

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

PARCEL NO. 500611  
MAP NO. 22427005  
ZONING CLASSIFICATION: UC

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 6/28/16

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 \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

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

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

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

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_  
We are converting the existing garage spaces into added retail space. The added space will be additional convenient store space and a liquor store. Approximately, 2,460 sf

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



Tuesday, June 14, 2016

Sheboygan Plan Commission  
City of Sheboygan

**Subject: Tidy Store 810 N. 14th St**

We are converting the existing repair garage space into additional retail space. This will be added convenience store and a liquor store. The added space is about 2,460 sf. The entire area is about 3,700 sf

An explanation of the proposed use and all business activities to take place onsite.

It will be a gas station and a convenience store, gasoline sales, beer sales, cigarette sales, tobacco sales and various types of groceries and household needs like soda, milk, bread, chips, candies, gums, frozen foods, juices and such other items. It will also be a full service liquor store/sales. The interior will be partitioned and separated between the liquor store and retail area as required with the liquor license. There will be a separate door for the liquor store also.

Is this a 1 tenant or multi-tenant facility? Who are the tenants? Description of proposed uses.

Currently It will be owner occupied.

Is there a name for the convenience store/gas station?

The name of the store is Tidy Car

What types of groceries or services will the convenience store provide?

The basic services that we find in a gas station: gasoline, cigarettes, tobacco, beer, sodas, milk, bread, eggs, frozen foods, cheese, juice, water, candies, gums, coffee/cappachino, canned foods, fruits, lottery, license plate renewal, phone cards, ice, firewood, propane and such others. I will focus more on the grocery items because of the neighborhood demand.

Is this a 24 hour operation? If not, what are the hours of operation?

Hours of operation will be 5am to 11pm/12Description of proposed building and all new site improvements (sf of proposed building, storm drainage, landscaping, lighting, parking, access, signage, dumpster enclosure, etc.). The liquor store portion will be open until 9PM

An explanation of the proposed architectural style and materials and how it is an improvement to the neighborhood. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures.

See the attached drawings

How many employees will you have?

4-6

How will site be accessed and where are the proposed access points?

See Attached Drawing

Explain site lighting.

Existing lighting will be reused. New lighting will be installed on the renovated canopy sign

Explain all site improvements – parking, sidewalk, retaining walls, lighting, landscaping, screening, storm drainage, signage, etc.

The existing features will remain. The east elevation will have a complete facade renovation. The north and south sides will be painted.

How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials, vehicles, equipment, lighting, noise, architectural style, etc.)?

We have oriented the site where it provides minimum interference with adjacent residential property. There will be a landscaping buffer along the property line to minimize lighting and vehicle nuisance.

Are you proposing any fencing and landscaping? It may be a good idea to explain how you are buffering the convenience store from the residential neighbor to the north.

All existing landscaping will remain

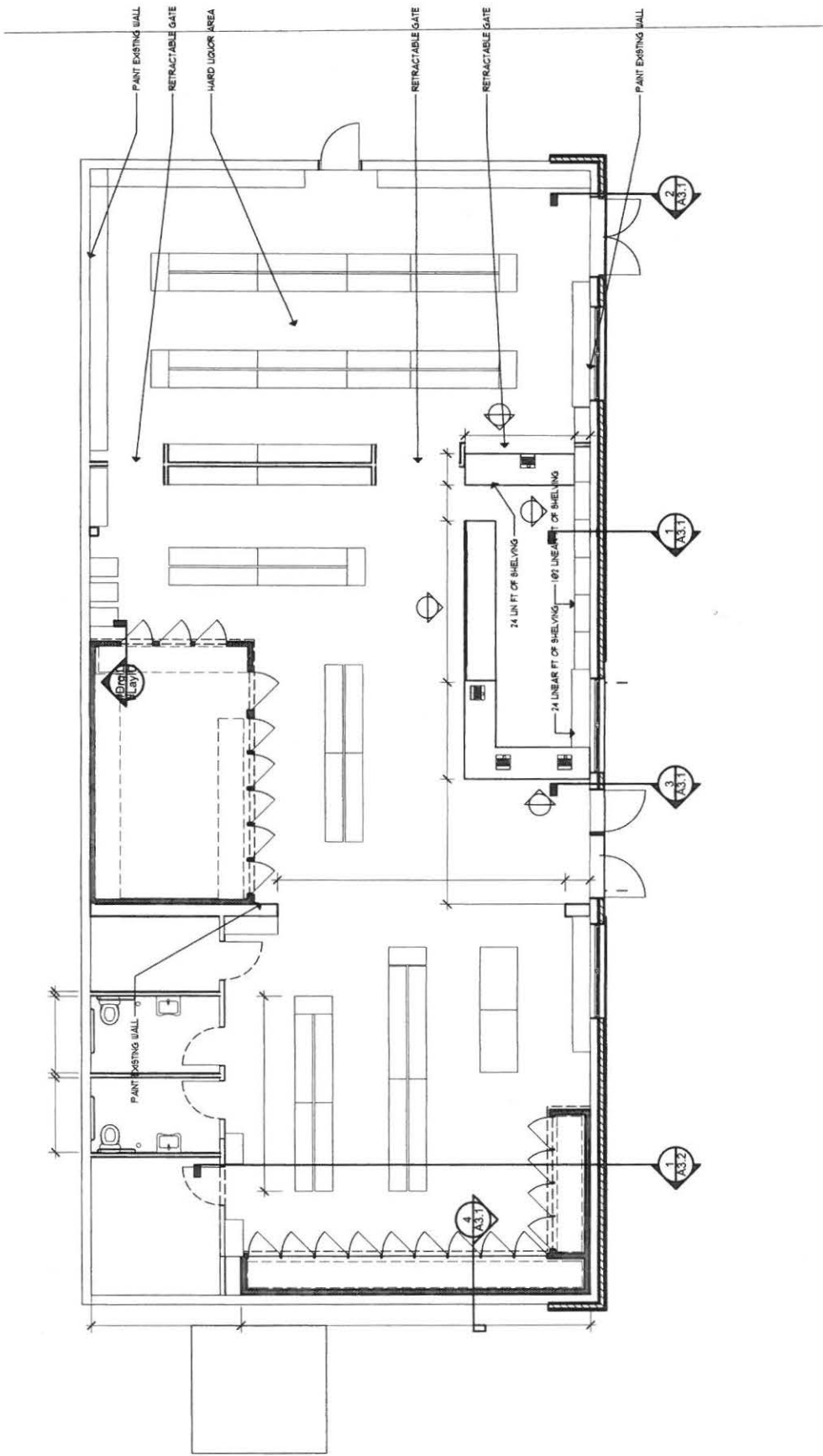
Number of parking spaces you have and the number of parking spaces required.

We are providing approximately 17 stalls

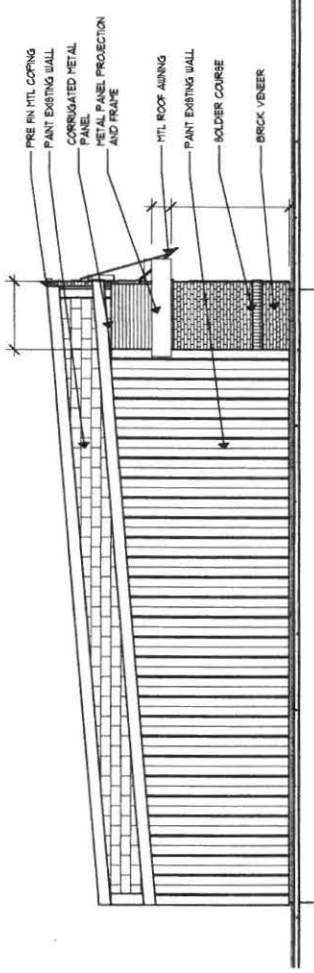
Sincerely,

Scott Matula, AIA  
Aspire Architecture & Design, LLC





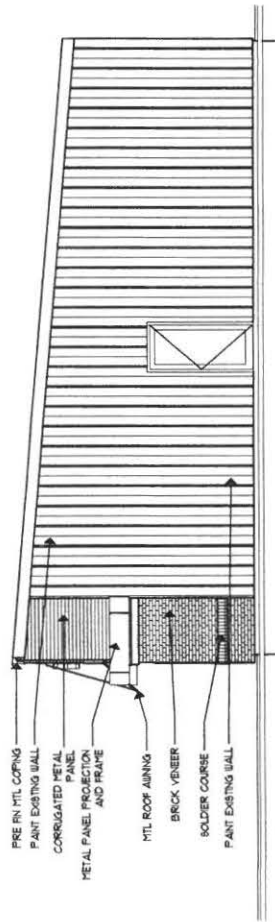
① 1st Floor Plan  
SCALE: 1/8" = 1'-0"



