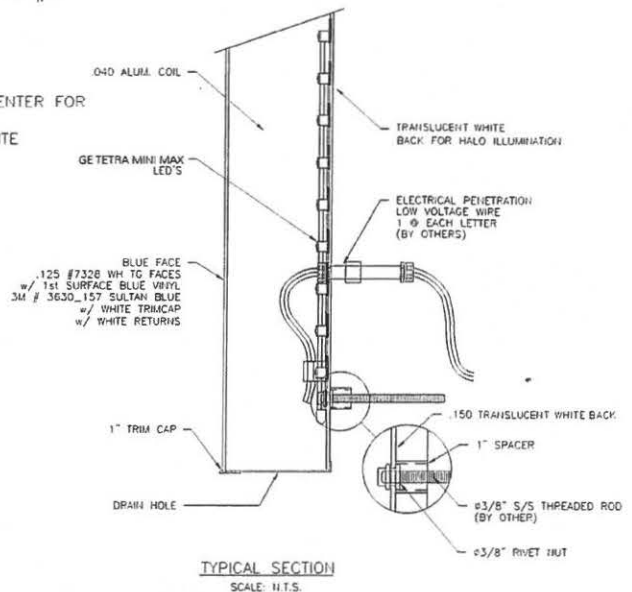
DESIGNED WIND LOAD ... T.B.D.MPH (3-SEC. GUST EXPOSURE C)
COMPLIANT w/ NATIONAL BUILDING CODES & STANDARDS
(IBC, UBC, BOCA, AISC, ASCE7, ACI, & ALUM. DSGN. MANUAL)

ELECTRICAL:

TOTAL AMPS ... T.B.D. AMPS
CIRCUITS ... (1) 20 AMPS CIRCUITS
VOLTS ... 120

COLOR SPECIFICATIONS:

RETURNS - TO BE WHITE
TRIM CAP - WHITE
FACE-PLEASE REFER TO COLOR RENDERING
FOR COLOR AND GRAPHIC SPECS



NOTE : Use 3/8" diameter bolts as listed:
Wedge bolts in concrete or brick.
Toggle bolts in concrete block or panel walls.
TEK screws in metal stud walls.
Lag bolts in wood stud walls
All thread bolts with blocking in ACM fascia.

INSTALLATION NOTES

- 1. ALL WALL MOUNTING HARDWARE, ELECTRICAL CONNECTORS & CONDUIT (HARD OR FLEX) SUPPLIED BY OTHERS

PARCEL NO. 705720
MAP NO. 15434 028
ZONING CLASSIFICATION: NR

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 9/13/16

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

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1. APPLICANT INFORMATION

APPLICANT: Chris Contreras
ADDRESS: 1906 Nth 12th St E-MAIL: chieoar15@hotmail.com
PHONE: (920) 331-0465 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: _____
ADDRESS OF PROPERTY AFFECTED: 1906 Nth 12th St

N/A LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Single-family

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Convert back to Duplex

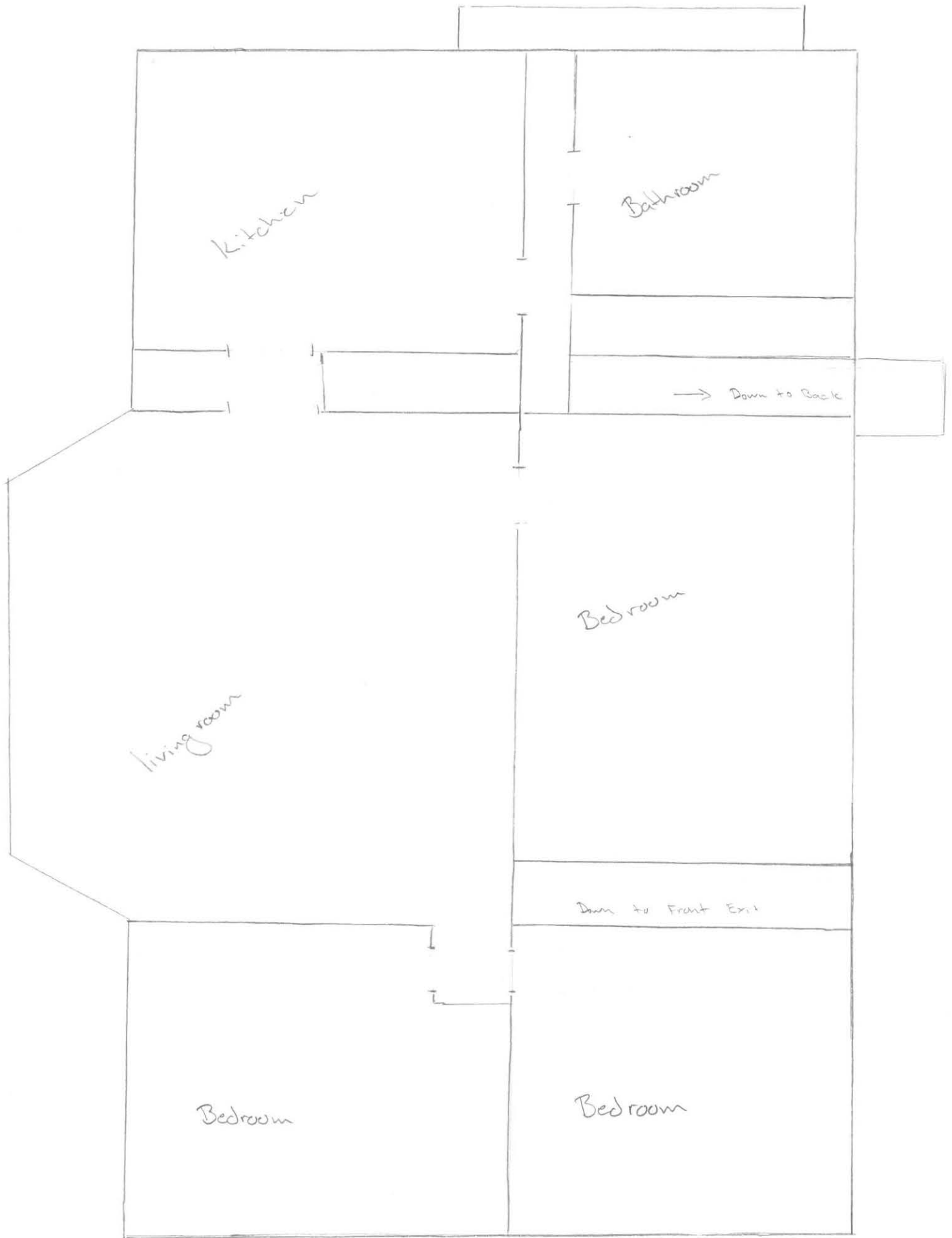
BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____

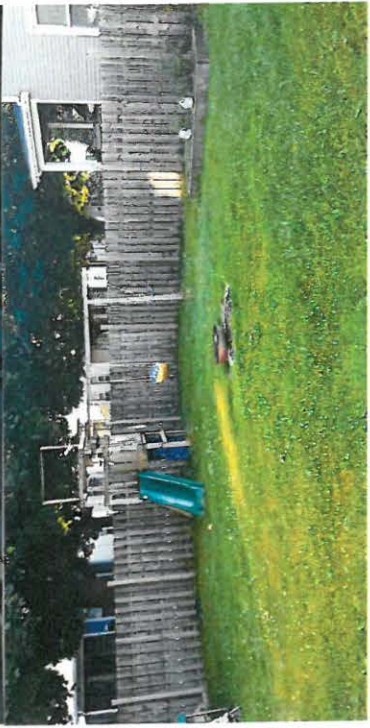
To whom it may concern,

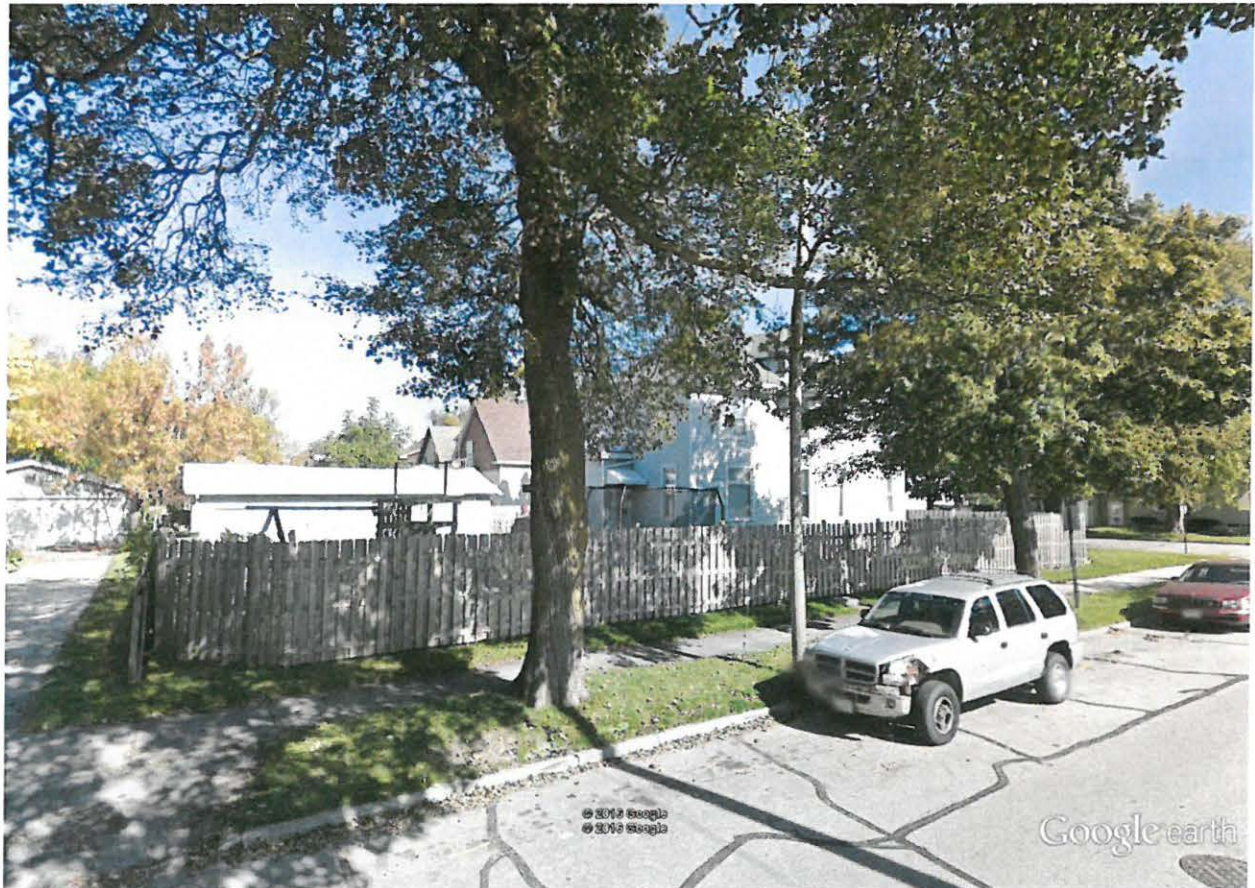
My name is Chris Contreras and I reside at 1906 N. 12th Street. When I purchased my house it was a two family home. I lived in the lower unit and rented the upper unit to a tenant. I never had any problems with my tenant or any complaints. In 2014 I no longer had a tenant living upstairs. At the time my girlfriend and I decided we should move forward in our relationship and live together. I then turned my two family home into a one family house. Unfortunately after a couple years our relationship did not work out. I now live in a 5 bedroom home that is more than enough space for my son and myself. I would like to turn my one family home back into a two family home. I would rent out the upper unit once again. The upper unit would consist of 3 bedrooms, a kitchen, and living room. The tenant would also have access to the basement where the washer and dryer are located. The tenant will also have access to the two car garage which half of the garage would be theirs to park their vehicle or store any items they wish. I have a long enough driveway for which they can also park their vehicles. There is also off street parking located in front of the house if they choose not to park in garage or driveway. I am a very clean person and have never liked clutter around my house. I will be responsible for yard work in the summer and shoveling in the winter because I am the owner of the house and like for my house to be well taken care of.

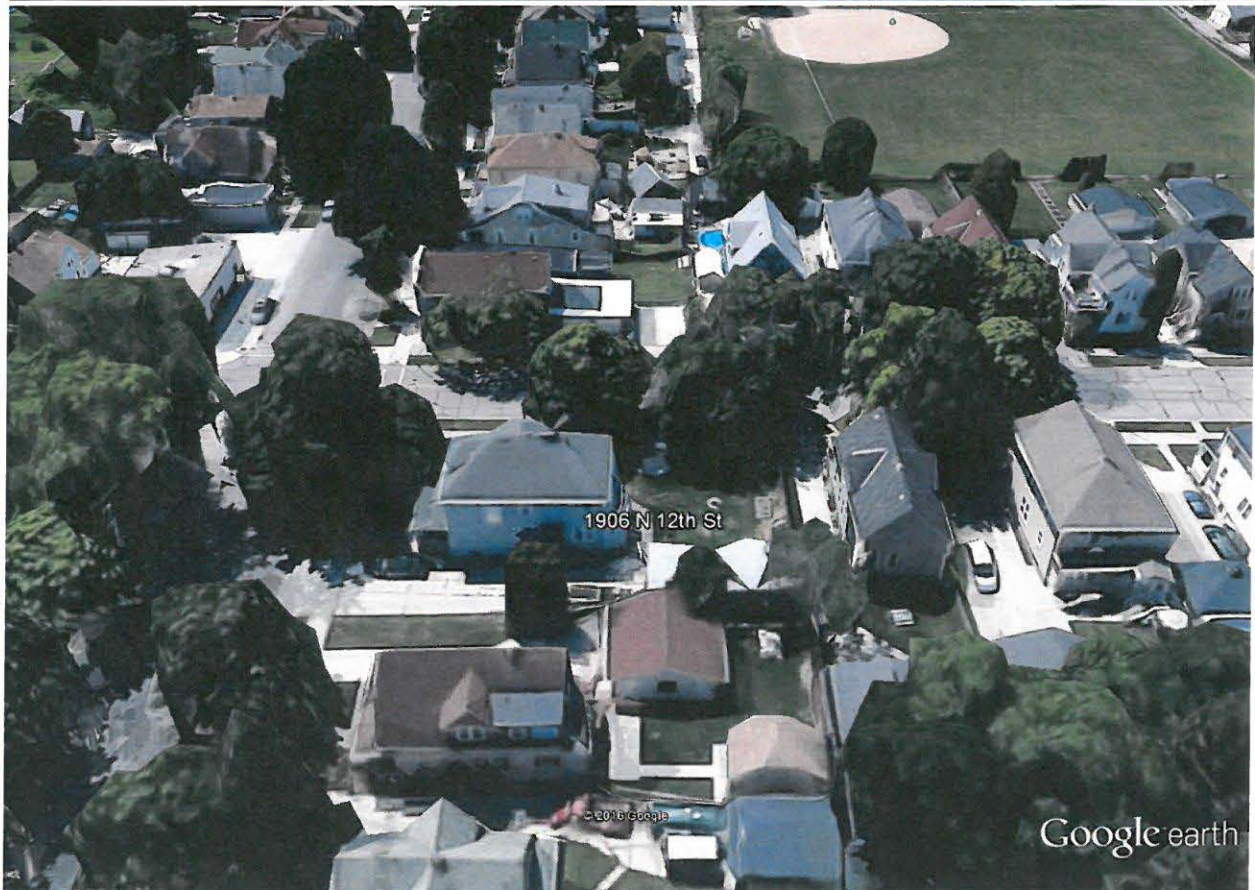
I am asking to be given permission to renovate my one family home into a two family home. The house has bedrooms and living areas that are not being used due to it only being myself and my son living there. Not only is there more than enough space, but I could also use and benefit from the extra income that comes from renting the unit. Thank you for your time and consideration.

Chris Contreras









PARCEL NO. 109920
MAP NO. 26128001
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 9/13/16

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

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1. APPLICANT INFORMATION

APPLICANT: Mattscoop Corp (d/b/a) Duke of Devon
ADDRESS: 739 Riverfront Dr. E-MAIL: bell4th@aol.com
PHONE: (920) 458 7900 FAX NO. (920) 803-7510

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: The Duke of Devon

ADDRESS OF PROPERTY AFFECTED: 739 Riverfront Drive

LEGAL DESCRIPTION: Corporation operating as
a restaurant

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: English pub
and restaurant

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: addition of a prep
area and storage space

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

The Duke of Devon, located at 739 Riverfront Drive is an English pub serving lunch and dinner. We are asking to construct an addition on the northwest corner of the building. The dimensions are x/x?

The purpose of the addition to our current restaurant is to accommodate a prep area. We have been in business for nearly 11 years and have used the current space but would like to have more workspace and expanded storage area. The addition will add no additional seating, but will support our existing restaurant and enable our kitchen staff to work more comfortably.

We will do everything possible to make the addition tie in with the existing building. We will paint the entire building after the project is finished and use all similar materials to construct. We will carry forward the shanty theme of the existing building.

The Duke is open Tuesday through Sunday for lunch and dinner and we employ 25 employees, a few more seasonally for the summer, many of whom will return to school in the fall.

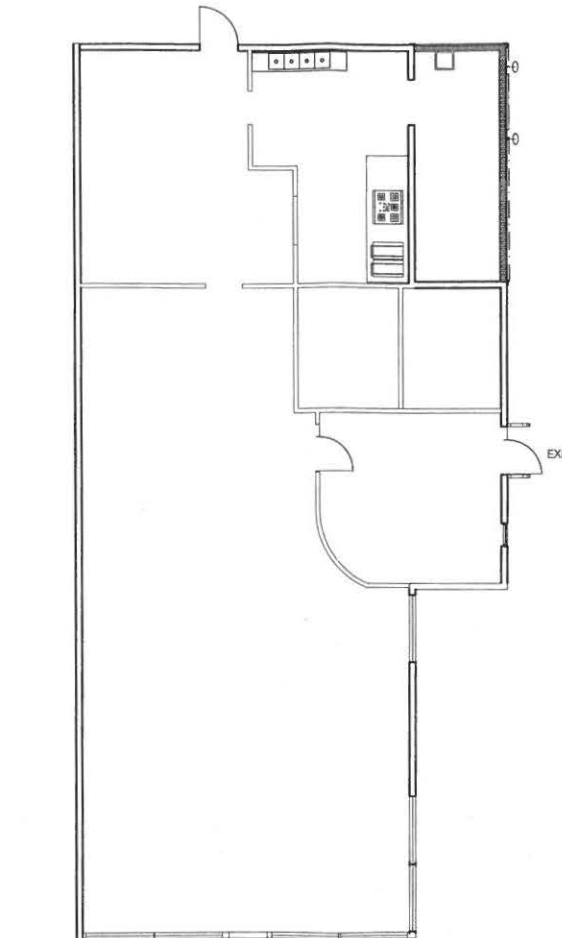
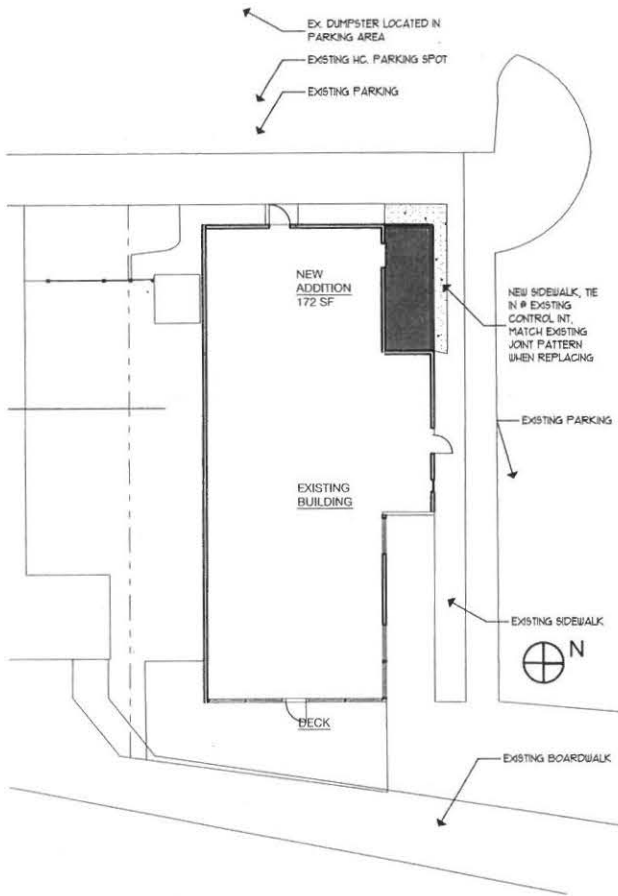
If granted permission to go ahead with this project, The Duke will continue to be destination where locals and tourists can go for a wonderful meal in a beautiful setting. By investing in our business we are investing in the future of Sheboygan's historic riverfront.

Thank you for your consideration.