West Elevation

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

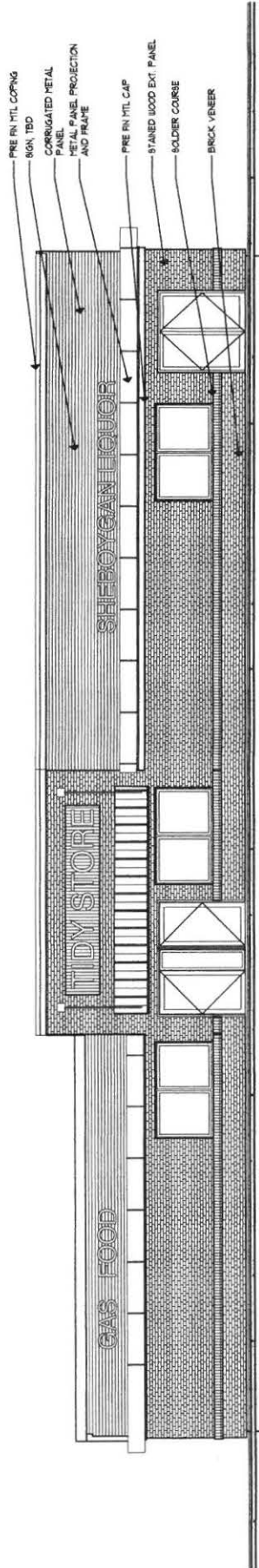
3



East Elevation

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

1



South Elevation

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

2

FACADE RESTORATIONS  
810 N. 14th



VIEW FROM CORNER

[scott@aspirearchitects.com](mailto:scott@aspirearchitects.com)

[www.aspirearchitects.com](http://www.aspirearchitects.com)

ASPIRE  
ARCHITECTURE  
& DESIGN LLC

ASPIRE  
ARCHITECTURE  
DESIGN  
PHOTOGRAPHY

FACADE RESTORATIONS  
810 N. 14th St



EXISTING VIEW

ASPIRE  
ARCHITECTURE  
& DESIGN LLC

ASPIRE  
ARCHITECTURE  
DESIGN  
PHOTOGRAPHY

[scott@aspirearchitects.com](mailto:scott@aspirearchitects.com) [www.aspirearchitects.com](http://www.aspirearchitects.com)

**FACADE RESTORATIONS**  
810 N. 14th St

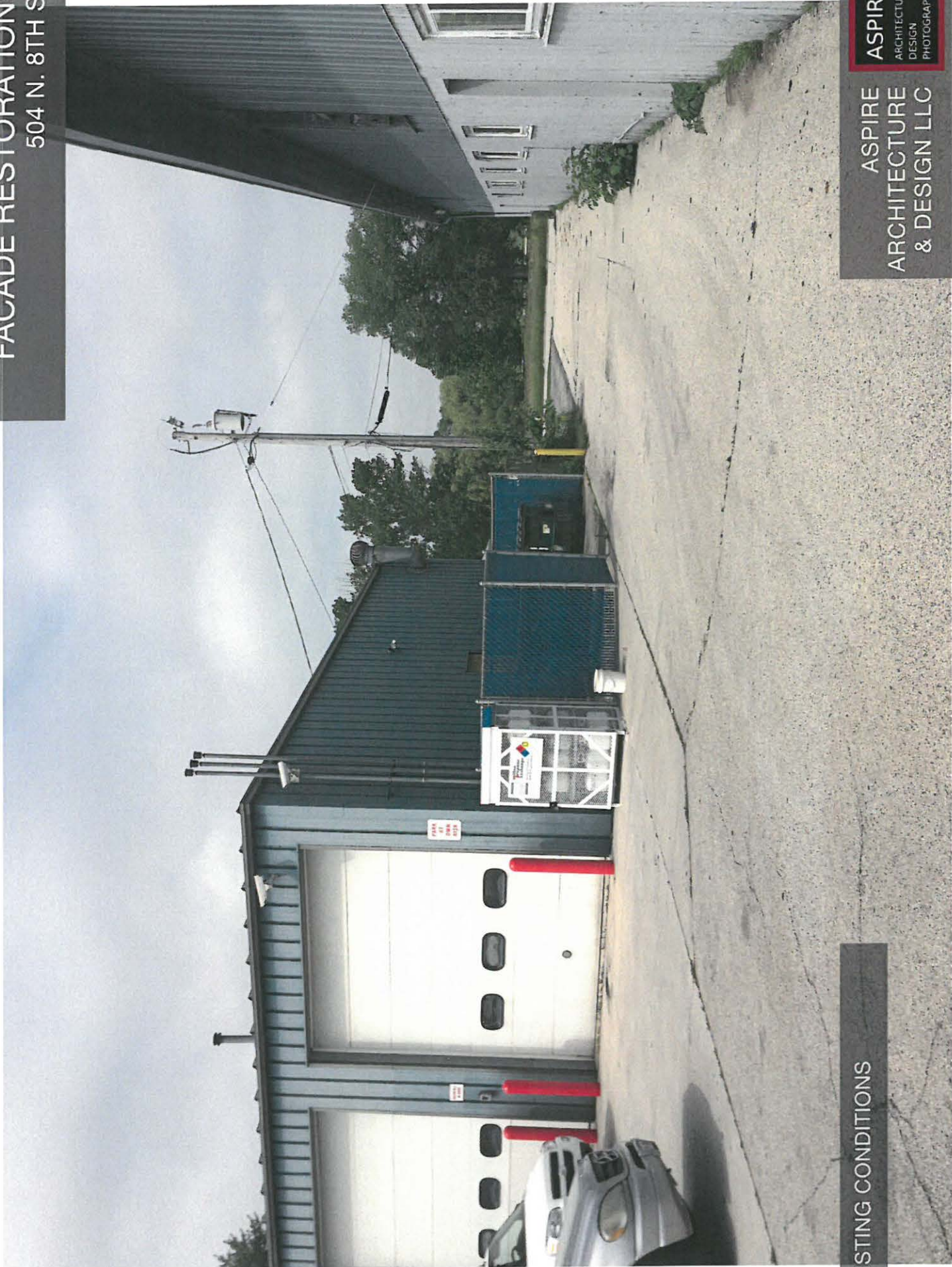


EXISTING VIEW

**ASPIRE**  
ARCHITECTURE  
& DESIGN LLC

**ASPIRE**  
ARCHITECTURE  
DESIGN  
PHOTOGRAPHY

FACADE RESTORATIONS  
504 N. 8TH ST



EXISTING CONDITIONS

ASPIRE  
ARCHITECTURE  
& DESIGN LLC

ASPIRE  
ARCHITECTURE  
DESIGN  
PHOTOGRAPHY

scott@aspirearchitects.com    [www.aspirearchitects.com](http://www.aspirearchitects.com)

FACADE RESTORATIONS  
504 N. 8TH ST



EXISTING VIEW

ASPIRE  
ARCHITECTURE  
& DESIGN LLC

ASPIRE  
ARCHITECTURE  
DESIGN  
PHOTOGRAPHY

[scott@aspirearchitects.com](mailto:scott@aspirearchitects.com)   [www.aspirearchitects.com](http://www.aspirearchitects.com)










PARCEL NO. 109806  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: CC

Office Use Only  
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**1. APPLICANT INFORMATION**

APPLICANT: LCM Funds LLC  
ADDRESS: 330 E. Kilbourn Ave #800, Milwaukee, WI 53202  
E-MAIL: srevolinski@rfpcommercial.com  
PHONE: (414) 224-1200 FAX NO. (414) 224-1022

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

NAME OF PROPOSED/EXISTING BUSINESS: 8<sup>th</sup> Street Apartments  
ADDRESS OF PROPERTY AFFECTED: 812 New Jersey Avenue  
LEGAL DESCRIPTION: Lot 1 of Certified Survey Map Volume 26, Page 131-132, recorded in the Register of Deeds Office for Sheboygan County on April 24, 2014, as Document No. 1985250, being all of Lots 1, 2, 10, 11,12 and part of the vacated East/West alley on Block 204, Original Plat of City of Sheboygan, located in the Southeast ¼ of the Southwest ¼ of Section 23, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin  
BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: The site is currently a vacant parcel of land. The site was previously used as a gas station, land for outdoor advertising, and as a used auto sales lot.

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

The project includes a new 5-story 90 unit multi-family building over a basement for parking with the main entry to the building will be off of S. 8<sup>th</sup> Street. The site will include surface parking behind the building that is accessed off of Virgin Avenue.

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

**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?

The Harbor Center District Master Plan indicates a desire for residential development in the immediate vicinity of the project site (See attached Harbor Center Land Uses Plan)

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?

The project team consider the design decisions to limit any adverse impact on the neighborhood, environment, traffic, parking, public improvements, public property, or rights-of-way.

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 Harbor Center District Master Plan indicates a desire for residential development in the immediate vicinity of the project site (See attached Harbor Center Land Uses Plan)



## PROJECT DESCRIPTION

June 14, 2016

Plan Commission  
City of Sheboygan

*Provide written documentation specifically explaining/detailing the proposed use:*

- An explanation of the previous/existing use(s).*  
The site was previously used as a gas station, land for outdoor advertising and as a used auto sales lot.
- An explanation of the proposed use and activities to take place onsite –apartments, common areas, greenspace, playgrounds, landscaping, parking, ingress/egress, etc.*  
The five-story structure will include 90 luxury apartments ranging from studios to large three-bedroom apartments. To be built on the 1.13 acre site, the project will include garage parking spaces on two levels, and 34 surface parking spaces located on the west side of the parcel. The building will include approximately 134,000 gross square feet on six levels including the lower parking level, but not including the roof-top penthouse level. Ingress and egress will occur vis-à-vis garage entries on both Virginia Street and New Jersey Street, and to the surface parking lot via a curb cut on Virginia Street.
- Why was this site selected?*  
The site was selected, despite difficult topography, because of its prominent location with immediate proximity to downtown Sheboygan and its urban amenities, Lake Michigan and the Sheboygan River.
- How many apartment units? How many 1, 2 and/or 3 bedroom units?*

Unit Type	# Units
3Br/2.5 Ba	4
2Br/2Ba	20
1Br/1Ba/Den	11
1Br/1Ba	52
Studio	3
	90

- Is there any proposed commercial space in the building?*  
There is no commercial space in the building
- Description of proposed building and all new site improvements (square footage of proposed building, storm drainage, landscaping, lighting, parking, access, dumpster enclosure, etc.).*  
See attached site plans



7. *An explanation of the proposed architectural style and materials and how it is compatible with the development in and around the area. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures. An explanation of any interior and/or exterior renovations. An explanation how the building is meeting the design guidelines.*  
In harmony with the stone masonry and cool white accents of the adjacent Saint Cyril & Methodius Parish, the new apartment building uses a combination of gray blended brick masonry, off-white metal panel/fiber cement board, dark bronze window frames and a rich, dark concrete burnished block base.

Expressing the main “body” of the building, is the rich blend of gray brick masonry. Openings in the masonry are expressed as clean “piercings” and grouped together within the elevation to create variety and interest through larger scaled readings. These openings are accentuated using a rich, dark bronze window frame.

Along the South 8<sup>th</sup> Street elevation, the top floor of the building steps in, and is capped by an extended bright metal plane, which creates a distinct horizontal band as the building meets the sky. Placing emphasis on the entry court, this gesture also wraps down vertically. The importance of the entry court elevation is heightened by a striking glass and bronze aluminum backdrop wall.

The back elevations facing the parking area are placed on a the dark masonry base and are composed of light and dark fiber cement panels , which are arranged on the elevation in combination with window groupings to create differing scaled features adding interest and variety.

8. *How many employees will you have and how will apartments and grounds be managed?*  
The project will initially employ dozens of people to design, develop and construct the building. For ongoing operation, the site will employ a full-time manager, and a part time maintenance technician, with third party services for many items including landscaping, snow removal, marketing, and cleaning.
9. *How will site be accessed and where are the proposed access points?*  
Streets that access the site are existing – 8th Street to the East, Virginia Street to the North, and New Jersey Street to the South.
10. *Is there a drive thru?*  
There will be a passenger drop off / loading area created on S. 8th Street in front of the main entry.
11. *How will site be serviced with streets and utilities?*  
The site will be serviced with municipal water and sewer, electricity from Alliant Energy, and natural gas.
12. *Explain site lighting.*  
Site lighting will include a combination of free-standing bollard style lighting in public spaces, and building mounted lighting to provide lighting both of the site and of the façade. Limited pole mounted lighting will be employed to light the West parking lot.



13. *Explain all site improvements – parking, sidewalk, retaining walls, lighting, landscaping, screening, storm drainage, etc.*  
See attached site and landscape plans.
14. *How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials, vehicles, equipment, lighting, noise, architectural style, etc.)?*  
The proposed structure will not be a nuisance to adjoining property owners because of its location, intended use, and its design. The property is situated in a location characterized by commercial uses and plentiful traffic. The multifamily use will not conflict with commercial uses or with the neighboring church use. The intended multifamily residential use will contain most of its parking in enclosed garages. Lighting for outdoor parking will be limited and focused downward onto the site. The site is designed to respect the easements and access needs of the neighboring church, and to maintain traffic-flow on 8th Street by installing a recessed drop-off area. Building materials and colors were selected to complement and reflect the building materials already in existence in the neighborhood.
15. *Are you proposing any fencing and landscaping?*  
Yes. See attached landscape plans.
16. *Number of parking spaces you have and the number of parking spaces required. Are there enough parking spaces for the number of units.*  
There is enough parking. There are 125 stalls and 118 are needed to meet the 1 per bedroom requirement.
17. *Any other information that will be useful for the Plan Commission to understand your proposed business.*  
The proposed development is a class "A" apartment building, planned to enhance the use of an undeveloped land parcel between Virginia and New Jersey Streets. The building is designed to make use of the existing site topography and provide an attractive, densely developed aesthetic to the northbound gateway entrance into the central business district.

The building incorporates a massing that addresses the length of the site by breaking down the 8th Street elevation into cohesive but visually distinct building areas, punctuated by a recessed, landscaped entry area for both pedestrians and vehicles using the building and lobby/common area space. The proposed (to be named) development serves a need not abundantly present in the market – high-end rental apartments with luxury-oriented finishes and urban amenities.



## REQUESTED EXCEPTIONS

June 14, 2016

Plan Commission  
City of Sheboygan

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

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

- a. Conditional Use: Multifamily
- b. Building Height
- c. Balcony Encroachment
- d. Parking Aisle Width
- e. Construction Staging
- f. Street Edge Modification
- g. Set Back

### 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.

- a. Conditional Use: Multifamily – Residential is a conditional use for the Central Commercial (CC). The Harbor Center District Master Plan indicates a desire for residential development in the immediate vicinity of the project site
- b. Building Height – The 8<sup>th</sup> St. Design Standards for new buildings limits the building height to 4 stories or 60 feet. Our building is 5 stories with a basement and a height of 57'-4" from the ground floor level to the roof. The building, despite the number of stories, is still within the height limit.
- c. Balcony Encroachment – The owner is requesting permission for a balcony on the southeast portion of the building to overhang the property line by 6". The lowest balcony will be at an elevation of at least 12'-11" above the sidewalk grade.
- d. Parking Aisle Width – The required aisle width is 26'-0" for 90 degree parking. The provided aisle width at the rear surface lot is 24'-0." The alteration is due to the narrow lot width at the north end of the site. This area has a low traffic flow and 24'-0" will still allow two passenger cars to bypass each other safely.
- e. Construction Staging – The owner is requesting permission to use the public right-of-way for staging during the construction process.



- f. Street Edge Modification – The owner is requesting permission to modify the street edge on 8<sup>th</sup> Street to create a passenger drop off / loading zone in front of the main entry of the building. This area will allow cars to safely move out of the travel lane when stopping at the building.
- g. Set Back - The site setback of 10'-0" at the rear property line is slightly reduced to 8'-8". The building was sited to work with the building layout, the desired number of units, and the steep grade of the site. All other site setbacks are in compliance.



## PROJECT AREAS

June 22, 2016

Architectural Review Board  
City of Sheboygan

The residential building area for 90 total units:

- 1st Floor - 5,606 sf and 6 units
- 2nd Floor - 18,754 sf and 23 units
- 3rd Floor - 18,754 sf and 23 units
- 4th Floor - 18,754 and 23 units
- 5th Floor - 17,142 sf and 15 units

The total facility breakdown:

- Residential Space - 79,010 sf
- Heated Parking (95 parking spaces) - 30,996 sf
- Roof Deck - 2,107 sf
- Common Space (gym, meeting, etc.) - 4,238 sf