Emily Williams
Jeremy Williams
Stefano Viglietti
Whitney Viglietti

KITCHEN ADDITION FOR:
DUKE OF DEVON
 733 RIVERFRONT DRIVE
 SHEBOYGAN, WI. 53081

SHEET INDEX	
ID	Name
A1.1	SITE PLAN
A1.2	AREA MAP
A1.3	FIRST FLOOR PLAN
A2.1	EAST ELEVATION
A3.1	BUILDING SECTION



BUILDING DATA	
ZONING	--
REQUIRED SETBACK FRONT	0
PROVIDED SETBACK FRONT	N/A
REQUIRED SETBACK SIDE	0
PROVIDED SETBACK SIDE	N/A
REQUIRED SETBACK BACK	0
PROVIDED SETBACK BACK	N/A
BUILDING TYPE	VB UNSPRINKLERED
BUILDING USE	A-1 RESTAURANT/BAR
ALLOWABLE AREA	9000
ALLOWABLE PROVIDED AREA	4470
1ST FLOOR EXISTING	2513
1ST FLOOR ADDITION	175
2ND FLOOR EXISTING	1,782
2ND FLOOR ADDITION	0
TOTAL EXISTING	4295
TOTAL ADDITION	0
TOTAL BUILDING SIZE NEW	4,470

DESIGN LIVE LOADS			
ROOF LOADING		WIND LOADING	
LIVE LOADING	20 psf	BASIC WIND SPD. (3 sec gust)	20 psf
GROUND SNOW LOAD Pg	40 psf	EXPOSURE CATEGORY	1
ROOF SLOPE FACTOR (Cs)	1.0	EXPOSURE FACTOR (Cw)	1.0
EXPOSURE FACTOR (Ce)	1.0	IMPORTANCE FACTOR (Iw)	1.0
IMPORTANCE FACTOR (Is)	1.0	NET LAT. ON END ZONE WALLS	1.0
THERMAL FACTOR (Ci)	1.1	NET LAT ON INT. ZONE WALLS	1.0
ROOF SNOW LOAD (Pt)	31 psf	EARTHQUAKE	
DRIFT LOAD	20 psf	SITE CLASS	D
		IMPORTANCE FACTOR (Iw)	1.0
		SEISMIC USE GROUP CATEGORY	1.0
FLOOR LOADING	100 psf	SEISMIC DESIGN CATEGORY	A
PARTITION LOADING		LATERAL EARTH PRESSURE	1.0

① Site Plan
 SCALE: 1" = 20'

② 1st Floor Reference Plan
 SCALE: 3/32" = 1'-0"

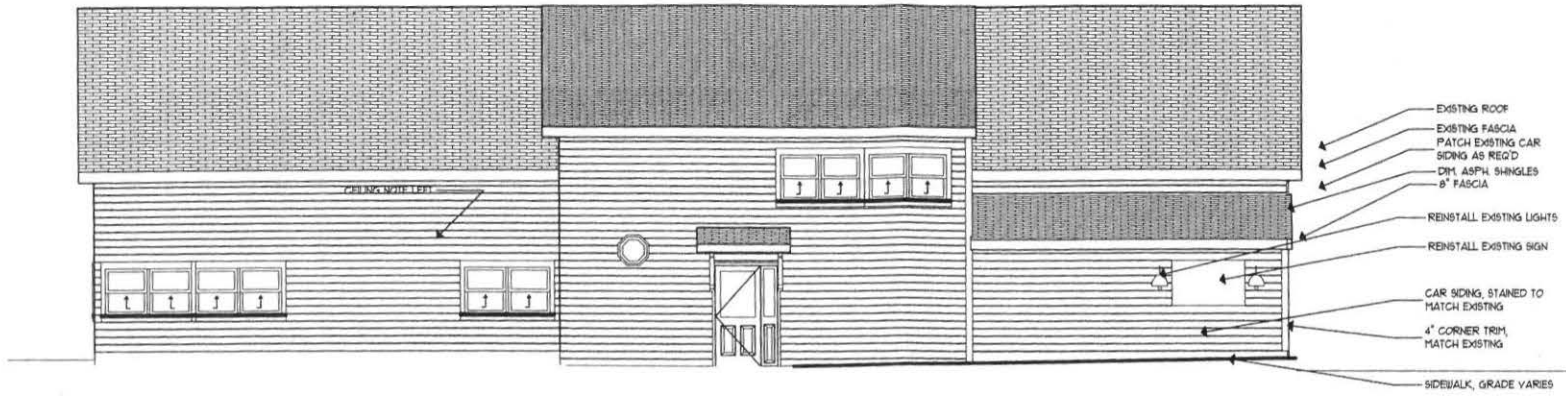


KITCHEN ADDITION for:
DUKE OF DEVON
 RIVERFRONT DRIVE SHEBOYGAN WI 53081

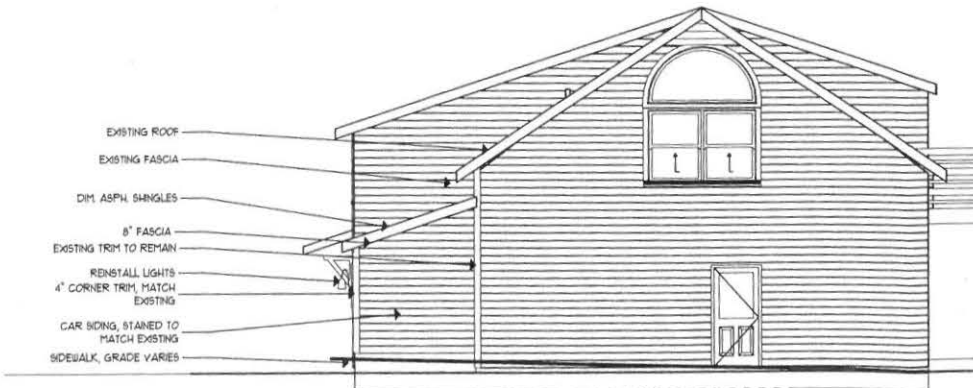
ASPIRE ARCHITECTURE & DESIGN, LLC
 1416 N. 5th St. Sheboygan, WI. 53081
 920-457-4884
 scott@aspirearchitects.com
 www.aspirearchitects.com



8.22.16
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A1.1



① NORTH ELEVATION
SCALE: 1/8" = 1'-0"



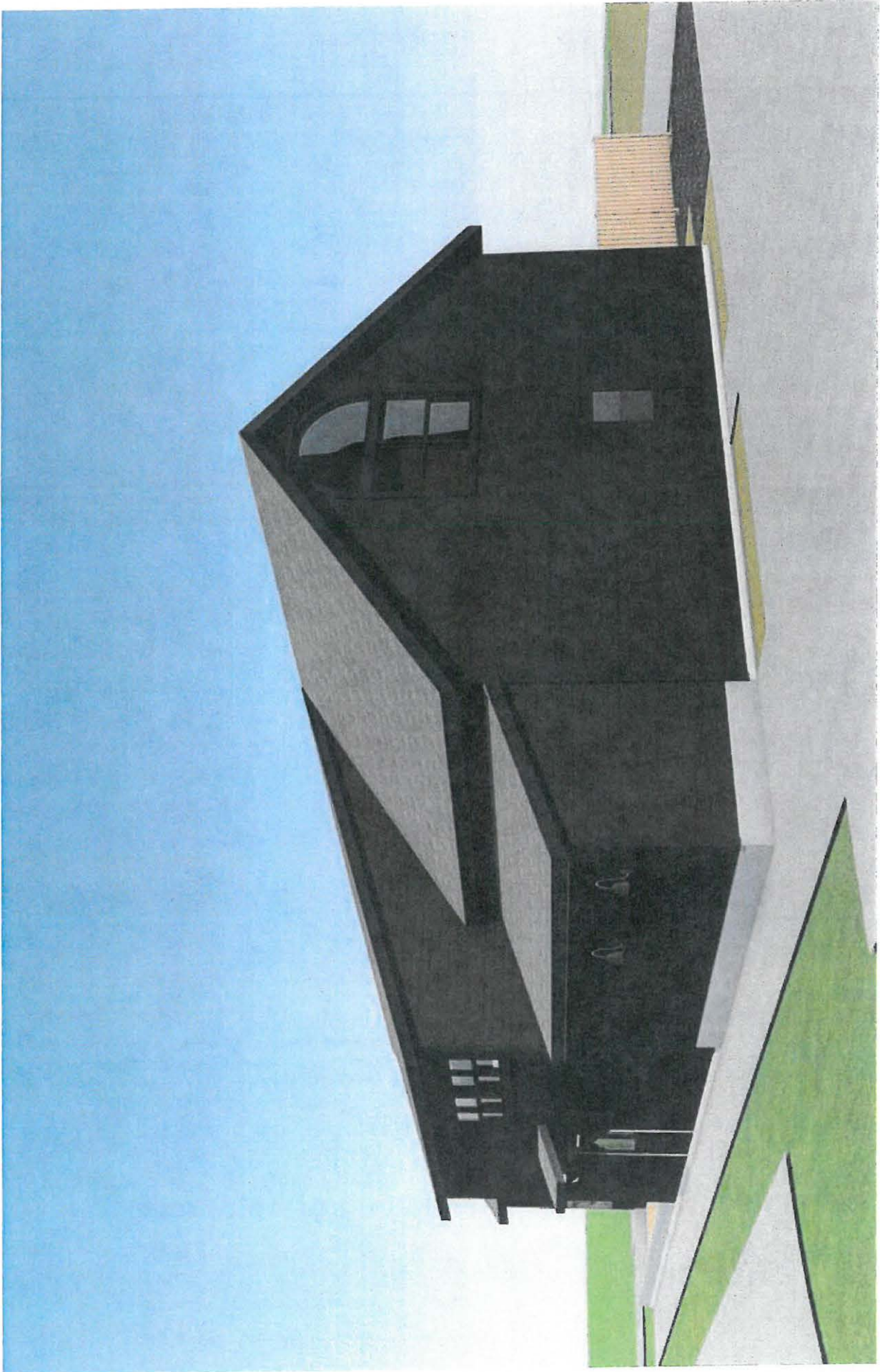
② WEST ELEVATION
SCALE: 1/8" = 1'-0"

KITCHEN ADDITION for:
DUKE OF DEVON
733 RIVERFRONT DRIVE SHEBOYGAN WI 53081



ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com

8.22.16
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NEW ADDITION
DUKE OF DEVON



EXISTING CONDITIONS

ASPIRE
ARCHITECTURE
& DESIGN LLC
ASPIRE
ARCHITECTURE
DESIGN
PHOTOGRAPHY

scott@aspirearchitects.com www.aspirearchitects.com

NEW ADDITION
DUKE OF DEVON



EXISTING CONDITIONS

ASPIRE
ARCHITECTURE
& DESIGN LLC

ASPIRE
ARCHITECTURE
DESIGN
PHOTOGRAPHY

scott@aspirearchitects.com www.aspirearchitects.com

D & H LAND SURVEYS LLC
 1628 GEORGIA AVENUE
 SHEBOYGAN, WISCONSIN

DUKE OF DEVON
 739 RIVERFRONT DRIVE

I. Landlord and Maltscop agree to amend the premises description of the Lease to read as follows

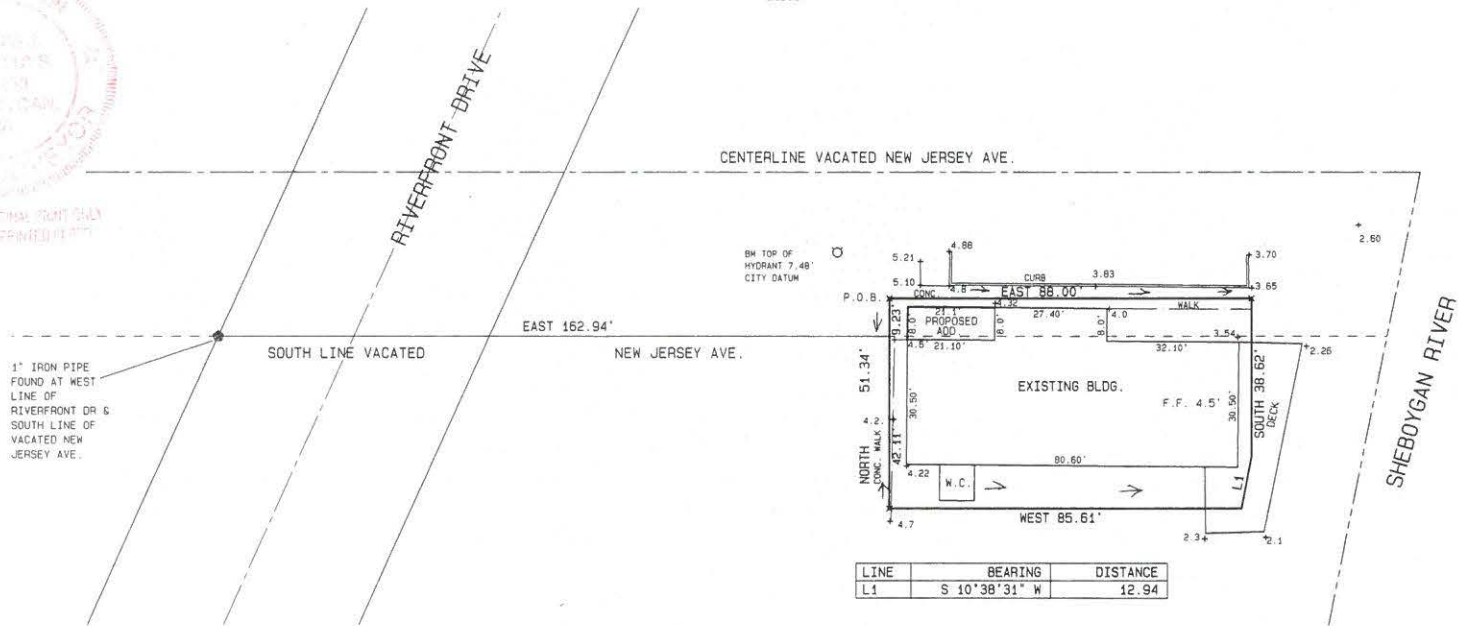
A parcel of land being part of the Southeast quarter of the Southwest quarter (SE 1/4 of SW 1/4), Section Twenty-three (23) and also part of the Northeast quarter of the Northwest quarter (NE 1/4 of NW 1/4), Section Twenty-six (26), all in Township Fifteen (15) North, Range Twenty-three (23) East, in the City of Sheboygan, Sheboygan County, Wisconsin, also being part of Lots 7 and 8, Block 210 and part of vacated right-of-way for New Jersey Avenue and South 7th Street, in the Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin, more particularly described as follows:

Commencing from a point 162.94 feet East and 9.23 feet North of a 1" diameter iron pipe marking the intersection of the West right-of-way line of Riverfront Drive and the South right-of-way line of vacated New Jersey Avenue; thence East 88.00 feet; thence South 38.62 feet; thence South 10°38'31" West 12.94 feet; thence West 85.61 feet; thence North 51.34 feet to the point of beginning. Said tract contains 4,503 square feet or 0.10 acres.

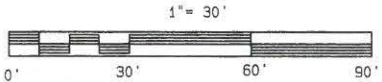
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys
 Dennis J. Van Sluys S-1238

Dated this 22nd day of August, 2016.



LINE	BEARING	DISTANCE
L1	S 10°38'31" W	12.94



x = CHISELED CROSS SET + = EXISTING GRADE CITY DATUM

DATA/CSHEB16/DUKE D-3173

PARCEL NO. 215713
MAP NO. _____
ZONING CLASSIFICATION: SO

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 9/13/16

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: Meals On Wheels of Sheboygan County
ADDRESS: 1004 S. Taylor Dr., Sheboygan E-MAIL: Kelly.Heyn@FreshMealsOnWheels.org
PHONE: (920) 451-7011 FAX NO. (920) 451-7013

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: same
ADDRESS OF PROPERTY AFFECTED: same
LEGAL DESCRIPTION: please see attached

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Grow vegetables and produce which are utilized in meals, made from scratch daily, in the onsite, certified kitchen. The meals are served to senior, disabled and homebound residents throughout Sheboygan County.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Daily operations of cooking homemade, medically-tailored meals will continue. Building a greenhouse seamlessly ties in Sheboygan's rich tradition of agriculture, manufacturing and community while setting the pace for meal delivery programs nationwide. The greenhouse will extend the growing season, providing our homebound, senior and disabled clients with locally-grown produce throughout more months of the year. The parking lot will serve as a safe spot for our volunteers and visitors to park and the storage shed will allow for safe-keeping of garden supplies and essentials in a neat and clean fashion.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Conditional use permit for the greenhouse, parking lot and storage unit.

Meals On Wheels of Sheboygan County

Written Documentation in Support of the Northern Complex (greenhouse, parking lot & storage shed)

Submitted August 29, 2016

Background

Meals On Wheels of Sheboygan County has been delivering meals to elderly, homebound and disabled Sheboygan County residents for 46 years. These meals have been, and continue to be delivered by caring volunteers who say hello and make sure the client is doing well. In the summer they check to see if the home is cool enough, in the winter if it's warm enough. These volunteers also help with changing light bulbs and clocks, opening jars of peanut butter, getting the mail and picking up the newspaper. These daily deliveries, supported by the staff at Meals On Wheels, have been proven, thanks to a study conducted by Brown University, to reduce isolation, depression and loneliness.

From 1970 to 2012 the meals were produced in mass by an outside vendor, volunteers would sit hot or cold (depending on the season) in their cars until the food was ready to be picked up. In 2012 we opened the doors to one of the country's first FRESH meal delivery kitchens. We have culinary-degreed staff who cooks onsite and we manage five gardens throughout the county which are used to grow foods that are used in our meals. The meals are medically tailored, made from scratch AND incorporate FRESH vegetables and fruits that are grown in our gardens and donated from community farmers and growers. Through a segregated produce processing center we are able to clean and prep the produce safely and effectively increasing the nutrients served in our client's meals.

Our volunteers have a safe, dry, climate-controlled place to interact with one another while waiting for the meals to be ready. Throughout the year we have well over 1,100 volunteers consisting of individuals, groups, businesses and associations who help deliver meals, work in the gardens, process produce, manage the bees (new in 2016), decorate bags, make gifts for the clients, repair various items and so much more. We also have school groups, businesses and organizations who volunteer in teams in the kitchen and in the gardens as part of team-bonding programs and community outreach initiatives. Several times a year groups host meetings within our facility.

Why Expansion is Necessary

When our facility was built in 2012, it was anticipated that we would work our way to accepting about two tons of produce by the fifth year. In our third year, we processed well over 17,000 pounds of produce grown by us and area gardeners and farmers. This rapid success has led us to hasten our growth plans, as we are at capacity. Earlier this year we were blessed with the opportunity to pay off our mortgage, the time for growth – and setting the bar higher for meal programs nationwide – is now. We have an immediate need to develop our Northern Complex, located on the land donors purchased just north of the Meals On Wheels building. When complete the Complex will be comprised of an orchard, a sustainable four-season greenhouse, storehouse and parking lot.

Northern Complex

We are proposing to build the Northern Complex just to the north of our garage. This space would include the existing orchard in addition to a 24'x40' greenhouse, 16-space parking lot and storage shed. The shed will be approximately 12'x16' and would be located adjacent to the current onsite gardens.

Parking: With so many different businesses and organizations coming to Meals On Wheels to volunteer in groups, tour and host meetings, parking has become a premium. The additional parking spaces will decrease congestion and increase the safety of the volunteers, who have been known to park across the street and race across Taylor Drive. The parking lot would be on existing Meals On Wheels property and will not be in the way of any businesses or pedestrian traffic. People will enter and exit Meals On Wheels just as they do now.

Greenhouse: Another aspect of our FRESH approach is the capacity to work more closely with youth groups, schools and churches. Families and children of all ages enjoy helping in the garden. By adding a greenhouse we will not only be able to grow several additional tons of produce to be used in meals for our clients, but we will also have more opportunities during the school year for groups of younger people to volunteer and learn about growing and harvesting produce and learn about sustainable living.

The greenhouse will be managed by a Meals On Wheels staff person who will be assisted by volunteers. It will be located north of the current building, on existing Meals On Wheels-owned property approximately 25' from the existing garage.

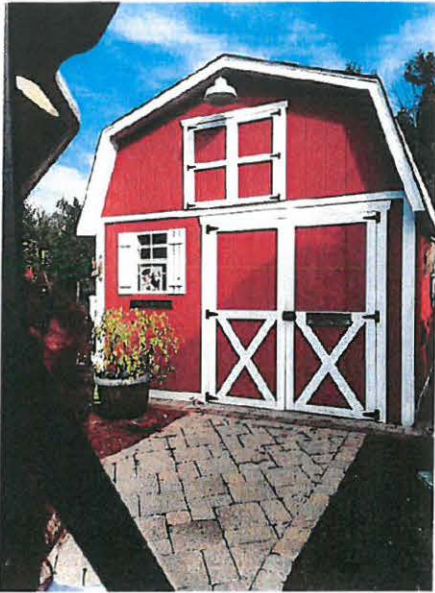
We project that there will be approximately six people a day in and out of the building using the doors located on the east side of the building.

Shed: The shed, which will be painted blue with white trim to match the current facility, will be set back from the road and will be used to store the shovels, trowels, rakes, bins, blowers, wood beams, gardens stakes, and additional equipment used to maintain the gardens. It will be lit, consistent with the current property.

Not only is the ability to remain home a blessing for those being served, it also saves billions of dollars in Medicare and Medicaid costs nationwide** by keeping individuals at home and out of nursing homes. An entire year of meals can be served to a Meals On Wheels client for the same cost as seven days in a nursing home*. This makes Meals on Wheels a cost-effective and impactful service delivery model for businesses and seniors. Serving warm, homemade meals to yesterday's kids continues to be our mission. The children of yesterday assumed responsibility in our churches, schools and on the front lines. They served for generations, and now some of them need our help.

* Meals on Wheels America's 15-week study involving more than 600 seniors participants was conducted by Brown University's Center for Gerontology and Healthcare Research and funded by AARP Foundation.

**According to research findings from Brown University, Administration for Community Living's FY16 Congressional Budget Justification, Center for Effective Government and Meals on Wheels America.



We plan to build a shed similar to this one, without the window, and painted blue to match our building, with white trim.



The greenhouse would begin about where the mound is located. The parking lot would begin just off of the existing drive (see attached plans).



A full produce trailer can often be found near our garage during the harvest season.

When large groups tour, or we when we host a special event, staff members park on the grass to the North of the building. On a typical day at peak volunteer times parking is at a premium.