PROJECT NAME:  
6TH STREET APARTMENTS

OWNER(S):  
6th Street LLC  
1311 East 6th Street  
Suite 100  
Denver, CO 80202

ARCHITECT:  
KORR AND ASSOCIATES, INC.  
700 N. W. WILKIE ST.  
SUITE 210  
DENVER, CO 80202  
PH: 303.733.8228

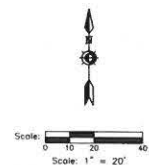
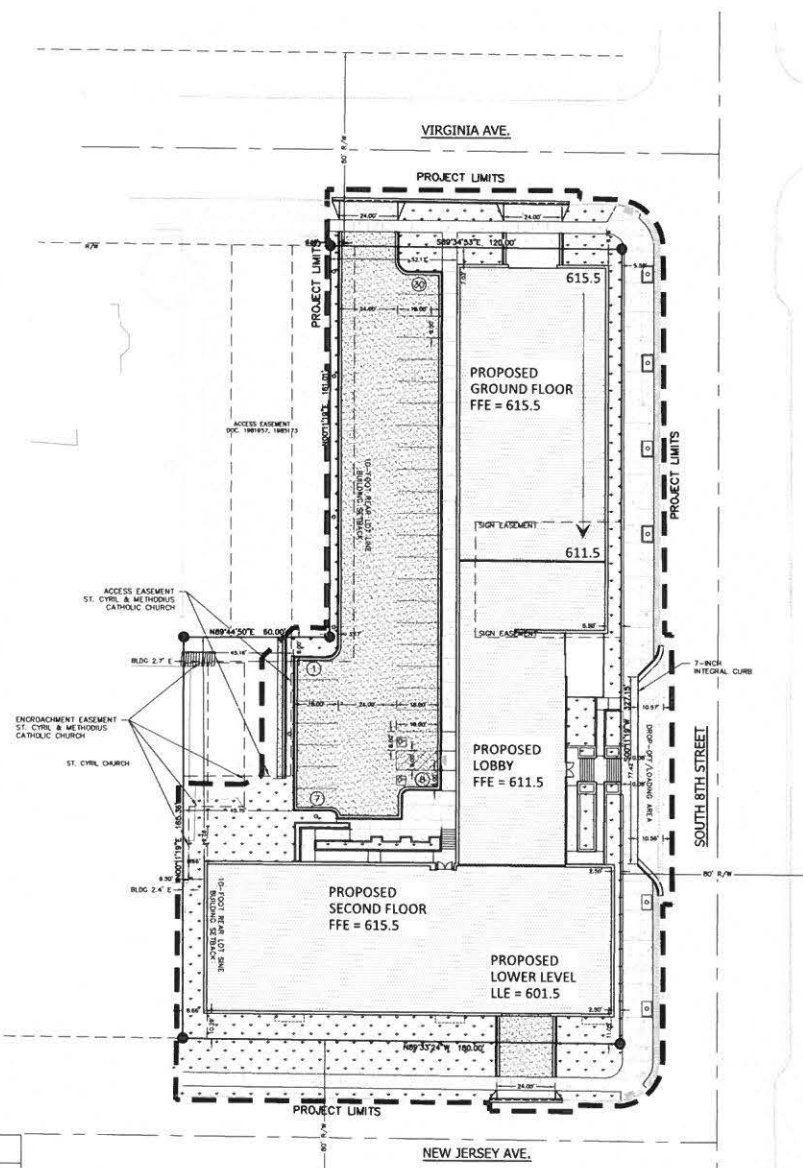
CONSTRUCTION MANAGER:

OTHER:

REV. NO. DATE:

PROJ. NO. 0001  
SCALE AS NOTED  
PLANNED CONSTRUCTION  
DATE: 26 APRIL 2015

SITE PLAN  
**C102**  
Copyright © 2015, Korrr and Associates, Inc.



**DIGGERS HOTLINE**  
Dial 811 or (800)242-8511  
www.DiggersHotline.com

**HATCH LEGEND**

- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TOP). USE SALVAGED TOPSOIL, IF IMPORT TOPSOIL IS REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY)  
SEE DETAIL -----
- NEW ASPHALTIC CONCRETE (HEAVY DUTY)  
SEE DETAIL -----
- NEW CONCRETE SLAB  
SEE DETAIL -----
- NEW HEAVY DUTY CONCRETE SLAB  
SEE DETAIL -----
- NEW HIGH-SIDE CURB & GUTTER  
SEE DETAIL -----
- NEW LOW-SIDE CURB & GUTTER  
SEE DETAIL -----
- MANHOLE FOUNDRY TREE GRATE  
SEE DETAIL -----
- (6) 25'-00" LED LIGHT POLES. FINAL LOCATION, PRODUCT, AND QUANTITY TO BE APPROVED BY ELECTRICAL ENGINEER AND ARCHITECT.

**PARKING NOTE**

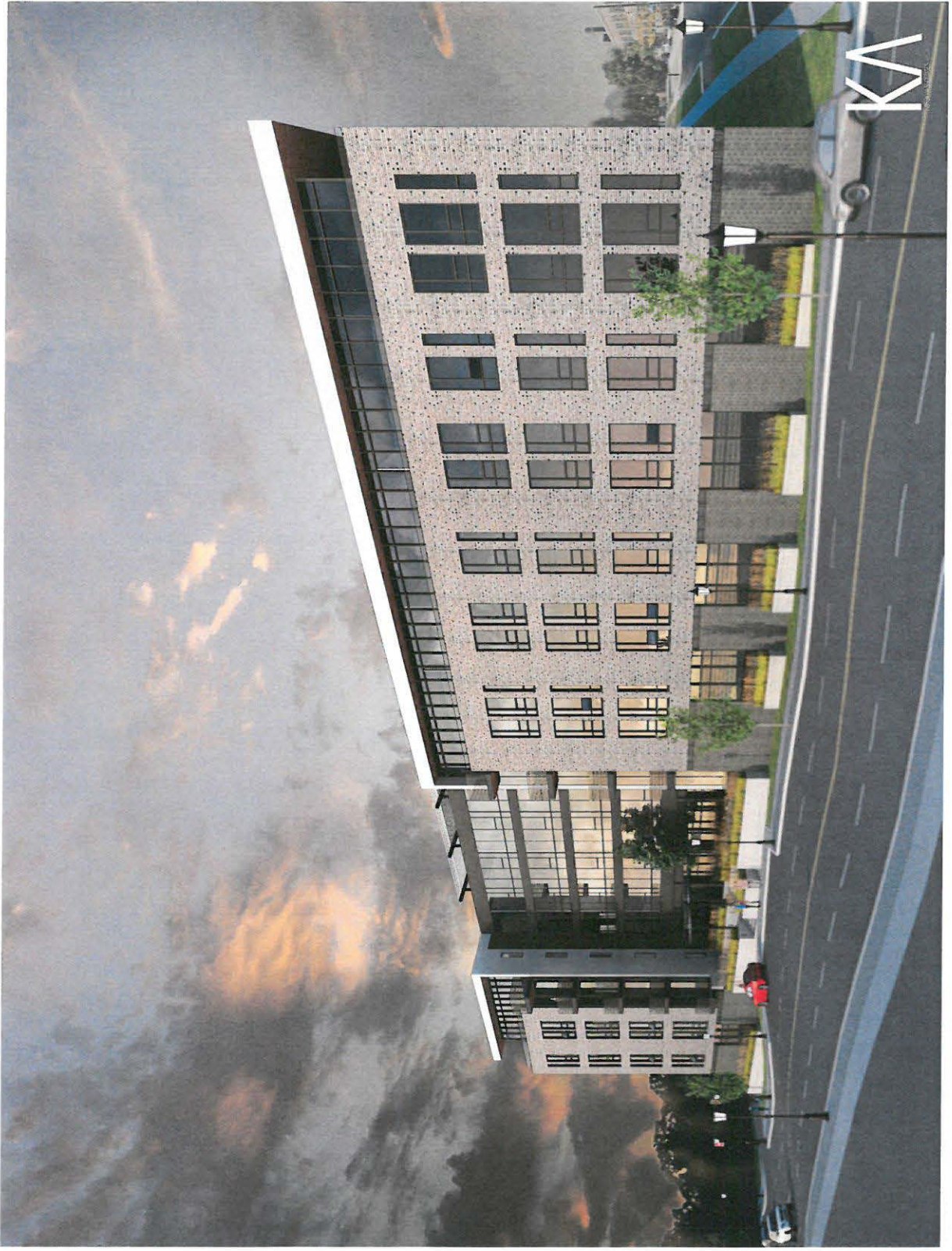
EXTERIOR: 30 STALLS  
INTERIOR: 90 STALLS  
TOTAL: 125 STALLS  
TOTAL NUMBER OF BEDROOMS: 118  
REQUIRED PARKING STALLS: 118 (1 STALL PER BEDROOM)

**STORMWATER NOTE**

SURFACE WATER WILL DRAIN TO THE NORTHEAST CORNER OF THE PARKING LOT WHERE IT WILL THEN BE CAPTURED THROUGH A SERIES OF CATCH BASINS AND RETAINED ON SITE IN AN UNDERGROUND PIPE DETENTION SYSTEM LOCATED BENEATH THE PROPOSED PARKING LOT. THE BUILDING STORMWATER WILL BE RIPPED INTERNALLY AND DISCHARGE INTO THE UNDERGROUND PIPE DETENTION SYSTEM. THE UNDERGROUND PIPE DETENTION SYSTEM WILL BE DESIGNED TO MAINTAIN THE PROPER OMR REGULATIONS AND CITY ORDINANCES REGARDING PEAK DISCHARGE RATES AND TSS REMOVAL. THE UNDERGROUND DETENTION SYSTEM WILL DISCHARGE TO THE PUBLIC STORM SEWER SYSTEM LOCATED IN VIRGINIA AVENUE.