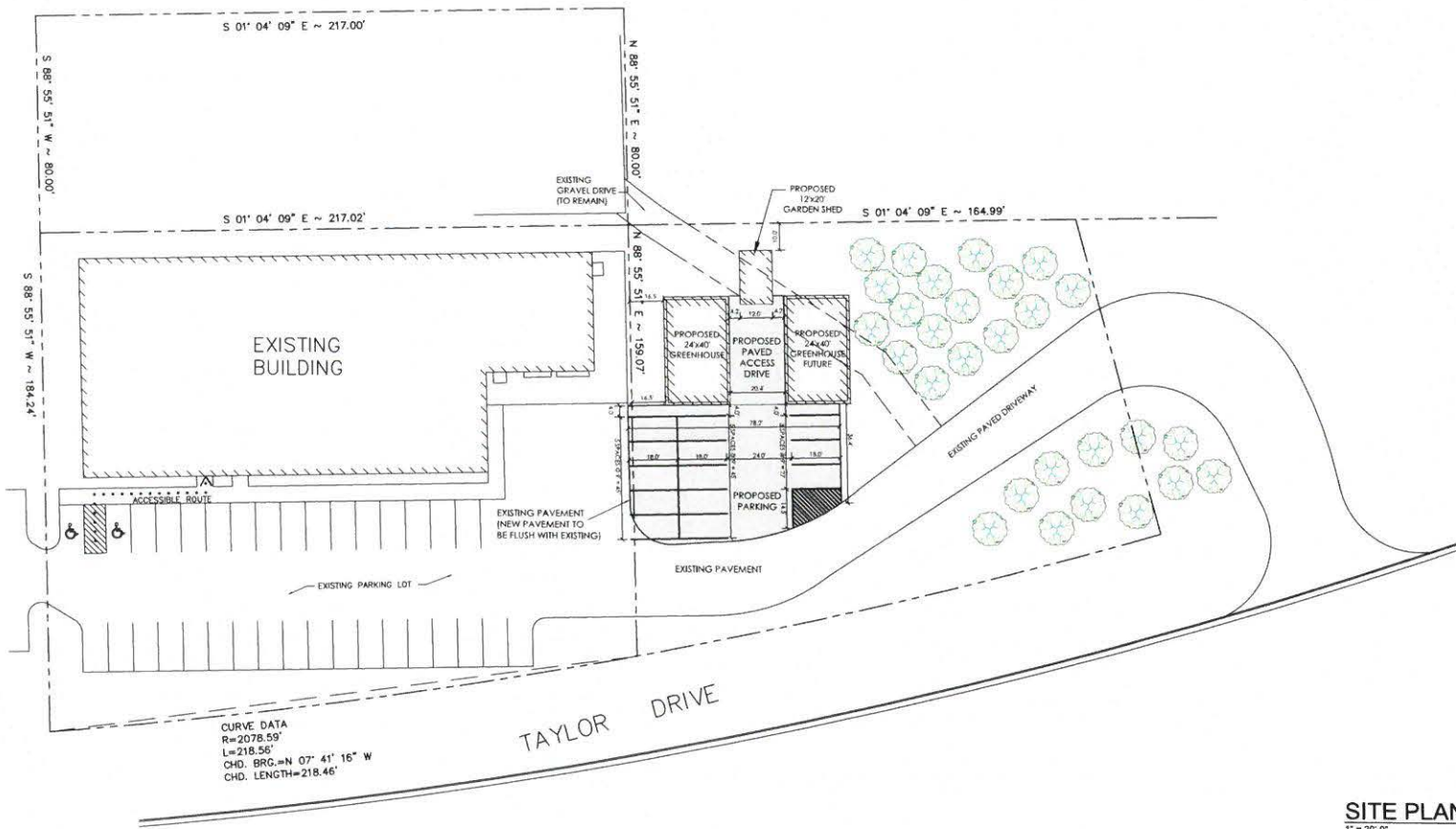
NOTE TO BIDDERS
RECORD SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND RECORD THEM TO THE RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND RECORD THEM TO THE RECORD DRAWINGS.

AUGUST 24, 2016
NEW GREENHOUSE & GARDEN SHED
MEALS ON WHEELS
 SHEBOYGAN, WISCONSIN
 ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081, PH. 920-452-4444

DRAWN BY:
 CHECKED BY:

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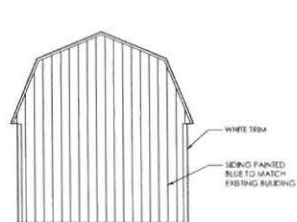
PROJ. NO. 2015-67



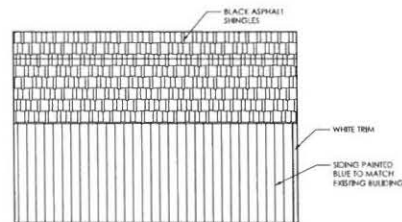
SITE PLAN
1" = 20'-0"



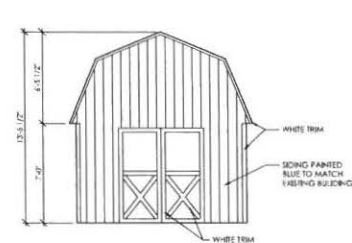
NOTE TO BIDDERS
PROVIDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE DRAWINGS.



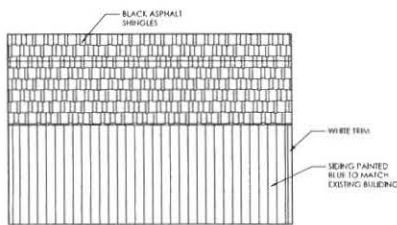
WEST SHED ELEVATION
SCALE: 1/4"=1'-0"



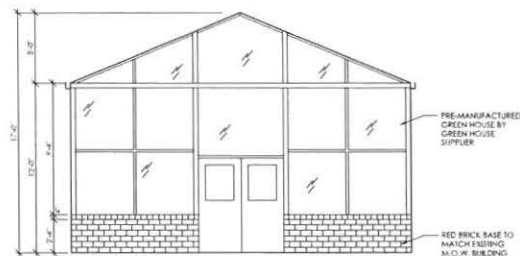
SOUTH SHED ELEVATION
SCALE: 1/4"=1'-0"



EAST SHED ELEVATION
SCALE: 1/4"=1'-0"



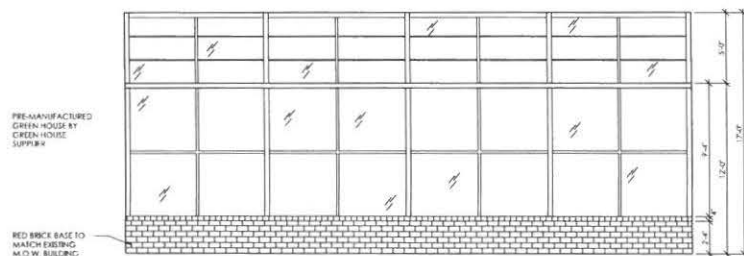
NORTH SHED ELEVATION
SCALE: 1/4"=1'-0"



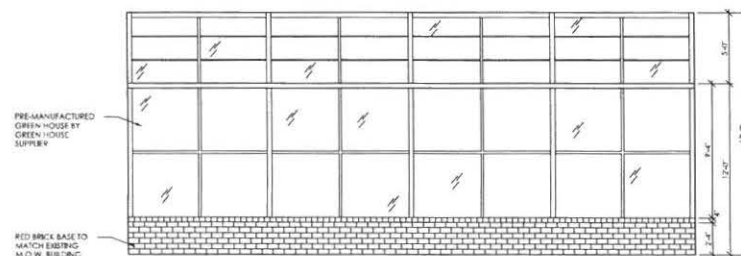
WEST GREENHOUSE ELEVATION
SCALE: 1/4"=1'-0"



EAST GREENHOUSE ELEVATION
SCALE: 1/4"=1'-0"



NORTH GREENHOUSE ELEVATION
SCALE: 1/4"=1'-0"



SOUTH GREENHOUSE ELEVATION
SCALE: 1/4"=1'-0"

AUGUST 24, 2016
NEW GREENHOUSE & GARDEN SHED
MEALS ON WHEELS
SHEBOYGAN, WISCONSIN
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444

DRAWN BY:
CHECKED BY:

A
1





PROJECT NOTES

- Stamped structural engineering is included
 - (1) Micro Grow Procom™ environmental control system provided for control of (1) curtain (optional), (1) ridge vent, (1) sidewall vent, (2) exhaust fans, (1) heater & (2) HAF's. All electrical BY OTHERS.
 - All columns to be mounted on boots with plates for tabbing to concrete foundation. (nominal 2 ft. above grade)
- NOTE:** Concrete foundation, anchor bolts & engineering of such BY OTHERS.

COVERINGS

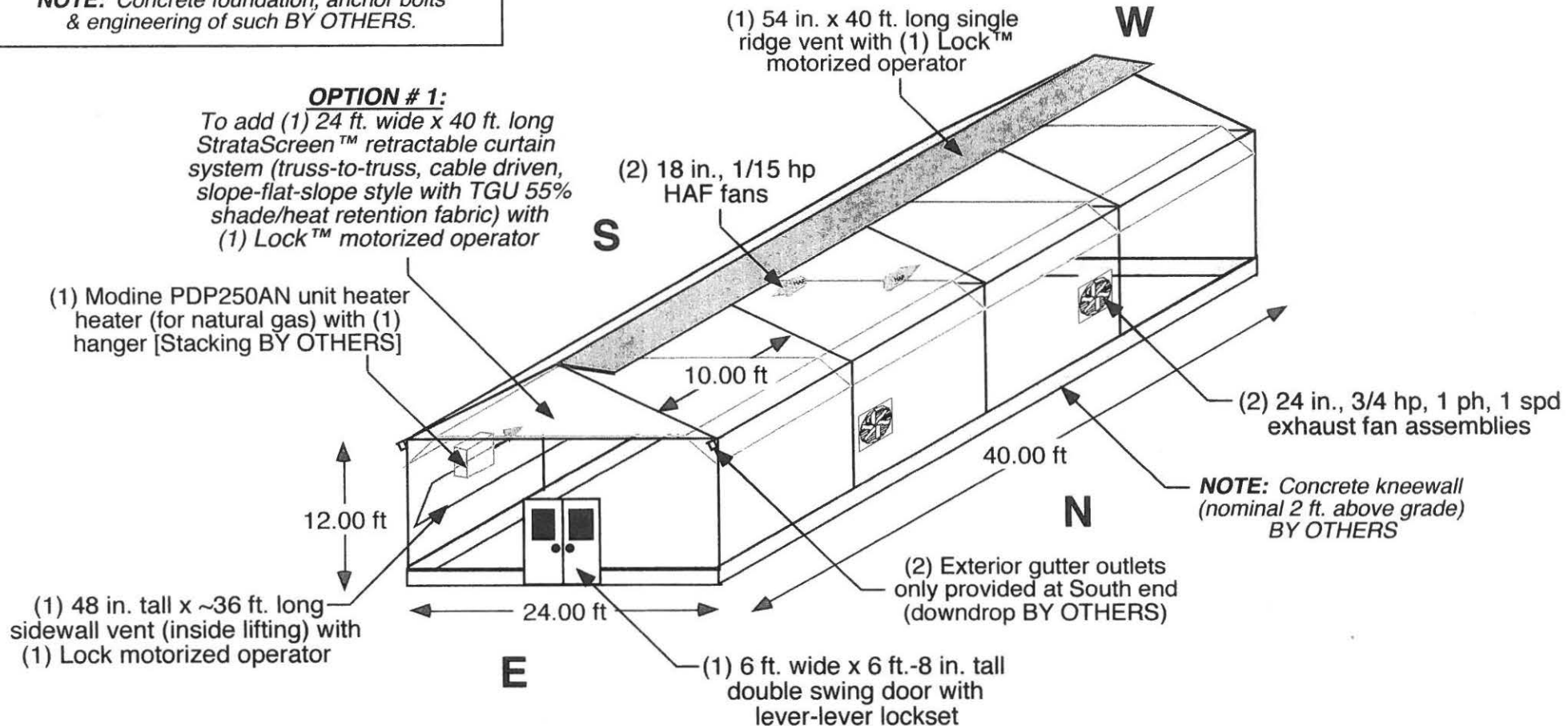
- Clear 8mm twinwall polycarbonate for:
- (1) Roof
 - (2) Exterior sidewalls
 - (2) Exterior gable endwalls

OPTION # 2:

To upgrade all glazing panels from clear 8mm twinwall polycarbonate panels to clear 8mm triplewall polycarbonate panels

OPTION # 1:

To add (1) 24 ft. wide x 40 ft. long StrataScreen™ retractable curtain system (truss-to-truss, cable driven, slope-flat-slope style with TGU 55% shade/heat retention fabric) with (1) Lock™ motorized operator



United Greenhouse Systems, Inc.
PO Box 249
Edgerton, Wisconsin 53534-1150
1-800-433-6834

J.B.Irb

Drawing © 2016 United Greenhouse Systems, Inc.

MEALS ON WHEELS

Sheboygan, WI
Ambassador Crown™ Greenhouse
(1) 24 ft. x 40 ft. x 12 ft. ug x 10 ft. bay
Free-Standing

Concept
Sketch
Project
A
8/12/16



Fresh Meals On Wheels

1004







PARCEL NO. 719720
MAP NO. _____
ZONING CLASSIFICATION: UR

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 9/13/16

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

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT *pd*
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: Gorman & Company, Inc.
ADDRESS: 200 N Main St, Oregon, WI 53575 E-MAIL: tmatkom@gormanusa.com
PHONE: (608) 835-6388 FAX NO. (608) 835-3009

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Washington Elementary School
ADDRESS OF PROPERTY AFFECTED: 1238 Geele Avenue, Sheboygan, WI
LEGAL DESCRIPTION: Proposed Lot 1 (school) updated boundary description:
Being part of tax parcel number 59281719720 that will become divided by a Certified Survey Map. See attached Certified Survey Map.

LOT 1 BOUNDARY DESCRIPTION:
BEING A DIVISION OF LANDS
LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 15, T15N, R23E,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

More particularly described as:

COMMENCING AT THE E1/4 CORNER SAID SECTION 15;
THENCE N89°42'55"W ALONG THE SOUTH LINE OF SAID NE1/4, 304.07 FEET;
THENCE N00°00'46"W,
33.00 FEET TO THE NORTHERLY LINE OF GEELE AVENUE AND THE POINT OF
BEGINNING;

THENCE FROM SAID POINT OF BEGINNING N89°42'55"W ALONG SAID
NORTHERLY LINE, 311.23 FEET TO THE EASTERLY LINE OF N13TH STREET;

THENCE N00°04'17"E ALONG SAID EASTERLY LINE, 236.92 FEET;
THENCE S88°27'50"W, 154.94 FEET;
THENCE N89°30'14"E, 156.00 FEET TO THE WESTERLY LINE OF AN ALLEY;
THENCE S00°00'46"E ALONG SAID WESTERLY LINE, 243.97 FEET TO THE
POINT OF BEGINNING;
CONTAINING 75,010 S.F. (1.722 AC.) OF LAND.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Vacant school

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Apartments: (7) one-bedroom units, (26) two-bedroom units, and (9) three-bedroom units (42 total), with (71) on-site parking spaces.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Rezoning of subject parcel from Neighborhood Residential (NR-6) to Urban Residential (UR-12). Variance on increasing dwelling unit maximum density of 22 per acre to 25 per acre. Variance of minimum lot area from 2,000 sf per unit to 1,744 sf per unit. Variance on required off-street parking from 83 spaces to 72 spaces. Variance consistent with the existing condition of no pavement setback from the east property line along the private alley and from the north property line along the adjacent athletic field and playground. Variance of minimum landscape surface ratio (LSR) from 25% to 21%. Variance of minimum building setback from the north property line from 20 ft to 15 ft.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? It provides additional multi-family housing for a range of household incomes.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? No. The proposed residential use is consistent with the surrounding neighborhood and conversion of the building to apartments will generate less traffic on adjacent streets and private alley than the prior use.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? The northern 2.930 acre portion of the School District's parcel will continue to be maintained by the District as neighborhood athletic fields and playground.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. Yes. This parcel is currently, and will continue to be, served by the Sheboygan Water Utility and the City of Sheboygan for streets, storm sewer, and sanitary sewer service.



200 N. Main Street • Oregon, WI 53575

P: (608) 835-3900

F: (608) 835-3922

www.GormanUSA.com

REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

August 23, 2016

Steve Sokolowski
City of Sheboygan
828 Center Ave., Suite 100
Sheboygan, WI 53081

RE: Washington School (1238 Geele Street)
Rezoning and Architectural Review Application

Dear Mr. Sokolowski:

The proposed project will repurpose the historic Washington School building located at 1238 Geele Street. The proposed rezoning of this parcel to Urban Residential (UR-12) will allow an adaptive reuse of this historic building that is consistent with the character of the surrounding neighborhood. Forty-two modern apartment homes will be built into the existing classroom and support spaces along the perimeter of the building. The building will also include amenity space for residents as well as a management office. Interior corridors and stairways will be kept to maintain the buildings historical integrity as a school. Infill panels will be removed from the window openings of the 1912 and 1926 buildings and historically appropriate window replacements will be installed. In the 2001 addition, existing windows will remain, while new openings, and two new exterior stair towers will be created to allow for private family apartment entrances.

On the site, the existing drop off lane, sidewalks and landscaping will remain on the Geele Avenue side of the building. The asphalt faculty parking areas and playground will be re-landscaped and utilized as tenant parking. 72 parking stalls will be provided for residence, visitors, and staff. The green space to the north of the school building will be preserved as recreational space and will continue to be owned and maintained by the school district.

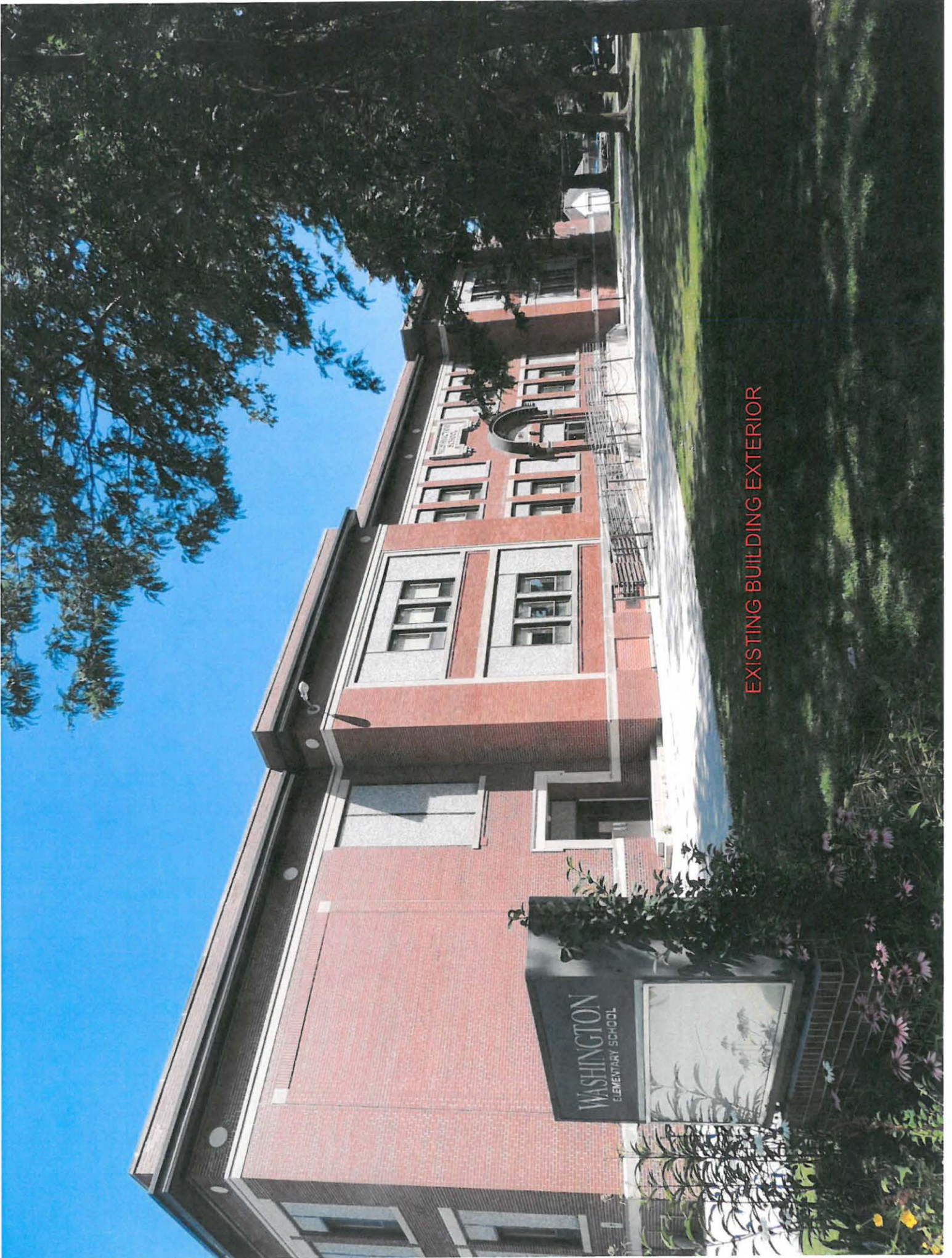
The financing for this adaptive reuse project will include WHEDA affordable housing tax credits, state and federal historic tax credits, and conventional debt. This development will provide quality housing for an affordable cost to residents. It proposes an appropriate density given all units will be contained within the historic school and all parking spaces will be contained on the current asphalt portion of the parcel surrounding the building.

This development will meet a need within the Sheboygan community for quality affordable housing, will save an historic building, and will add to the city tax base.

Feel free to contact me with any questions at (414) 617-9997 or tmatkom@gormanusa.com.

Sincerely,

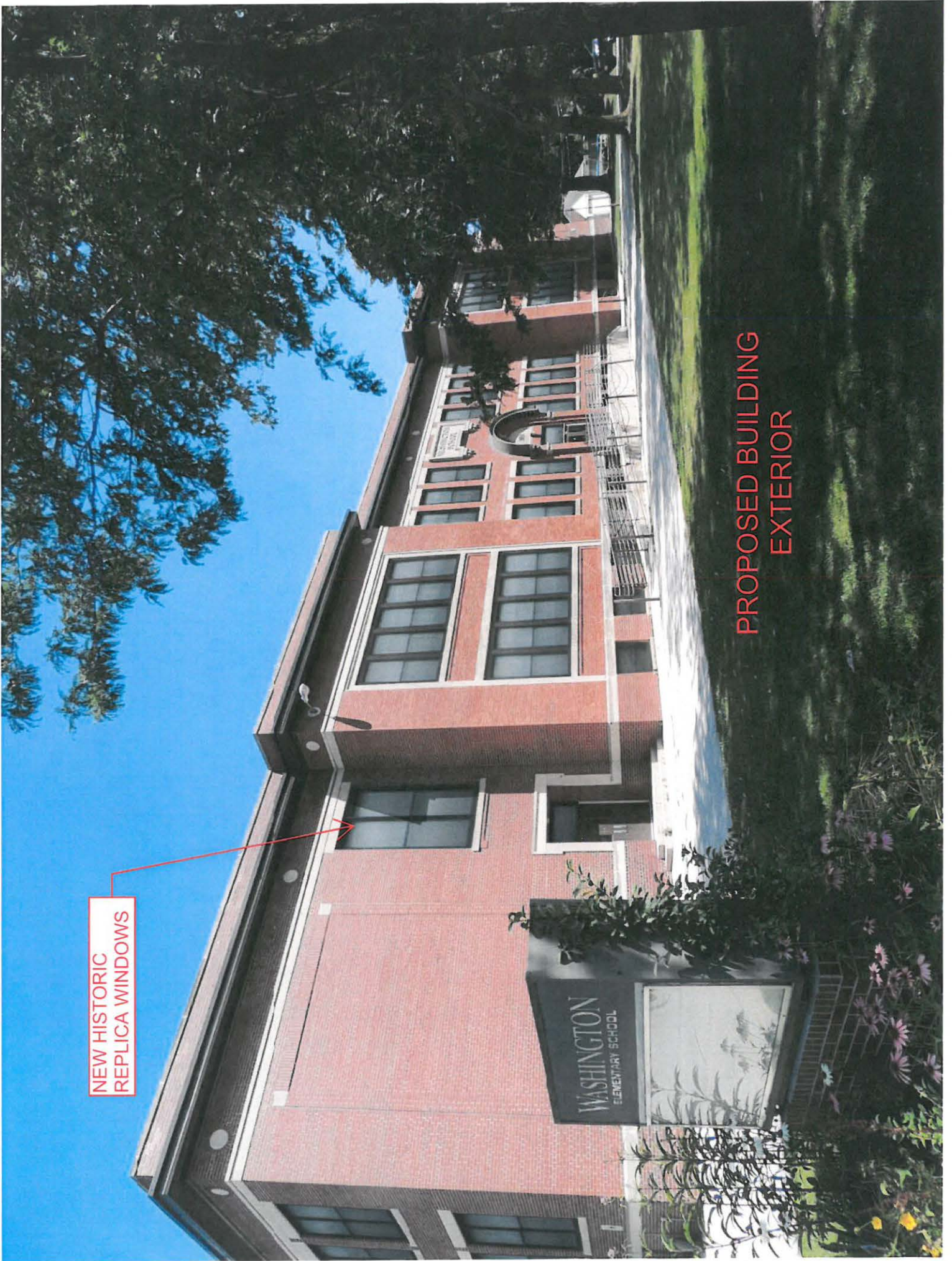
Ted Matkom
Wisconsin Market President



EXISTING BUILDING EXTERIOR

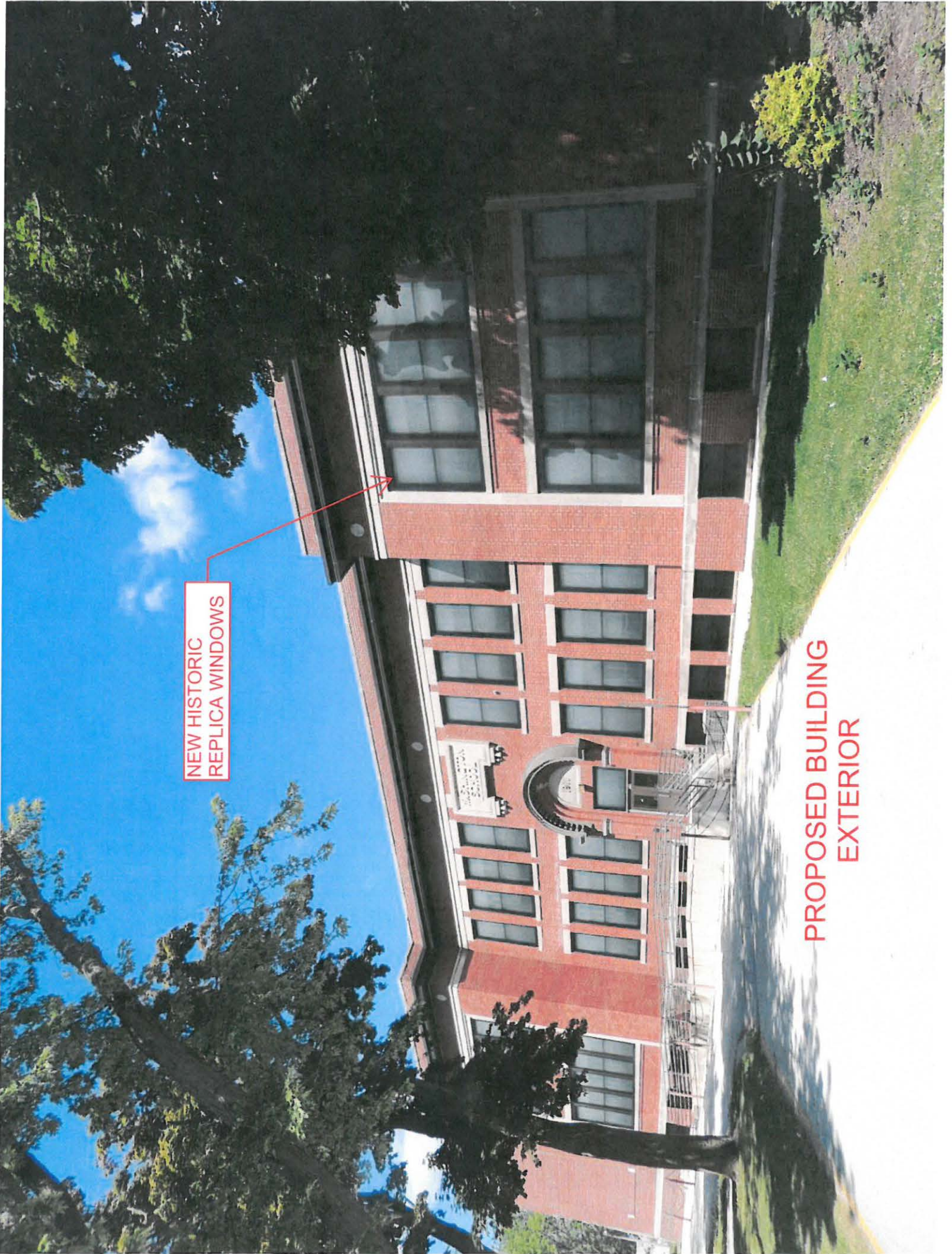
NEW HISTORIC
REPLICA WINDOWS

PROPOSED BUILDING
EXTERIOR





EXISTING BUILDING EXTERIOR



NEW HISTORIC
REPLICA WINDOWS

PROPOSED BUILDING
EXTERIOR

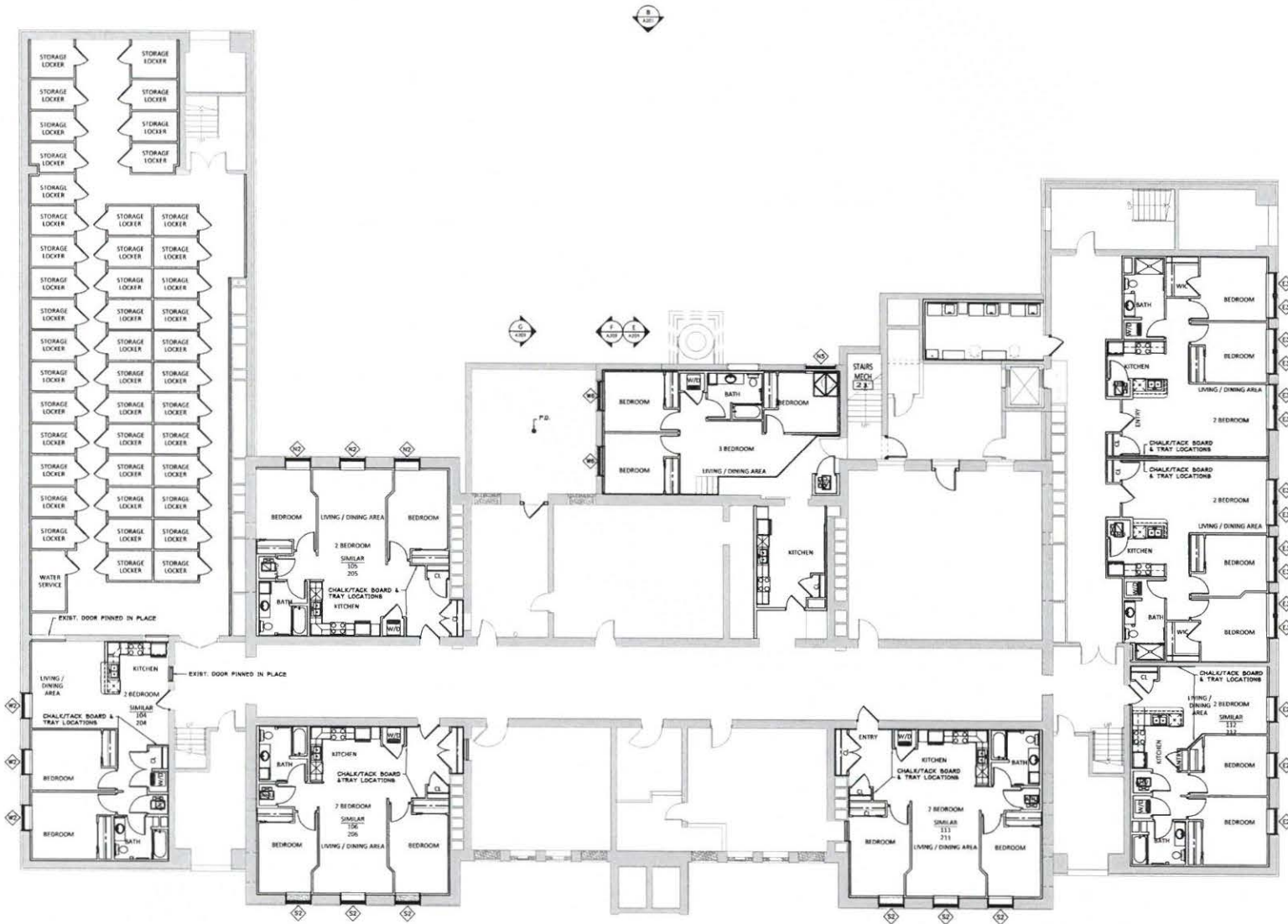


EXISTING BUILDING EXTERIOR



PROPOSED BUILDING
EXTERIOR

NEW HISTORIC
REPLICA WINDOWS



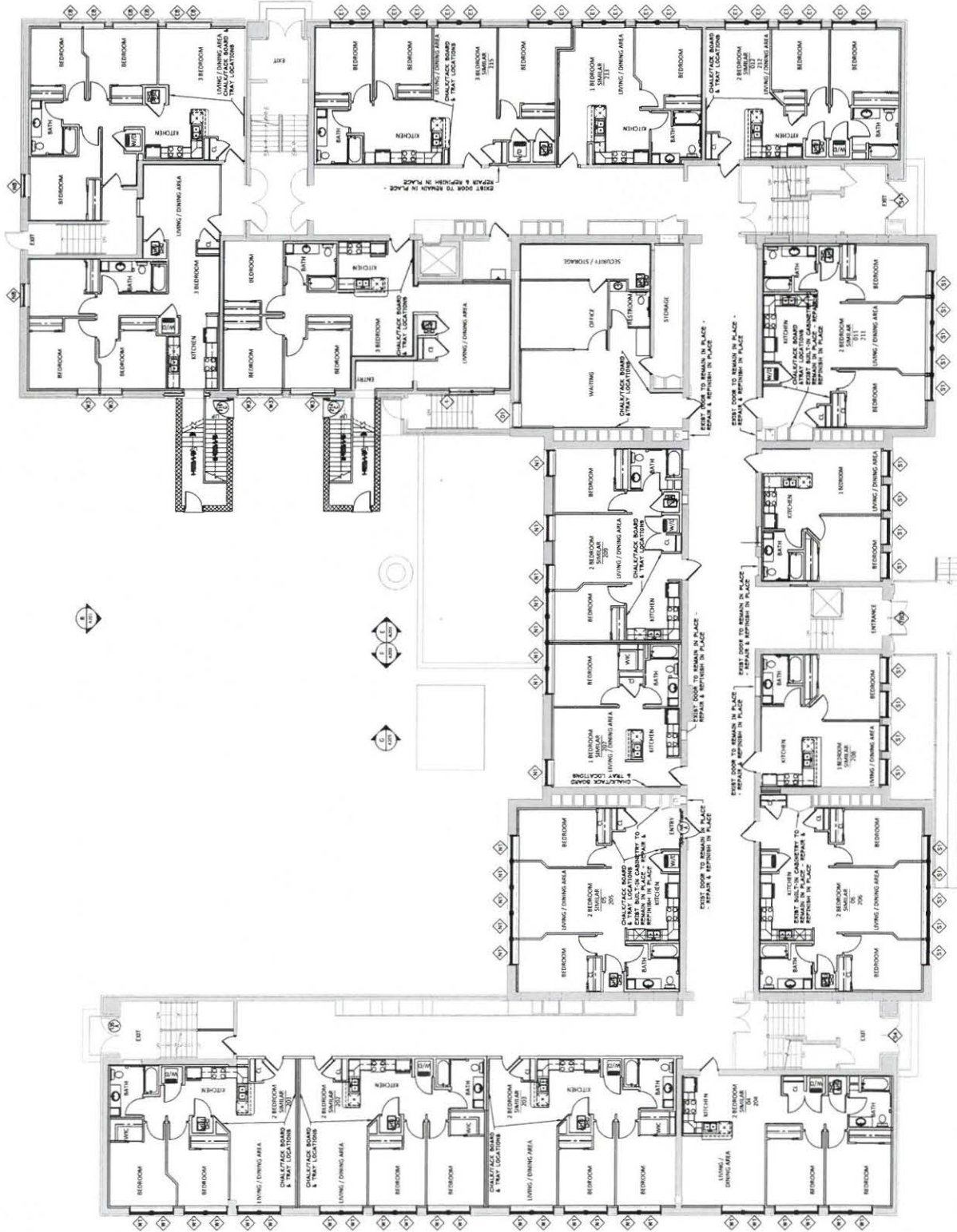
**WASHINGTON SCHOOL
APARTMENTS**
1238 GEELE AVENUE
SHEBOYGAN, WISCONSIN

Project No.	1001-00-0000
Project Date:	09-07-2016
Drawn by:	crd
Issue date	Description

Sheet Title
**OVERALL BASEMENT
FLOOR PLAN**

Sheet No.
A101

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



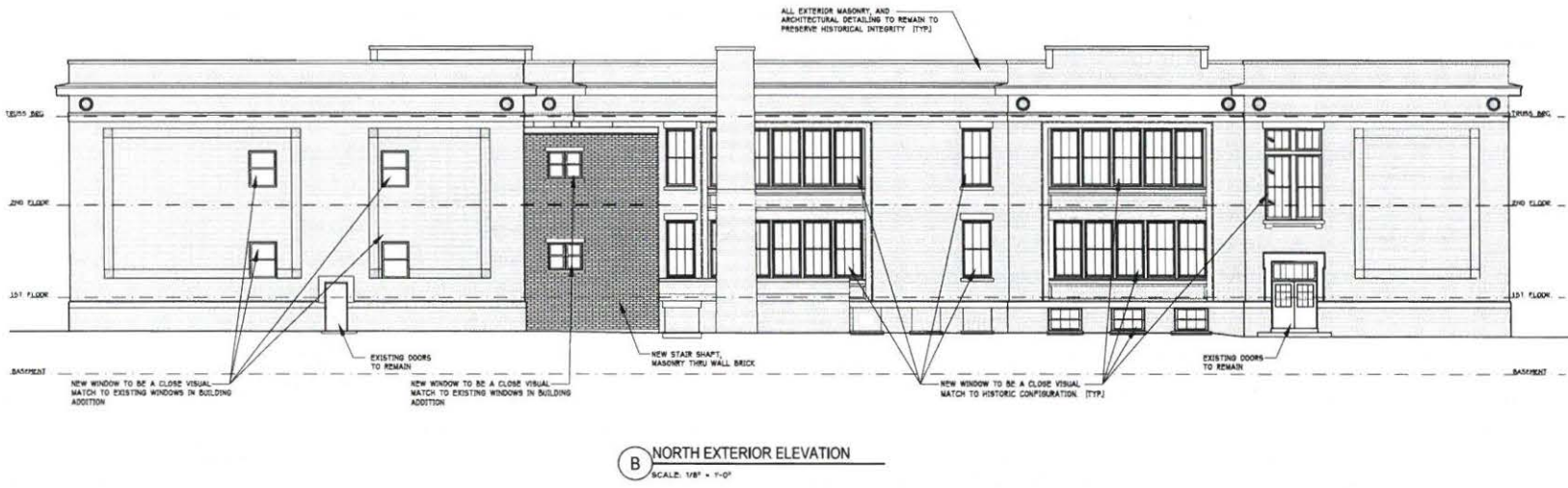
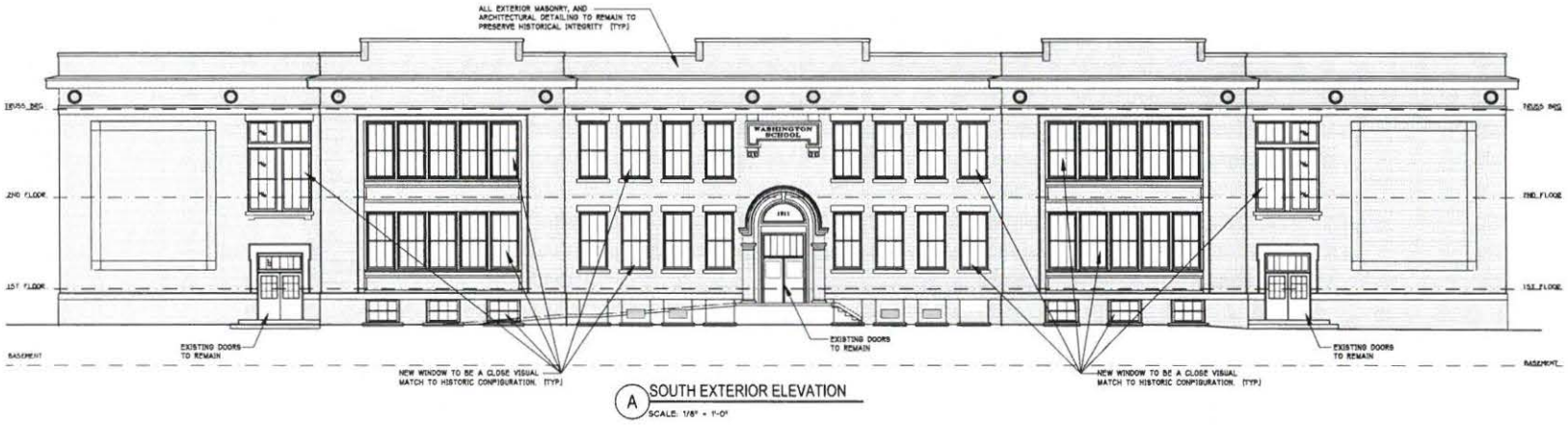
1 1ST FLOOR OVERALL PLAN
 SCALE: 1/8" = 1' - 0"

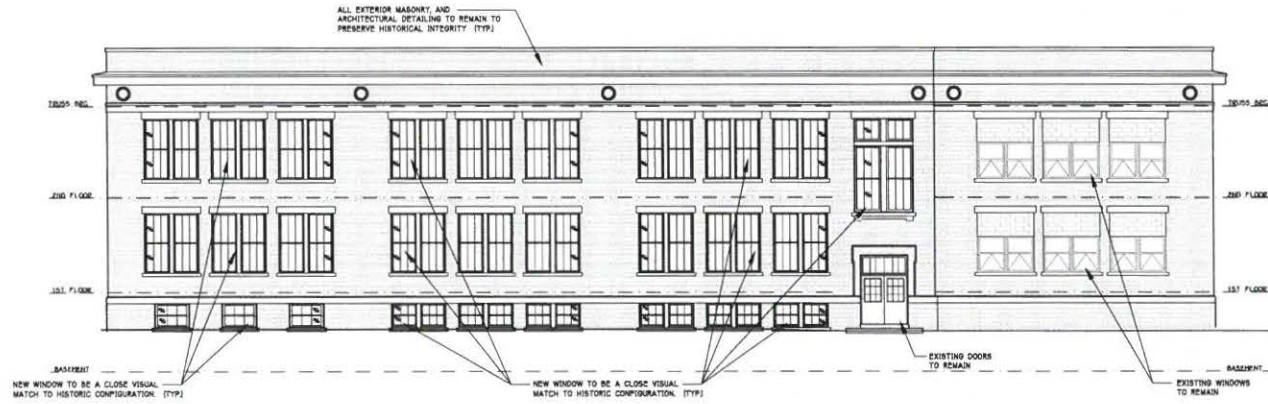
**WASHINGTON SCHOOL
APARTMENTS**
1238 GEELE AVENUE
SHEBOYGAN, WISCONSIN

Project No. 1001-00-0000
Project Date: 09-07-2016
Drawn by: crd
Issue date Description

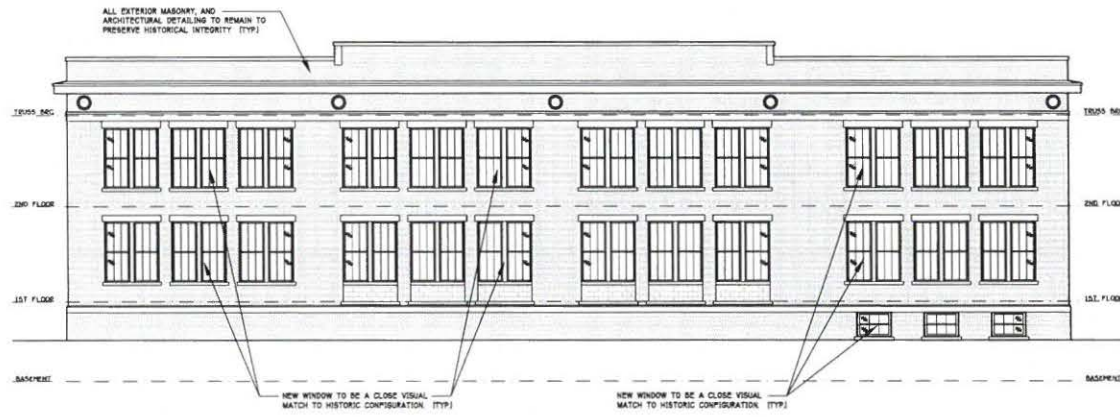
Sheet Title
**EXTERIOR BUILDING
ELEVATIONS**

Sheet No.
A201





D EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



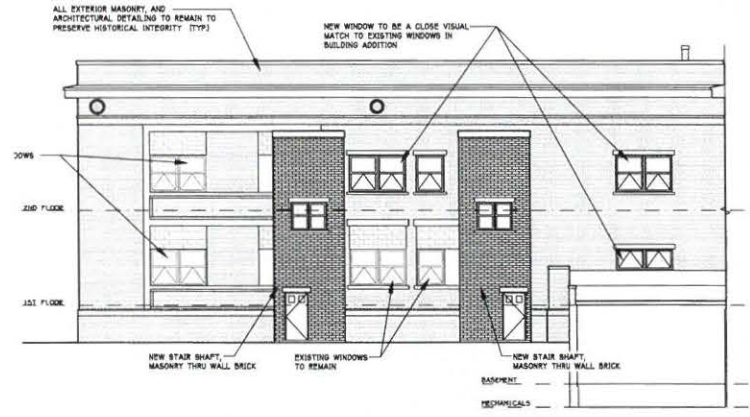
C WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