KVA



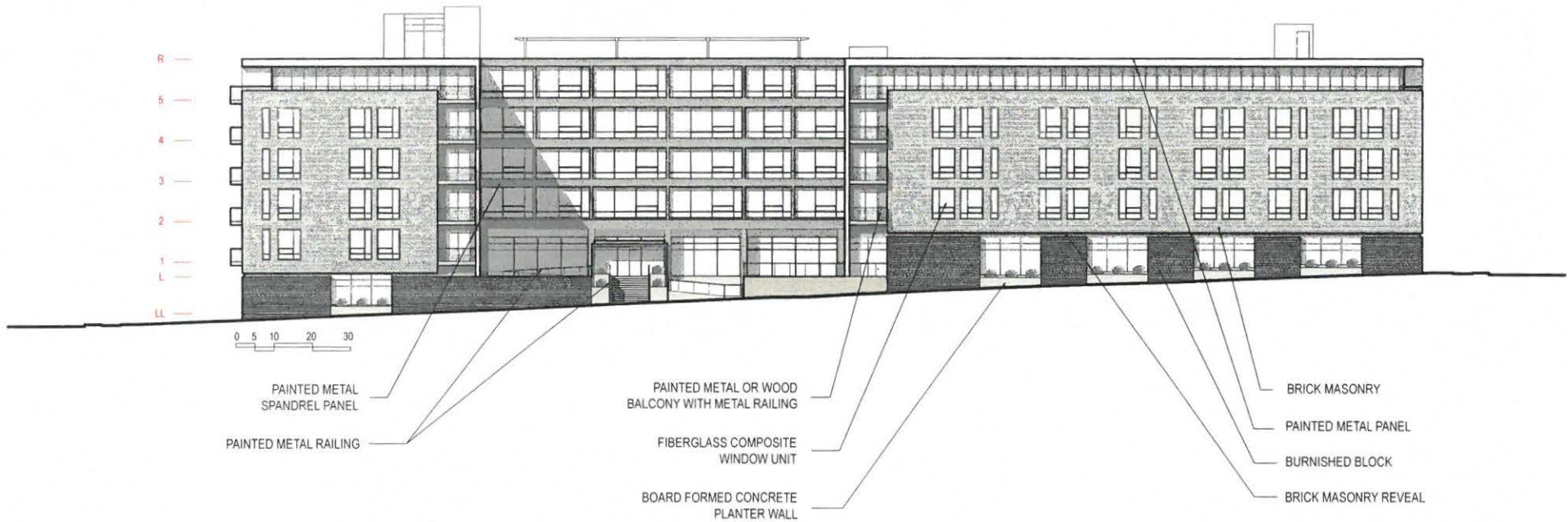
KVA



8TH STREET APARTMENTS  
NORTH ELEVATION

14 JUNE 2016

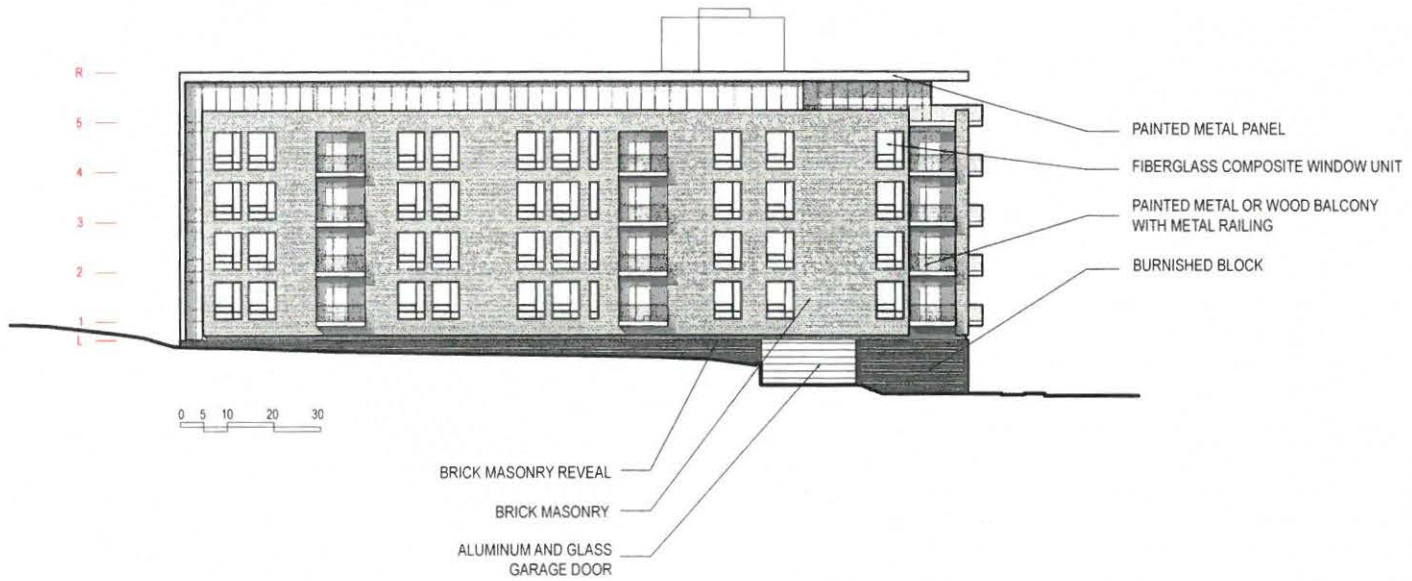




8TH STREET APARTMENTS  
EAST ELEVATION

14 JUNE 2016

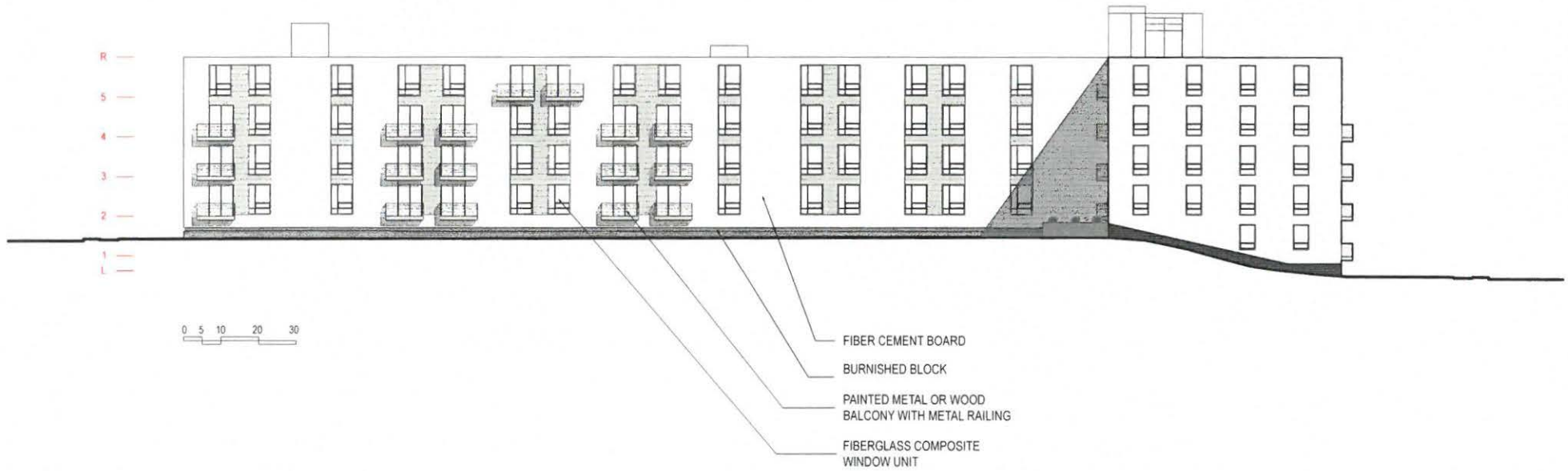




8TH STREET APARTMENTS  
SOUTH ELEVATION

14 JUNE 2016

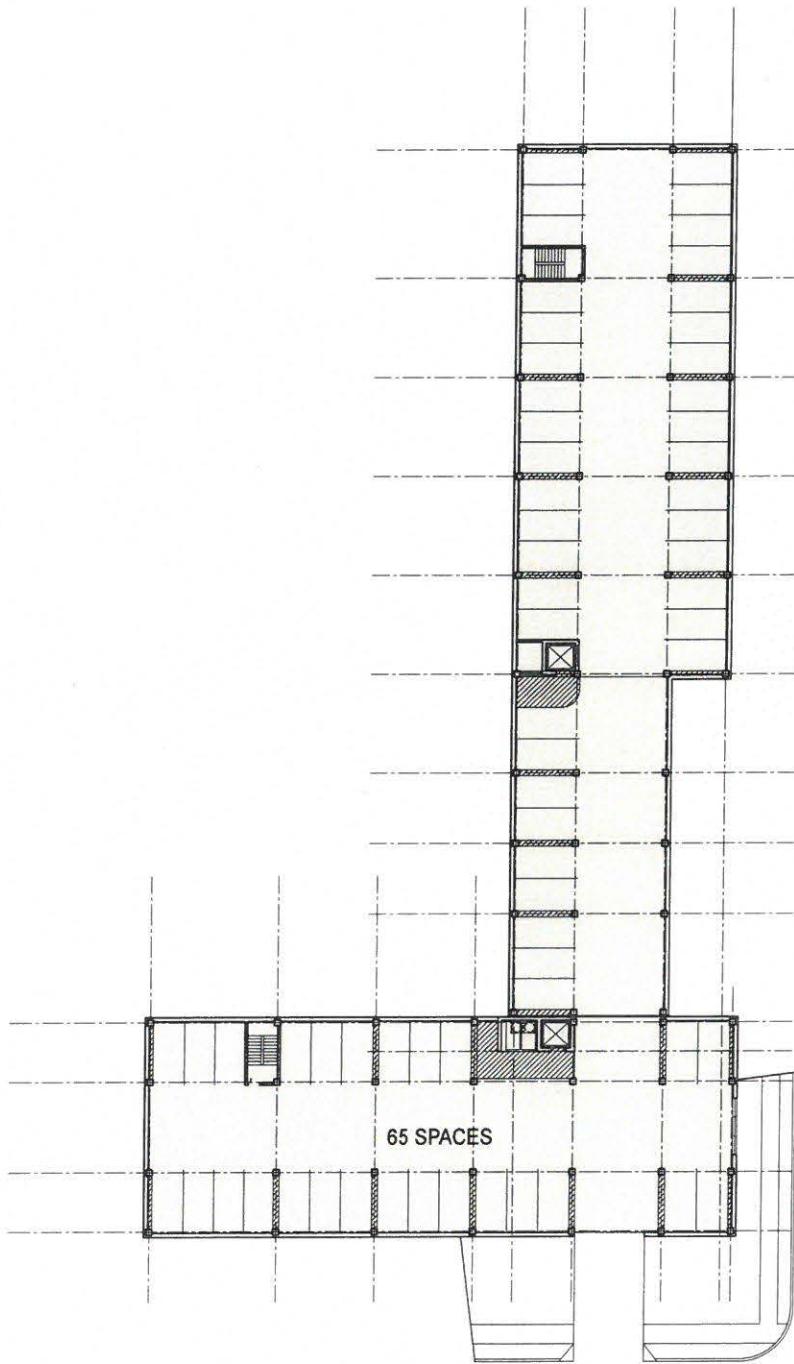




8TH STREET APARTMENTS  
WEST ELEVATION

14 JUNE 2016





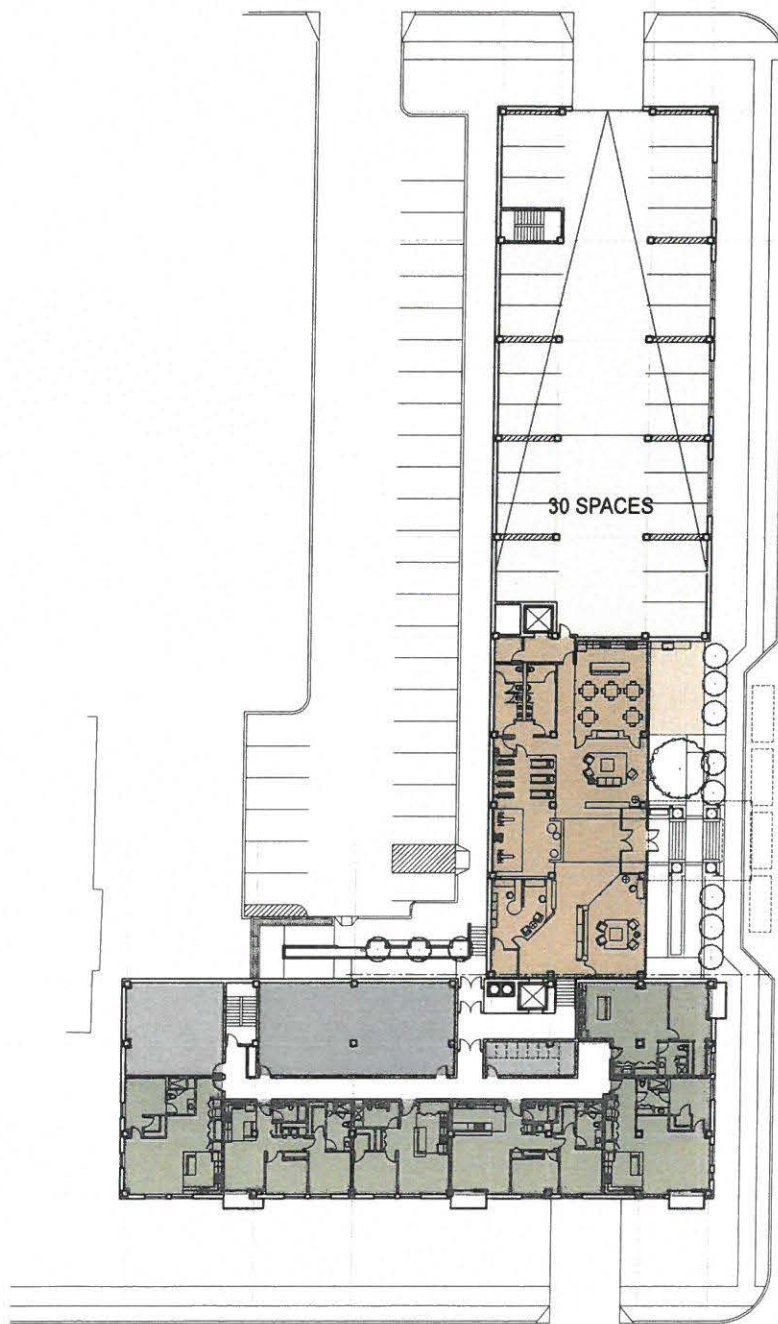
65 SPACES

- APARTMENTS
- LOBBY
- OUTDOOR DECK
- CIRCULATION
- PARKING
- STORAGE
- MECHANICAL