**WASHINGTON SCHOOL
APARTMENTS**
1238 GEELE AVENUE
SHEBOYGAN, WISCONSIN

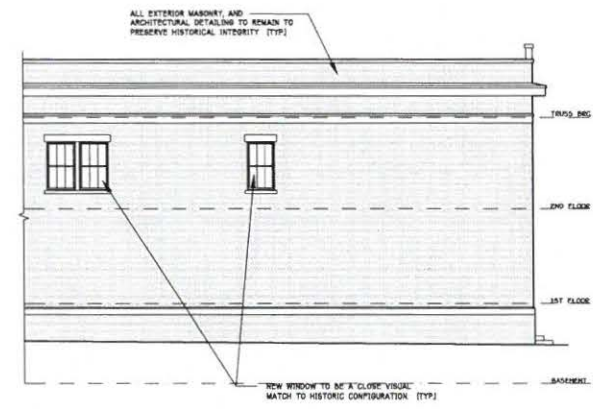
Project No.	1001-00-0000
Project Date:	09-07-2016
Drawn by:	crd
Issue date	Description

Sheet Title
**EXTERIOR BUILDING
ELEVATIONS**

Sheet No.
A202



E EAST EXTERIOR BUILDING ELEVATION - INTERIOR
SCALE: 1/8" = 1'-0"



F WEST EXTERIOR BUILDING ELEVATION - INTERIOR
SCALE: 1/8" = 1'-0"

**WASHINGTON SCHOOL
APARTMENTS**
1238 GEELE AVENUE
SHEBOYGAN, WISCONSIN

Project No.	1001-00-0000
Project Date	09-07-2016
Drawn by:	crd
Issue date	Description

Sheet Title
EXTERIOR BUILDING
ELEVATIONS

Sheet No.
A203

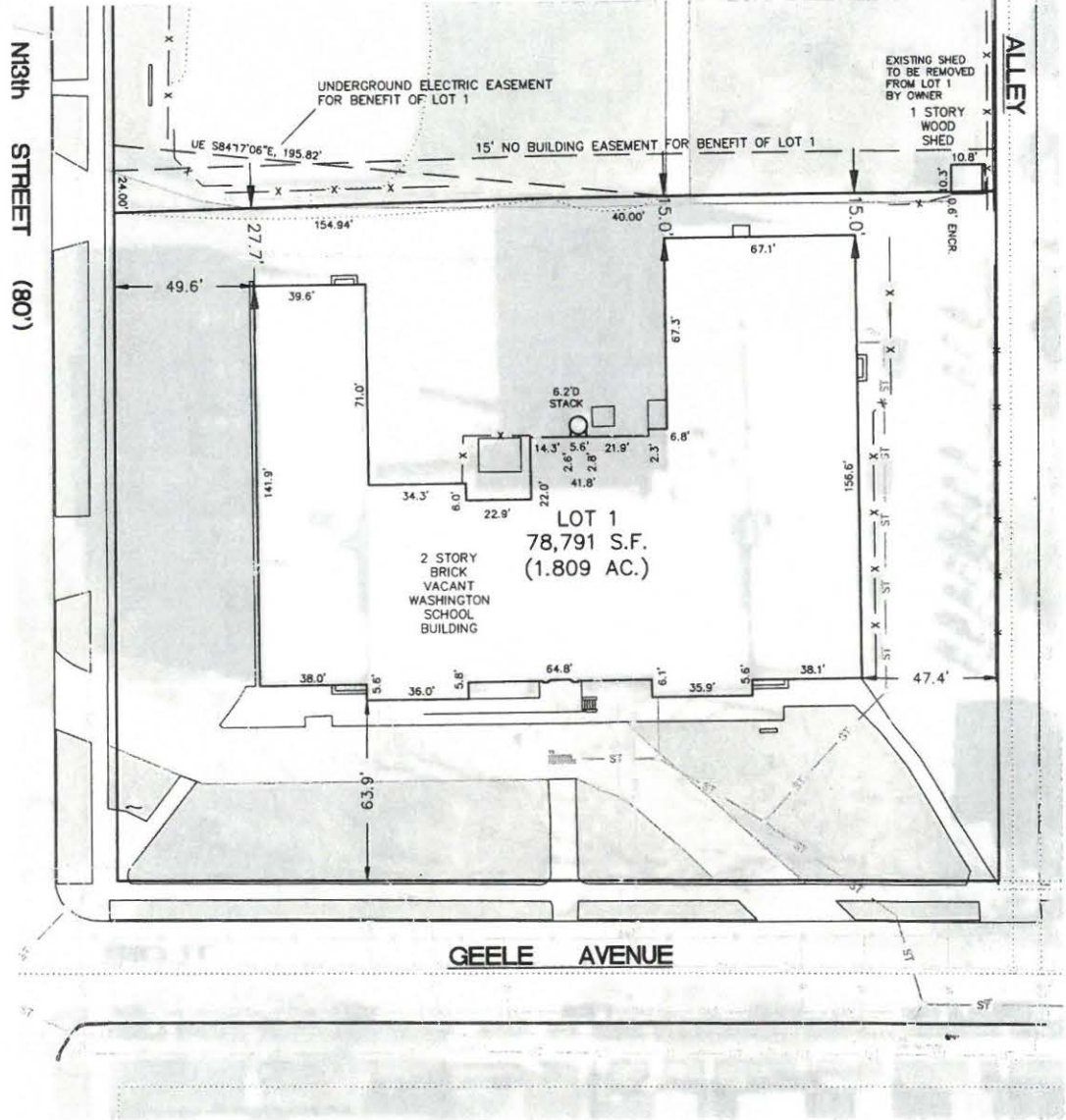
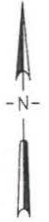
CERTIFIED SURVEY MAP

BEING A DIVISION OF LANDS
LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 15, T15N, R23E,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



This instrument was drafted by:
MILLER ENGINEERS SCIENTISTS
5308 South Twelfth Street
Sheboygan, Wisconsin 53081
920-458-6164
Job No. 20043-F Date: zzz

CERTIFIED SURVEY MAP

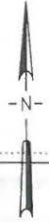
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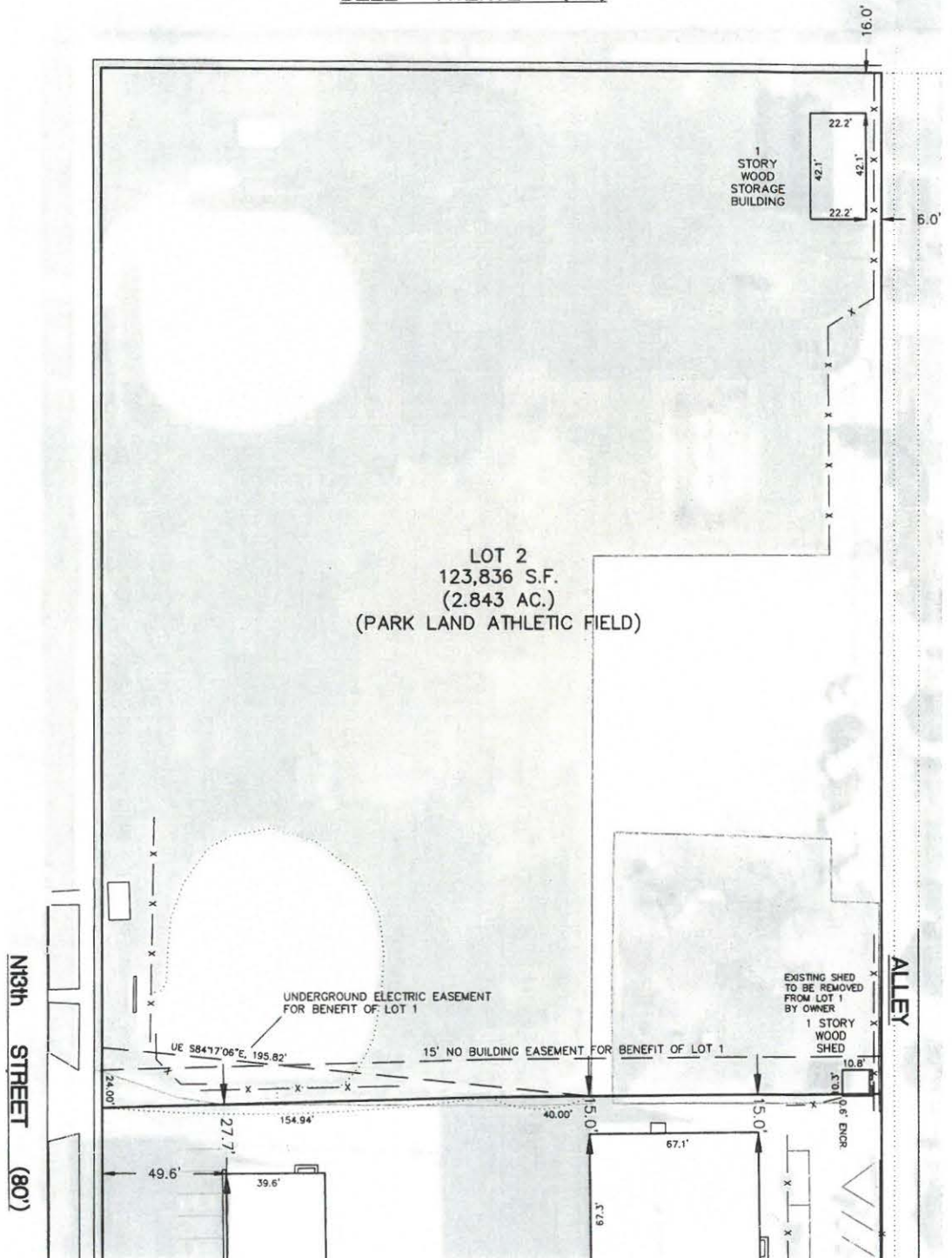


(IN FEET)

1 inch = 50 ft.



BELL AVENUE (60')



PARCEL NO. 503610
MAP NO. 22 453 011
ZONING CLASSIFICATION: UI

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 9/13/16

FILING FEE: \$100.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN *pd*
SITE PLAN REVIEW APPLICATION
(Requirements Per Section 15.908)
Revised May, 2012

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: LJM Architects, Erik Jensen
ADDRESS: 813 Riverfront Drive
E-MAIL: ejensen@ljmarchitects.com
PHONE: (920) 458-4800 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Cargill Inc.
ADDRESS OF PROPERTY AFFECTED: 702⁴ S. River Street *704 S. 15th St*
LEGAL DESCRIPTION: Existing building

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: The existing buildings that will be affected by this addition are warehouses. The buildings are used to store finished product until they are ready for transport.

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: The use of the buildings will not change. The existing buildings and new proposed addition will still be used as warehouse space.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: The proposed structure will be a metal building with main frame exposed on the south side. The building will have painted metal siding to match the existing warehouse buildings and will have a standing seam metal roof.



Cargill Malt
702 S. River Street
Sheboygan, WI 53081

Site Plan Review – Written Description

Cargill Malt is a business that provides food, agriculture, financial, and industrial products and services to various companies and businesses around the world. They have 150,000 employees in 70 countries worldwide. The Sheboygan location is a distribution warehouse for their malted grain products. They have about 20 employees that work at that location and their standard business hours are 5am to 5pm Monday thru Friday. The proposed building addition will not increase the employee count, affect their standard business hours, or have any impact on their water consumption or sanitary sewer traffic. Truck traffic will also remain the same. The proposed development complies with all requirements of sub-chapter 15-7.

The proposed addition will be in the Cargill Malt complex just south of the river and north of New Jersey Avenue on the south side of the city. The current zoning of the site is UI – Urban Industrial. The proposed building addition will connect two existing warehouses and provide protection from the weather and temporary storage of goods during the loading/ unloading process.

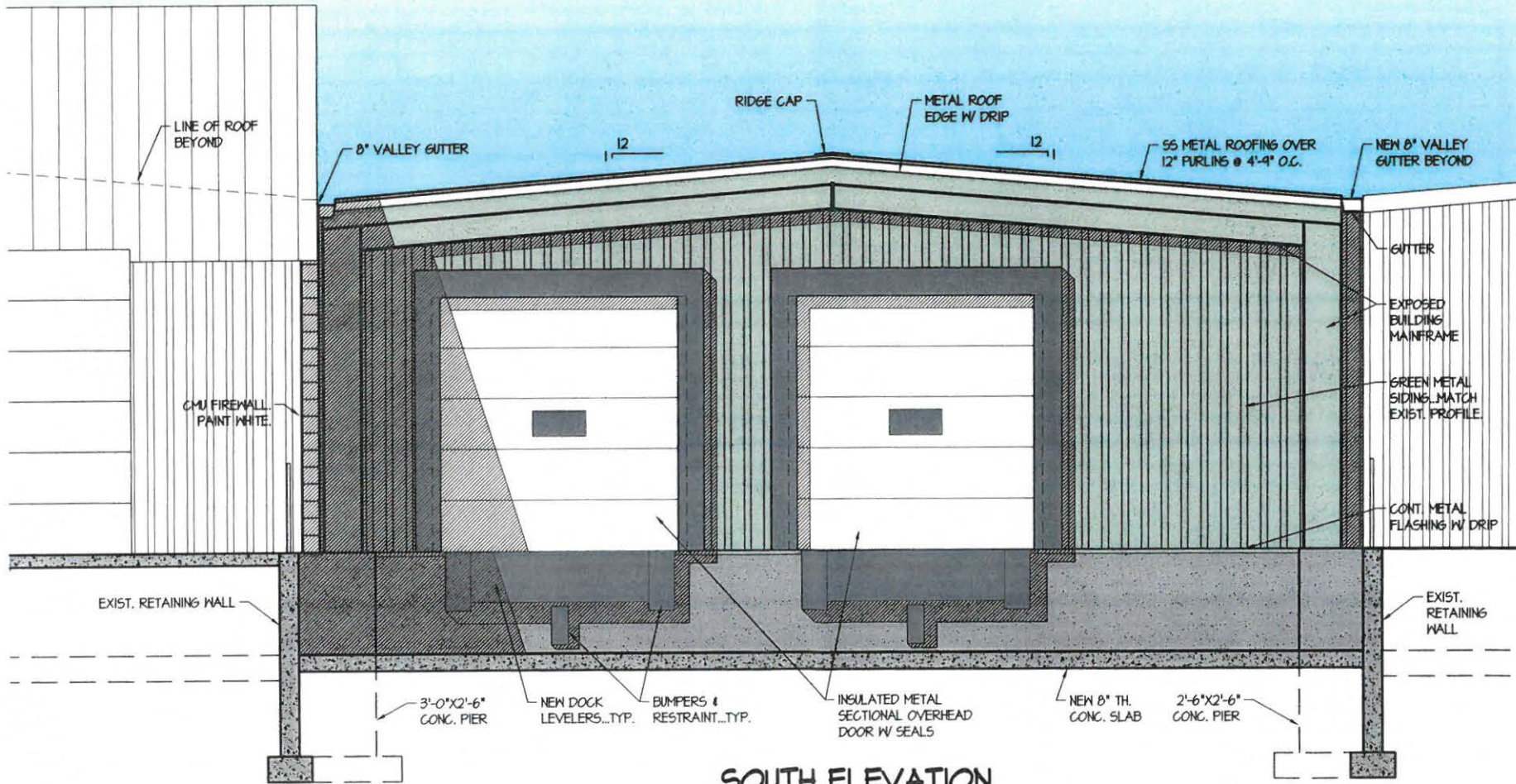
We feel that the scale, proportions, and materials of the proposed building are appropriate for the location as it matches materials found on the other buildings on that site. The proposed addition will be a prefabricated metal building and will match the existing building eave heights. There will be a new firewall on the west end of the addition to separate the existing building to the west and the proposed building and existing building to the east into separate fire areas. Portions of this new firewall will be exposed and will be painted white. The building will have green metal siding to match the adjoining buildings. The main building structure will be exposed on the south façade and painted green to match the siding. The building will have a standing seam metal roof. Future expansions will be located to the north of the proposed building.

Cargill Malt
702 S. River Street
Sheboygan, WI 53081

Existing Conditions



Looking Northwest at the project site



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

NO.	REVISIONS	DATE

LJM Architects
 813 Woodford Drive
 Falmouth (800) 468-1490
 Sheboygan, WI 53081
 Fax (920) 468-1485

**BUILDING ADDITION FOR:
 CARGILL MALT
 702 S. RIVER STREET
 SHEBOYGAN, WI 53081**

SHEET TITLE

DRAWN BY
 JS

CHECKED BY
 EJ

DATE
 08-22-16

PROJECT NO.
 1638

SHEET NO.

A 2.1

II

3.1

R. O. No. 101 - 16 - 17. By CITY CLERK. September 6, 2016.

Submitting an application from Betty Grothe for a change in the zoning classification of property located at 1123 N. 29th St. from Class SO Suburban Office to MR Mixed Residential Classification.

City Plan

City Clerk

X

6.1

Gen. Ord. No. 16 - 16 - 17. By Alderpersons Thiel and Lewandoske.
September 6, 2016.

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 1123 N. 29th St. from Class SO Suburban Office to Class MR Mixed Residential Classification.

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

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

Property located at 1123 N. 29th St. described as:

Section 21, T.15N., R.23E. being all of Lot 20 Blk. 4 of Smith Gardens Subd., located in the NW ¼ of the SE 14 ¼ of the NE ¼ of Section 21, T.15N., R.23E. in the City of Sheboygan, Sheboygan County, State of Wisconsin. Said tract contains 8,383 sq. ft.

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

City Plan

Bill Thiel

Scott Lewandoske

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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

From: Leslie Sanzo [mailto:lesliesanzo45@gmail.com]
Sent: Sunday, August 14, 2016 4:51 PM
To: Sokolowski, Steve
Subject: rezoning of property at 1123 N. 29th Street (Betty Grothe)

Dear Mayor & Council,

I am writing this letter to request the property on 1123 N. 29th Street Sheboygan, be rezoned from Suburban Office to Mixed Residential for the following reasons:

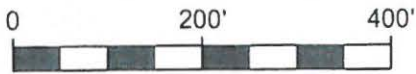
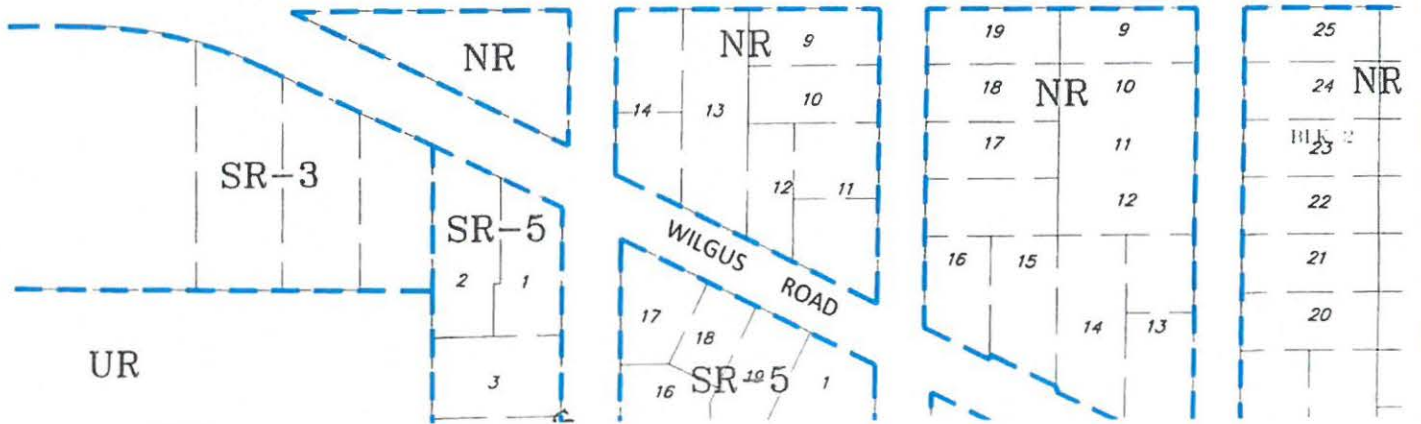
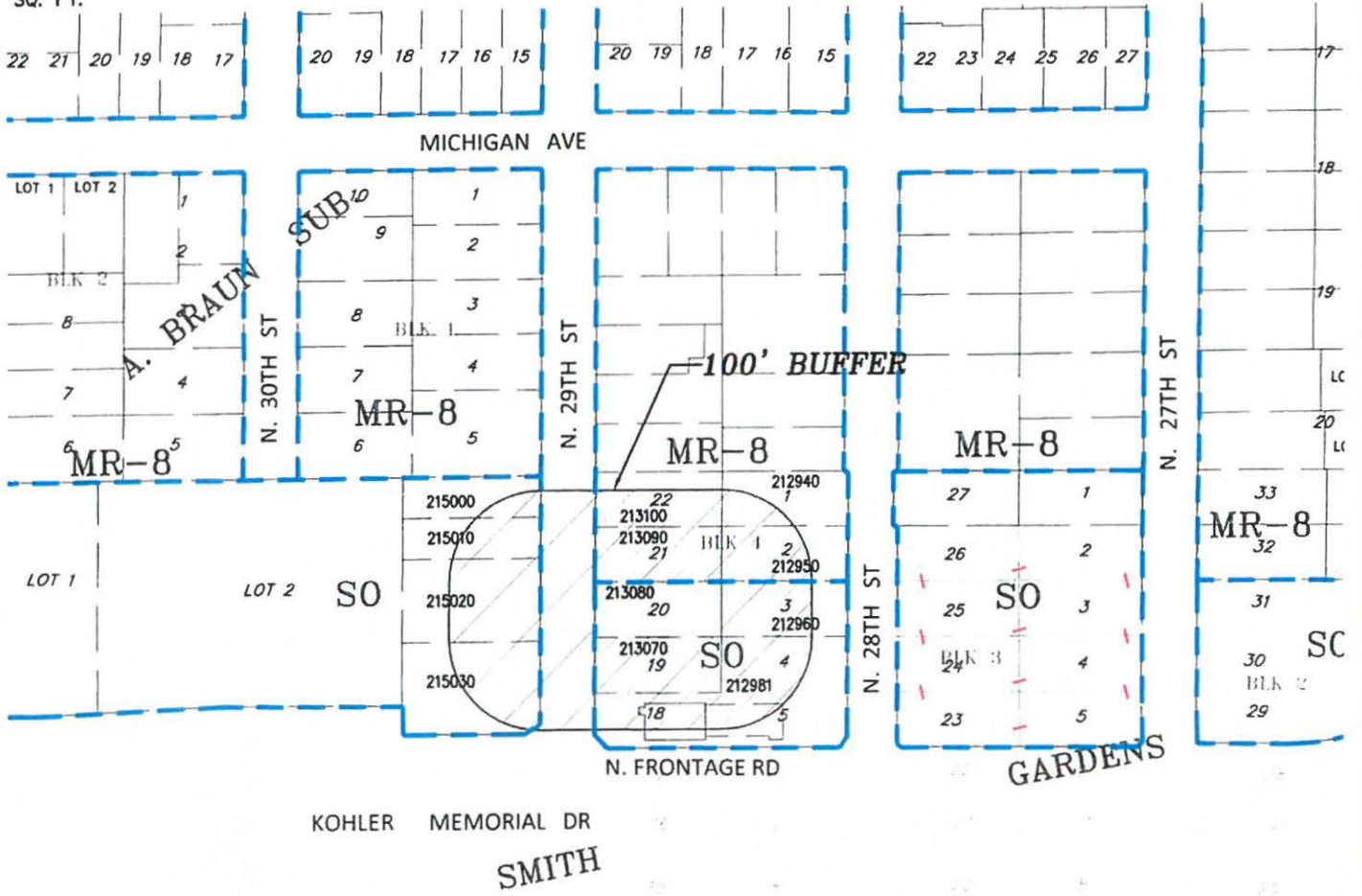
1. The house was built around 1968 and the use has always been a single-family since the home was constructed.
2. Rezoning to Mixed Residential will be compatible with the rest of the residential neighborhood to the north of the property.
3. With the present zoning potential lenders have real concerns about lending money to potential buyers. By rezoning the property to residential this makes it easier for potential buyers to purchase the home because mortgage companies will lend them the money to purchase the property.
4. There was a buyer but because of the legal nonconforming status they decided not to pursue purchasing the house.
5. It appears to be an error that it was zoned Suburban Office because the use has always been a single-family dwelling.

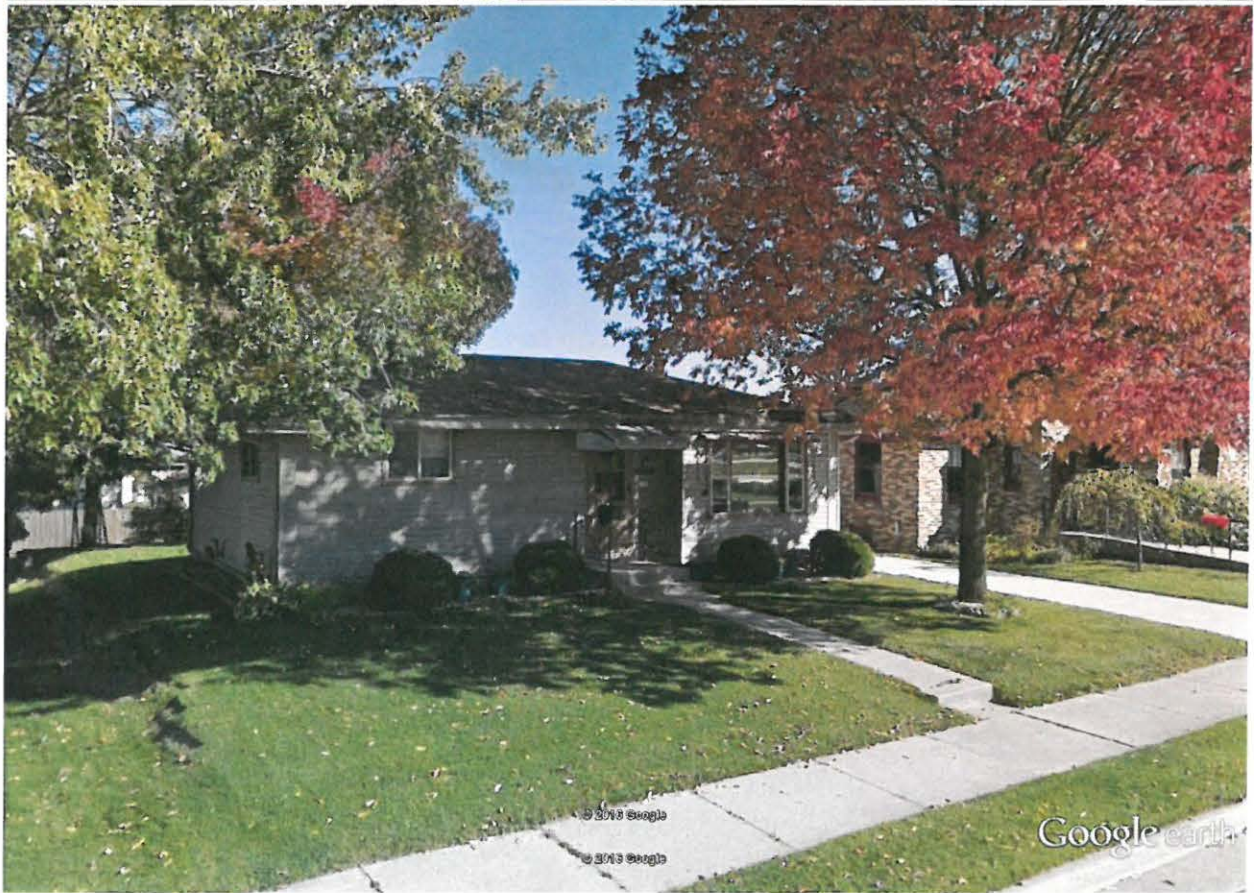
Betty Grothe - Executor

Betty Grothe - Executor

PROPOSED ZONING CHANGE FROM SO TO MR-8 SECTION 21, T. 15 N., R. 23 E.

BEING ALL OF LOT 20, BLOCK 4 OF SMITH GARDENS SUBDIVISION, LOCATED IN THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 21, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID TRACT CONTAINS 8,383 SQ. FT.





III

Other Matters

8.1

Res. No. 90 - 16 - 17. By Alderperson Belanger. September 6, 2016

A RESOLUTION authorizing the acceptance of 1106, 1110, & 1114 N. 10th for the purposes of the razing the property for new private investment as part of the Neighborhood Revitalization Strategy activities.

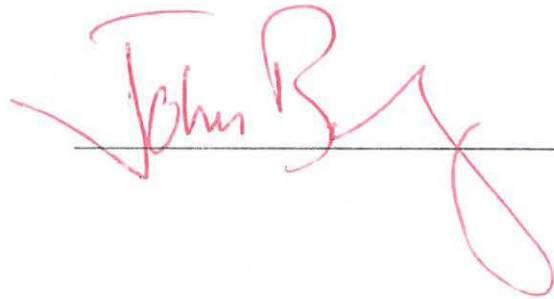
WHEREAS, the City of Sheboygan will be lowering the amount owed on outstanding judgments that are equivalent to the assessed values plus outstanding property taxes in lieu of taking title to the properties;

WHEREAS, with Gateway Neighborhood Revitalization efforts, one goal of the plan is to bring new private investment to the neighborhood. These properties will be razed for new private investment through Habitat for Humanity Lakeside;

WHEREAS, 1106 and 1110 N. 10th Street are vacant and condemned. 1114 N. 10th Street will be vacant at the time of the property transfer.

RESOLVED, that the Common Council authorizes the Mayor and City Clerk to sign all appropriate conveyance documents for 1106, 1110 & 1114 N. 10th Street to take title to the property.

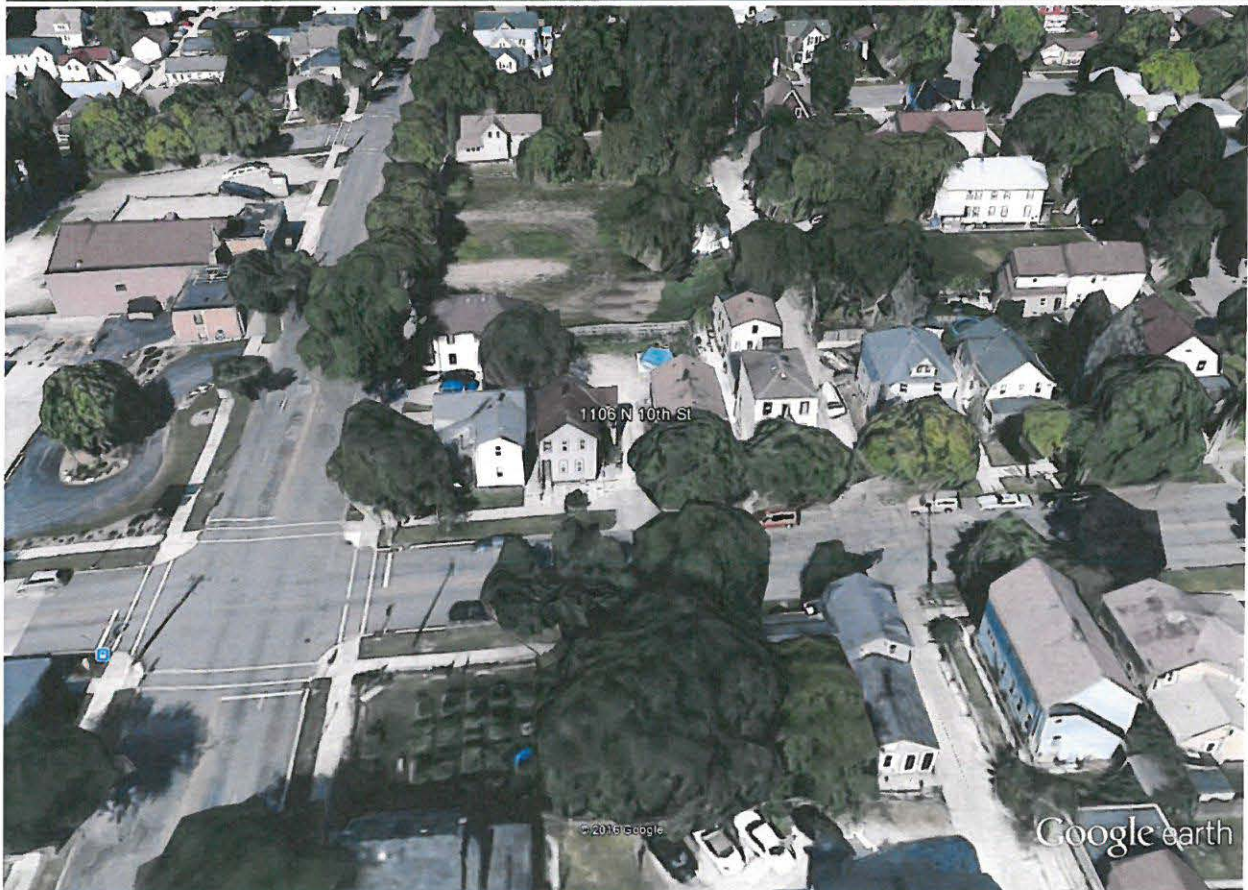
City Plan



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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor



CITY OF SHEBOYGAN

REQUEST FOR PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: RES. 81-16-17 A Resolution approving the Capital Improvements Program recommended by the Capital Improvements Commission, for the program period 2017 - 2021 and adopting the program for implementation

REPORT PREPARED BY: Nancy Buss, Finance Director

REPORT DATE: September 12, 2016

MEETING DATE: September 13, 2016

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

The Capital Improvements Commission met on July 19, 2016 to review the 2017 – 2021 Capital Improvements requests from departments. Requests for mandatory projects involving Federal, State and County funds were identified. The Commissioners rated the requests for borrowed funds other than mandatory as well as requests for projects utilizing tax levy, fund balance, and other special revenue sources.

The Common Council on Res. 347-96-97 established a debt policy to limit per year the issuance of new General Obligation debt to \$3,000,000 for non-TIF projects and to issue debt that for TIF purposes that, when added to the total General Obligation Debt, shall not exceed 60 percent of the debt limit or 3.0 percent of the equalized valuation for the City, except for borrowing purposes of complying with Federal or State mandates, administrative agency regulations, or court orders.

STAFF COMMENTS:

Information attached for the Commissioners review include:

1. Mandatory projects utilizing borrowed funds totaling \$3,152,417
2. Rating of requests for projects funded through borrowed funds other than mandatory projects totaling \$7,192,492
3. Rating of requests for projects funded through sources other than borrowing totaling \$4,050,671

The borrowing limit established in Res. 347-96-97 has not been adjusted since 1997. The limit is insufficient to address the needs of the mandatory projects and allows for no other projects needed. Utilizing an inflation calculator, the cumulative rate of inflation since 1997 is 50.2 percent raising the limit to \$4,500,000 in today's dollars. The resolution also refers to

total debt (General Obligation and TID Debt) shall not exceed 60 percent of the debt limit or three percent of the equalized valuation for the City. The non-TID debt limit of three percent of equalization valuation in 2016 is \$73,385,817. Total outstanding debt as of December 31, 2016 will be \$34,819,531.

ACTION REQUESTED:

Motion to recommend the Plan Commission approve Res 81-16-17 and recommend to the Common Council to adopt the 2017 - 2021 Capital Improvements program for implementation.

ATTACHMENTS:

- I. Resolution 81-16-17 – Approving 2017 Capital Improvement Program
- II. Capital Improvement Message
- III. Spreadsheets:
 - 2017 Capital Improvement Projects
 - Maximum Debt Service Policy
 - Executive Projects listing
 - Projects Funding other than borrowing

III

4.5

Res. No. 81 - 16 - 17. By Alderperson Bohren. August 15, 2016.

A RESOLUTION approving the Capital Improvements Program recommended by the Capital Improvements Commission, for the program period of 2017 - 2021 and adopting the program for implementation.

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

WHEREAS, the Common Council on Res. 347-96-97 established a debt policy to limit per year the issuance of new General Obligation debt to \$3,000,000 for non-TIF projects and to issue debt that for TIF purposes that, when added to the total General Obligation Debt, shall not exceed 60 percent of the debt limit or 3.0 percent of the equalized valuation for the City, except for borrowing purposes of complying with Federal or State mandates, administrative agency regulations, or court orders, and

WHEREAS, the Commission considered many requests and proposals for the various departments in the City of Sheboygan, and the requests exceed the \$3,000,000 borrowing limit, and

WHEREAS, as of December, 2015, the total General Obligation Debt for the City in the amount of \$33,075,255 is 28 percent of the statutory five percent limitation of equalized valuation of the City.

RESOLVED: That the Common Council waive the \$3,000,000 limit for non-TIF projects in 2017 and raise the issuance of new General Obligation debt in 2017 to \$6,334,909.

City Clerk

James A. Bohren

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

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor



August 23, 2016

Members of the Common Council and
Honorable Mayor Vandersteen
City of Sheboygan
Sheboygan, WI 53081

Dear Mayor Vandersteen and Alderpersons:

Herewith contained is the City of Sheboygan's 5 Year Capital Improvement Program Budget for the years 2017 – 2021. Included in this submittal are the budgets and related appropriations for the following funds: General Fund, Special Revenue Funds, Enterprise Funds, and Capital Improvement Funds.

Consistent with the City's Annual Program Budgets, this document reflects the on-going mission of the City of Sheboygan. The City's mission statement is:

The City of Sheboygan is dedicated to providing residents, the business community, and visitors with fiscally-responsible municipal services in an effective and responsive manner to meet the needs of our diverse community.

The Capital Improvement Program (CIP) provides for the planning, purchase, design, rehabilitation, renovation, construction, and development of facilities, properties and systems to enhance the physical development of the City. The City of Sheboygan prepares a 5-Year plan for capital improvements and updates that plan every year. In addition, the annual budget makes appropriations for capital expenditures. The first year of the capital improvement plan is included as part of the annual budget process and the remaining four years are recommended as a plan for future projects.

The Capital Improvement Program is a planning tool for City staff and elected officials. Due to uncertainties in the political, economic, and financial realities of each year the City Common Council must retain flexibility to proceed with the projects contained in the Capital Improvement Program.

The Capital Improvement Program is based on Areas of Emphasis established by the City Common Council. Many of the projects scheduled in the 2017 – 2021 CIP will result in the accomplishment of several Areas of Emphasis that were established.

**OFFICE OF THE
CITY ADMINISTRATOR**

CITY HALL
828 CENTER AVENUE
SHEBOYGAN, WI
53081-4442

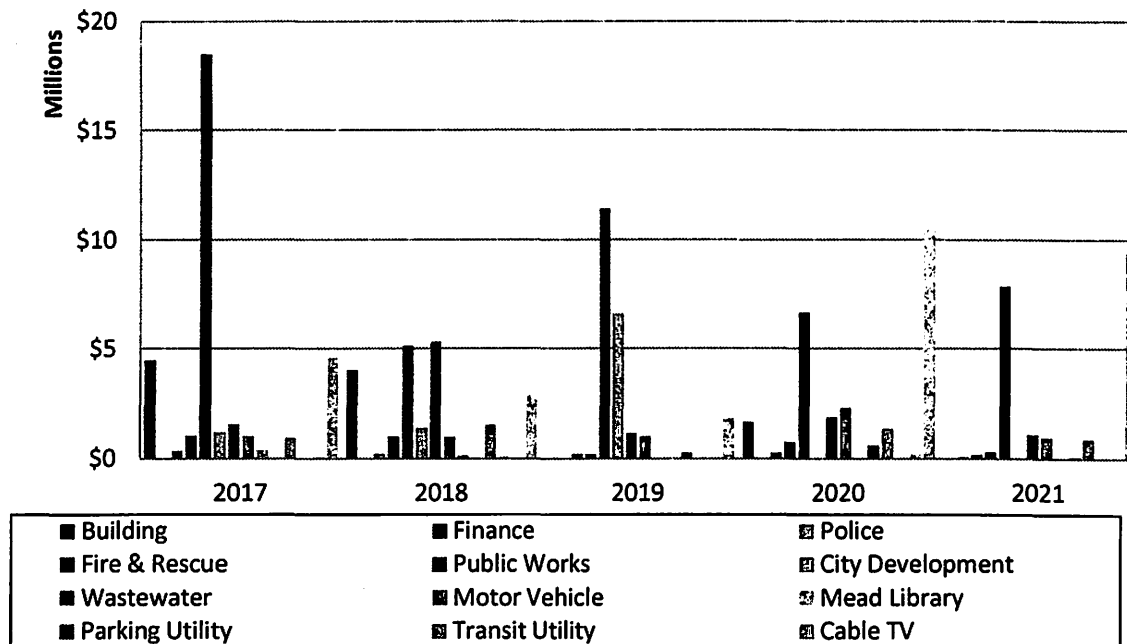
920/459-3315
FAX 920/459-3967
Darrell.holland@sheboyganwi.gov

www.sheboyganwi.gov

Capital is defined as tangible property with a life beyond a one year budget cycle. Land, equipment, buildings, as well as the services required to build or install, may be classified as capital. Capital acquisition is primarily funded by bond proceeds, but recurring and nonrecurring revenue may be used. Major capital improvements for the City of Sheboygan are funded primarily with general obligation bonds or notes, property tax revenue, and user fees. Other sources of revenue that fund capital improvements include: fees, contributions, special assessments, interest earnings and intergovernmental revenues.

General Obligation bonds or notes (G.O. bonds) fund a host of capital improvements that directly affect the basic needs and quality of life for every City of Sheboygan resident. Public safety equipment, including police and fire facilities, street improvements, water and sewer improvements, park, library, public works, and open space facilities, development and redevelopment projects; all these capital projects and more are funded by G.O. bonds.

Projects by Category 2017 - 2021



DEBT CAPACITY

The City of Sheboygan present and future debt capacity is evaluated during the preparation of the Capital Improvement Program. This was done to determine the amount of additional bonds that could be issued to finance the projects that were requested by departments for the Capital Improvement Program. The primary emphasis of the debt capacity analysis was to determine the amount of debt that could be issued without causing a downgrading in the City's bond rating. Bond ratings are based on economic, debt, administration, and fiscal factors. Consequently, ratings are subjective and although there is a scorecard utilized by the agencies, there is not a formula that can be followed to calculate a bond rating. The City's

current rating is Aa2, reaffirmed in July, 2016. Obligations rated Aa2 are considered to be of high quality and are subject to very low credit risk. The modifier 2 indicates a mid-range ranking of obligations rated Aa. Also, the analysis includes a projection of the City's legal debt margin that reviews that maximum debt allowed under state law and the amount of debt outstanding, current and to be issued.

The analysis of the City of Sheboygan's debt capacity included a review of data for the past five years on debt ratios and bond ratings. Also, the analysis included a projection of future debt transactions, tax base growth, and debt ratios.

The amount of debt anticipated to be issued in 2017 – 2021 for \$34,376,520. The majority of the bonds planned to be issued between 2017 and 2021 will be for city hall, street improvements, motor vehicle equipment, and a parking structure in the downtown (TID 16).

Debt Transactions			
Year	Net Debt Issued	Debt Paid	Net Outstanding Debt
	Projected Balance Forward		\$23,344,658
2017	\$10,334,909	\$3,438,666	30,240,901
2018	6,806,242	3,027,996	34,019,147
2019	4,333,077	2,402,502	35,949,722
2020	7,497,542	2,537,189	40,910,075
2021	5,404,750	2,358,305	43,956,520

Wisconsin State Statutes limits the borrowing capacity of municipalities to five percent of their overall equalized value. The City of Sheboygan recognizes the unique role of the Tax Incremental Districts in the development and redevelopment of property and within the policy targets Non-TID debt at 60 percent of the statutory limit. The current total amount of debt that can be issued is \$97,855,139. The table below identifies the percent of statutory debt limit for the projection for the 2017 – 2021 CIP and anticipated year-end 2016 outstanding debt. Please note that no change in equalized value is projected.

Year	Equalized Value	State Limit 5% of Equalized Value	Net Outstanding G O Debt	Percentage of State Limit
2017	\$2,446,193,900	\$122,309,695	\$31,350,799	25.63%
2018	2,446,193,900	122,309,695	29,507,760	24.13%
2019	2,446,193,900	122,309,695	27,060,129	22.12%
2020	2,446,193,900	122,309,695	32,112,658	26.26%
2021	2,446,193,900	122,309,695	35,276,090	28.84%

IMPACT ON PROPERTY TAXES

Debt is issued to finance public projects and are financed by revenue sources (i.e. fees, user charges, special assessments and property taxes). The annual principal and interest payment

on this debt is financed in the Debt Service Fund portion of the City's annual budget. (The property tax levy for 2016 CIP rated projects is \$2,886,889 or \$1.24 per \$1,000 of equalized property valuation). The tax levy for 2017 will be determined when the 2017 Budget is approved in November, 2016. The total related 2016 City of Sheboygan tax rate for 2017 CIP projects is \$0.45 per \$1,000 equalized property valuation.