8TH STREET APARTMENTS - LOWER LEVEL

1/16" = 1'-0"  
21 JUNE 2016



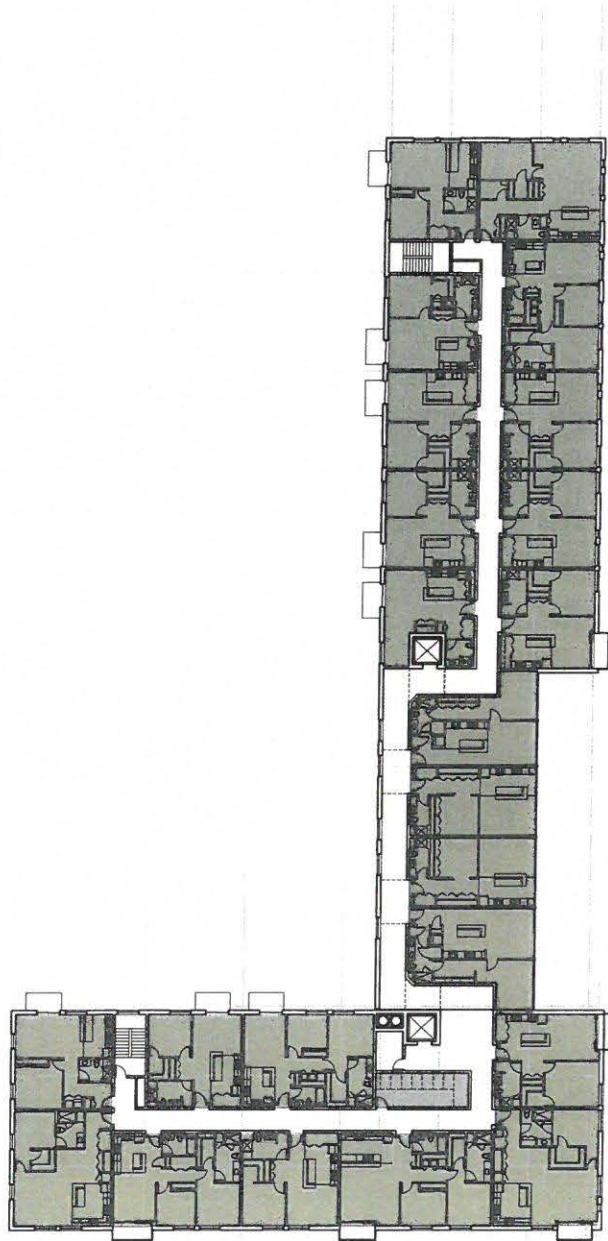


- APARTMENTS
- LOBBY
- OUTDOOR DECK
- CIRCULATION
- PARKING
- STORAGE
- MECHANICAL

8TH STREET APARTMENTS - LOWER LEVEL

1/16" = 1'-0"  
22 JUNE 2016



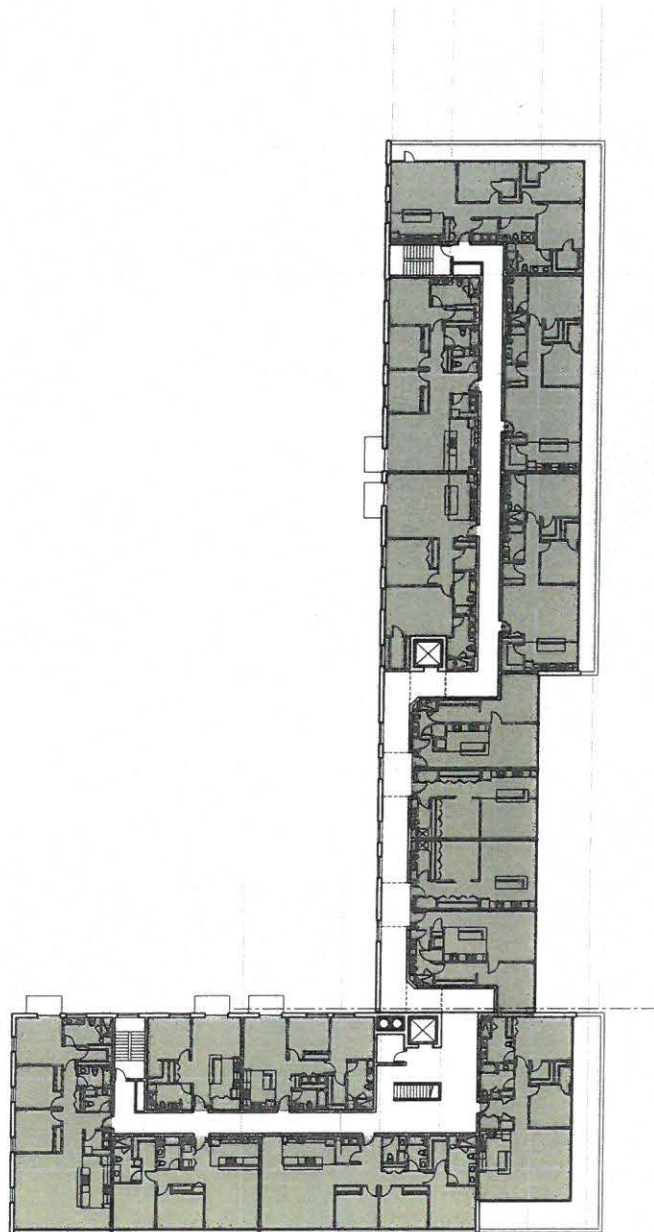


- APARTMENTS
- LOBBY
- OUTDOOR DECK
- CIRCULATION
- PARKING
- STORAGE
- MECHANICAL

8TH STREET APARTMENTS -2ND, 3RD, 4TH FLOORS

1/16" = 1'-0"  
22 JUNE 2016



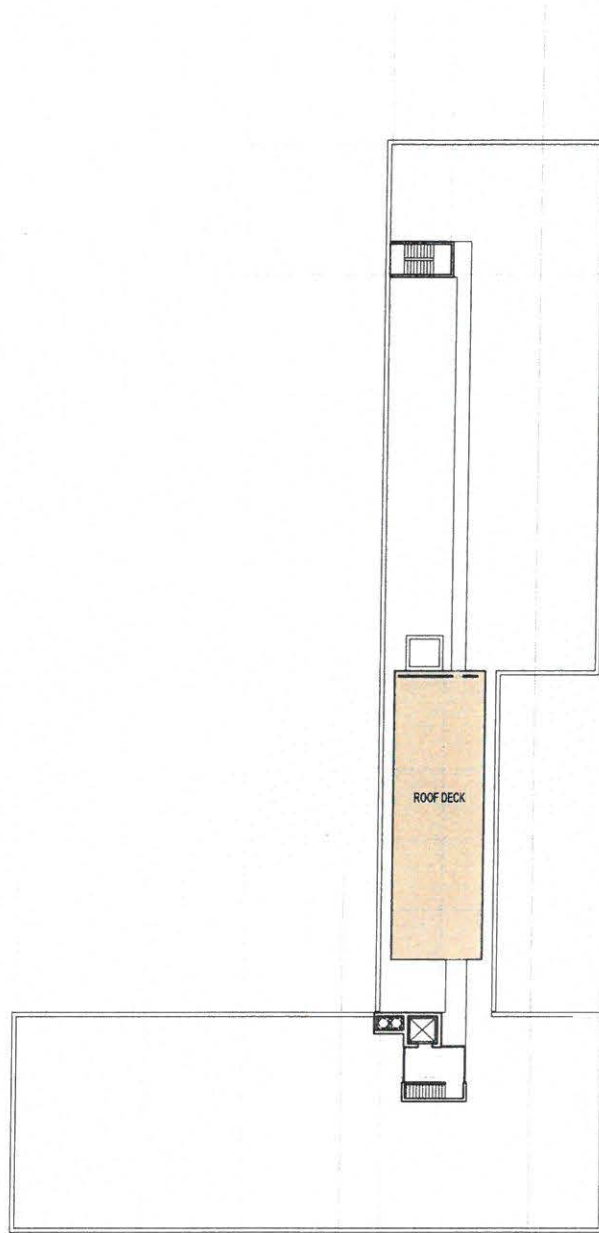


- APARTMENTS
- LOBBY
- OUTDOOR DECK
- CIRCULATION
- PARKING
- STORAGE
- MECHANICAL

8TH STREET APARTMENTS - 5TH FLOORS

1/16" = 1'-0"  
22 JUNE 2016





8TH STREET APARTMENTS - ROOF PLAN

1/16" = 1'-0"  
22 JUNE 2016

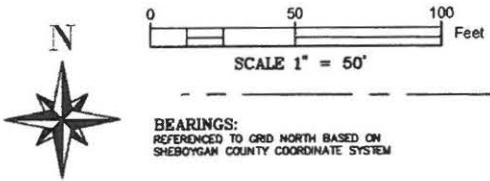




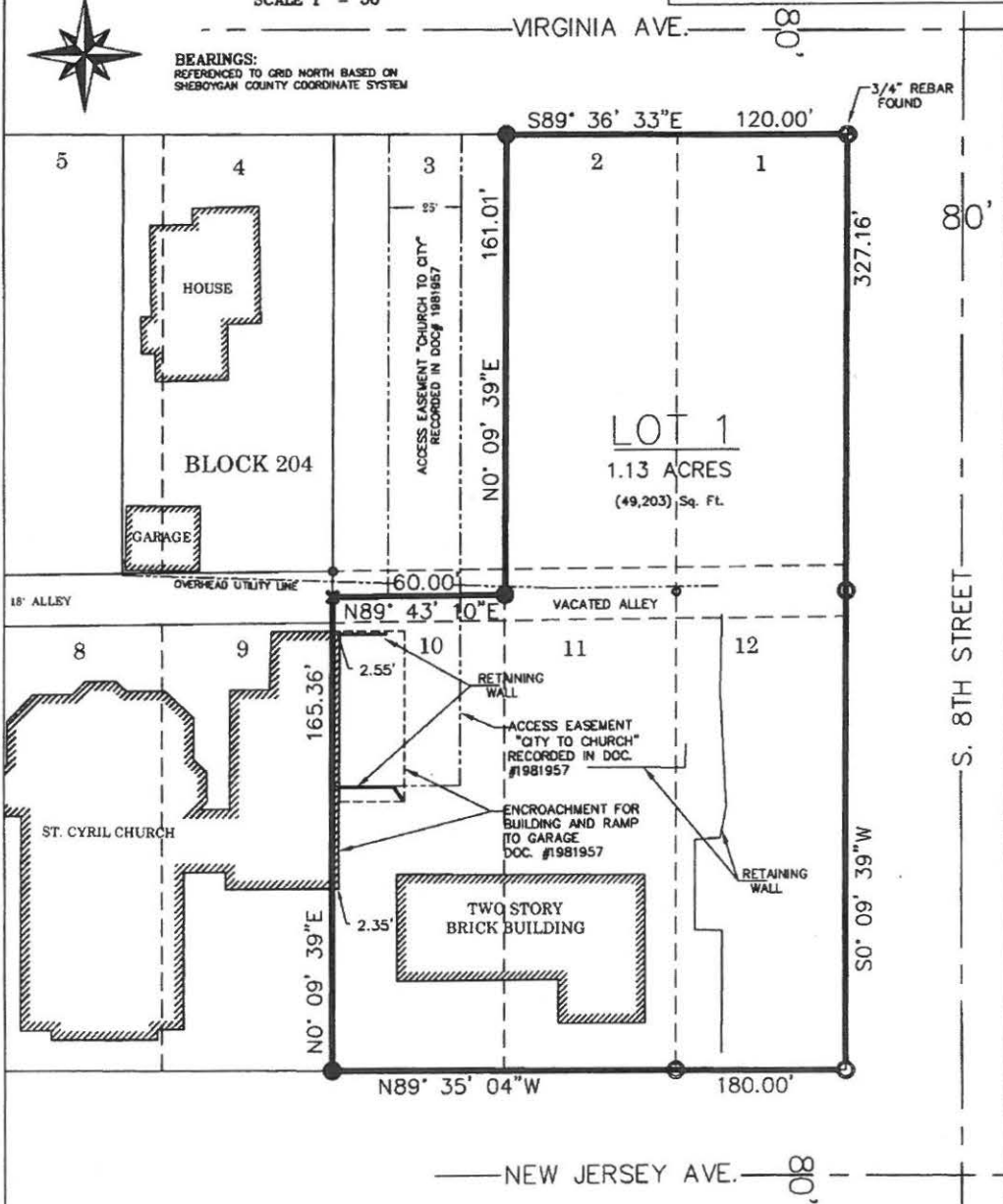


# SHEBOYGAN COUNTY CERTIFIED SURVEY MAP

ALL OF LOTS 1,2,10,11,12 AND PART OF THE VACATED EAST/WEST ALLEY  
IN BLOCK 204, ORIGINAL PLAT CITY OF SHEBOYGAN, LOCATED IN THE SW  
1/4 OF SECTION 23, T.15N.,R.23E., CITY OF SHEBOYGAN, SHEBOYGAN  
COUNTY, WISCONSIN.



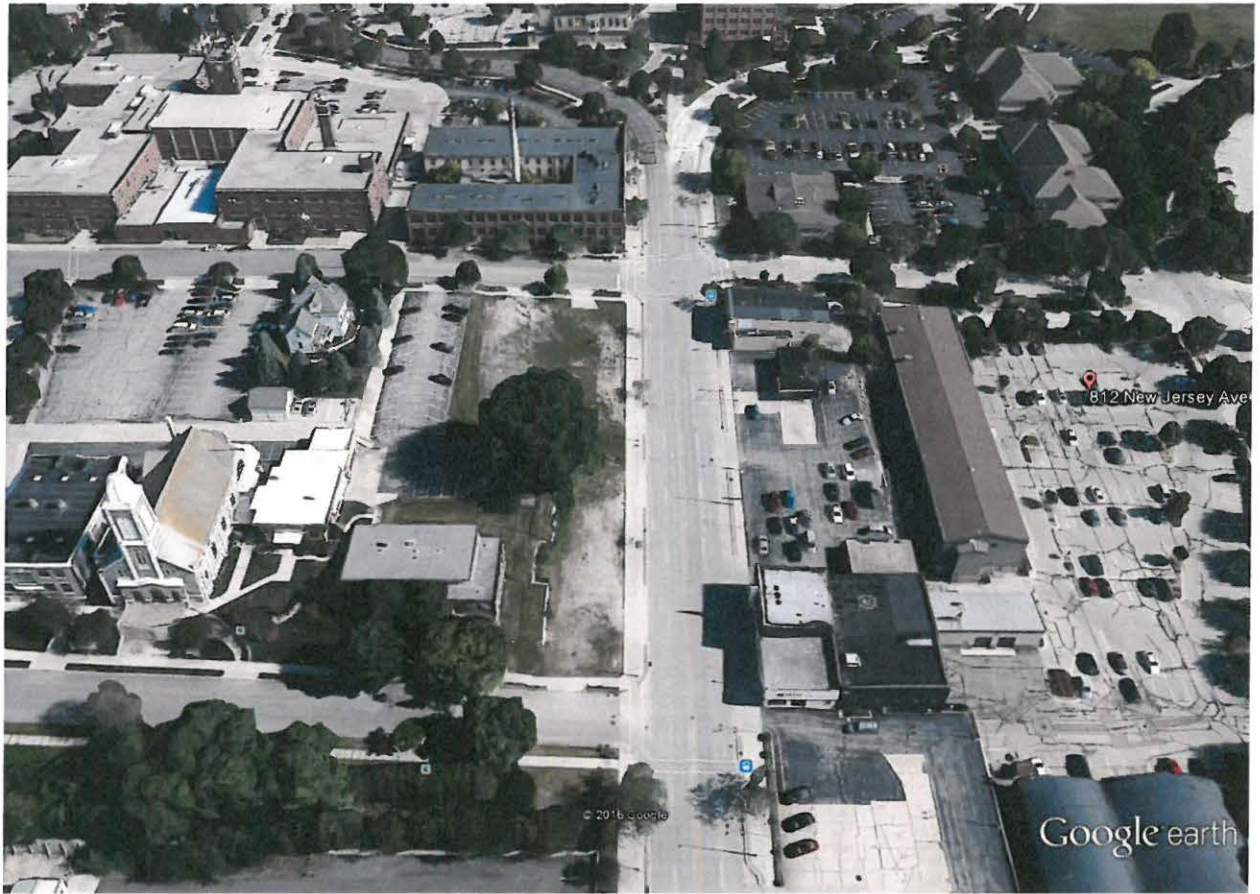
**BEARINGS:**  
REFERENCED TO GRID NORTH BASED ON  
SHEBOYGAN COUNTY COORDINATE SYSTEM



- LEGEND:**
- 1" IRON PIPE FOUND
  - ⊙ 3/4" IRON RE-BAR FOUND
  - × CHISELED "X" SET
  - 1" x 18" IRON PIPE SET

SURVEYED BY:  
BRIAN E. SANDBERG  
CITY OF SHEBOYGAN  
ENGINEERING DEPT.  
2026 NEW JERSEY AVE.  
920-459-3394

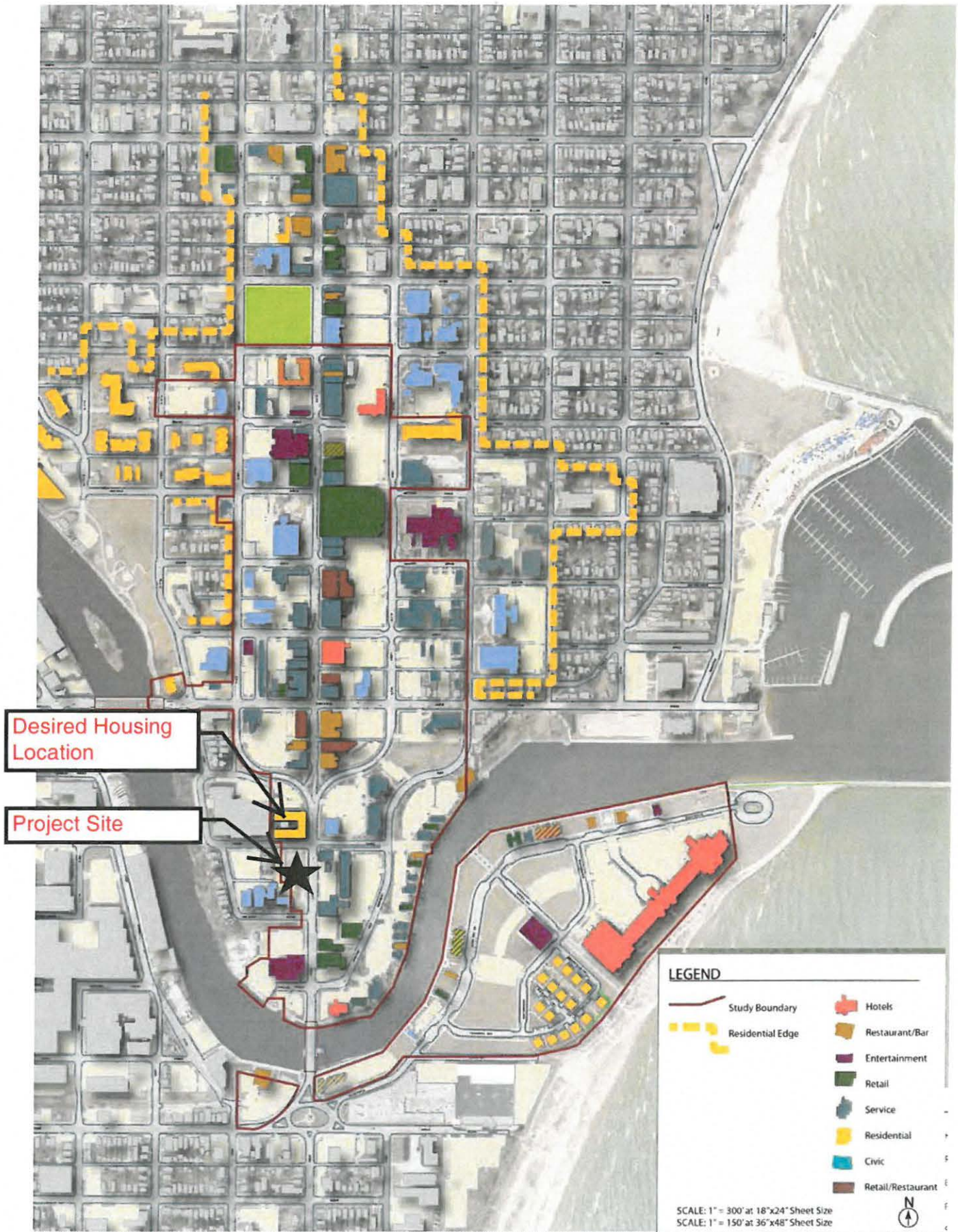
SURVEYED FOR:  
CITY OF SHEBOYGAN  
PLANNING AND DEVELOPMENT  
828 CENTER AVE.  
SHEBOYGAN WI.







Map 4.0: Harbor Centre Land Uses





**SHEBOYGAN  
AREA SCHOOL DISTRICT**  
*Learning Today. Leading Tomorrow.*

June 24, 2016

Mayor Michael Vandersteen  
828 Center Avenue  
Sheboygan, WI 53081

City of Sheboygan Plan Commission  
828 Center Avenue  
Sheboygan, WI 53081

Re: Conditional Use Permit

Dear Mayor Vandersteen and Chairperson of Plan Commission:

The Sheboygan Area School District is requesting a one year extension of the Conditional Use Permit granted on August 11<sup>th</sup>, 2015 for parcel # 631481, which is owned by the School District and located to the east of the Field of Dreams property.

The extension is required, because fewer than three months after the Conditional Use Permit was granted, on November 5, 2015, an injunction was issued suspending all construction on the property. That injunction was not lifted until May 12, 2016. To date, no work has started on the property. Although the School District's purchase agreement with Aurora expired during the pendency of the injunction, the School District believes it is important that the Conditional Use Permit remain in place in case Aurora submits a new offer to the School District.

The School District is not requesting any change to the Conditional Use Permit other than an extension of its term to August 11, 2017. I would be happy to address any questions you may have concerning this request.

Thank you in advance for your consideration.

Sincerely,

David R. Albright  
Coordinator of Facilities Services