Property taxes are levied for several funds to finance projects in the CIP. The property tax levies for projects by fund are as follows:

TAX LEVY FOR PROJECTS BY FUND						
Fund	2017	2018	2019	2020	2021	Total
Capital Projects - Police	\$151,800	\$162,250	\$179,825	\$240,850	\$162,300	\$897,025
Capital Projects - Streets	805,707	577,000	758,375	589,000	795,000	3,525,082
Park, Forestry and Open Space	145,000	370,000	172,000	285,000	155,000	1,127,000
Total of All Funds	\$1,102,507	\$1,109,250	\$1,110,200	\$1,114,850	\$1,112,300	\$5,549,107

The impact of the tax rate (per \$1,000 of equalized property valuation) of financing projects in the Capital Improvement Plan through annual appropriation of property tax is as follows:

Impact on Property Tax Rates for Projects by Fund

<u>Fund</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Capital Projects - Police	\$0.07	\$0.07	\$0.08	\$0.10	\$0.07
Capital Projects - Streets	0.35	0.25	0.33	0.25	0.34
Park, Forestry and Open Space	0.06	0.16	0.07	0.12	0.07
Total of All Funds	\$0.45	\$0.45	\$0.45	\$0.46	\$0.45

GENERAL OBLIGATION BONDS

General Obligation Bonds so named because they are backed by the full faith and credit of the City of Sheboygan, may be used to finance any capital improvement. The G.O. Bonds are redeemed by any regular source of City funding including special assessments, fees, tax increment revenue, and property taxes.

The City of Sheboygan traditionally has received an excellent bond rating and the City continues to do so. As indicated earlier the current Moody's rating held by the City is Aa2. The City receives this rating as it is perceived to have strong financial management, a favorable debt profile, an orderly capital planning process and, as a result, a manageable capital plan, and a diverse economy. The City makes every effort to redeem its G.O. bonds in a relatively short time frame. Presently, 97.9 percent of the City's existing debt principal will be retired in ten years. Repayment periods are determined by the interest rate environment, tax rate impacts, and the expected life of a project.

OPERATIONAL IMPACT

Some capital projects affect future operating budgets either positively or negatively by impacting operating costs. These impacts vary widely from project to project and are evaluated

during the process of assessing each project submittal. The General Fund, Water Utility Fund, Wastewater Utility Fund, Park, Forestry and Open Space Fund and Mead Library Fund would provide the funding for any impacts on maintenance and operating costs dependent upon the specific project.

Operational impacts influencing maintenance costs of this program are generally non-existent or positive where the project will actually reduce overall operating costs. None of the projects in the 5 Year Capital Program have significant negative operating impacts. Vehicle and equipment purchases may provide the City with operational savings as fuel and oil savings would positively impact the City with the purpose of more fuel efficient and greener vehicles and equipment. Due to the fact that repair expenses accelerate as equipment ages, replacing the equipment may periodically lower these costs depending on the condition of the remaining pieces of equipment.

CAPITAL PLANNING PROCESS

The City Administrator administers an annual planning process that begins with the Areas of Emphasis, recommended by the City Administrator and approved by the Strategic Fiscal Planning Committee. Each City Department submits a request for projects and these projects go through a rigorous review process that includes staff review, committee review and ranking. The Capital Improvements Commission ranks each project for priority in funding. The appropriate committees (i.e. Public Works Committee reviews Public Works projects) review requests and make recommendations. The Capital Improvements Commission recommends to the Plan Commission projects for approval, upon review the Plan Commission recommends to the Common Council projects for approval. The approved projects are then included in the Annual Budget process for ultimate approval or denial of requests.

HIGHLIGHTS OF THE CAPITAL IMPROVEMENT PLAN

The five-year total expenditures within the 2017 – 2021 CIP are:

Expenditure by Department	2017-2021 CIP	Percentage
City Buildings	\$10,195,050	8.04%
Finance	60,000	0.05%
Police	1,279,170	1.01%
Fire	3,267,000	2.58%
Public Works	39,018,416	30.75%
Parks	10,604,588	8.36%
Development	9,187,500	7.24%
Wastewater Utility	11,021,000	8.69%
Motor Vehicle	6,233,000	4.91%
Mead Library	596,968	0.47%
Parking Utility	765,000	0.60%
Transit Utility	5,021,000	3.96%
Cable TV	90,480	0.07%

Information Technology	340,092	0.27%
Water Utility	29,190,000	23.01%
Total Expenditures	\$126,869,264	100.00%

The five largest projects within the CIP are as follows:

1. Tax Incremental District 16 Parking Structure - \$8,000,000
The Tax Increment District 16 plan recommends a downtown parking structure. Based on the new downtown housing and the expansion of key downtown businesses, construction is planned in 2019.
2. City Hall Remodel/Renovations - \$8,000,000
City Hall is over 100 years old and has many structural issues as identified in a recent building assessment study. The Capital Improvement Plan is for renovations to begin in 2017 and completed in 2018.
3. Water Utility Intake Pipeline/Well, Phase 1 - \$7,000,000
Additional water intake pipeline and associated well, construction to begin in 2020.
4. Water Utility Intake Pipeline/Well, Phase 2 - \$7,000,000
Completion of the additional water intake pipeline and associated well.
5. Butzen Sports Complex - \$3,549,000
The former Butzen Farm was donated to the City to be used for recreation purposes only. Therefore, when Aurora Health Care proposed buying the recreation fields at Field of Dreams the City along with the School District partnered to earmark \$2.2 million to start the first phase of construction. The City is also committing funding as well as the local soccer organization. Construction is planned for 2017.

Details regarding the projects included within the CIP are included in the subsequent sections of this document. A summary of the projects is included for each area. Information on each project is available at the Finance Department.

FUNDING SOURCES

The projects in the 2017 – 2021 Capital Improvement Program are funded by a variety of sources. The following table identifies the revenue sources required to fund the projects.

Revenue Source	2017-2021 CIP	Percentage
Property Tax Levy	\$1,661,400	1.31%
Room Tax	340,000	0.27%
Sales of Equipment	681,058	0.54%
State/Federal Grants	15,171,598	11.96%
Intergovernmental Contribution	1,350,000	1.06%
Borrowed Funds	42,489,395	33.49%
Other Borrowed Funds	30,329,000	23.91%
Donations	6,792,400	5.35%

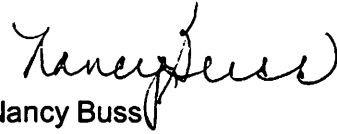
User Fees	16,876,714	13.30%
Special Assessments	3,125,000	2.46%
Block Grant Funds	1,027,679	0.81%
Fund Balance	7,025,020	5.54%
Total of Revenue Sources	\$126,869,264	100.00%

We wish to thank all of the City staff who participated in the development of the 5-Year Capital Improvement Program.

Sincerely,



Darrell Hofland
City Administrator



Nancy Buss
Finance Director

2017 CAPITAL IMPROVEMENT PROJECTS

		<u>Borrowing</u>	<u>Totals</u>
City Buildings	MSB- Locker Room Renovation	\$27,000	
	MSB- Security Camera Surveillance System	46,000	
	City Hall Renovations	<u>4,000,000</u>	\$ 4,073,000
Fire	Fire Engine	500,000	
	Station 1 Tuck Pointing	51,000	
	Station 2 Permanent Roof Repair	<u>142,000</u>	693,000
Public Works	Camelot Blvd (S Business Dr to S 18th St)	325,306	
	N 15th St (Eisner Ave to Mayflower Ave)	824,782	
	Calumet Dr (Main Ave to N 26th St)	75,600	
	North Ave (Calumet Dr to N 15th St)	50,000	
	N 10th St (Superior Ave to Geele Ave)	325,000	
	Georgia Ave (S Business Dr to Horace Mann)	800,000	
	Michigan Ave (N 3rd St to N 4th St)	300,000	
	N 12th St (Superior Ave to Geele Ave)	325,000	
	Ashland Ave (S 10th to S 7th St)	<u>300,000</u>	3,325,688
Bridges	Pennsylvania Ave Bridge	55,880	
	Eighth St Bridge Mechanicals	<u>687,849</u>	743,729
Mead Library	Phase 3 Boiler Replacement	285,000	
	Emergency Generator Replacement	25,000	
	Carpet Replacement	40,492	
	Upgrade Internal Security System	<u>25,000</u>	375,492
Transit Utility	Fixed Route Buses (2)	<u>180,000</u>	180,000
Motor Vehicle	Asphalt Paver Machine	350,000	
	Asphalt Tack Machine	25,000	
	Forestry Bucket Truck	150,000	
	One half Ton Pickup Trucks (2)	80,000	
	Utility Service Vehicle	11,000	
	Track Type Skidsteer	60,000	
	One half Ton 2wd Pickup Trucks (2)	78,000	
	Zero Turn Mowers (2)	22,000	
	Blitzscreed	13,000	
	Tractor	60,000	
	Fork Lift	40,000	
	Slope Cutter	45,000	
	Smithco Groomer	<u>15,000</u>	949,000
			<u>\$ 10,339,909</u>

2017 CAPITAL IMPROVEMENT PROJECTS

		<u>Borrowing</u>	<u>Totals</u>
City Buildings	MSB- Locker Room Renovation	\$27,000	
	MSB- Security Camera Surveillance System	46,000	
	City Hall Renovations	<u>4,000,000</u>	\$ 4,073,000
Fire	Fire Engine	500,000	
	Station 1 Tuck Pointing	51,000	
	Station 2 Permanent Roof Repair	<u>142,000</u>	693,000
Public Works	Camelot Blvd (S Business Dr to S 18th St)	325,306	
	N 15th St (Eisner Ave to Mayflower Ave)	824,782	
	Calumet Dr (Main Ave to N 26th St)	75,600	
	North Ave (Calumet Dr to N 15th St)	50,000	
	N 10th St (Superior Ave to Geele Ave)	325,000	
	Georgia Ave (S Business Dr to Horace Mann)	800,000	
	Michigan Ave (N 3rd St to N 4th St)	300,000	
	N 12th St (Superior Ave to Geele Ave)	325,000	
Ashland Ave (S 10th to S 7th St)	<u>300,000</u>	3,325,688	
Bridges	Pennsylvania Ave Bridge	55,880	
	Eighth St Bridge Mechanicals	<u>687,849</u>	743,729
Mead Library	Phase 3 Boiler Replacement	285,000	
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Transit Utility	Fixed Route Buses (2)	<u>180,000</u>	180,000
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	Asphalt Tack Machine	25,000	
	Forestry Bucket Truck	150,000	
	One half Ton Pickup Trucks (2)	80,000	
	Utility Service Vehicle	11,000	
	Track Type Skidsteer	60,000	
	One half Ton 2wd Pickup Trucks (2)	78,000	
	Zero Turn Mowers (2)	22,000	
	Blitzscreed	13,000	
	Tractor	60,000	
	Fork Lift	40,000	
	Slope Cutter	45,000	
	Smithco Groomer	<u>15,000</u>	949,000
			<u>\$ 10,339,909</u>

Maximum Debt Service Policy (per Res. 347-96-97)

Year	Equalized Value	Non-TID Debt Limit 3% of Equalized	TID Debt Limit 3.6% Increase	Total Debt Limit
2016	2,446,193,900	73,385,817.00	17,104,896.72	90,490,713.72
2015	2,407,532,000	72,225,960.00	16,224,266.92	88,450,226.92
2014	2,475,095,000	74,252,850.00	15,357,555.40	89,610,405.40
2013	2,447,794,200	73,433,826.00	14,466,521.20	87,900,347.20
2012	2,476,415,800	74,292,474.00	13,585,315.28	87,877,789.28
2011	2,586,264,300	77,587,929.00	12,693,805.60	90,281,734.60
2010	2,710,284,900	81,308,547.00	11,762,750.45	93,071,297.45
2009	2,865,434,000	85,963,020.00	10,787,047.88	96,750,067.88
2008	2,880,103,600	86,403,108.00	9,755,491.64	96,158,599.64
2007	2,825,500,000	84,765,000.00	8,718,654.35	93,483,654.35
2006	2,655,060,100	79,651,803.00	7,701,474.35	87,353,277.35
2005	2,560,043,000	76,801,290.00	6,745,652.71	83,546,942.71
2004	2,353,112,800	70,593,384.00	5,824,037.23	76,417,421.23
2003	2,223,309,700	66,699,291.00	4,976,916.62	71,676,207.62
2002	2,142,960,500	64,288,815.00	4,176,525.13	68,465,340.13
2001	2,041,626,000	61,248,780.00	3,405,059.35	64,653,839.35
2000	1,939,589,700	58,187,691.00	2,670,073.99	60,857,764.99
1999	1,888,022,400	56,640,672.00	1,971,821.70	58,612,493.70
1998	1,831,026,700	54,930,801.00	1,292,133.64	56,222,934.64
1997	1,758,233,400	52,747,002.00	632,964.02	53,379,966.02

		2017	2018	2019	2020	2021	Total
		<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>
REVENUES							
Property Tax Levy: Capital Project Fund							
Police Projects	(1)	\$151,800	\$162,250	\$179,825	\$240,850	\$162,300	\$897,025
Street Improvement and Sidewalks	(2)	\$805,707	\$577,000	\$758,375	\$589,000	\$795,000	\$3,525,082
Park and Open Space Fund / Forestry	(5)	\$145,000	\$370,000	\$172,000	\$285,000	\$155,000	\$1,127,000
Impact Fees / Room Tax	(6)	\$670,000	\$0	\$0	\$10,000	\$150,000	\$830,000
Vehicle Sales	(7)	\$88,058	\$166,500	\$142,000	\$145,000	\$139,500	\$681,058
State / Federal Grants	(8)	\$7,266,024	\$1,528,000	\$4,142,762	\$1,230,000	\$1,020,000	\$15,186,786
Other Municipality Contributions	(9)	\$908,250	\$411,000	\$411,000	\$1,161,000	\$411,000	\$3,302,250
G. O. Borrowed Funds	(10)	\$10,334,909	\$6,806,242	\$4,333,077	\$7,497,542	\$5,404,750	\$34,376,520
Other Borrowed Funds	(11)	\$3,550,000	\$6,179,000	\$6,600,000	\$7,000,000	\$7,000,000	\$30,329,000
Donations	(12)	\$4,046,500	\$1,075,000	\$1,095,900	\$75,000	\$500,000	\$6,792,400
User Fees	(13)	\$2,983,514	\$3,692,000	\$2,626,200	\$4,435,000	\$3,140,000	\$16,876,714
Special Assessment	(14)	\$302,000	\$675,000	\$675,000	\$675,000	\$675,000	\$3,002,000
Vehicle Registration Fee	(15)	\$791,750	\$791,750	\$791,750	\$791,750	\$791,750	\$3,958,750
Other/CDBG	(16)	\$653,404	\$24,275	\$350,000	\$0	\$0	\$1,027,679
Fund Balance	(17)	\$1,484,000	\$300,000	\$592,000	\$2,069,000	\$512,000	\$4,957,000
TOTAL REVENUE		\$34,180,916	\$22,758,017	\$22,869,889	\$26,204,142	\$20,856,300	\$126,869,264
Total Property Tax Levy		\$1,102,507	\$1,109,250	\$1,110,200	\$1,114,850	\$1,112,300	\$5,549,107
Police		\$151,800	\$162,250	\$179,825	\$240,850	\$162,300	\$897,025
Public Works		\$805,707	\$577,000	\$758,375	\$589,000	\$795,000	\$3,525,082
Parks and Forestry		\$145,000	\$370,000	\$172,000	\$285,000	\$155,000	\$1,127,000
EXPENDITURES							
		M = MANDATORY					
City Buildings							
Municipal Service Buildings							
Security Camera Surveliance System	10	\$46,000					\$46,000
Air Conditioner Roof Top Replacement	M				10	\$60,000	\$60,000

			2017	2018	2019	2020	2021	Total
			<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>
Emergency Generator Replacement	M					10	\$79,800	\$79,800
Roof Replacement	M					10	\$1,525,000	\$1,525,000
Locker Room Renovation		10	\$27,000	10	\$27,000	10	\$27,000	\$81,000
Harbor Centre Marina Building Repairs		17	\$350,000					\$350,000
City Hall Renovations		10	\$4,000,000	10	\$4,000,000			\$8,000,000
Senior Center Roof Replacement	M	10	\$53,250					\$53,250
Total - City Buildings			<u>\$4,476,250</u>	<u>\$4,027,000</u>	<u>\$27,000</u>	<u>\$1,664,800</u>	<u>\$0</u>	<u>\$10,195,050</u>
Finance								
City-wide Revaluation	M				\$0	\$0	17	\$60,000
Total - Finance			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$60,000</u>	<u>\$60,000</u>
Police								
Dictation Reporting System Replacement	M	10	\$47,150					\$47,150
Body Camera System (65)		10	\$107,995					\$107,995
Automated External Defibrillators (20)		10	\$26,000					\$26,000
Radio Technician vehicle		1,7	\$36,000					\$36,000
Mechanic vehicle		1,7	\$33,000					\$33,000
CSO vehicle		1,7	\$30,500					\$30,500
Unmarked squad replacement	M	1,7	\$41,900					\$41,900
Marked squad replacement	M	1	\$24,400					\$24,400
Training Room Furniture		1	\$5,000					\$5,000
Speed Measurement Devices (10)		8	\$14,000					\$14,000
Marked squad replacement (5)	M			1,7	\$165,750			\$165,750
Unmarked squad replacement	M			1,7	\$36,500			\$36,500
Boiler replacement	M			1	\$18,000			\$18,000
Marked squad replacement (4)	M					1,7	\$134,400	\$134,400
Marked squad K-9 replacement	M					1,7	\$42,300	\$42,300
Handgun replacement (95)	M					3	\$45,125	\$45,125
Marked squad replacement (3)	M						1,7	\$134,850

			2017	2018	2019	2020	2021	Total
			<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>
Unmarked squad replacement (2)	M				1,7	\$78,000		\$78,000
In squad computers (22)	M				3	\$66,000		\$66,000
Marked squad replacement	M					1,7	\$42,000	\$42,000
Marked squad K-9 replacement	M					1,7	\$42,300	\$42,300
Unmarked squad replacement	M					1,7	\$30,000	\$30,000
Unmarked squad replacement	M					1,7	\$42,000	\$42,000
Unmarked squad replacement	M					1,7	\$36,000	\$36,000
Total - Police			\$365,945	\$220,250	\$221,825	\$278,850	\$192,300	\$1,279,170
Fire								
Fire Station		7,10	\$0					\$0
Fire Engine	M	7,10	\$500,000					\$500,000
Technology/Training Upgrades		10	\$55,000					\$55,000
Station 1 Tuck Pointing	M	10	\$193,000					\$193,000
Station 2 Permanent Roof Repair	M	10	\$254,000					\$254,000
Extrication Equipment		7,10	\$35,000					\$35,000
Quint Ladder/Engine	M			7,10	\$1,000,000			\$1,000,000
Pick-up Truck with Fire Pump					10	\$80,000		\$80,000
3/4 Ton Pick-up Truck					7,10	\$50,000		\$50,000
Battalion Chief Car					7,10	\$50,000		\$50,000
Regional Fire Training Facility						9	\$750,000	\$750,000
Ambulance	M					7,10	\$300,000	\$300,000
Total - Fire & Rescue			\$1,037,000	\$1,000,000	\$180,000	\$ 750,000	\$ 300,000	\$3,267,000
Public Works								
Civil Defense								
Siren & Controllers	M	10	\$43,500					\$43,500
Traffic Control								

		2017		2018		2019		2020		2021		Total
		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>
Electrical Upgrade/Replacement				2	\$14,000	2	\$15,000					\$29,000
Fiber Optic Cable/Interface Synchronization				8,10	\$191,000	10	\$26,000	10	\$26,000			\$243,000
Conflict Monitor Test Equipment	M					2	\$14,500					\$14,500
Traffic Control												
LED Upgrade-City Wide Replace Program		10	\$30,000	3	\$30,000	3	\$30,000	3	\$50,000	3	\$60,000	\$200,000
LED Upgrade-Eighth Street Downtown		10	\$97,000	3	\$97,000	3	\$97,000	3	\$97,000	3	\$97,000	\$485,000
Streets												
Mini-Storm Sewer Program	M	13	\$50,000	13	\$50,000	13	\$50,000	13	\$50,000	13	\$50,000	\$250,000
Sidewalk Repair/Replacement Program	M	14	\$100,000	14	\$100,000	14	\$100,000	14	\$100,000	14	\$100,000	\$500,000
Downtown Holiday Decorations		10	\$45,816	16	\$24,275							\$70,091
Ashland Ave (S 10th to S 7th St)		10	\$300,000									\$300,000
Camelot Blvd (S Business Dr to S 18th St)	M	8,10	\$425,000									\$425,000
Georgia Ave (S Business Dr to Horace Mann)		10,14	\$900,000									\$900,000
Michigan Ave (N 3rd St to N 4th St)		10	\$300,000									\$300,000
Washington Ave (S 18th St to Lakeshore Dr)		3,10,14	\$1,250,000									\$1,250,000
N 10th St (Superior Ave to Geele Ave)		10	\$325,000									\$325,000
N 12th St (Superior Ave to Geele Ave)		10	\$325,000									\$325,000
N 15th St (Eisner Ave to Mayflower Ave)	M	8,10	\$1,424,782									\$1,424,782
S 9th St (High Ave to Kentucky Ave)		10	\$400,000									\$400,000
N 3rd St (Michigan Ave to Park Ave)				3, 10	\$500,000							\$500,000
Wilson Ave (Lakeshore Dr to S 18th St)				10,14	\$2,000,000							\$2,000,000
Broughton Dr (Ontario Ave to Park Ave)						3, 10,14	\$2,100,000					\$2,100,000
Lakeshore Dr (Mead Ave to Greenfield Ave)						10,14	\$1,500,000					\$1,500,000
N 5th St (St Clair Ave to Superior Ave)						16	\$350,000					\$350,000
Indiana Ave (Taylor Dr to S 17th St)								10,14	\$2,500,000			\$2,500,000
Taylor Dr (Saemann Ave to North Ave)										10,14	\$3,000,000	\$3,000,000
North Ave (Calumet Dr to N 15th St)		10	\$50,000	10	\$50,000	8,10,12	\$3,312,614					\$3,412,614
Calumet Dr (Main Ave to N 26th St)	M	8,10	\$3,097,920									\$3,097,920
Superior Ave (Taylor Dr to N 29th St)	M					8,10	\$994,968					\$994,968
N 17th St (Niagara Ave to Saemann Ave)								3,10	\$760,000			\$760,000
S 13th St (Indiana Ave to Union Ave)								10	\$740,000			\$740,000

		2017	2018	2019	2020	2021	Total
		<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>
Clara Ave (S 7th St to S 14th St)					10	\$630,000	\$630,000
Kentucky Ave (S 7th St to S 15th St)					10	\$733,000	\$733,000
Geele Ave (N 3rd St to N 23rd St)						10	\$1,300,000
N 25th St (Frontage Rd to North Ave)						10	\$1,020,000
North Ave (Taylor Dr to N 24th St)						3,10	\$900,000
Bridges							
Pennsylvania Ave Bridge	M	8,10	\$279,400	8,10	\$1,497,490		\$1,776,890
Eighth St Bridge Painting	M	8,10	\$3,369,151				\$3,369,151
Docks							
River dock modernization/replacement		17	\$300,000	17	\$300,000		\$600,000
Harbor Centre Marina Ice Control Measures	M	17	\$150,000				\$150,000
Park & Forestry Division							
Shaw Family Playground - Evergreen Park	M	5	\$530,000				\$530,000
Playground Renovation/Replacement				5	\$50,000	5	\$50,000
Skate Park Renovation/Replacement		5,8,12	\$457,588				\$457,588
Splash Pads (Hard Surface Water Feature)				3	\$110,000	3	\$110,000
Quarry Swimming Area - Revitalization		5	\$10,000	13	\$100,000	13	\$300,000
Wildwood Softball Concession Stand		5	\$10,000			5,12	\$530,000
Deland Park Bath House					10	\$10,000	10
Deland Performance Shelter/Band Shell					6	\$10,000	6,8
Tennis Courts Resurfacing (Deland, Veterans, Vollrath)		5	\$20,000	5	\$60,000	5	\$27,000
Evergreen Park Area Five Shelter						5	\$50,000
Evergreen Park Area Two Shelter						5,8,12	\$300,000
Comfort Station remodel (Vollrath Park)		5	\$35,000				\$35,000
Wildwood Baseball (Sheboygan A's)		12,13	\$300,000	12	\$1,000,000	12	\$1,000,000
Butzen Sports Complex		12,17	\$3,549,000				\$3,549,000
Urban Forest Management		5	\$150,000	5,14	\$150,000	5,14	\$150,000
Halprin Fountain Repairs/Sidewalks/Bollards		11	\$145,000				\$145,000
Lakefront Maintenance & Supply Garage		11		11	\$30,000		\$30,000
ADA Certified Canoe/Kayak Launch						5,8	\$30,000
Evergreen Park Bike/ Ski Trail Revitalization		5	\$20,000				\$20,000

		2017		2018		2019		2020		2021		Total
		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>
Pigeon River Dog Run (Fenced Area)	5,12				5,12	\$10,000						\$10,000
Total - Public Works		\$18,489,157		\$5,156,275		\$11,454,572		\$6,666,000		\$7,857,000		\$49,623,004
City Development												
Lot 14 Parking Lot Modifications	8,11	\$150,000										\$150,000
Entrance Signage	10,13	\$97,500										\$97,500
Downtown Parking Study	11,12	\$40,000										\$40,000
Downtown Parking Structure			11	\$1,400,000	11	\$6,600,000						\$8,000,000
Municipal Armory Demolition	10	\$500,000										\$500,000
Evergreen Park Bridge	M 8,10	\$400,000										\$400,000
Total - City Development		\$1,187,500		\$1,400,000		\$6,600,000		\$0		\$0		\$9,187,500
Wastewater Utility												
Raw Wastewater Influent Pumps	M 17	\$684,000										\$684,000
Raw Wastewater, Influent Channel & Material Hdg	M						17	\$580,000				\$580,000
Anaerobic Digestion Improvement Digester #6	M				17	\$592,000	17	\$689,000				\$1,281,000
Electrical Distribution System Reconstruction	M 11	\$300,000	11	\$3,140,000								\$3,440,000
Microturbine Replacements (10 - 30 kW)	M						13	\$40,000	17	\$512,000		\$552,000
Biogas Storage Improvements	M		11	\$1,609,000								\$1,609,000
Sewer Line Reconstruction/Relining Program	M 13	\$575,000	13	\$575,000	13	\$575,000	13	\$575,000	13	\$575,000		\$2,875,000
Total - Wastewater Utility		\$1,559,000		\$5,324,000		\$1,167,000		\$1,884,000		\$1,087,000		\$11,021,000
Motor Vehicle Fund												
1/2 Ton Pickup Trucks (2)	7,10	\$56,000	7,10	\$28,000								\$84,000
1/2 Ton 2wd Pickup Trucks (2)	7,10	\$52,000	7,10	\$26,000								\$78,000
Forestry Bucket Truck	7,10	\$150,000										\$150,000
Track Type Skidsteer	10	\$60,000										\$60,000
Utility Service Vehicle	7,10	\$11,000										\$11,000
Asphalt Tack Machine	7,10	\$25,000										\$25,000
Asphalt Paver Machine	7,10	\$350,000										\$350,000

		2017	2018	2019	2020	2021	Total
		<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>
Zero Turn Mowers (2)		7,10	\$22,000				\$22,000
Tractor		7,10	\$60,000				\$60,000
Smithco Groomer		7,10	\$15,000				\$15,000
Blitzscreed		10	\$13,000				\$13,000
Slope Cutter		7,10	\$45,000				\$45,000
Fork Lift		7,10	\$40,000				\$40,000
Sewer TV Truck	M	13	\$100,000				\$100,000
3/4 Ton 2wd Pickup Trucks (5)			7,10	\$150,000			\$150,000
1/2 Ton 4wd Pickup Truck			7,10	\$30,000			\$30,000
Medium Duty Step Van			7,10	\$40,000			\$40,000
Tandem Axle Dump Truck	M		7,10	\$225,000			\$225,000
Utility Service Vehicle			7,10	\$12,000			\$12,000
Lawn Tractor			7,10	\$20,000			\$20,000
Smithco Super Rake			7,10	\$18,000			\$18,000
Wheel Loader	M		7,10	\$225,000			\$225,000
Tar Kettle			7,10	\$50,000			\$50,000
Bandit Wood Chipper (2)			7,10	\$115,000			\$115,000
Zero Turn Mowers (2)			7,10	\$22,000			\$22,000
Turfcat Mower			7,10	\$30,000			\$30,000
3/4 Ton 2wd Pickup Truck				7,10	\$30,000		\$30,000
3/4 Ton 4wd Pickup Trucks (4)				7,10	\$120,000		\$120,000
Tandem Axle Dump Truck	M			7,10	\$225,000		\$225,000
Chipper Truck				7,10	\$50,000		\$50,000
1 Ton 4wd Pickup Truck with Dump				7,10	\$100,000		\$100,000
Bucket Truck				7,10	\$225,000		\$225,000
Wheeled Excavator	M			7,10	\$225,000		\$225,000
Zero Turn Mowers (2)				7,10	\$23,000		\$23,000
Split Hopper Garbage Truck (4)	M				7,10	\$1,400,000	\$1,400,000
Park Style Garbage Trucks	M				7,10	\$300,000	\$300,000
Single Hopper Garbage Trucks (2)	M				7,10	\$600,000	\$600,000
1/2 Ton 2wd Pickup Truck (1)							\$0

		2017	2018	2019	2020	2021	Total			
		<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>			
3/4 Ton 2wd Pickup Truck						7,10	\$30,000	\$30,000		
3/4 Ton 4wd Pickup Trucks (1)								\$0		
Single Axle Dump Trucks (2)	M					7,10	\$420,000	\$420,000		
1 Ton 4wd Dump Truck						7,10	\$50,000	\$50,000		
1 Ton Utility Box Trucks (3)						7,10	\$120,000	\$120,000		
Tractor Backhoe						7,10	\$120,000	\$120,000		
Street Sweeper	M					7,10	\$180,000	\$180,000		
Zero Turn Mowers (2)	M					7,10	\$25,000	\$25,000		
Total - Motor Vehicle Fund		<u>\$999,000</u>	<u>\$991,000</u>	<u>\$998,000</u>	<u>\$2,300,000</u>		<u>\$945,000</u>	<u>\$6,233,000</u>		
Mead Library										
Upgrade Internal Security System		10	\$25,000					\$25,000		
Phase 3 Boiler Replacement	M	10	\$285,000					\$285,000		
Carpet Replacement		10	\$40,492	10	\$40,492	10	\$40,492	\$161,968		
Two Cooling Towers	M			10	\$100,000			\$100,000		
Emergency Generator Replacement	M	10	\$25,000					\$25,000		
Total - Mead Library			<u>\$375,492</u>		<u>\$140,492</u>		<u>\$40,492</u>	<u>\$0</u>	<u>\$596,968</u>	
Parking Utility										
Utility Pickup Truck		13	\$35,000					\$35,000		
All-Terrain XUV				13	\$25,000			\$25,000		
Utility Pickup Truck						13	\$35,000	\$35,000		
Riverfront Parking Lot						17	\$600,000	\$600,000		
Parking Lot 2						13	\$50,000	\$50,000		
All-Terrain XUV						13	\$20,000	\$20,000		
Total - Parking Utility			<u>\$35,000</u>		<u>\$25,000</u>		<u>\$35,000</u>	<u>\$600,000</u>	<u>\$70,000</u>	<u>\$765,000</u>

			2017		2018		2019		2020		2021	Total
			<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>	<u>Executive</u>
Transit Utility												
Fixed Route Buses (2)	M	8,10	\$900,000									\$900,000
Transportation Development Plan	M	8,13	\$50,000									\$50,000
Fixed Route Buses (3)	M			8,10	\$1,350,000							\$1,350,000
Forklift	M			8,13	\$40,000							\$40,000
GFI Farebox Replacement	M			8,10	\$150,000							\$150,000
Paratransit vehicle (1)	M					8,10	\$75,000					\$75,000
Replace Office/Dispatch/Maint Computers	M					8,13	\$6,000					\$6,000
Bus Wash	M					8,10	\$200,000					\$200,000
Fixed Route Buses (3)	M							8,10	\$1,350,000			\$1,350,000
Fixed Route Buses (2)	M									8,10	\$900,000	\$900,000
Total - Transit Utility			<u>\$950,000</u>		<u>\$1,540,000</u>		<u>\$281,000</u>		<u>\$1,350,000</u>		<u>\$900,000</u>	<u>\$5,021,000</u>
Cable TV Fund												
Mobile Equipment Update - Bus		13	\$36,480									\$36,480
LED Studio Lights				13	\$54,000							\$54,000
Total - Cable TV Fund			<u>\$36,480</u>		<u>\$54,000</u>		<u>\$0</u>		<u>\$0</u>		<u>\$0</u>	<u>\$90,480</u>
Information Technology Fund												
Backup Device Replacements	M	7,13	\$47,592									\$47,592
Network Switch Replacements	M	13	\$22,500									\$22,500
VM Host Server Replacements	M					13	\$45,000					\$45,000
Network SAN Replacement	M							17	\$200,000			\$200,000
Network Switch Replacement	M									13	\$25,000	\$25,000
Total - Information Technology Fund			<u>\$70,092</u>		<u>\$0</u>		<u>\$45,000</u>		<u>\$200,000</u>		<u>\$25,000</u>	<u>\$340,092</u>
Water Utility												
AMR (radio meter system)	M	13	\$330,000									\$330,000
Southside elevated storage tank	M	11	\$2,500,000									\$2,500,000
GAPS vertical pumps/generator	M	13	\$250,000									\$250,000
Retaining wall stabilization	M	13	\$250,000									\$250,000
Water main projects	M	13	\$1,270,000									\$1,270,000

		2017	2018	2019	2020	2021	Total
		<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>
AMR (radio meter system)	M		13 \$330,000				\$330,000
Low life VFD	M		13 \$350,000				\$350,000
EE tank coating	M		13 \$600,000				\$600,000
Georgia tank coating	M		13 \$650,000				\$650,000
Water main projects	M		13 \$950,000				\$950,000
AMR (radio meter system)	M			13 \$340,000			\$340,000
Plant master PLC upgrade	M			13 \$180,000			\$180,000
Taylor Hill coating and roof repairs	M			13 \$800,000			\$800,000
Water main projects	M			13 \$500,000			\$500,000
AMR (radio meter system)	M				13 \$340,000		\$340,000
Plant generator	M				13 \$750,000		\$750,000
Intake pipeline/well phase I	M				11 \$7,000,000		\$7,000,000
Water main projects	M				13 \$2,380,000		\$2,380,000
AMR (radio meter system)	M					13 \$100,000	\$100,000
Accounting software upgrade	M					13 \$120,000	\$120,000
Intake pipeline/well phase II	M					11 \$7,000,000	\$7,000,000
Water main projects	M					13 \$2,200,000	\$2,200,000
Total - Water Utility		<u>\$4,600,000</u>	<u>\$2,880,000</u>	<u>\$1,820,000</u>	<u>\$10,470,000</u>	<u>\$9,420,000</u>	<u>\$29,190,000</u>
TOTAL EXPENDITURES		<u>\$34,180,916</u>	<u>\$22,758,017</u>	<u>\$22,869,889</u>	<u>\$26,204,142</u>	<u>\$20,856,300</u>	<u>\$126,869,264</u>
Total - City Buildings		\$4,476,250	\$4,027,000	\$27,000	\$1,664,800	\$0	\$10,195,050
Total - Finance		\$0	\$0	\$0	\$0	\$60,000	\$60,000
Total - Police		\$365,945	\$220,250	\$221,825	\$278,850	\$192,300	\$1,279,170
Total - Fire & Rescue		\$1,037,000	\$1,000,000	\$180,000	\$750,000	\$300,000	\$3,267,000
Total - Public Works		\$18,489,157	\$5,156,275	\$11,454,572	\$6,666,000	\$7,857,000	\$49,623,004
Total - City Development		\$1,187,500	\$1,400,000	\$6,600,000	\$0	\$0	\$9,187,500
Total - Wastewater		\$1,559,000	\$5,324,000	\$1,167,000	\$1,884,000	\$1,087,000	\$11,021,000
Total - Motor Vehicle		\$999,000	\$991,000	\$998,000	\$2,300,000	\$945,000	\$6,233,000

	2017	2018	2019	2020	2021	Total
	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>	<u>Executive</u>
Total - Mead Library	\$375,492	\$140,492	\$40,492	\$40,492	\$0	\$596,968
Total - Parking Utility	\$35,000	\$25,000	\$35,000	\$600,000	\$70,000	\$765,000
Total - Transit Utility	\$950,000	\$1,540,000	\$281,000	\$1,350,000	\$900,000	\$5,021,000
Total - Cable TV	\$36,480	\$54,000	\$0	\$0	\$0	\$90,480
Total - Information Technology	\$70,092	\$0	\$45,000	\$200,000	\$25,000	\$340,092
Total - Water Utility	\$4,600,000	\$2,880,000	\$1,820,000	\$10,470,000	\$9,420,000	\$29,190,000
Total Capital Improvements	\$34,180,916	\$22,758,017	\$22,869,889	\$26,204,142	\$20,856,300	\$126,869,264

FUNDING OTHER THAN BORROWING			2017	City Funding		2018	2019	2020	2021	Total
		Rating	Executive	and Source		Executive	Executive	Executive	Executive	Executive
Docks	Harbor Centre Marina Ice Control Measures	20.285710	\$150,000	\$ 150,000	Marina					\$150,000
Police	Body Camera System (65)	20.428570	\$107,995	\$ 107,995	Fund Balance					\$107,995
Civil Defense	Siren & Controllers	20.857140	\$43,500	\$ 43,500	Fund Balance					\$43,500
Fire	Extrication Equipment	21.285710	\$35,000	\$ 34,000	Fund Balance					\$35,000
Police	Automated External Defibrillators (20)	21.428570	\$26,000	\$ 26,000	Fund Balance					\$26,000
Park & Forestry	Shaw Family Playground - Evergreen Park	21.714290	\$530,000	\$ -	Donations					\$530,000
Streets	Sidewalk Repair/Replacement Program	21.857140	\$100,000	\$ 100,000	Special Assess	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
City Development	Evergreen Park Bridge	21.857140	\$400,000	\$ 25,000	Fund Balance					\$400,000
Park & Forestry	Urban Forest Management	22.285710	\$150,000	\$ 75,000	Tax Levy	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
				\$ 75,000	Special Assess					
Streets	S 9th St (High Ave to Kentucky Ave)	22.428570	\$400,000	\$ 400,000	CDBG					\$400,000
City Buildings	Senior Center Roof Replacement	22.714290	\$53,250	\$ 53,250	Fund Balance					\$53,250
Streets	Mini-Storm Sewer Program	22.857140	\$50,000	\$ -	User Fees	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Park & Forestry	Butzen Sports Complex	23.000000	\$3,549,000	\$ 490,000	Fund Balance					\$3,549,000
				\$ 100,000	Room Tax					
Police	Speed Measurement Devices (10)	23.142860	\$14,000	\$ -	Grant					\$14,000
City Development	Lot 14 Parking Lot Modifications	23.714290	\$150,000	\$ 75,000	TIF Borrowing					\$150,000
Traffic Control	LED Upgrade-City Wide Replacement Program	23.857140	\$30,000	\$ 30,000	Fund Balance	\$30,000	\$30,000	\$50,000	\$60,000	\$200,000
Park & Forestry	Wildwood Softball Complex Concession Stand	23.857140	\$10,000	\$ -	Donations				\$530,000	\$540,000
Police	Dictation Reporting System Replacement	24.285710	\$47,150	\$ 47,150	Fund Balance					\$47,150
Traffic Control	LED Upgrade-Eighth Street Downtown	24.285710	\$97,000	\$ 97,000	Fund Balance	\$97,000	\$97,000	\$97,000	\$97,000	\$485,000
Transit Utility	Transportation Development Plan	24.428570	\$50,000	\$ 10,000	Transit Fund					\$50,000
Police	Marked squad replacement	24.571430	\$24,400	\$ 24,400	Tax Levy					\$24,400
Fire	Technology/Training Upgrades	24.571430	\$55,000	\$ 55,000	Fund Balance					\$55,000
City Development	Downtown Parking Study	24.571430	\$40,000	\$ 30,000	TIF Borrowing					\$40,000
Docks	River dock modernization/replacement	25.000000	\$300,000	\$ 300,000	Boat Facilities	\$300,000				\$600,000
Park & Forestry	Skate Park Renovation/Replacement	25.285710	\$457,588	\$ 207,588	CDBG					\$457,588
				\$ 50,000	Tax Levy					
Park & Forestry	Quarry Swimming Area - Revitalization	25.571430	\$10,000	\$ -	User Fees	\$100,000	\$100,000	\$300,000		\$510,000
Information Tech	Backup Device Replacements	25.571430	\$47,592	\$ 47,592	IT Fund					\$47,592
City Buildings	Harbor Centre Marina Building Repairs	25.714290	\$350,000	\$ 350,000	Marina					\$350,000
Police	Unmarked squad replacement	26.000000	\$41,900	\$ 31,900	Tax Levy					\$41,900
Information Tech	Network Switch Replacements	26.142860	\$22,500	\$ 22,500	IT Fund					\$22,500
Park & Forestry	Wildwood Baseball (Sheboygan A's)	26.285710	\$300,000	\$ 80,000	Room Tax	\$1,000,000	\$1,000,000			\$2,300,000

FUNDING OTHER THAN BORROWING		2017	City Funding	2018	2019	2020	2021	Total	
	Rating	Executive	and Source	Executive	Executive	Executive	Executive	Executive	
Park & Forestry	Halprin Fountain Repairs/Sidewalks/Bollards	26.571430	\$ 145,000	\$ 145,000	TID Borrowing			\$145,000	
Police	CSO vehicle	26.857140	\$30,500	\$ 27,500	Tax Levy			\$30,500	
Park & Forestry	Evergreen Park Bike and Ski Trail Revitalization	27.285710	\$20,000	\$ -	Donations			\$20,000	
Parking Utility	Utility Pickup Truck	27.428570	\$35,000	\$ 35,000	Parking Fund			\$35,000	
Park & Forestry	Comfort Station remodel (Vollrath Park)	27.714290	\$35,000	\$ 35,000	Fund Balance			\$35,000	
Cable TV Fund	Mobile Equipment Update - Bus	27.714290	\$36,480	\$ 36,480	Cable TV Fund			\$36,480	
Park & Forestry	Tennis Courts Resurfacing (Deland, Veterans, Vollrath)	28.000000	\$20,000	\$ 20,000	Tax Levy	\$60,000	\$27,000	\$50,000	\$157,000
Police	Radio Technician vehicle	28.571430	\$36,000	\$ 34,000	Tax Levy			\$36,000	
Police	Mechanic vehicle	28.571430	\$33,000	\$ 29,000	Tax Levy			\$33,000	
City Development	Municipal Armory Demolition	29.142860	\$500,000	\$ 500,000	TID Borrowing			\$500,000	
City Development	Entrance Signage	29.571430	\$97,500	\$ -	Donations			\$97,500	
Police	Training Room Furniture	30.571430	\$5,000	\$ 5,000	Tax Levy			\$5,000	
Streets	Downtown Holiday Decorations	32.000000	\$45,816	\$ 45,816	CDBG	\$24,275		\$70,091	
TOTAL				\$ 4,050,671					
Funding									
General Fund									
Tax Levy									
\$ 326,800									
Fund Balance									
\$ 1,013,895									
Community Development Block Grant									
\$ 253,404									
Special Assessment Fund									
\$ 175,000									
Room Tax Fund									
\$ 180,000									
Marina									
\$ 500,000									
Cable TV Fund									
\$ 436,480									
Information Technology Fund									
\$ 70,092									
Boat Facilities Fund									
\$ 300,000									
Parking Utility Fund									
\$ 35,000									
Transit Utility Fund									
\$ 10,000									
TID Borrowing									
\$ 750,000									
Total City Funding									
\$ 4,050,671									

III

4.5

Res. No. 81 - 16 - 17. By Alderperson Bohren. August 15, 2016.

A RESOLUTION approving the Capital Improvements Program recommended by the Capital Improvements Commission, for the program period of 2017 - 2021 and adopting the program for implementation.

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

WHEREAS, the Common Council on Res. 347-96-97 established a debt policy to limit per year the issuance of new General Obligation debt to \$3,000,000 for non-TIF projects and to issue debt that for TIF purposes that, when added to the total General Obligation Debt, shall not exceed 60 percent of the debt limit or 3.0 percent of the equalized valuation for the City, except for borrowing purposes of complying with Federal or State mandates, administrative agency regulations, or court orders, and

WHEREAS, the Commission considered many requests and proposals for the various departments in the City of Sheboygan, and the requests exceed the \$3,000,000 borrowing limit, and

WHEREAS, as of December, 2015, the total General Obligation Debt for the City in the amount of \$33,075,255 is 28 percent of the statutory five percent limitation of equalized valuation of the City.

RESOLVED: That the Common Council waive the \$3,000,000 limit for non-TIF projects in 2017 and raise the issuance of new General Obligation debt in 2017 to \$6,334,909.

City Plan

James A. Bohren

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

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor