

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

PARCEL NO. 215 750  
MAP NO. 28 277 001  
ZONING CLASSIFICATION: SR-5

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 6/14/16

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: James Fergades / Dave Fergades

ADDRESS 2225 N 38<sup>th</sup> Street Sheboygan E-MAIL: madeuscream@att.net

PHONE: (920)457-8688 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Splatterhaus Haunted House

ADDRESS OF PROPERTY AFFECTED: 1202 S Wildwood Ave. Sheboygan

LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_

Parking Lot

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

Haunted House open from Sept. 30<sup>th</sup> thru Oct. 29<sup>th</sup>

## **Splatterhaus Site Proposal**

Splatterhaus haunted house has been in business for 17 years in the Sheboygan area. Our permit is for the use of the parking lot located at 1202 S Wildwood Ave. in Sheboygan.

We are planning on building our attraction in multiple dry van semi trailers.

This will allow us the ability to utilize existing parking lots for our short operating season.

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

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

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

The dates and hours of operation we are proposing for 2016 are as follows':

Move trailers to site: Sept. 17<sup>th</sup>

Operate the attraction Fridays and Saturdays Sept. 30<sup>th</sup> thru Oct. 29<sup>th</sup>

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

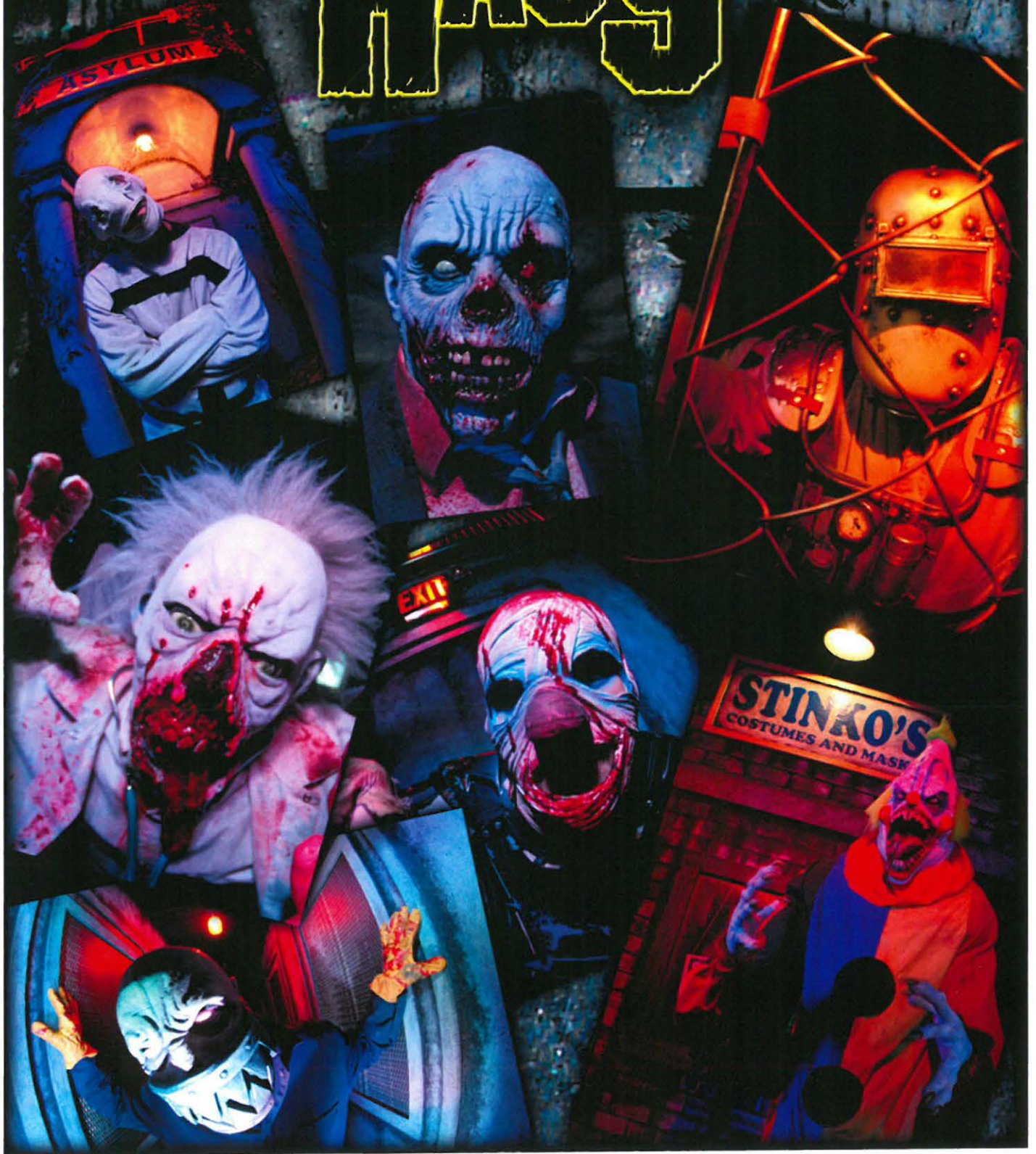
Anyone entering the attraction after 10:30 P.M. would need to show a valid WI. I.D. for proof of age, this would also be noted on all advertisement for the haunted house.

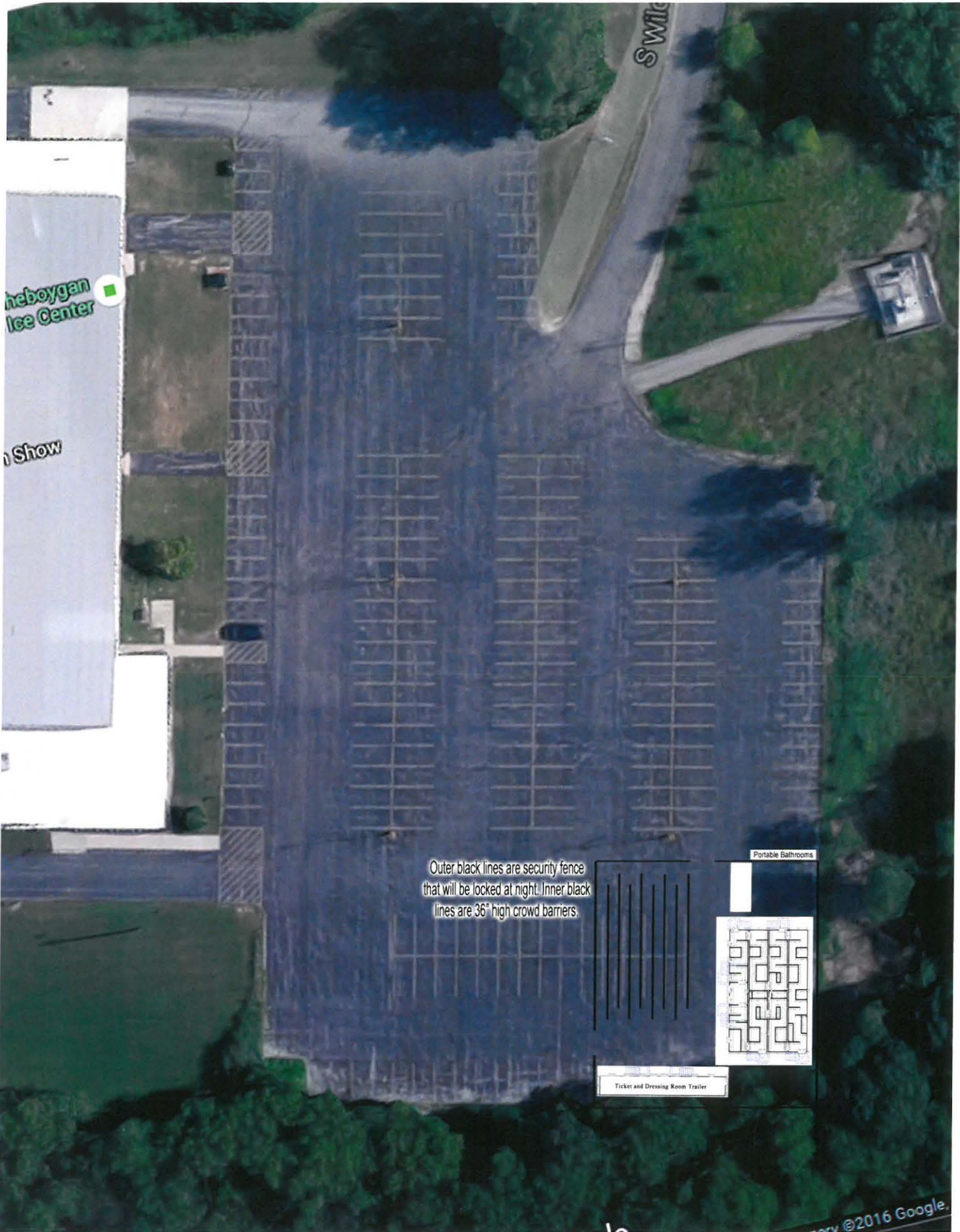
Move trailers from site Nov. 8<sup>th</sup>

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

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

# SPLATTER HAUS





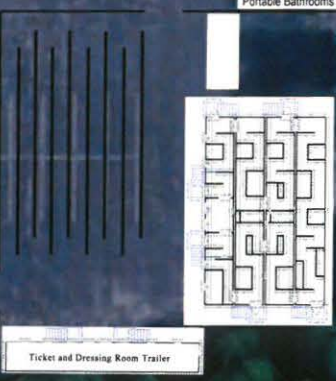
Theboygan Ice Center

Show

Switch

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

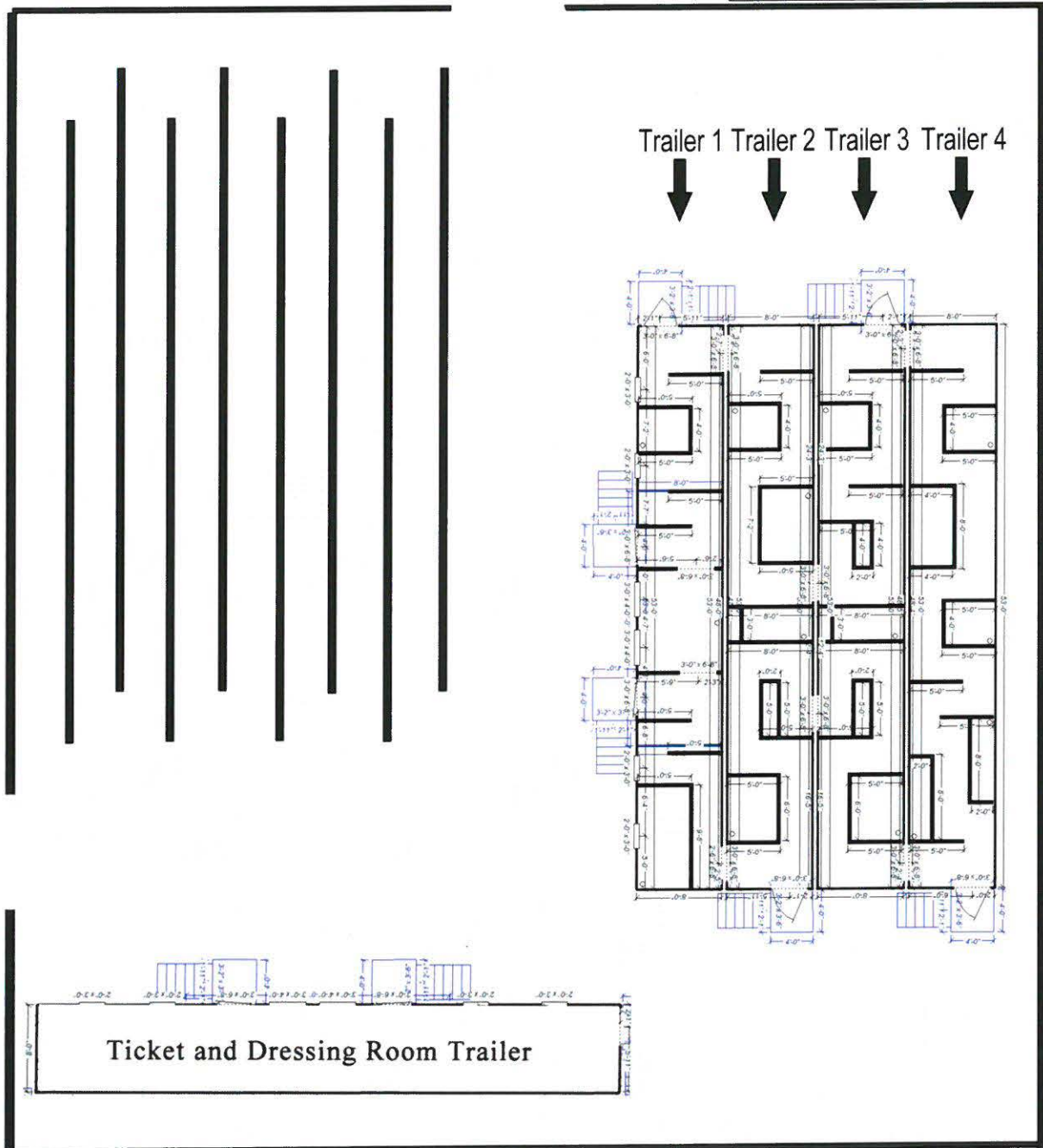
Portable Bathrooms



Ticket and Dressing Room Trailer

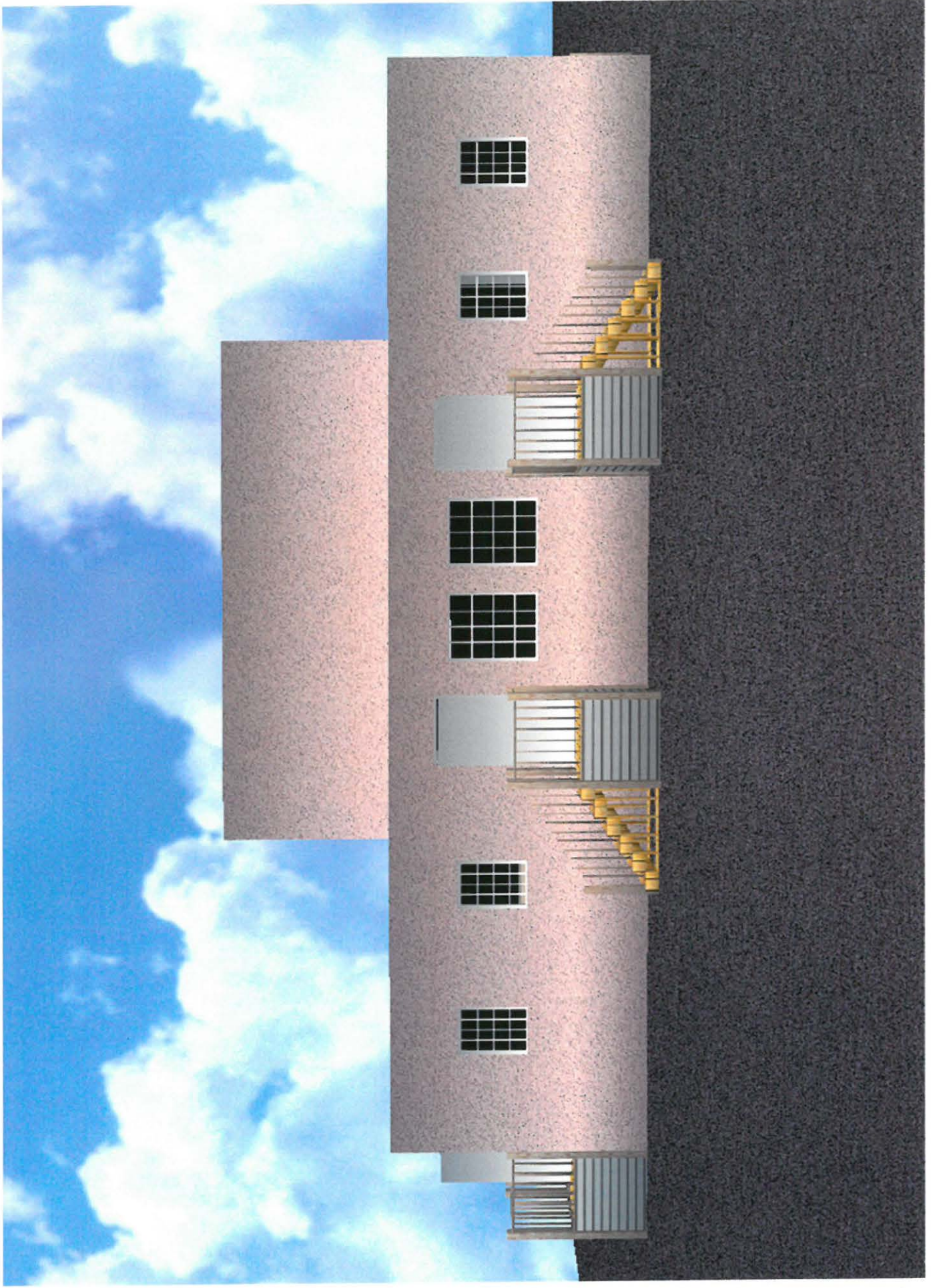
Outer black lines are security fence that will be locked at night. Inner black lines are 36" high crowd barriers.

Portable Bathrooms

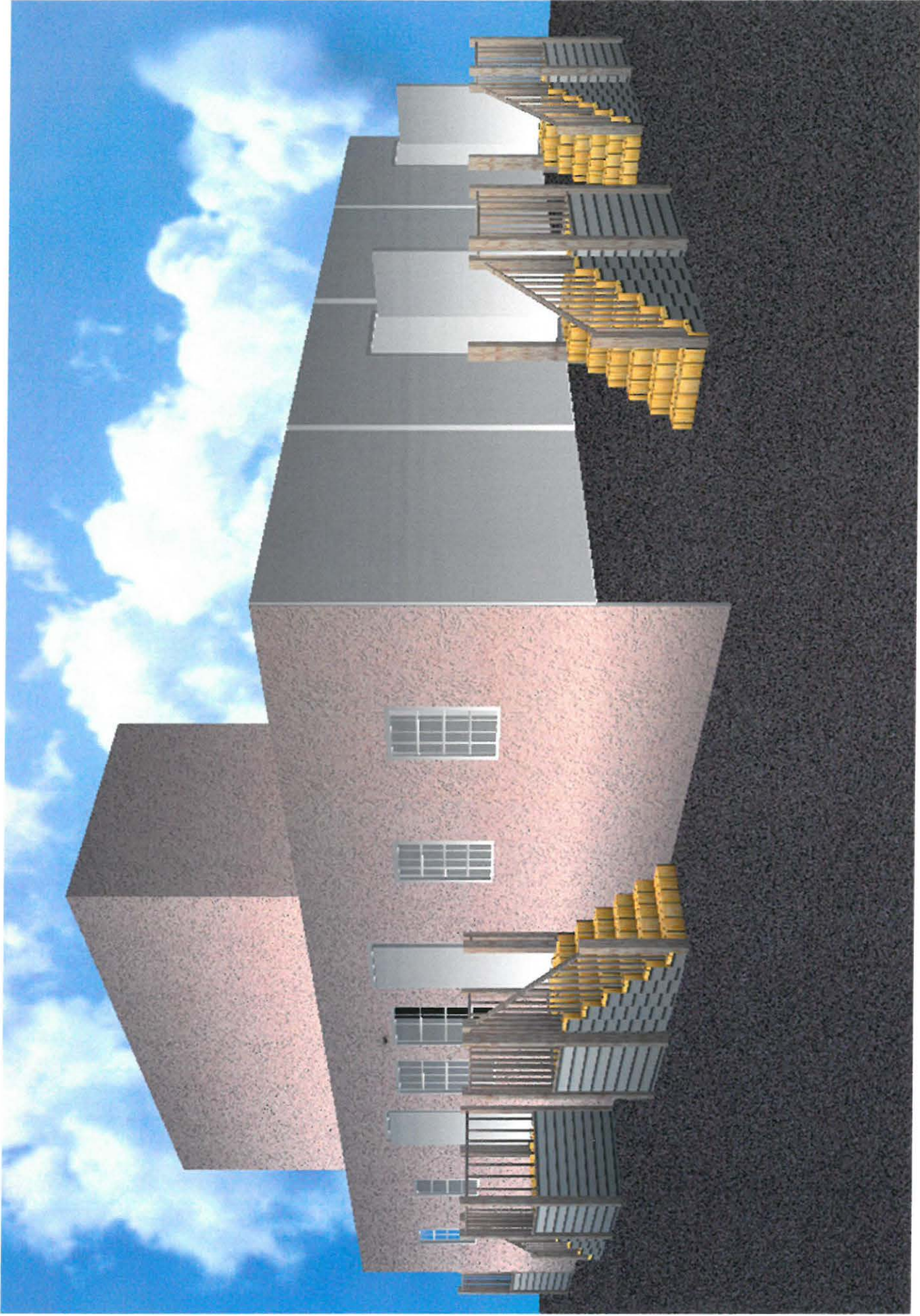




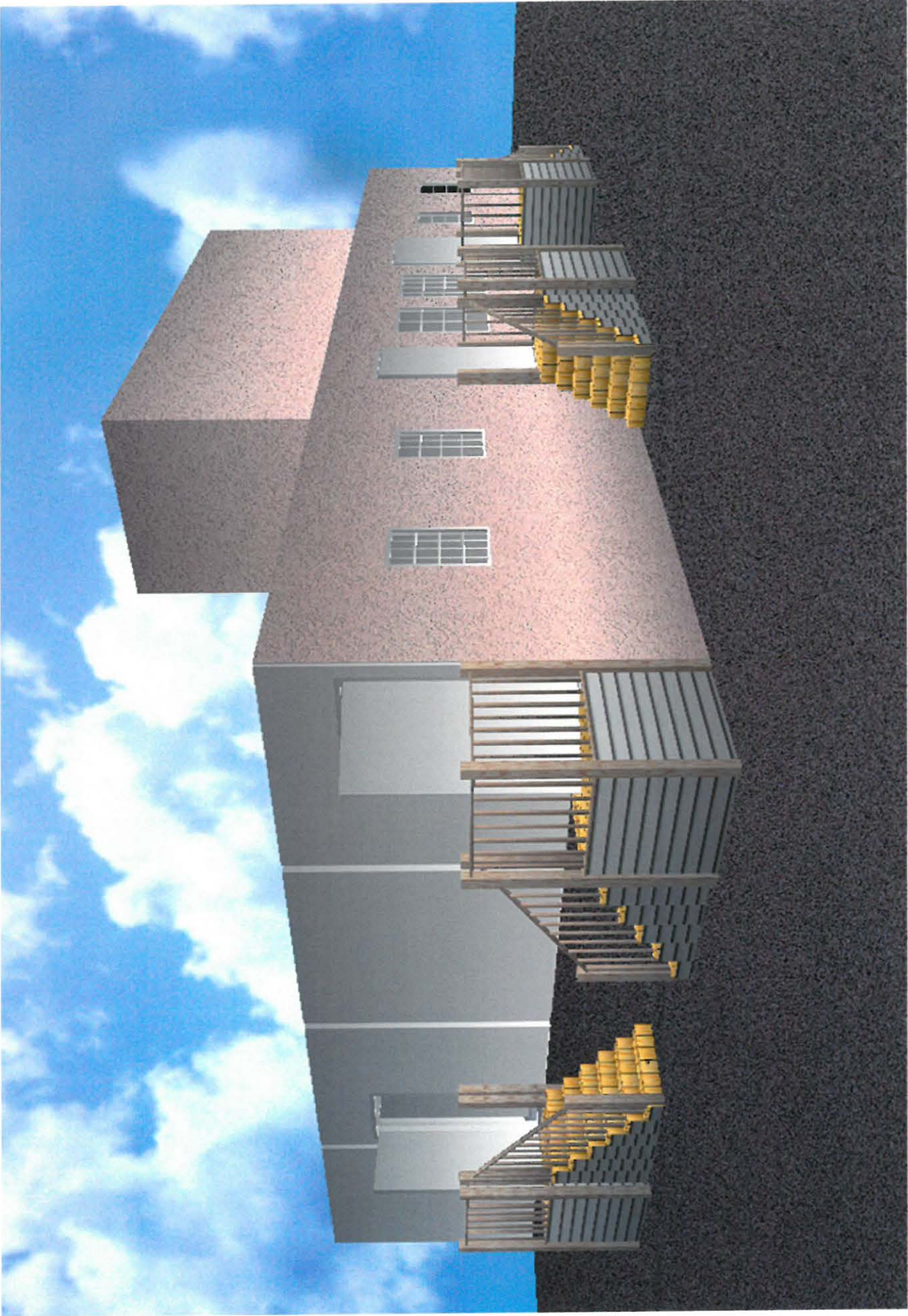




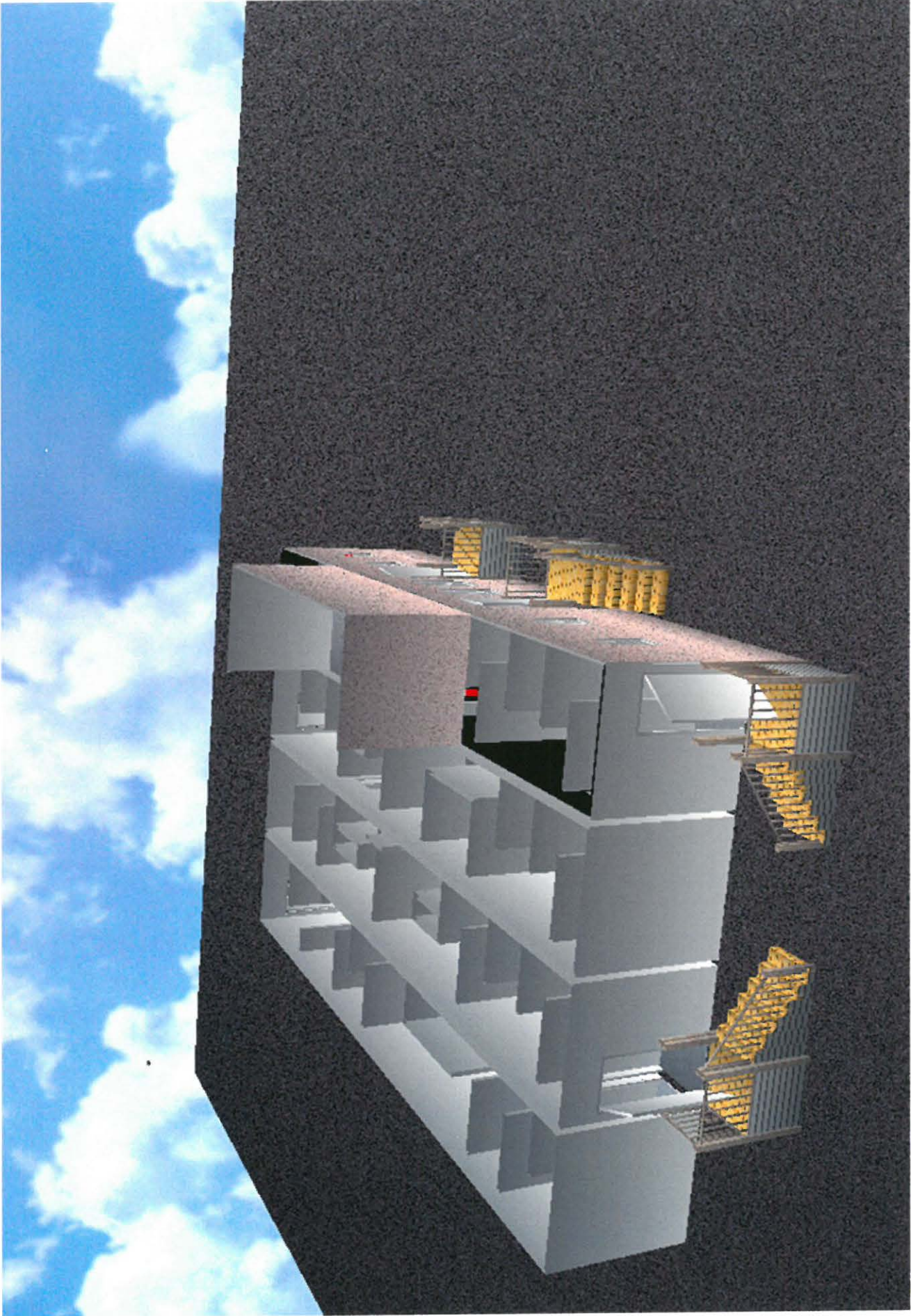
Splatterhaus 2016 3D Render-1



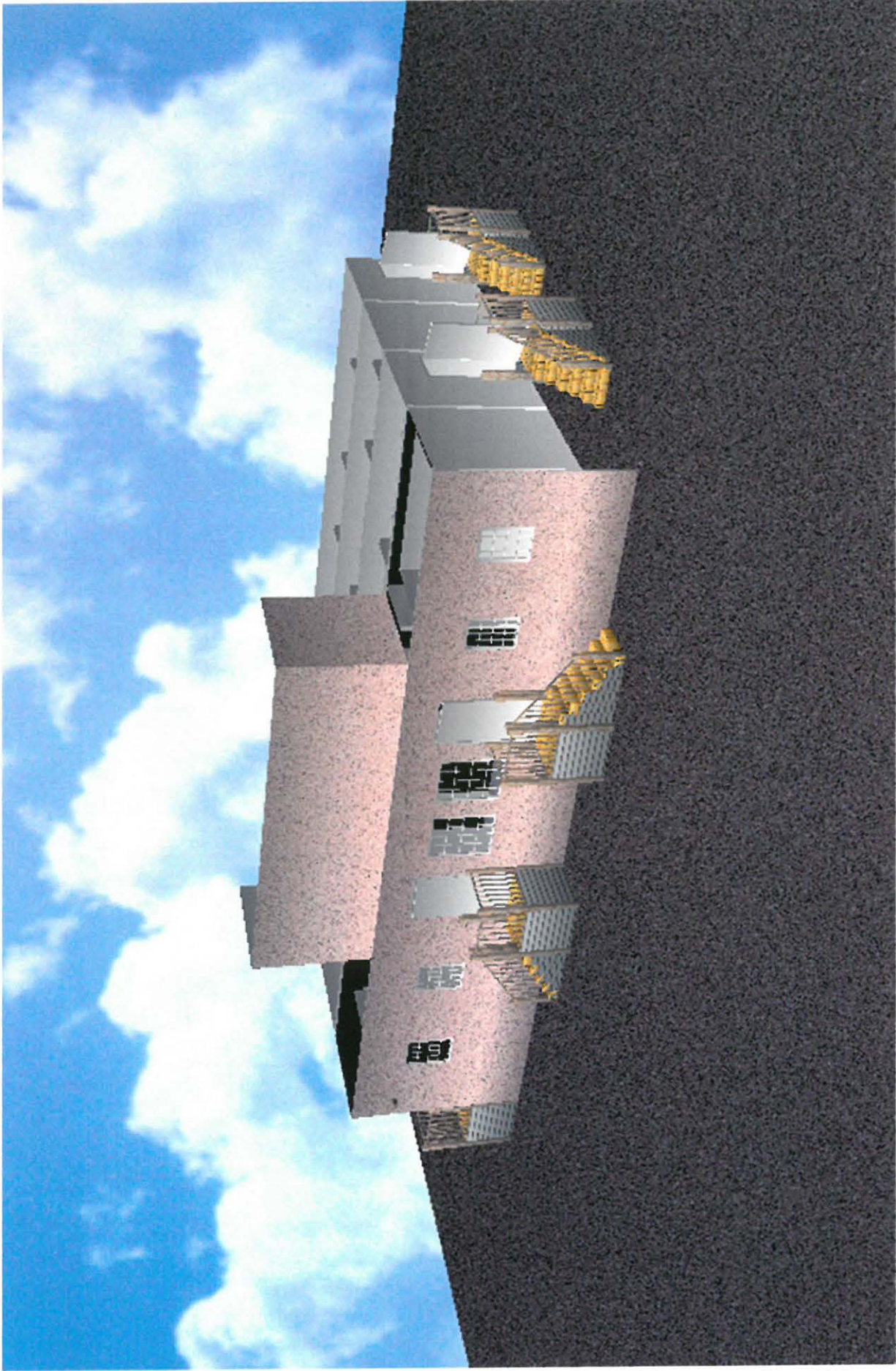
Splatterhaus 2016 3D Render-2



Splatterhaus 2016 3D Render-3



Splatterhaus 2016 3D Render-4



Splatterhaus 2016 3D Render-5







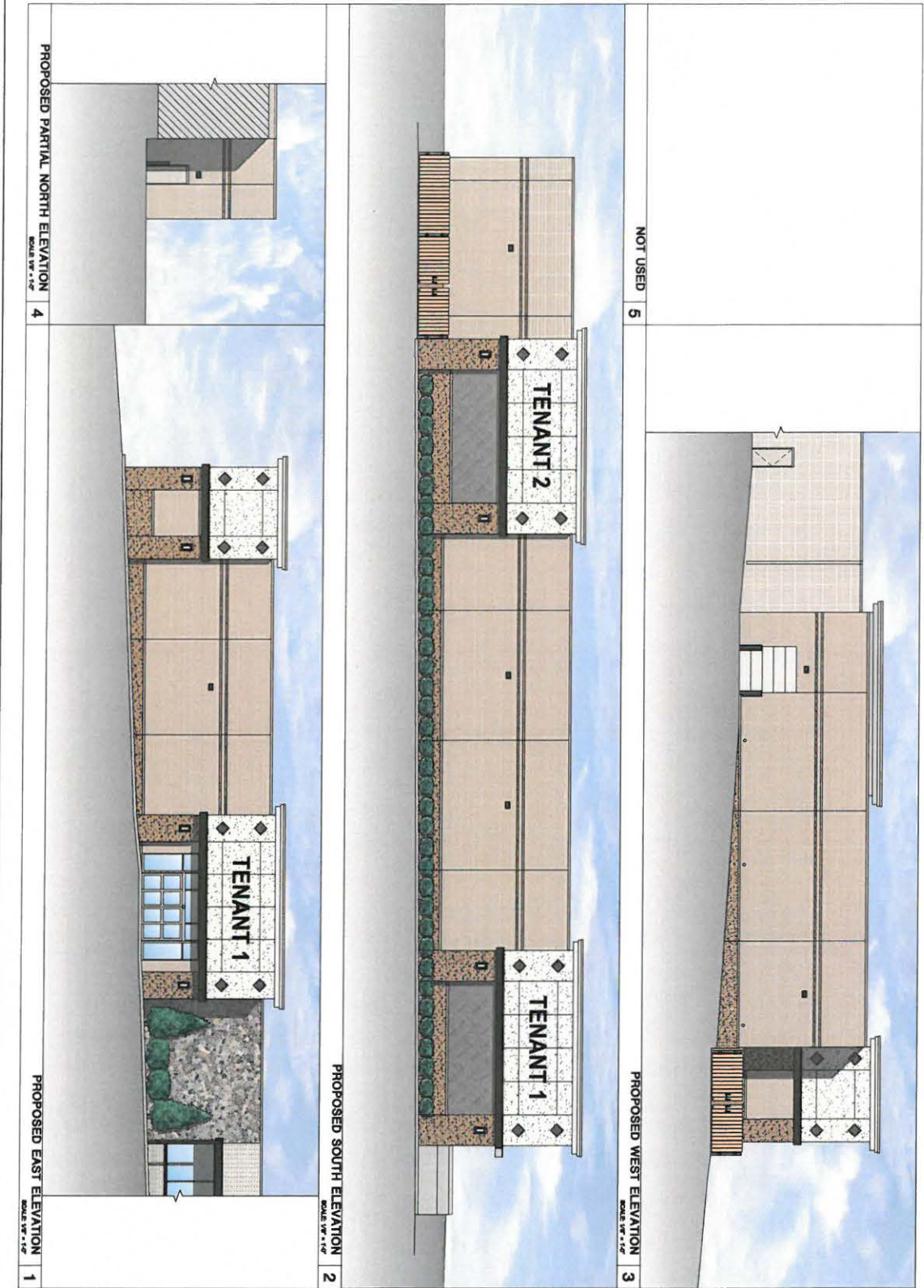
Image Landsat

Google earth



© 2016 Google

Google earth



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Drawing Title: <b>COLORED                  EXTENSION                  EXTENSION</b>	DATE: 04/07/18	PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel: (414) 302-1780 Fax: (414) 302-1781	Proposed Building Addition For: <b>Harbor Freight Tools at                  Memorial Plaza</b> 3608 Kohler Memorial Drive Sheboygan, WI 53081
	SCALE: NOTED DRAWN: HJL CHECK: SB-048		Project: REV. #    REV. DATE    DESCRIPTION    REV. BY: 05/10/16    CITY PLAN COMMISSION SUBMITTAL    PJO

- PRELIMINARY -  
 FOR ESTIMATING AND REVIEW ONLY      NOT FOR CONSTRUCTION



PARCEL NO. 59281215830  
5928125840  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: SC \_\_\_\_\_

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 5/24/10

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

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

Requirements Per Section 15.905  
Revised May 2012

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

**1. APPLICANT INFORMATION**

APPLICANT: Randy Goll-KVG Building \_\_\_\_\_

ADDRESS: 802 N. 109<sup>th</sup> Street, Milwaukee, WI 53226 E-MAIL: rgoll@kvgbuilding.com

PHONE: (414)463-8900 FAX NO. (414)750-5151

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

NAME OF PROPOSED/EXISTING BUSINESS: Harbor Freight \_\_\_\_\_

ADDRESS OF PROPERTY AFFECTED: 3424 Kohler Memorial Drive \_\_\_\_\_

LEGAL DESCRIPTION: See Attached

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: The existing site is used as a shopping center with several retail and restaurant uses and a movie theatre.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The proposed use of the building addition will be retail. Other site improvements include reducing amount of impervious surface, striping parking stalls, adding landscape islands and new site lighting.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Pavement setbacks, over 0.5 ft at property line, landscape points dispersed throughout site, less than 25% green space for lot 3518 Kohler Memorial Drive, less than 1 acre lot size for lot 3518 Kohler Memorial Drive, and a 24.5' drive lane.

# Harbor Freight



## General Overview

The proposed building addition and parking lot improvement is located within Memorial Plaza owned by Plank View Green, LLC. The subject property is zoned Suburban Commercial (SC). The project site consists of 10.22 acres currently used for commercial mixed uses including retail and restaurants. The proposed 15,333 s.f. building addition is proposed to be Harbor Freight and will be used for retail purposes. The proposed parking lot improvements encompass striping new parking stalls, adding landscape islands, removing unwarranted impervious surface to increase pervious area and updating site lighting. Sidewalk will be expanded along the east face of the existing building. This added area will allow for sidewalk sales.

The hours of operation for Harbor Freight will be from 7:00am-10:00pm Saturday-Sunday. It is anticipated that a total of 7 employees will be required. The location was selected as the Memorial Plaza already is used for mixed commercial uses and it is located within a retail area in the City of Sheboygan. The proposed development will not adversely affect the neighboring properties as all the surrounding uses are similar in nature. There will be no outdoor storage. A new dumpster enclosure for both the Pizza Ranch and Harbor Freight will be proposed near the southwest corner of the building addition.

As a part of this development, the impervious surface will decrease by 0.29 acres. Restriping existing pavement will increase the total parking stalls from 579 to 675. Landscaping will be disbursed though out the site to enhance appearance while meeting City landscaping requirements. Per City request, a small detention basin is provided near the drive entrance off of Wilgus Avenue. This detention basin will aid to reduce runoff from the site during the smaller, more frequent storm events.

A CSM is proposed to create a new property boundary for an existing Pizza Ranch restaurant and the new building addition encroaches into the existing property boundaries. The new Pizza Ranch parcel will be 0.80 acres.

## Architectural Elements

Harbor Freight is a proposed 15,300s.f. mid-box retail store specializing in discount tools. The existing Memorial Plaza mall is constructed with gray / cream, split-face stone brick for the field, a field stone accent at corners & at the storefront for Big Lots, & off-white EIFS signage fields. There is a white steel canopy on most of the shopping center. Dunham's has a red painted vestibule. Some design elements of the existing building are proposed to be updated while keeping some design elements on the proposed new construction consistent with the existing. Proposed field brick will match the gray / cream brick of the existing field. A darker brown, split-face for the base and pilasters is proposed. Dunham's red vestibule will be painted a dark brown to match this proposed split-face. The proposed construction will mimic the canopy with an "eyebrow," and the proposed and existing canopy will be painted black to update the look.



May 10, 2016

### The City of Sheboygan Planning Department

The proposed building addition and parking lot improvement is located within Memorial Plaza owned by Plank View Green, LLC. The subject property is zoned Suburban Commercial (SC). The project site consists of 10.22 acres currently used for commercial mixed uses including retail and restaurants. The proposed building addition will be used by Harbor Freight for retail purposes. The parking lot improvements encompass striping new parking stalls, adding landscape islands, removing unwarranted impervious surface to increase landscape area and updating site lighting. Sidewalk will be expanded along the east face of the existing building. This added area will allow for sidewalk sales. As a part of this development, the impervious surface will decrease by 0.29 acres. A CSM is proposed to create a new property boundary for an existing Pizza Ranch restaurant as the new building addition encroaches into the existing property boundaries.

#### Harbor Freight Variances

The proposed development and new property line will create a conflict with required pavement setbacks between the Pizza Ranch and Harbor Freight buildings. The area between these building will be paved to maintain access to the site from North 36<sup>th</sup> Street. Although this access is not the primary entrance, it is important to maintain this access point to provide sufficient traffic flow throughout the site.

In order to provide adequate parking stalls, a drive lane east of Pizza Ranch will be reduced from 26' to 24.5' in width. The drive lane is bounded by the McDonalds and Pizza Ranch parcels and will not be the primary access point to these restaurants.

Since the proposed development will be considered a redevelopment, the site is surrounded by impervious surface. The City landscaping requirements include a minimum number of plant points in a given zone. These requirements will not be able to be provided within the designated zone. As a solution, the proposed landscape plan will provide the total number of plant points, but the plants will be located throughout the site. This will still provide the visual enhancement provided by the landscaping.

#### Pizza Ranch Variances

The proposed CSM will create a new lot boundary for the Pizza Ranch parcel. The proposed parcel will be 0.80 acres in size, less than the City requirement of 1.0 acre. The existing parcel

boundary needs to be relocated as the proposed building addition for Harbor Freight will encroach into this parcel. The City requires a minimum of 25% open area; a requirement that the proposed parcel will not meet; however proposed landscaped islands in the Pizza Ranch parking lot will increase the landscaped area from 2.4% to 5.0%.

The proposed site lighting will not meet the City requirement of 0.5fc or less at the property line. The proposed light fixtures will provide better light distribution throughout the Pizza Ranch site. The location where the foot candles exceed the requirements will not adversely affect neighboring properties as the light spillage will be directed towards Kohler Memorial Drive.

Please reference site plans created by Excel Engineering and architectural plans created by Perspective Design, Inc. for full details of the proposed project.

Thank you for your consideration.

Sincerely,  
Excel Engineering, Inc.

Jason Daye, PE  
Project Manager

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### HOW DOES HARBOR FREIGHT SELL GREAT QUALITY TOOLS AT THE LOWEST PRICES?

We buy direct from the same factories who supply the expensive brands and pass the savings on to you. It's just that simple! Visit one of our 650 Stores Nationwide and see for yourself why over 30 million satisfied customers and leading automotive and consumer magazines keep talking about our great quality and unbeatable prices.

### AT HARBOR FREIGHT, QUALITY IS OUR OBSESSION

We test our tools in our own state-of-the-art labs, just like those operated by leading consumer advocate organizations. We put our tools through punishing tests, which far exceed the strain of normal use, ensuring that our tools perform to professional standards and stay tough for the long haul. Most importantly, when it comes to quality, we walk the walk - with a 100% satisfaction guarantee, no hassle return policy and a lifetime warranty on all hand tools.

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[Eric Smidt](#),  
CEO/President  
Harbor Freight Tools

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8750 PEAK/7000 RUNNING WATTS, 13 HP (420CC) GAS GENERATOR

SAVE \$448  
**\$549<sup>99</sup>**  
\$599<sup>99</sup>

Item # 6442902  
CA Cert. Item # 64505



Customer Rating  
★★★★☆

EXP. 5/31/16

SHOP NOW

12000 LB. OFF-ROAD VEHICLE ELECTRIC WINCH WITH AUTOMATIC LOAD-HOLDING BRAKE

SAVE \$433  
**\$319<sup>99</sup>**  
\$752<sup>99</sup>

Item # 60813  
EXP. 5/31/16



Item # 60813  
EXP. 5/31/16  
"The Best Deal" in Inventory  
Off Road Magazine

Customer Rating  
★★★★☆

SHOP NOW

26 IN. 4 DRAWER 580 LB. CAPACITY GLOSSY BLACK ROLLER CART



Customer Rating  
★★★★☆  
"WINNER" of "Best Truck" Magazine

SAVE \$230  
**\$119<sup>99</sup>**  
\$349<sup>99</sup>

Item # 95858

Customer Rating  
★★★★☆

SHOP NOW

72 IN. X 80 IN. MOVING BLANKET

SAVE 88%  
**\$5<sup>99</sup>**  
\$46<sup>99</sup>

Item # 60537  
EXP. 5/31/16



Customer Rating  
★★★★☆

Item # 60537  
EXP. 5/31/16

SHOP NOW

1/2 IN. PROFESSIONAL AIR IMPACT WRENCH

SAVE \$172  
**\$77<sup>99</sup>**  
\$249<sup>99</sup>

Item # 64224  
EXP. 5/31/16



"Top Pick" from "Best" of "Hot Tools" Magazine

Customer Rating  
★★★★☆

SHOP NOW

3 TON STEEL HEAVY DUTY FLOOR JACK WITH RAPID PUMP

SAVE \$76  
**\$79<sup>99</sup>**  
\$155<sup>99</sup>

Item # 60227  
EXP. 5/31/16



Customer Rating  
★★★★☆

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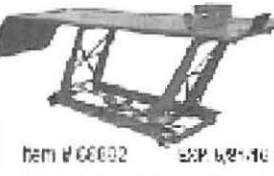
NOW THROUGH WEDNESDAY, MAY 25th

SHOP NOW

1000 LB. CAPACITY MOTORCYCLE LIFT

SAVE \$981  
**\$329<sup>99</sup>**  
\$1310<sup>99</sup>

Item # 66602  
EXP. 5/31/16



Customer Rating  
★★★★☆

SHOP NOW

5 MIL NITRILE POWDER-FREE GLOVES 100 PC

SAVE 69%  
**\$5<sup>99</sup>**  
\$14<sup>99</sup>

Item # 61305  
EXP. 5/31/16



Medium # 61305  
Large # 68497  
X-Large # 68498

SHOP NOW

130 PC TOOL SET WITH CASE

SAVE 54%  
**\$32<sup>99</sup>**  
\$69<sup>99</sup>

Item # 60088  
EXP. 5/31/16



Customer Rating  
★★★★☆

SHOP NOW

400 LB. CAPACITY 1 IN. X 15 FT. RATCHETING TIE DOWNS 4 PC



SAVE 60%  
**\$7<sup>99</sup>**  
\$20<sup>99</sup>

Item # 61524  
EXP. 5/31/16

Customer Rating  
★★★★☆

SHOP NOW

2 TON CAPACITY FOLDABLE SHOP CRANE

SAVE \$120  
**\$179<sup>99</sup>**  
\$299<sup>99</sup>

Item # 60514  
EXP. 5/31/16



Customer Rating  
★★★★☆

SHOP NOW

10 FT. X 20 FT. PORTABLE CAR CANYON

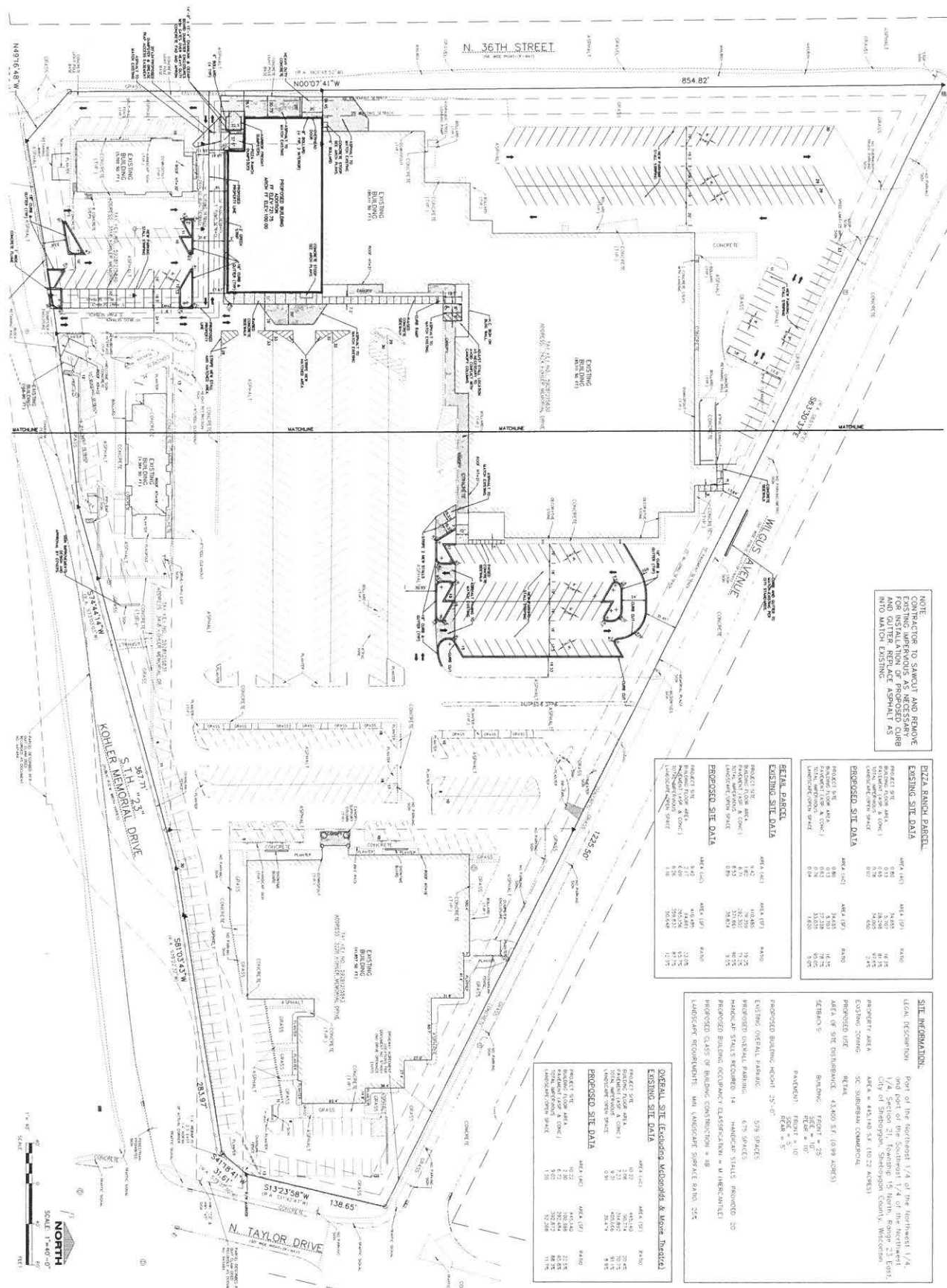
SAVE \$70  
**\$119<sup>99</sup>**  
\$189<sup>99</sup>

Item # 60034  
EXP. 5/31/16



Customer Rating  
★★★★☆

SHOP NOW



NOTE:  
CONTRACTOR TO VERIFY AND REMOVE  
EXISTING IMPERVIOUS AS NECESSARY  
FOR INSTALLATION OF PROPOSED CURB  
AND MATCH EXISTING.

EXISTING SITE DATA		PROPOSED SITE DATA	
AREA (AC)	PERCENT (LAV & CONC)	AREA (AC)	PERCENT (LAV & CONC)
4.41	8.0	4.41	8.0
0.00	0.0	0.00	0.0
0.00	0.0	0.00	0.0
0.00	0.0	0.00	0.0
0.00	0.0	0.00	0.0
0.00	0.0	0.00	0.0

**SITE INFORMATION:**

LEGAL DESCRIPTION: Part of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Section 15, Township 35N, Range 12E, County of Sheboygan, Sheboygan County, Wisconsin.

PROPOSED ZONING: SEC. SUBURBAN COMMERCIAL

AREA OF SITE DISTURBANCE: 43,460 SF (0.99 ACRES)

PROPOSED USE: RETAIL

EXISTING BUILDING HEIGHT: 25'-0"

PROPOSED BUILDING HEIGHT: 25'-0"

PROPOSED OCCUPANCY CLASSIFICATION: 48

PROPOSED CLASS OF BUILDING CONSTRUCTION: II

PROPOSED CLASS OF BUILDING CONSTRUCTION: II

PROPOSED CLASS OF BUILDING CONSTRUCTION: II

PROPOSED CLASS OF BUILDING CONSTRUCTION: II

**EXISTING SITE DATA**

PROJECT SITE AREA	AREA (AC)	PERCENT (LAV & CONC)	PERCENT (LAV & CONC)
PROJECT SITE AREA	4.41	8.0	8.0
PERCENT (LAV & CONC)	0.00	0.0	0.0
PERCENT (LAV & CONC)	0.00	0.0	0.0
PERCENT (LAV & CONC)	0.00	0.0	0.0
PERCENT (LAV & CONC)	0.00	0.0	0.0
PERCENT (LAV & CONC)	0.00	0.0	0.0

# PROPOSED BUILDING ADDITION FOR: HARBOR FREIGHT AT MEMORIAL PLAZA

NORTH TAYLOR DR. & WILGUS AVE • SHEBOYGAN, WI 53081



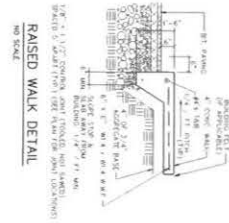
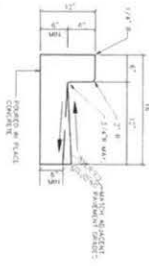
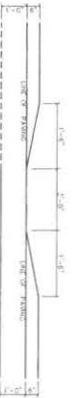
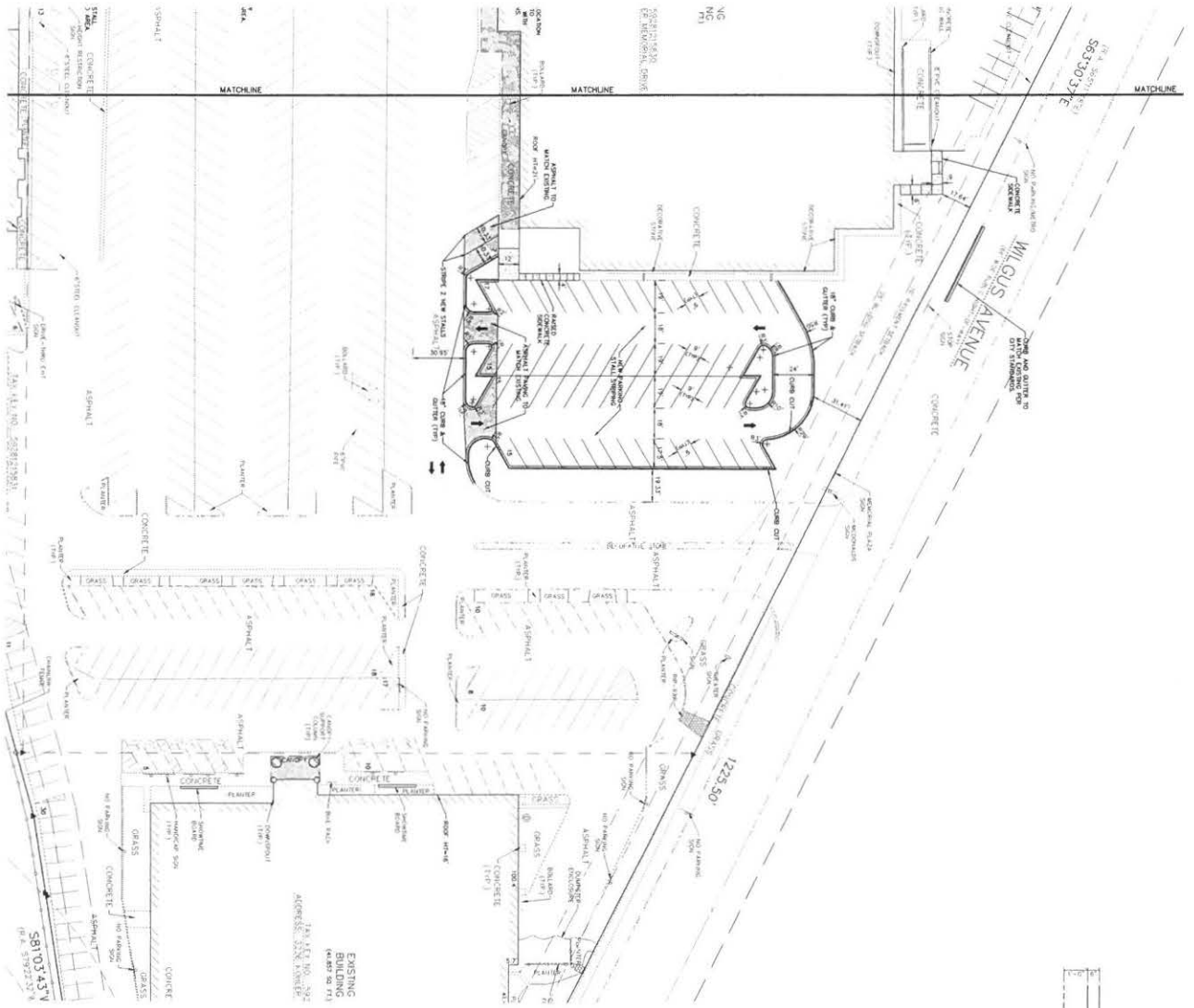
PROJECT NUMBER: 140030

PRELIMINARY DATES: MAY 10, 2016

NOT FOR CONSTRUCTION

SHEET INFORMATION  
OVERALL SITE PLAN  
**C1.2**





**EXCEL**  
 ARCHITECTURAL & ENGINEERING  
 1000 CAMDEN DRIVE  
 NORTH TAYLOR DR. & WILGUS AVE  
 SHEBOYGAN, WI 53081  
 WWW.EXCELARCHITECTS.COM

PROJECT INFORMATION  
 160032

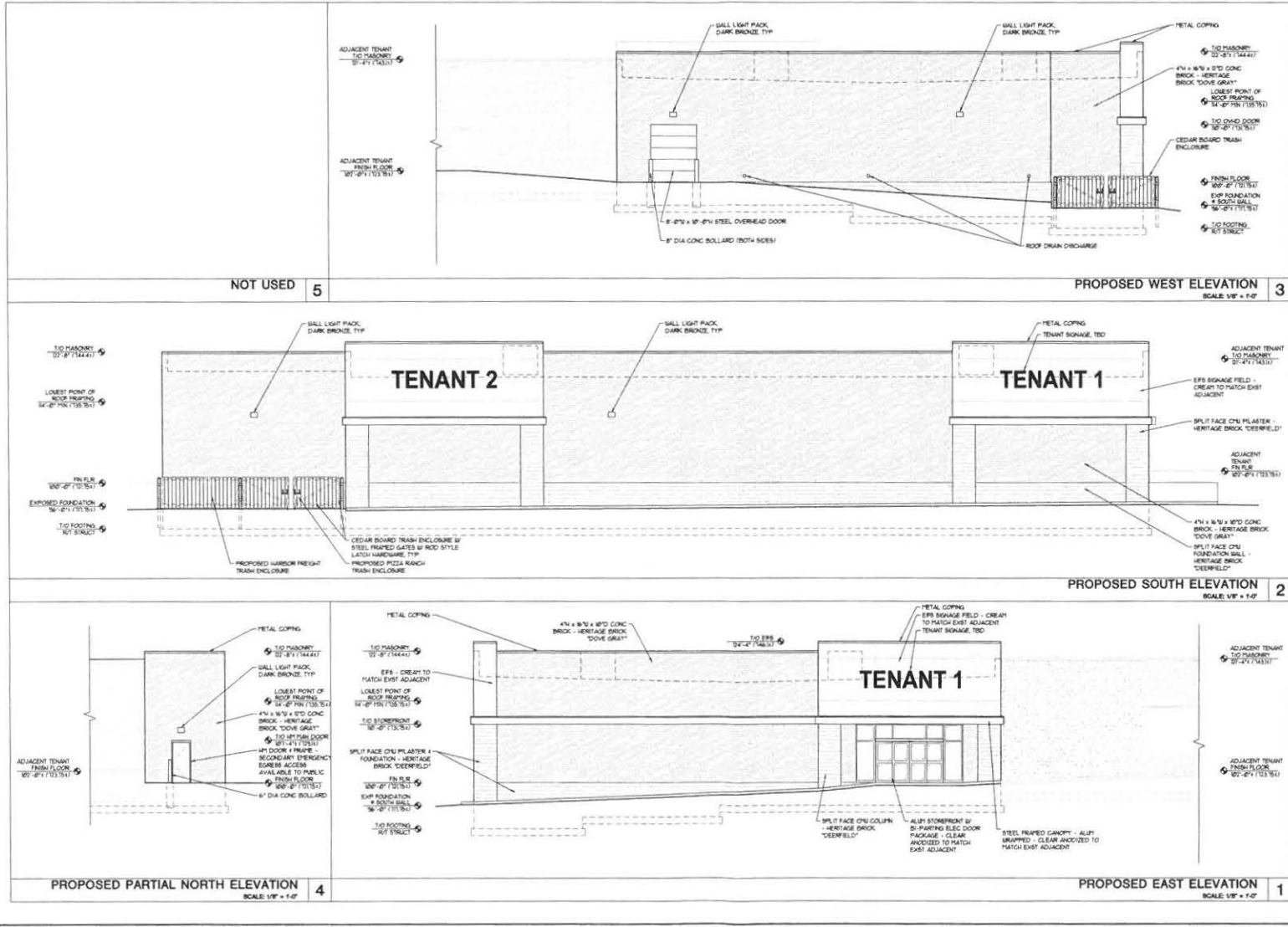
PROPOSED BUILDING ADDITION FOR:  
**HARBOR FREIGHT AT MEMORIAL PLAZA**  
 NORTH TAYLOR DR. & WILGUS AVE • SHEBOYGAN, WI 53081

PRELIMINARY DATES  
 MAY 10, 2018

**NOT FOR CONSTRUCTION**

**C1.2B**  
 SHEET INFORMATION  
 SITE PLAN





DO NOT SCALE THESE DRAWINGS

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REV #	REV DATE	DESCRIPTION
1.0	05/10/16	CITY PLAN COMMISSION SUBMITTAL

Project:  
**Harbor Freight at Memorial Plaza**  
 N. Taylor Drive  
 & Whig Avenue  
 Sheboygan, WI 53089

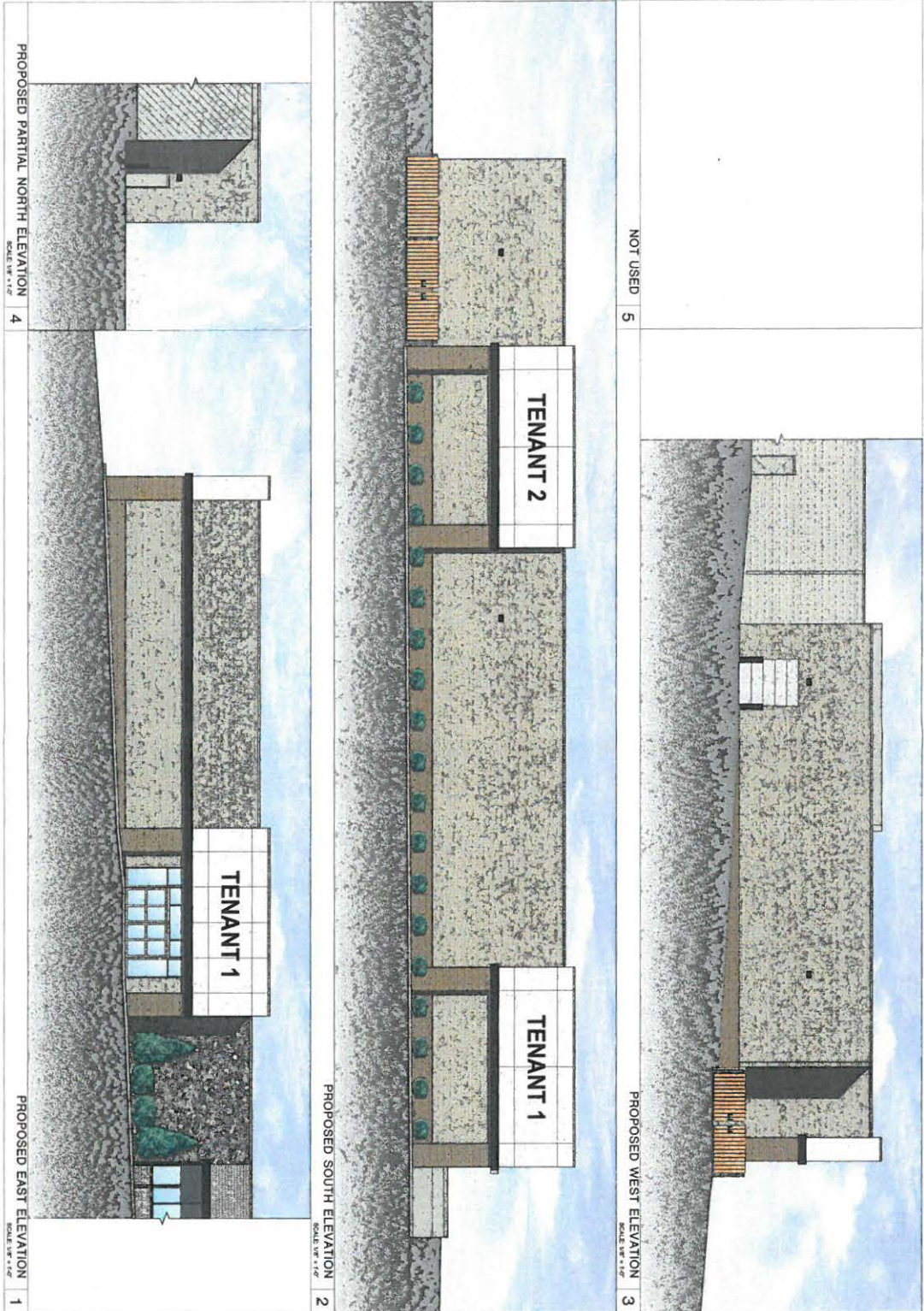
**PERSPECTIVE DESIGN, INC.**  
 1000 Wisconsin Ave. Suite 200  
 Watonsville, WI 53098  
 Tel: (414) 302-1750 Fax: (414) 302-1751



Drawing Title:	
EXTERIOR ELEVATIONS	
Date:	05/10/16
Scale:	NOTED
Drawn:	KBJ
Job:	-
Sheet:	A2.1

NOT FOR CONSTRUCTION

- PRELIMINARY -  
FOR ESTIMATING AND REVIEW ONLY



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FULL SIZE PRINT - 24" x 36" SHEET  
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Drawing Title: <b>COLOR COLORED ELEVATIONS</b>	Date: 05/10/16	Rev. #	REV. DATE	DESCRIPTION	REV. BY:
	Scale: NOTED	Author: R21	05/10/16	CITY PLAN COMMISSION SUBMITTAL	PJO
Proposed Location For: <b>Harbor Freight at Memorial Plaza</b> N. Taylor Drive & Wilgus Avenue Sheboygan, WI 53081	Project:				

- PRELIMINARY -  
 FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



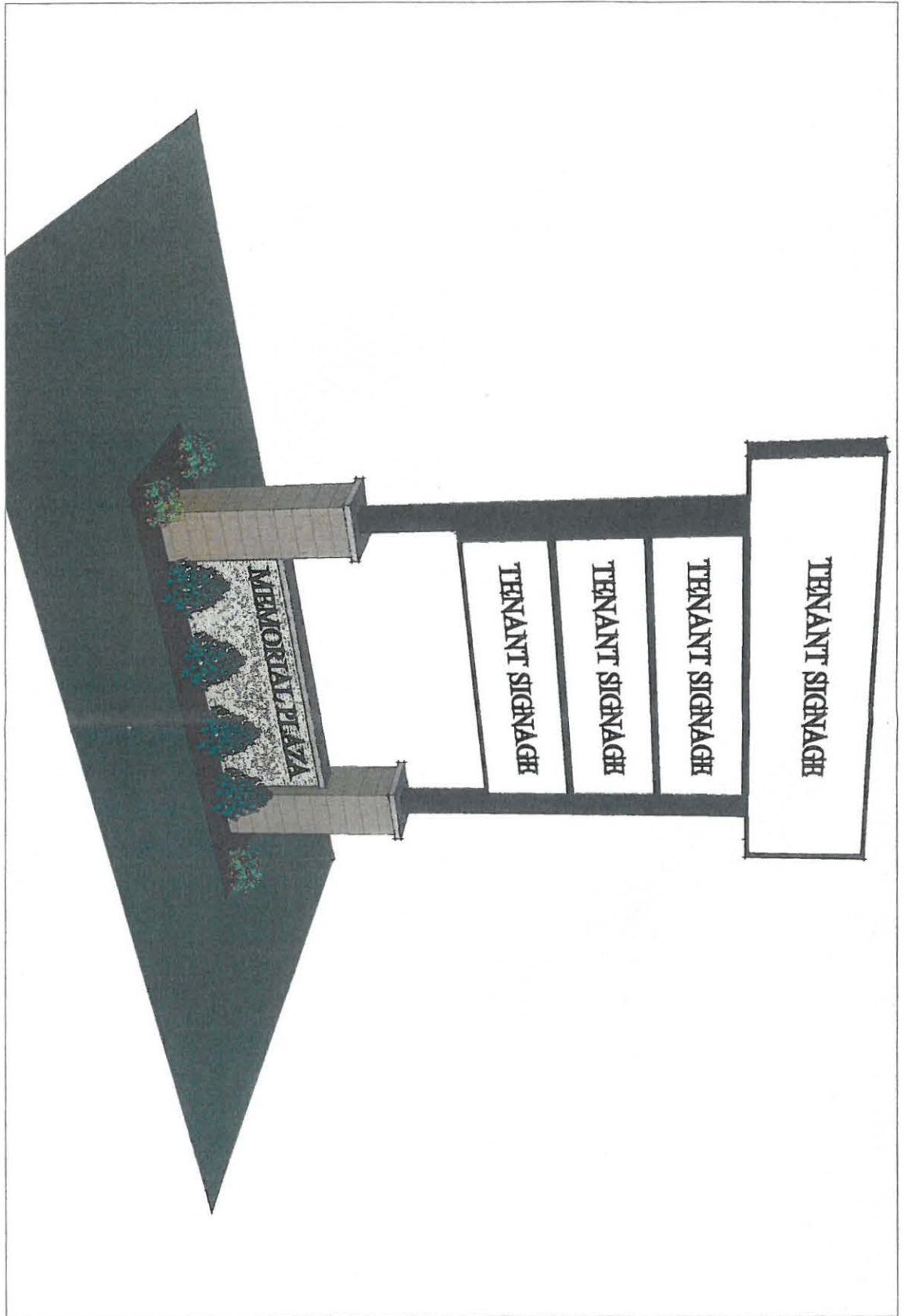
COPYRIGHT PERSPECTIVE DESIGN, INC., COPYRIGHT 2016, ALL RIGHTS RESERVED - THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

R2.2	Sheet:	
	Job:	
Drawn:	KBJ	
Scale:	NONE	
Date:	05/20/16	
Proposed Building Perspective	THIS BOX IS 1/2" x 1/2"	
Drawing Title:		
		<b>PERSPECTIVE DESIGN, INC.</b> 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781
		<b>Harbor Freight at Memorial Plaza</b> N Taylor Drive & Wilgus Avenue Sheboygan, WI 53081



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<b>R2.3</b>	Sheet:	Job:	Drawn:	Scale:	DATE:	 <p><b>PERSPECTIVE DESIGN, INC.</b> 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781</p>	<p><b>Harbor Freight at Memorial Plaza</b> N Taylor Drive &amp; Wilgus Avenue Sheboygan, WI 53081</p>
	Drawing:	Job:	Scale:	DATE:			
	Drawn:	Job:	Scale:	DATE:			
	Drawn:	Job:	Scale:	DATE:			



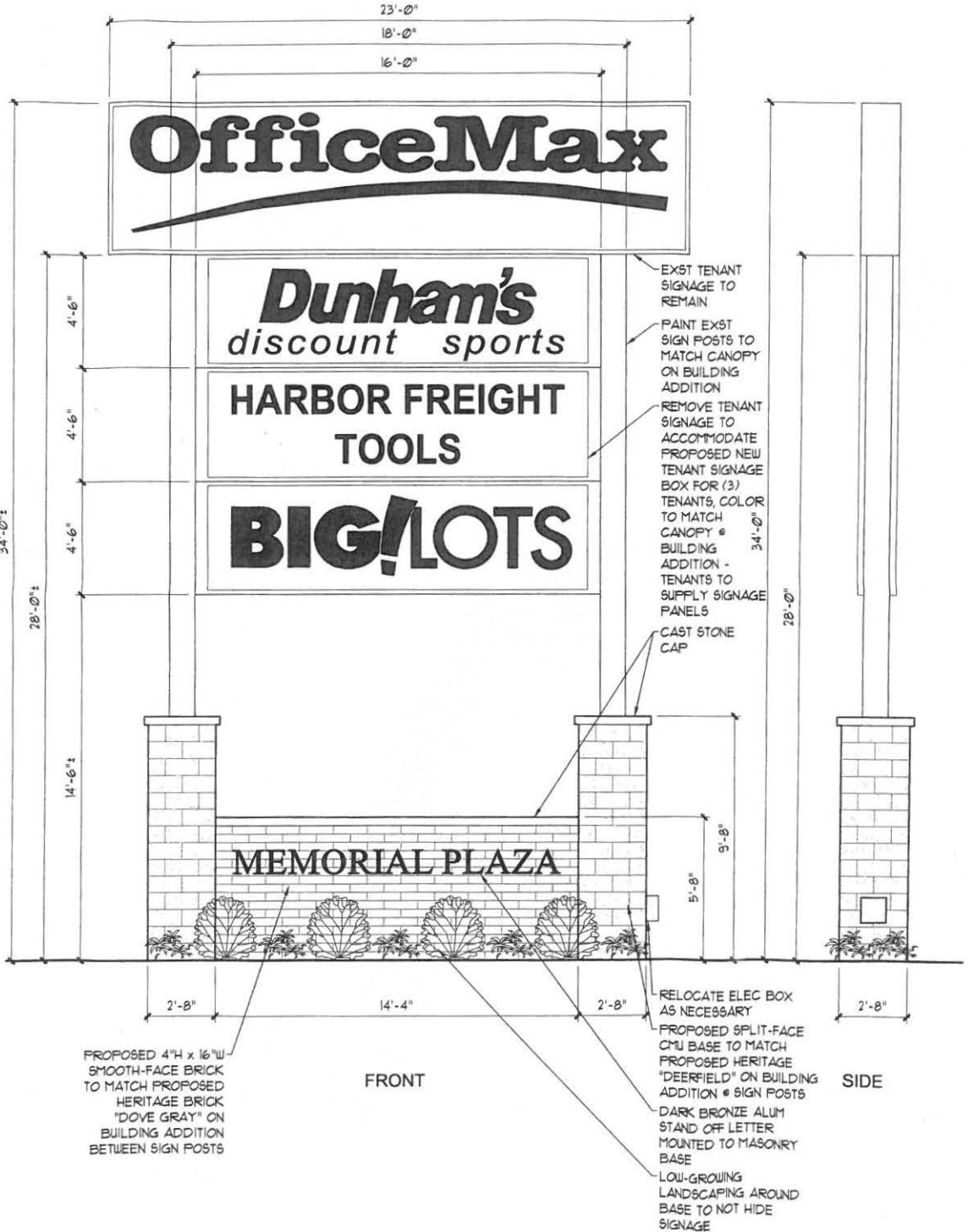
COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2016. ALL RIGHTS RESERVED - THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

<b>Sign2</b>	Sheet	Job:	Drawn: KBJ	Scale: NONE	Date: 05/10/16	3D Per-Box 19 Aspective 1/2" x 1/2"	Proposed Monument Sign	Drawing Title	 <b>PERSPECTIVE DESIGN, INC.</b> 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781	<b>Harbor Freight at Memorial Plaza</b> N Taylor Drive & Wilgus Avenue Sheboygan, WI 53081

PLOT DATE: 5/10/2016 8:02:10 AM

DIMENSIONS TAKEN FROM OTHER SOURCES - TO BE FIELD VERIFIED

EXISTING TENANT SIGN SQUARE FOOTAGE: APPROX 314 SF / SIDE  
 PROPOSED TENANT SIGN SQUARE FOOTAGE: APPROX 354 SF / SIDE



FILE NAME: P:\PROJECTS\KVG-HARBOR FREIGHT SHEBOYGAN XR-MONUMENTSIGN\_HARBOR FREIGHT\_SHEBOYGANDWG

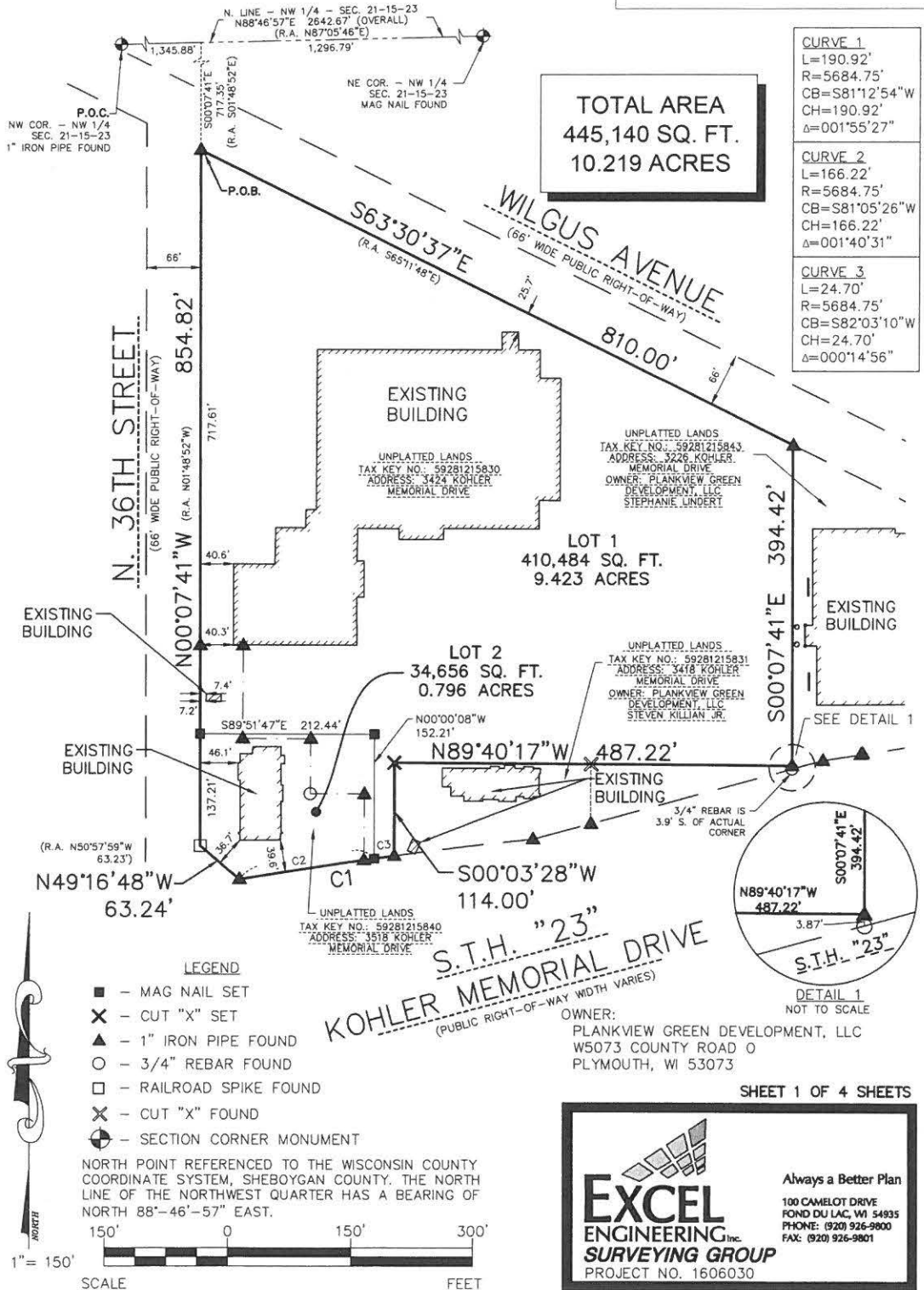
COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2016. ALL RIGHTS RESERVED - THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

<p><b>PERSPECTIVE DESIGN, INC.</b>                  11525 W. North Avenue                  Wauwatosa, WI 53226                  Tel (414) 302-1780 Fax (414) 302-1781</p>	<p><b>Harbor Freight at Memorial Plaza</b></p> <p>N Taylor Drive &amp; Wilgus Avenue                  Sheboygan, WI 53081</p>		<p>DRAWING TITLE: PROPOSED MONUMENT SIGN</p>	<p>DATE: 05/10/16</p>	<p>SHEET: 1</p>
	<p>THIS BOX IS 1/2" x 1/2"</p>	<p>SCALE: 1/4"=1'-0"</p>	<p>DRAWN: KBJ</p>	<p><b>Sign1</b></p>	
			<p>JOB:</p>		

FULL SIZE PRINT = 11" x 17" SHEET

# CERTIFIED SURVEY MAP

FOR  
**PLANKVIEW GREEN DEVELOPMENT, LLC**  
 LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE  
 NORTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE  
 NORTHWEST 1/4, SECTION 21, TOWNSHIP 15 NORTH, RANGE 23  
 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



**TOTAL AREA**  
 445,140 SQ. FT.  
 10.219 ACRES

<b>CURVE 1</b>
L=190.92' R=5684.75' CB=S81°12'54"W CH=190.92' Δ=001°55'27"
<b>CURVE 2</b>
L=166.22' R=5684.75' CB=S81°05'26"W CH=166.22' Δ=001°40'31"
<b>CURVE 3</b>
L=24.70' R=5684.75' CB=S82°03'10"W CH=24.70' Δ=000°14'56"

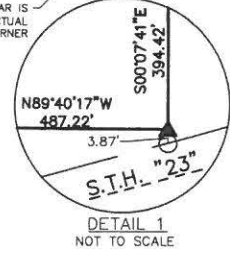
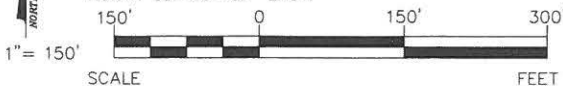
SHEET 1 OF 4 SHEETS

Always a Better Plan  
 100 CAMELOT DRIVE  
 FOND DU LAC, WI 54935  
 PHONE: (920) 926-9800  
 FAX: (920) 926-9801

PROJECT NO. 1606030

- LEGEND**
- - MAG NAIL SET
  - ✕ - CUT "X" SET
  - ▲ - 1" IRON PIPE FOUND
  - - 3/4" REBAR FOUND
  - - RAILROAD SPIKE FOUND
  - ✕ - CUT "X" FOUND
  - ⊙ - SECTION CORNER MONUMENT

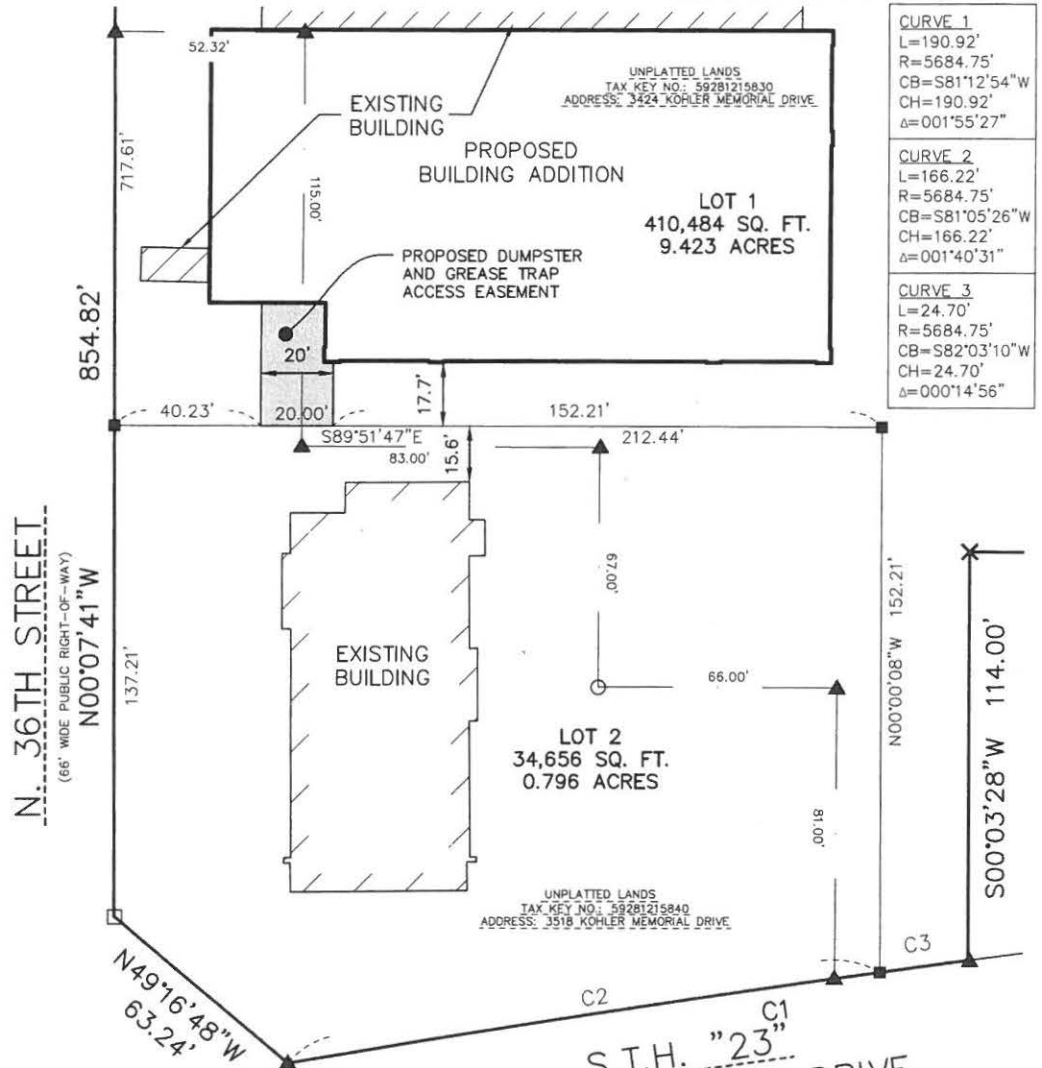
NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER HAS A BEARING OF NORTH 88°-46'-57" EAST.



OWNER:  
 PLANKVIEW GREEN DEVELOPMENT, LLC  
 W5073 COUNTY ROAD O  
 PLYMOUTH, WI 53073

# CERTIFIED SURVEY MAP

FOR  
**PLANKVIEW GREEN DEVELOPMENT, LLC**  
 LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE  
 NORTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE  
 NORTHWEST 1/4, SECTION 21, TOWNSHIP 15 NORTH, RANGE 23  
 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



<b>CURVE 1</b> L=190.92' R=5684.75' CB=S81°12'54"W CH=190.92' Δ=001°55'27"
<b>CURVE 2</b> L=166.22' R=5684.75' CB=S81°05'26"W CH=166.22' Δ=001°40'31"
<b>CURVE 3</b> L=24.70' R=5684.75' CB=S82°03'10"W CH=24.70' Δ=000°14'56"

**N. 36TH STREET**  
 (66' WIDE PUBLIC RIGHT-OF-WAY)  
**N00°07'41"W**

**S.T.H. "23"**  
**KOHLER MEMORIAL DRIVE**  
 (PUBLIC RIGHT-OF-WAY WIDTH VARIES)

**LEGEND**

- - MAG NAIL SET
- ✕ - CUT "X" SET
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- - RAILROAD SPIKE FOUND
- ✕ - CUT "X" FOUND
- ⊙ - SECTION CORNER MONUMENT

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER HAS A BEARING OF NORTH 88°-46'-57" EAST.

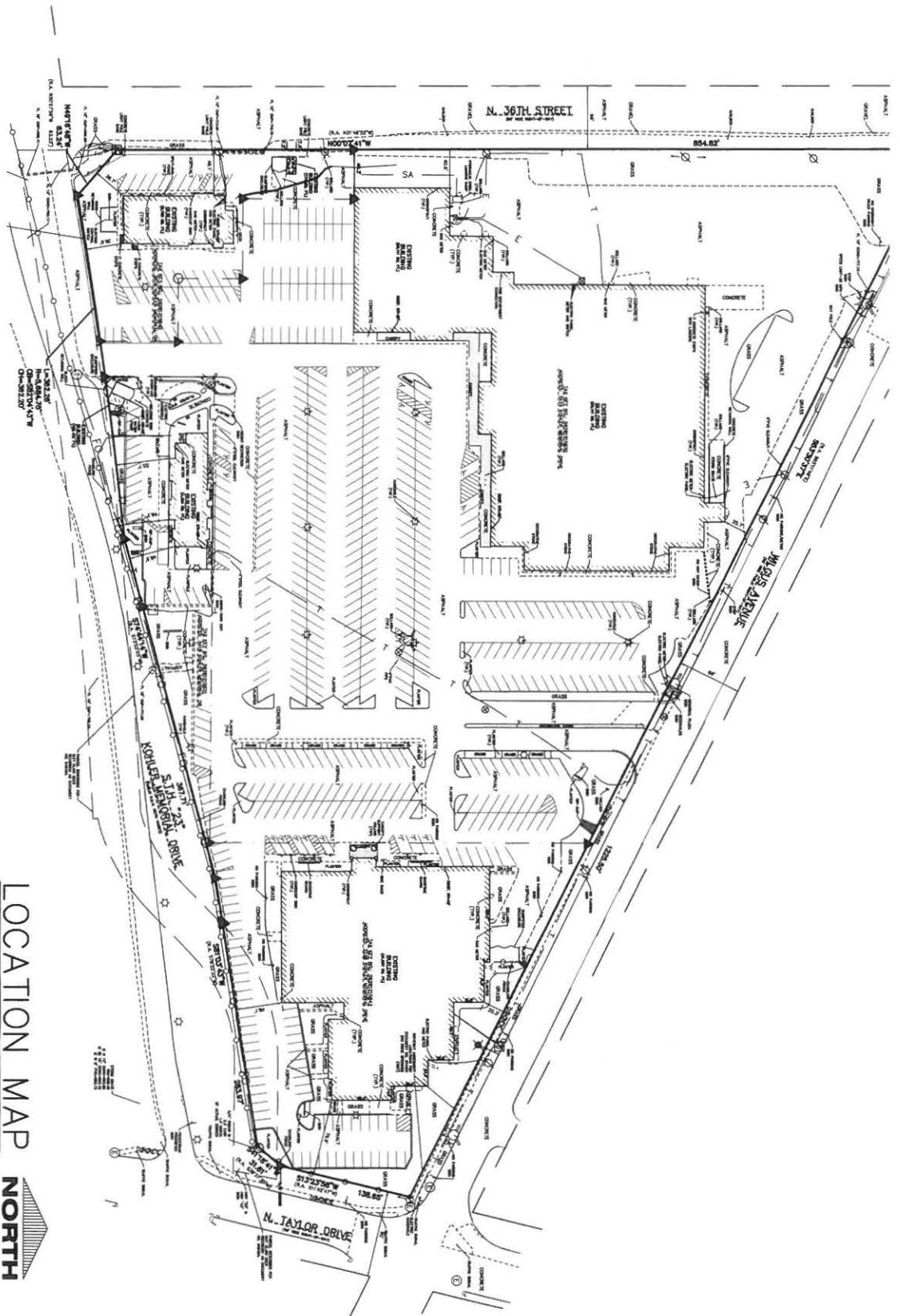



OWNER:  
 PLANKVIEW GREEN DEVELOPMENT, LLC  
 W5073 COUNTY ROAD O  
 PLYMOUTH, WI 53073

SHEET 2 OF 4 SHEETS

**EXCEL**  
ENGINEERING Inc.  
SURVEYING GROUP  
PROJECT NO. 1606030

Always a Better Plan  
100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: (920) 926-9800  
FAX: (920) 926-9801



**LOCATION MAP**  **NORTH**

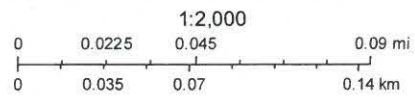


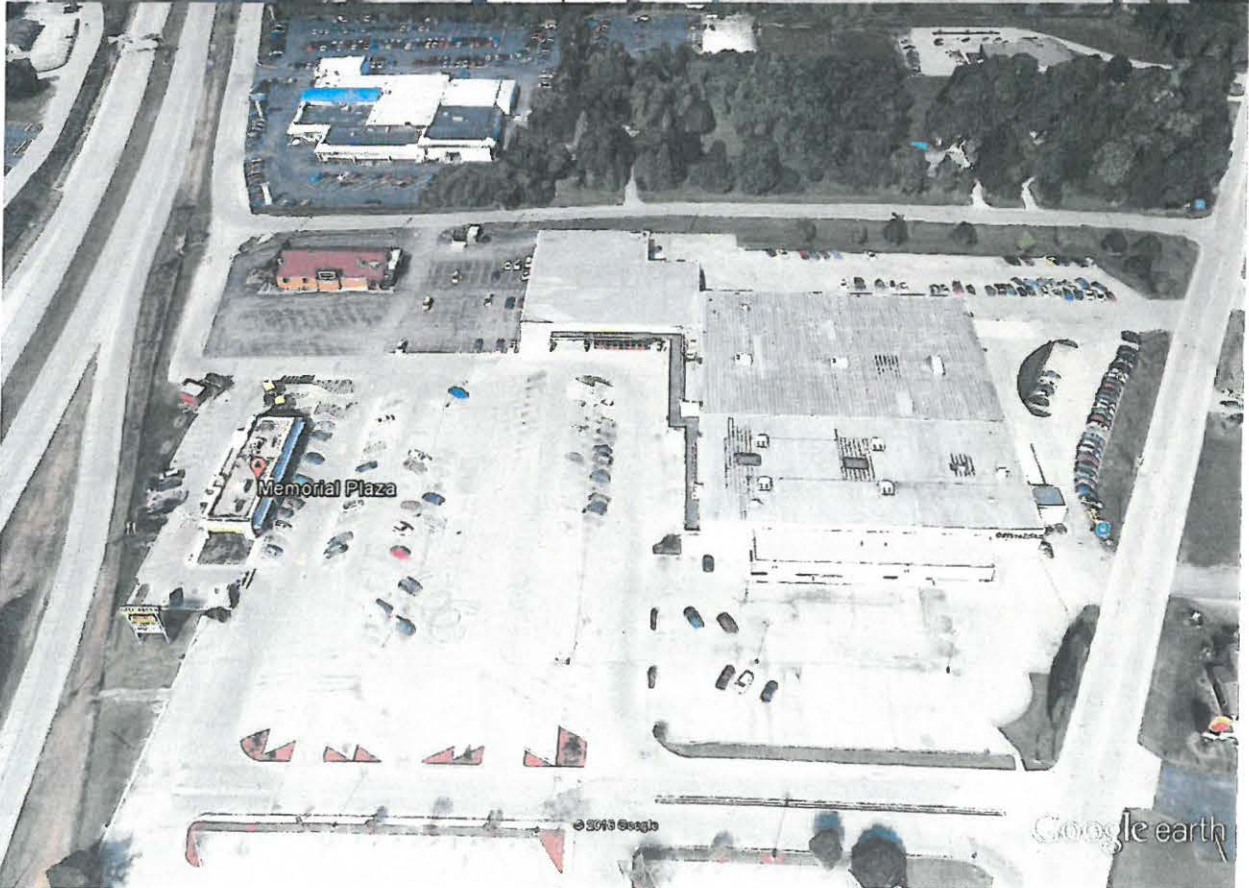
# ArcGIS Web Map



May 10, 2016

SheboLocalGovernment.gis.V\_TaxParcel















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Google earth



Google earth

© 2016 Google

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Other Matters

9.1

II

R. O. No. 42 - 16 - 17. By CITY CLERK. June 6, 2016.

Submitting an application from South Pier Sheboygan LLC for a change in the zoning classification of property located on interior vacant land on South Pier from Class PPUD to Class South Pier Sheboygan PUD 2016 Classification.

City Plan

---

City Clerk

OFFICE USE ONLY	
APPLICATION NO.:	_____
RECEIPT NO.:	<u>160979</u>
FILING FEE:	\$200.00 (Payable to City of Sheboygan)

*rec'd  
6/2/16  
SK*

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

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

**1. APPLICANT INFORMATION**

APPLICANT: *HCI Properties, LLC*      PHONE NO.: *414-406-2001*  
ADDRESS: *10060 W. Loomis Road Franklin, WI 53132*  
E-MAIL: *jgrasch@hcipropertieswi.com*

OWNER OF SITE: *South Pier Sheboygan, LLC* PHONE NO.: *414-406-2001*

**2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: *TBD*

LEGAL DESCRIPTION: *See Attached*

PARCEL NO. *See Attached*      MAP NO. *See Attached*

EXISTING ZONING DISTRICT CLASSIFICATION: *PPUD*

PROPOSED ZONING DISTRICT CLASSIFICATION: *South Pier Sheboygan PPUD*

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: *Vacant Land*

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE:  
*Construction of 88 Row House style apartments*

### 3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

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

The proposed Zoning Map amendment will allow for the construction of the project under the PPUD.

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

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

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

The current official zoning is PPUD. As subject to our approval, we are requesting the change be site project specific to the land we are developing to South Pier Sheboygan PPUD. The change is consistent with the approved master plan.

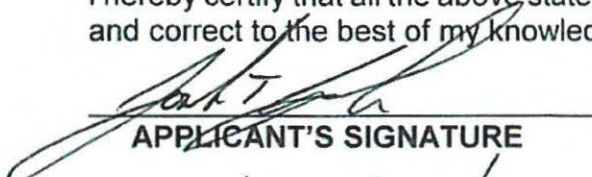
Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

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

The proposed zoning is project specific and does not include any other development land other than our specific development plan. Our building plan, site plan and density are consistent with standards for the area.

#### 4. CERTIFICATE

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

  
\_\_\_\_\_  
APPLICANT'S SIGNATURE

Joseph T. Grzech  
\_\_\_\_\_  
PRINT ABOVE NAME

5-25-16  
\_\_\_\_\_  
DATE

#### APPLICATION SUBMITTAL REQUIREMENTS

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

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



Google Maps South Pier Apartments Area Map



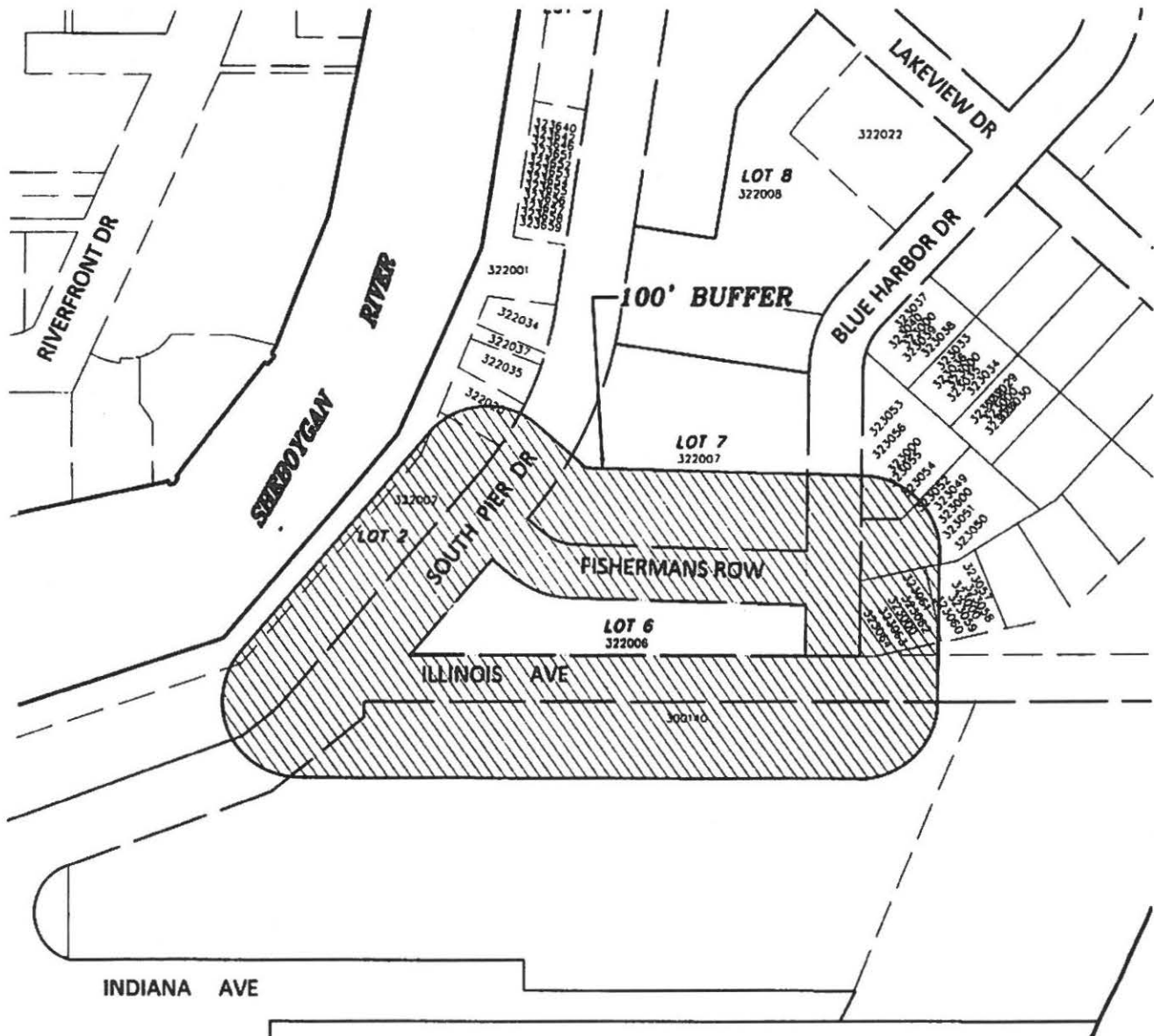
Map data ©2016 Google 200 ft

Google Maps

6

# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 26, T. 15 N., R. 23 E.

LOT 6 OF THE SOUTH PIER PLAT, LOCATED IN THE NE 1/4 OF THE NORTHWEST 1/4 AND THE NW 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID LOT 6 CONTAINS 37,974 SQ. FT. OR 0.87 ACRES.



INDIANA AVE

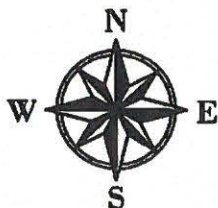
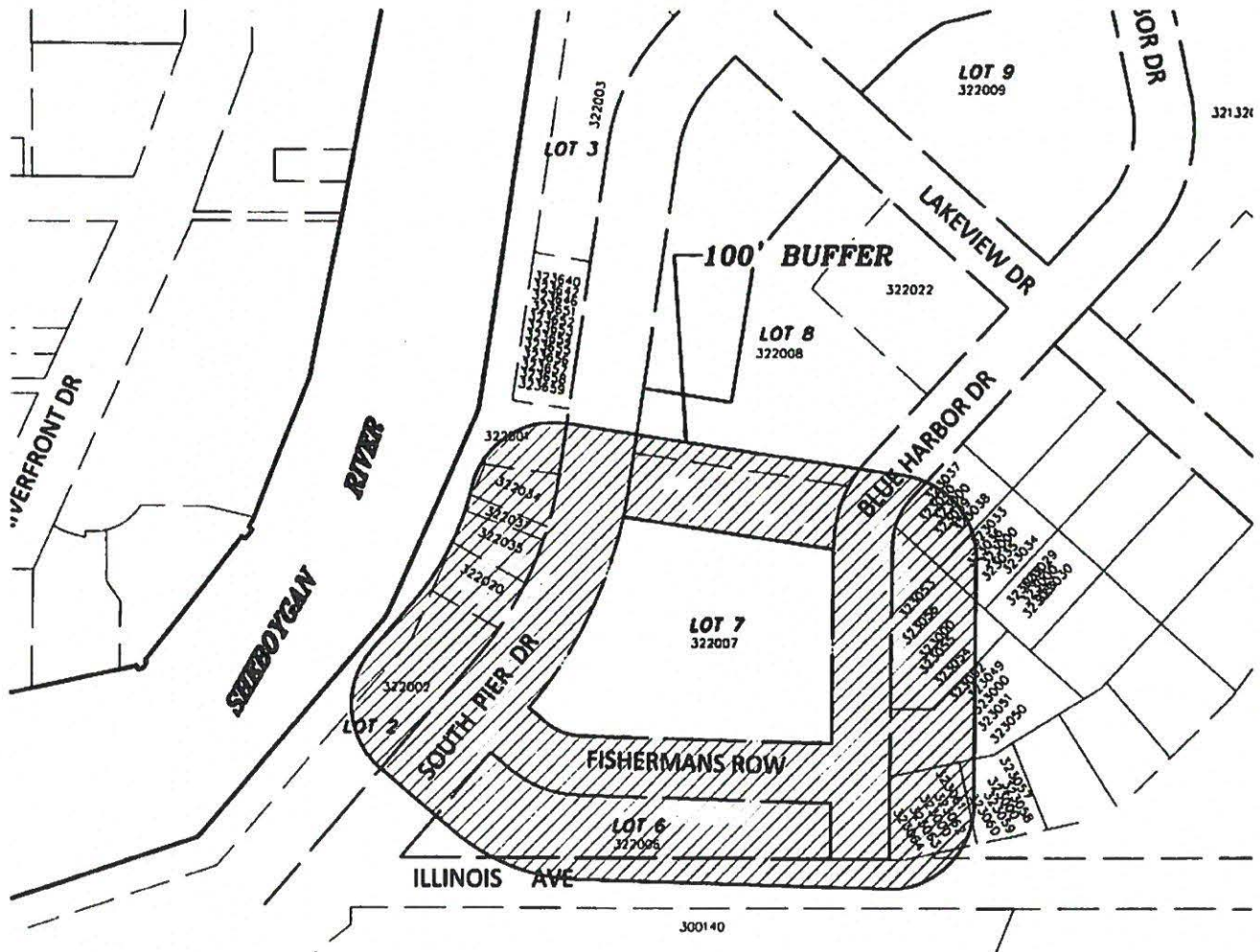
ALL SOUTH PIER AREA ZONED PPUD



# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 26, T. 15 N., R. 23 E.

BEING PART OF LOT 7 OF THE SOUTH PIER PLAT, LOCATED IN THE NORTH } OF THE NORTHEAST } OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE WEST R/W LINE OF BLUE HARBOR DRIVE WITH THE NORTH R/W LINE OF FISHERMANS ROW, SAID CORNER ALSO BEING THE POINT OF BEGINNING. THENCE N 88°18'23" W ALONG SAID NORTH R/W LINE 305.30', THENCE NORTHWESTERLY ALONG SAID NORTH R/W LINE 44.15' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.0' AND A CHORD BEARING OF N 68°50'46" W 43.31', THENCE N 49°23'09" W ALONG SAID NORTH R/W LINE 28.21' TO ITS INTERSECTION WITH THE EAST R/W LINE OF SOUTH PIER DRIVE, THENCE N 40°35'24" E ALONG SAID EAST R/W LINE 2.95', THENCE NORTHEASTERLY ALONG SAID EAST R/W LINE 254.28' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 525.0' AND A CHORD BEARING OF N 26°42'53" E 251.80', THENCE S 81°22'46" E 256.89' TO A POINT ON THE WEST R/W LINE OF BLUE HARBOR DRIVE, THENCE S 00°31'41" W ALONG SAID WEST R/W LINE 231.68' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 76,170.10 SQ. FT. OR 1.75 ACRES.



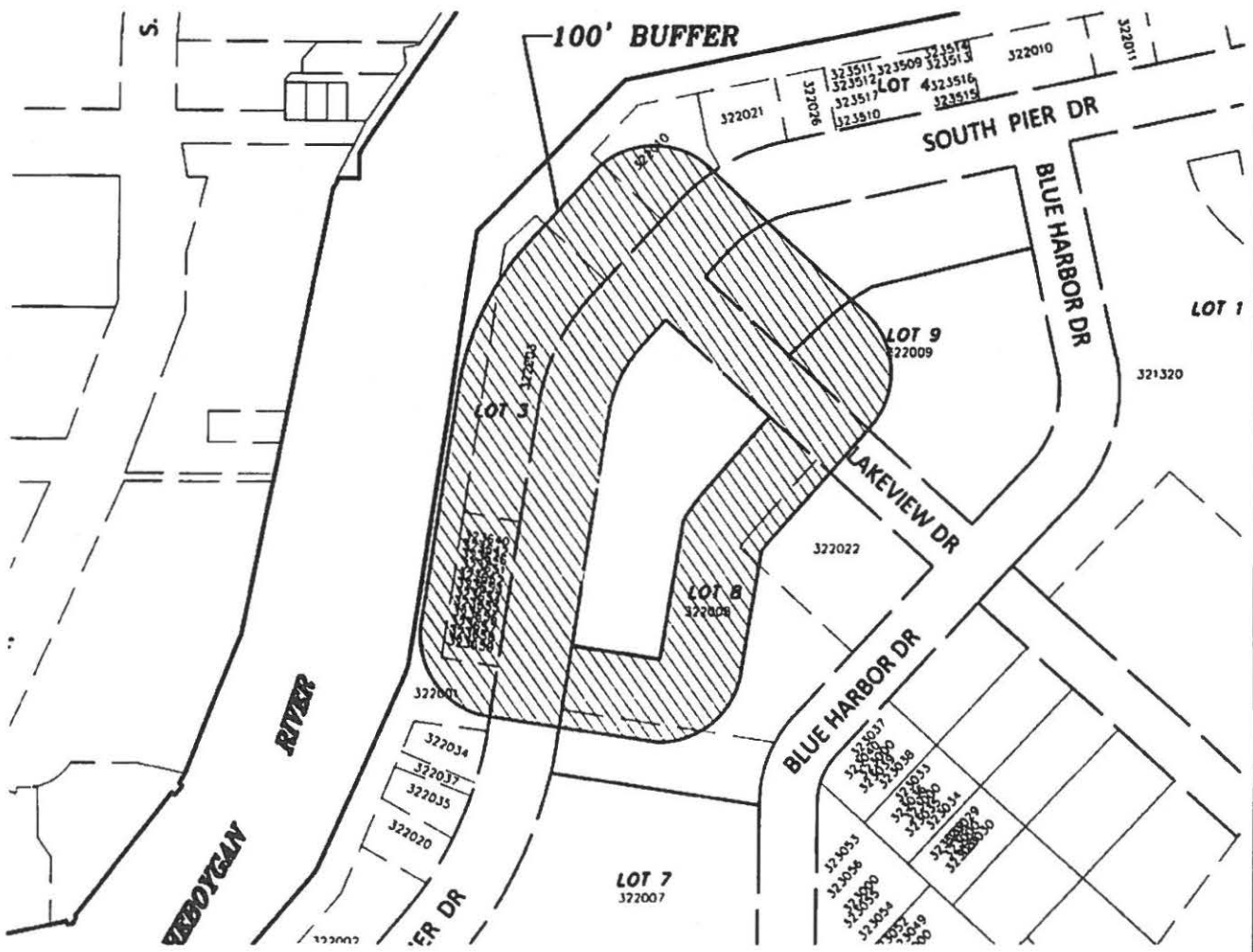
ALL SOUTH PIER AREA ZONED PPUD



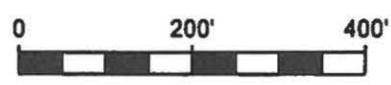
# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 PART OF SECTIONS 23 & 26, T. 15 N., R. 23 E.

BEING PART OF LOT 8 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 23 AND THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF LOT 8 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE EAST R/W LINE OF SOUTH PIER DRIVE WITH THE SOUTHWEST R/W LINE OF LAKEVIEW DRIVE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE S 47°23'48" E ALONG SAID SOUTHWEST R/W LINE 172.64', THENCE S 41°00'11" W 113.78', THENCE SOUTHWESTERLY 50.65' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 285.0' AND A CHORD BEARING OF S 35°54'44" W 50.58', THENCE S 09°13'43" W 170.33', THENCE N 81°22'48" W 107.97' TO A POINT ON THE EAST R/W LINE OF SOUTH PIER DRIVE, THENCE N 08°37'14" E ALONG SAID EAST R/W LINE 284.57', THENCE NORTHEASTERLY ALONG SAID EAST R/W LINE 93.12' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.0' AND A CHORD BEARING OF N 25°36'43" E 91.76', THENCE N 42°36'12" E ALONG SAID EAST R/W LINE 42.85' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 49,338.37 SQ. FT. OR 1.13 ACRES.



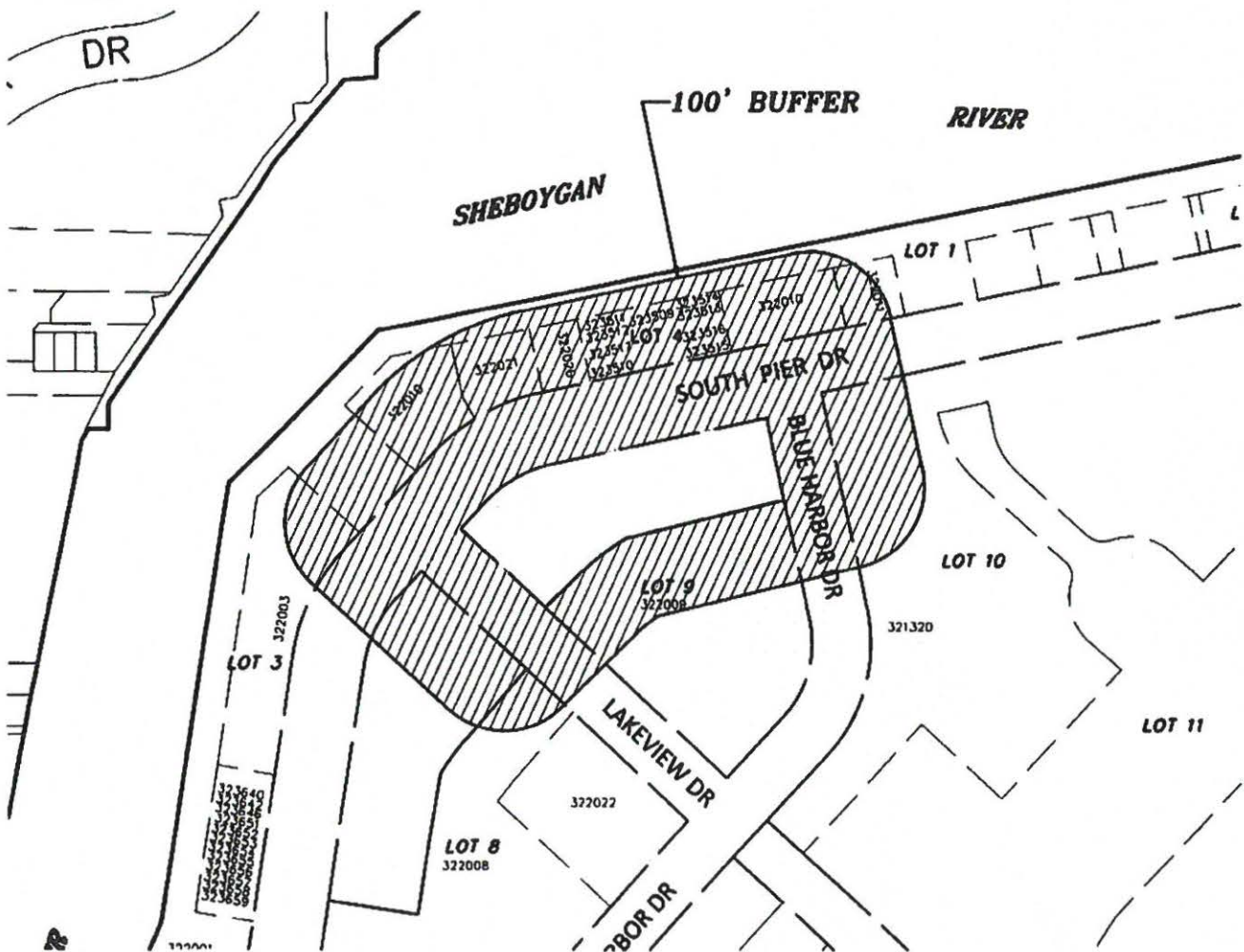
ALL SOUTH PIER AREA ZONED PPUD



# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 23, T. 15 N., R. 23 E.

BEING PART OF LOT 9 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER OF LOT 9 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE SOUTH R/W LINE OF SOUTH PIER DRIVE WITH THE WEST R/W LINE OF BLUE HARBOR DRIVE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE S 11°53'59" E ALONG SAID WEST R/W LINE 100.74', THENCE S 76°17'28" W 196.58', THENCE SOUTHWESTERLY 68.98' ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.0' AND A CHORD BEARING OF S 53°36'23" W 68.80', THENCE S 46°25'12" W 62.06' TO A POINT ON THE NORTHEAST R/W LINE OF LAKEVIEW DRIVE, THENCE N 47°23'48" W ALONG SAID NORTHEAST R/W LINE 139.80' TO ITS INTERSECTION WITH THE SOUTH R/W LINE OF SOUTH PIER DRIVE, THENCE N 42°36'12" E ALONG SAID SOUTH R/W LINE 43.16', THENCE NORTHEASTERLY ALONG SAID SOUTH R/W LINE 97.27' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.0' AND A CHORD BEARING OF N 60°21'06" E 95.72', THENCE CONTINUING ALONG SAID SOUTH R/W LINE N 78°06'01" E 266.77' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 42,612.48 SQ. FT. OR 0.98 ACRES.



ALL SOUTH PIER AREA ZONED PPUD



CLK322B

City Of Sheboygan  
City Clerk's Office

\* General Receipt \*

Receipt No: 160979

License No: 0000

Date: 06/03/2016

Received By: MMD

Received From: HCI PROPERTIES LLC

Memo: ZONING APP FEE - SOUTH PIER DEVELOPMENT

Method of Payment: \$200.00 Check No. 2121

Total Received: \$200.00

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

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

# South Pier Luxury Apartments

Sheboygan, WI

**Construction Begins Summer 2016 / Occupancy Spring 2017**

- An amazing opportunity to live close to the Sheboygan River and Lake Michigan along with the many lifestyle shops, restaurants and amenities
- 88 luxury apartments located on the beautiful and popular South Pier Peninsula
- Easy access to restaurants, boutique shops and walking trails
- Elegant row house architecture
- 1 and 2 bedroom units – all with Dens
- Private entrances and attached garages
- Designer kitchens with islands
- Open concept floor plans
- Modern in unit amenities including large decks, dishwashers, central air conditioning and Kohler Fixtures
- Amazing views of the Sheboygan River and Lake Michigan
- Leasing options from \$1095 - \$1500 per month

# General Development Plan

6-1-16

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**Intent of Document:**

The intent of the document is to provide the City of Sheboygan with a General Development Plan that summarizes the components of the South Pier Apartments project and to request PUD zoning and approval pursuant to the City of Sheboygan Zoning Code Section 15.914.

**Project Name:**

South Pier Apartments – Subject to change

**Project Owner:**

South Pier Sheboygan, LLC

HCI Properties WI, Inc.

**Submitted By:**

Horizon Capital Investments, LLC

Joseph T. Grasch – Partner

David Griffith – Partner

10060 W. Loomis Road

Franklin, WI 53132

414-406-2001

**Contacts:**

Chris Hitch – Engineer

Trio Engineering

12660D W. North Ave

Brookfield, WI 53005

Office 262-790-1480 x108

Cell 262-434-0296

David “Koz” Koscielniak – Architect

Kozitecture

12310 W. Waterford Drive

Greenfield, WI 53228

Cell 414-303-8489

Jared Burbach – Builder

Burbach Builders

W185 S8095 Racine Ave

Muskego, WI 53150

Office 262-679-5154

Cell 414-241-5858

**Zoning Request & Proposed Zoning Changes:**

Existing Zoning – PPUD

Proposed Zoning – South Pier Sheboygan PUD

See Proposed Zoning Change Sheets on pages 5-8.

**Development Parcels:**

The project area contains a total of 4.73 acres on four development parcels. Below are the specific sizes of each development parcel as represented on the actual CSM's on pages 17-19.

Site "A" - .98 Acres

Site "B" – 1.13 Acres

Site "C" – 1.75 Acres

Site "D" - .87 Acres

**Existing Land Use:**

All parcels are vacant land and have no current use.

**Surrounding Land Uses:**

North – Blue Harbor Resort, restaurants, boutique shopping, recreational retail and Park

South – Vacant land

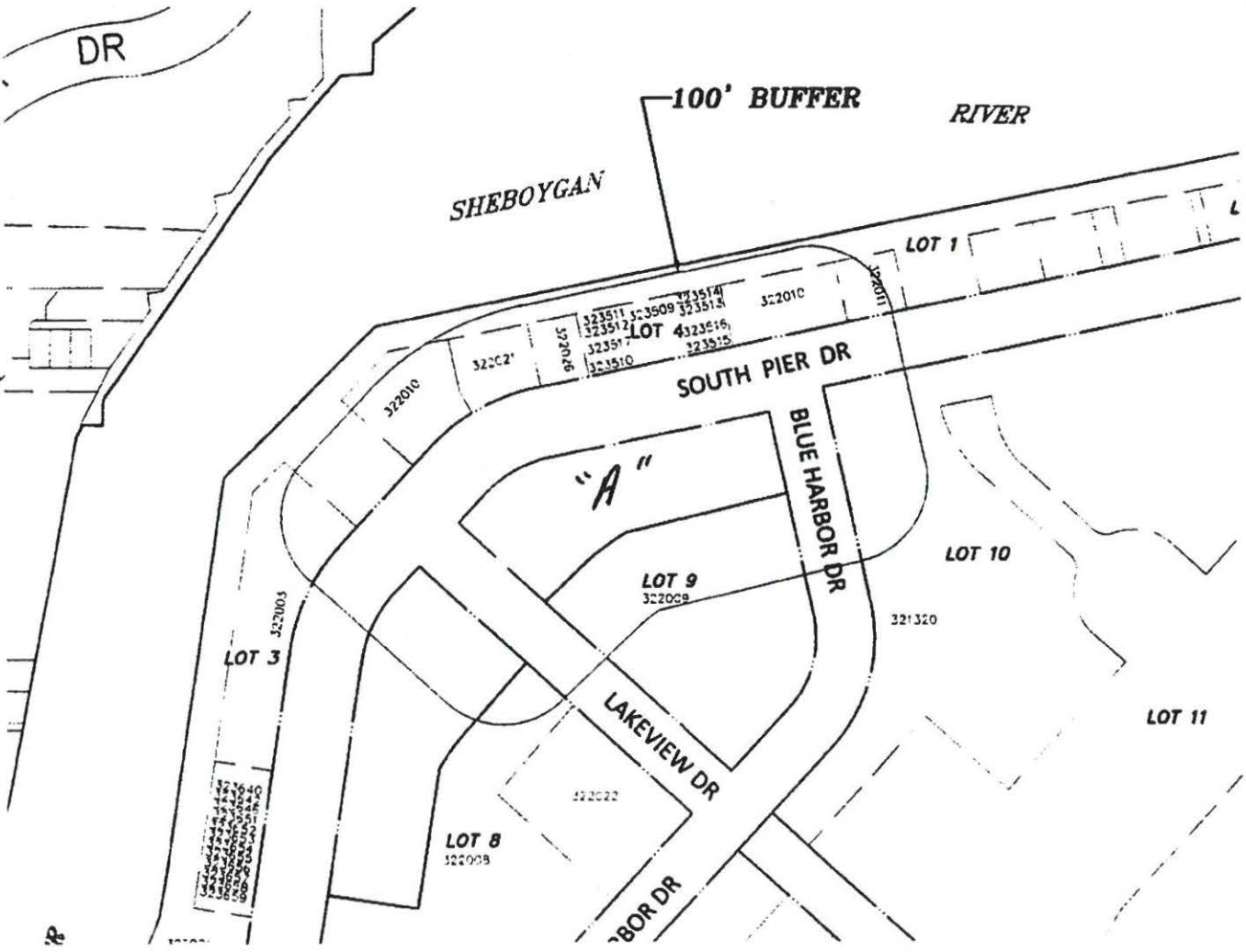
East – Blue Harbor Resort, future space port, parking lots

West – Restaurants, boutique shopping, recreational retail and vacant land

# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 23, T. 15 N., R. 23 E.

BEING PART OF LOT 9 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 23, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER OF LOT 9 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE SOUTH R/W LINE OF SOUTH PIER DRIVE WITH THE WEST R/W LINE OF BLUE HARBOR DRIVE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE S 11°53'59" E ALONG SAID WEST R/W LINE 100.74', THENCE S 76°17'28" W 198.58', THENCE SOUTHWESTERLY 68.98' ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.0' AND A CHORD BEARING OF S 53°36'23" W 68.80', THENCE S 46°25'12" W 62.06' TO A POINT ON THE NORTHEAST R/W LINE OF LAKEVIEW DRIVE, THENCE N 47°23'48" W ALONG SAID NORTHEAST R/W LINE 139.80' TO ITS INTERSECTION WITH THE SOUTH R/W LINE OF SOUTH PIER DRIVE, THENCE N 42°36'12" E ALONG SAID SOUTH R/W LINE 43.16', THENCE NORTHEASTERLY ALONG SAID SOUTH R/W LINE 97.27' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.0' AND A CHORD BEARING OF N 60°21'08" E 95.72', THENCE CONTINUING ALONG SAID SOUTH R/W LINE N 78°08'01" E 266.77' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 42,612.48 SQ. FT. OR 0.98 ACRES.



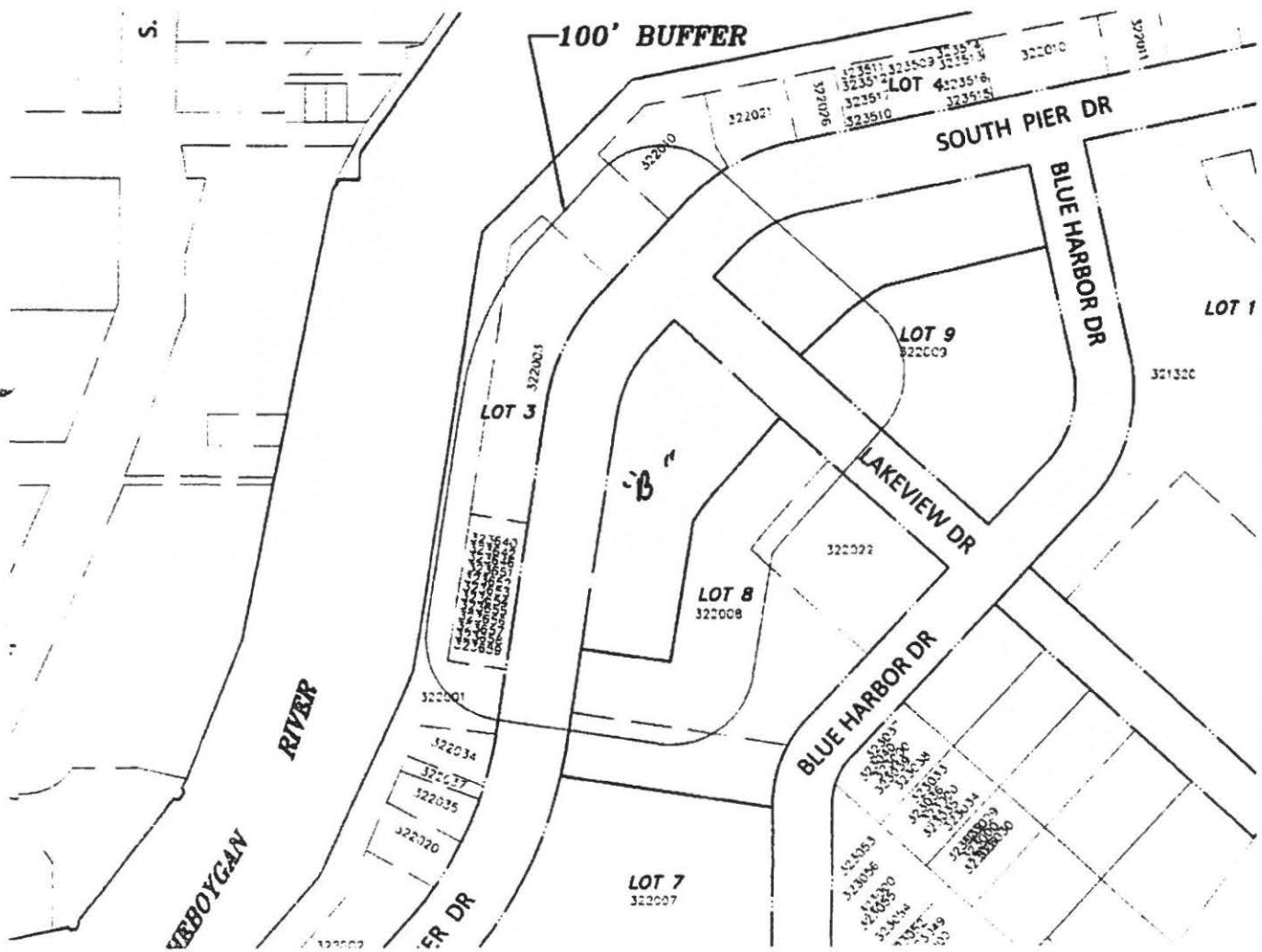
ALL SOUTH PIER AREA ZONED PPUD



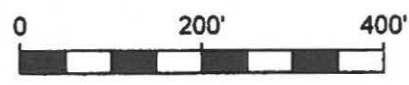
# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 PART OF SECTIONS 23 & 26, T. 15 N., R. 23 E.

BEING PART OF LOT 8 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 23 AND THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF LOT 8 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE EAST R/W LINE OF SOUTH PIER DRIVE WITH THE SOUTHWEST R/W LINE OF LAKEVIEW DRIVE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE S 47°23'48" E ALONG SAID SOUTHWEST R/W LINE 172.64', THENCE S 41°00'11" W 113.78', THENCE SOUTHWESTERLY 50.85' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 285.0' AND A CHORD BEARING OF S 35°54'44" W 50.58', THENCE S 09°13'43" W 170.33', THENCE N 81°22'46" W 107.97' TO A POINT ON THE EAST R/W LINE OF SOUTH PIER DRIVE, THENCE N 08°37'14" E ALONG SAID EAST R/W LINE 284.57', THENCE NORTHEASTERLY ALONG SAID EAST R/W LINE 93.12' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.0' AND A CHORD BEARING OF N 25°36'43" E 91.76', THENCE N 42°36'12" E ALONG SAID EAST R/W LINE 42.85' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 49,338.37 SQ. FT. OR 1.13 ACRES.



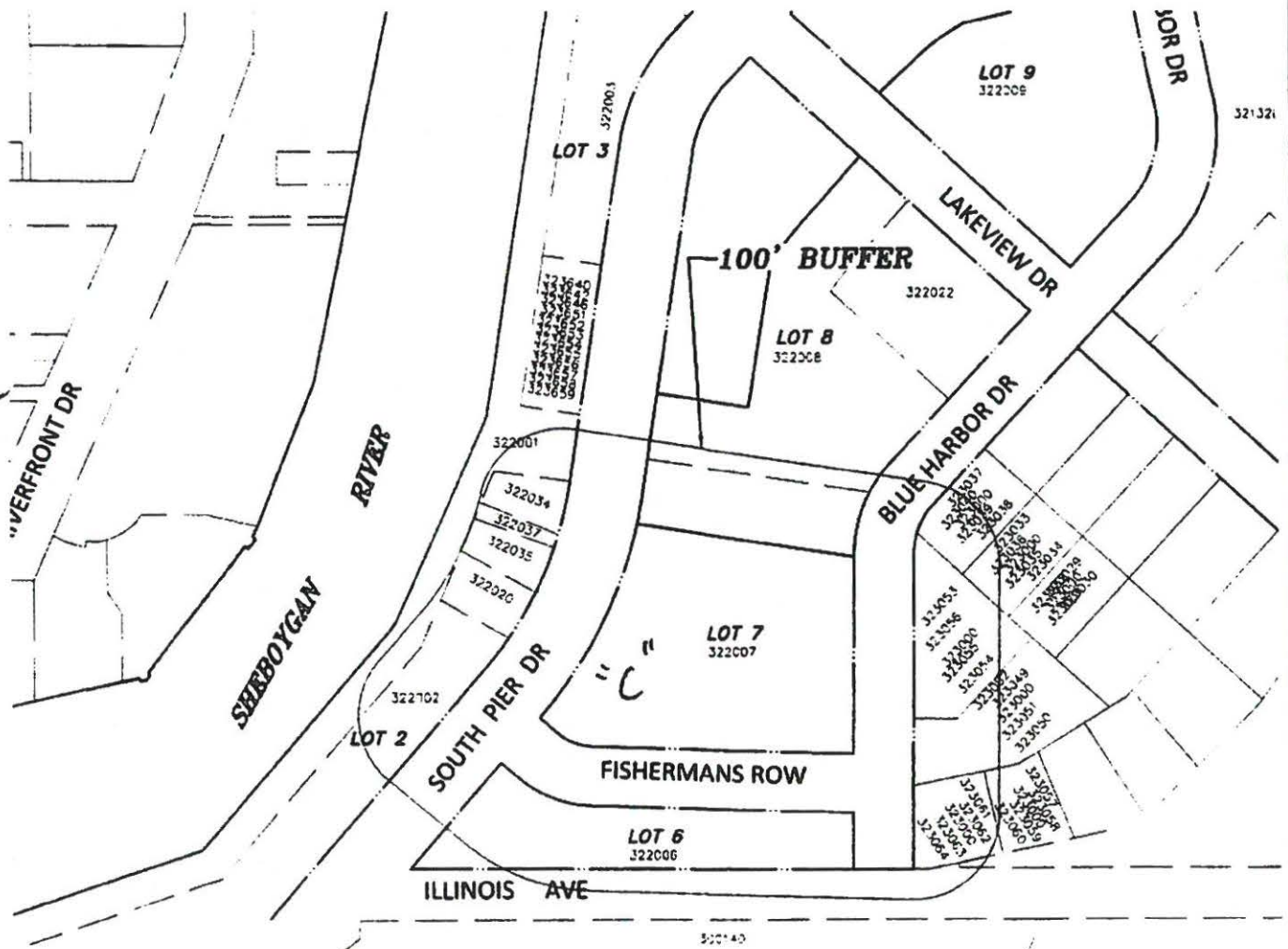
ALL SOUTH PIER AREA ZONED PPUD



# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 26, T. 15 N., R. 23 E.

BEING PART OF LOT 7 OF THE SOUTH PIER PLAT, LOCATED IN THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE WEST R/W LINE OF BLUE HARBOR DRIVE WITH THE NORTH R/W LINE OF FISHERMANS ROW, SAID CORNER ALSO BEING THE POINT OF BEGINNING. THENCE N 88°18'23" W ALONG SAID NORTH R/W LINE 305.30', THENCE NORTHWESTERLY ALONG SAID NORTH R/W LINE 44.15' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.0' AND A CHORD BEARING OF N 68°50'46" W 43.31', THENCE N 49°23'09" W ALONG SAID NORTH R/W LINE 28.21' TO ITS INTERSECTION WITH THE EAST R/W LINE OF SOUTH PIER DRIVE, THENCE N 40°35'24" E ALONG SAID EAST R/W LINE 2.95', THENCE NORTHEASTERLY ALONG SAID EAST R/W LINE 254.28' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 525.0' AND A CHORD BEARING OF N 26°42'53" E 251.80', THENCE S 81°22'46" E 256.89' TO A POINT ON THE WEST R/W LINE OF BLUE HARBOR DRIVE, THENCE S 00°31'41" W ALONG SAID WEST R/W LINE 231.68' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 76,170.10 SQ. FT. OR 1.75 ACRES.

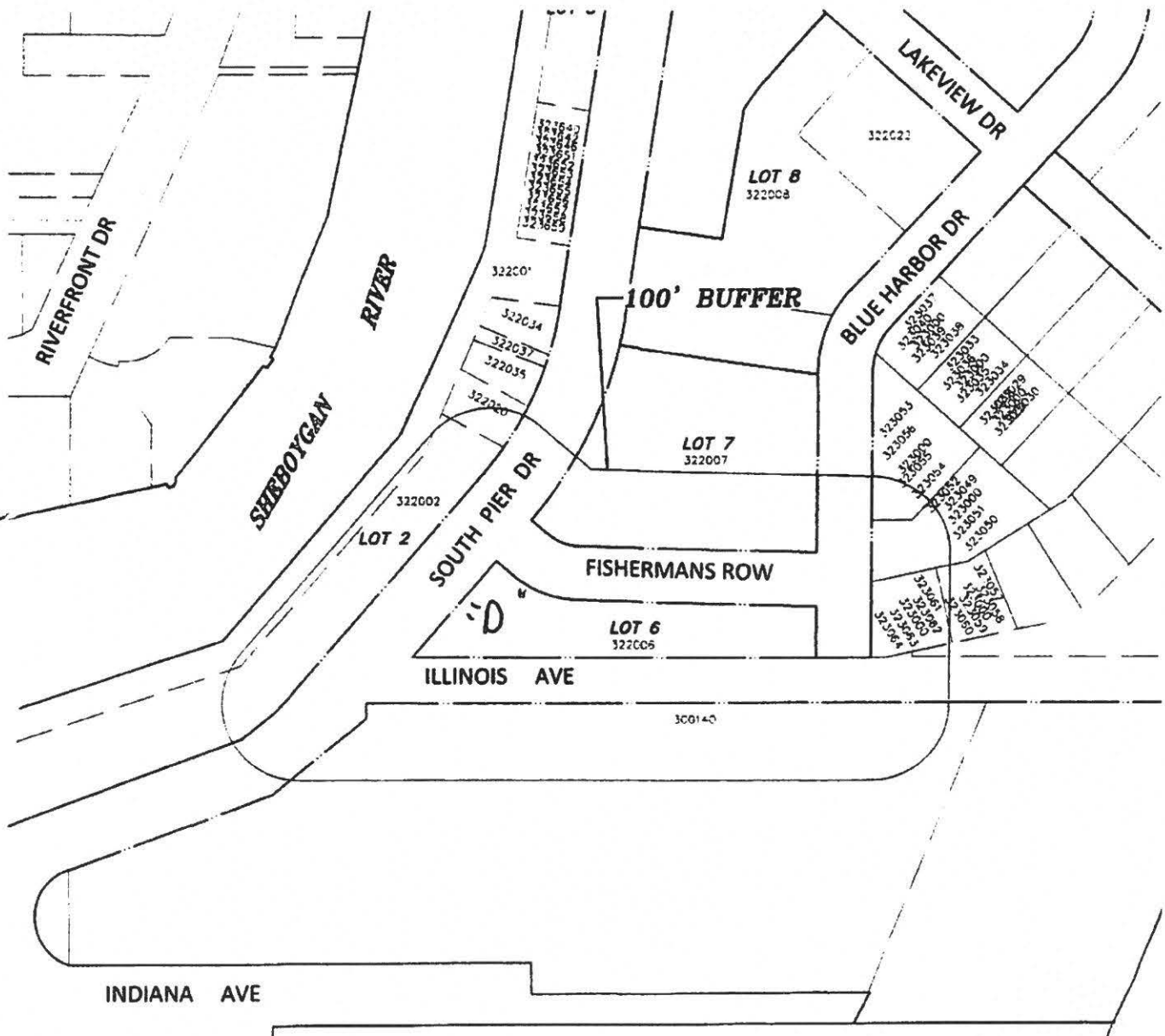


ALL SOUTH PIER AREA ZONED PPUD

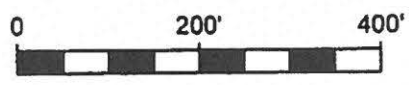
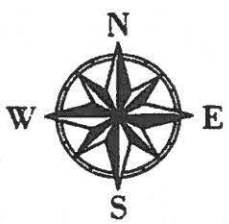


# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 26, T. 15 N., R. 23 E.

LOT 6 OF THE SOUTH PIER PLAT, LOCATED IN THE NE 1/4 OF THE NORTHWEST 1/4 AND THE NW 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID LOT 6 CONTAINS 37,974 SQ. FT. OR 0.87 ACRES.



ALL SOUTH PIER AREA ZONED PPUD





Google earth

Google earth

miles  
km





Google earth

feet  
meters

2000

800



**Nearby Property Owners:**

<b>DIRECTION</b>	<b>TAX ID</b>	<b>ADDRESS</b>	<b>OWNER</b>
WEST	59281322020	682 SOUTH PIER DRIVE	DAYESEYE, LLC
WEST	59281322037	668 SOUTH PIER DRIVE	PHOHIBITION BISTRO 668, LLC
WEST	59281322034	668 SOUTH PIER DRIVE	PROHIBITION BISTRO 668, LLC
WEST	59281323659	652 SOUTH PIER DRIVE	DANIEL C. WILSON
WEST	59281323658	650 SOUTH PIER DRIVE	RANDALL W. MEYER
WEST	59281323657	650 SOUTH PIER DRIVE	PAUL RADERMACHER
WEST	59281323656	650 SOUTH PIER DRIVE	MOSCHWARZ, LLC
WEST	59281323655	650 SOUTH PIER DRIVE	MOSCHWARZ, LLC
WEST	59281323654	650 SOUTH PIER DRIVE	HILDA CIESZKI
WEST	59281323653	650 SOUTH PIER DRIVE	MOSCHWARZ, LLC
WEST	59281323652	650 SOUTH PIER DRIVE	BKCC, LLC
WEST	59281323651	650 SOUTH PIER DRIVE	BKCC, LLC
WEST	59281323646	646 SOUTH PIER DRIVE	DANIEL C. WILSON
WEST	59281323642	642 SOUTH PIER DRIVE	DANIEL C. WILSON
WEST	59281323640	640 SOUTH PIER DRIVE	GREGORY ZASTROW
WEST	59281322003	VACANT LAND	RDA
WEST	59281322002	718 SOUTH PIER DRIVE	RDA
WEST	59281322010	VACANT LAND	RDA
WEST	59281322035	676 SOUTH PIER DRIVE	DAN CHARTERS WELCH
WEST	59281322021	534 SOUTH PIER DRIVE	SPARROWS POINT, LLC
WEST	59281322026	528 SOUTH PIER DRIVE	SPARROWS POINT, LLC
WEST	59281323510	510 SOUTH PIER DRIVE	ANGLERS AVE, LLC
WEST	59281323511	514 SOUTH PIER DRIVE	DAVID ALTMAYER
WEST	59281323517	518 SOUTH PIER DRIVE	ANGLERS AVE, LLC
WEST	59281323512	514 SOUTH PIER DRIVE	PAUL VREEKE
WEST	59281323516	522 SOUTH PIER DRIVE	TRES CHIC REAL
WEST	59281323513	514 SOUTH PIER DRIVE	NEW HORIZON DEVELOPMENT
WEST	59281323515	524 SOUTH PIER DRIVE	SPARTACUS PROPERTIES, LLC
WEST	59281323514	514 SOUTH PIER DRIVE	DONNA SUSCHA
WEST	59281321310	725 BLUE HARBOR DRIVE	SHEBOYGAN ACQUISITIONS, LLC
WEST	59281322022	802 BLUE HARBOR DRIVE	SHEBOYGAN ACQUISITIONS, LLC
NORTH	59281322011	434 SOUTH PIER DRIVE	R&M MOELLER, LLC
NORTH	59281322033	342 SOUTH PIER DRIVE	R&M MOELLER, LLC
NORTH	59281322001	VACANT LAND	RDA
NORTH	59281322025	VACANT LAND	RDA
NORTH	59281322032	VACANT LAND	RDA
NORTH	59281322029	422 SOUTH PIER DRIVE	M&H DEVELOPMENT, LLC
NORTH	59281322028	322 SOUTH PIER DRIVE	HARBOR POINT MINIATURE

EAST	59281323001	435 BEACHFRONT LANE	TRENNA PROPERTY
EAST	59281323002	437 BEACHFRONT LANE	736 BLUE HARBOR, LLC
EAST	59281323003	439 BEACHFRONT LANE	SHEBOYGAN ACQUISITIONS, LLC
EAST	59281323004	441 BEACHFRONT LANE	ANTHONY & KATHLEEN EVERS
EAST	59281323005	427 BEACHFRONT LANE	ROBERT & DARA SCHNEIDER
EAST	59281323006	429 BEACHFRONT LANE	BKR PROPERTIES, LLC
EAST	59281323007	431 BEACHFRONT LANE	SHEBOYGAN RESORT OPERATOR, LLC
EAST	59281323008	433 BEACHFRONT LANE	LOMAT SW DEVELOPMENT, LLC
EAST	59281323009	419 BEACHFRONT LANE	CARL & MARY KLEINHEINZ
EAST	59281323010	421 BEACHFRONT LANE	WOLFGANG R.W. HEMSCHIK
EAST	59281323011	423 BEACHFRONT LANE	T&S DEVELOPMENT CO.
EAST	59281323012	425 BEACHFRONT LANE	CLAREMONT NEW FRONTIER
EAST	59281323013	411 BEACHFRONT LANE	SCHWEIBL HOLDINGS, LLC
EAST	59281323014	413 BEACHFRONT LANE	413 BEACHFRONT, LLC
EAST	59281323015	415 BEACHFRONT LANE	415 BEACHFRONT, LLC
EAST	59281323016	417 BEACHFRONT LANE	LINDA & LAWRENCE GAVIN
EAST	59281323017	807 BEACHFRONT DRIVE	GERALD FARSYTHE
EAST	59281323018	809 BEACHFRONT DRIVE	MICHAEL & ANNEKE SCHLICHT
EAST	59281323019	811 BEACHFRONT DRIVE	JOHN R BRIGHAM
EAST	59281323020	813 BEACHFRONT DRIVE	GERALD FARSYTHE
EAST	59281323037	436 BEACHFRONT COURT	GERALD FARSYTHE
EAST	59281323038	438 BEACHFRONT COURT	SHEBOYGAN ACQUISITIONS, LLC
EAST	59281323039	440 BEACHFRONT COURT	PATER & KRISTA WODARZ
EAST	59281323040	442 BEACHFRONT COURT	OPEN OUTCRY RENTALS
EAST	59281323033	428 BEACHFRONT COURT	PHILRO, LLC
EAST	59281323034	430 BEACHFRONT COURT	STEVEN & SHEILA BOOTH
EAST	59281323035	432 BEACHFRONT COURT	BRANDON & JENNIFER NELSON
EAST	59281323036	434 BEACHFRONT COURT	WILLIAM NOONAN
EAST	59281323029	420 BEACHFRONT COURT	MICHAEL & ANNEKE SCHLICHT
EAST	59281323030	422 BEACHFRONT COURT	BRYAN & MELISSA ANDERSON
EAST	59281323031	424 BEACHFRONT COURT	424 BEACHFRONT COURT, LLC
EAST	59281323032	426 BEACHFRONT COURT	STEVEN & KAROL NELSON
EAST	59281323025	412 BEACHFRONT COURT	OSCAR REAL ESTATE, LLC
EAST	59281323026	414 BEACHFRONT COURT	THOMAS & JANET SATHER
EAST	59281323027	416 BEACHFRONT COURT	WATERBABIES, LLC
EAST	59281323028	418 BEACHFRONT COURT	PALATINE RESORT
EAST	59281323021	817 BEACHFRONT DRIVE	J. PAHAR FAMILY, LLC
EAST	59281323022	819 BEACHFRONT DRIVE	MOJOHN GROUPO, LLC
EAST	59281323023	821 BEACHFRONT DRIVE	821 BEACHFRONT DRIVE, LLC
EAST	59281323024	823 BEACHFRONT DRIVE	PAUL SCHOLL

EAST	59281323041	825 BEACHFRONT DRIVE	DAVID ROBERT & DEANNE MARIE LESLIE TRUST
EAST	59281323042	827 BEACHFRONT DRIVE	827 BEACHFRONT DRIVE, LLC
EAST	59281323043	829 BEACHFRONT DRIVE	DAD'S GROUP, LLC
EAST	59281323044	831 BEACHFRONT DRIVE	JOHN & ROBERT BRIGHAM
EAST	59281323045	833 BEACHFRONT DRIVE	833 BEACHFRONT DRIVE, LLC
EAST	59281323046	835 BEACHFRONT DRIVE	835 BEACHFRONT DRIVE, LLC
EAST	59281323047	837 BEACHFRONT DRIVE	SPLISH SPLASH, LLC
EAST	59281323048	839 BEACHFRONT DRIVE	KENNETH & VICKI ZIMMERMANN
EAST	59281323057	841 BEACHFRONT DRIVE	KEVIN & ELIZABETH KURZ
EAST	59281323058	843 BEACHFRONT DRIVE	KAREN & BILL RODDY
EAST	59281323059	845 BEACHFRONT DRIVE	DEERFIELD BLUE HARBOR
EAST	59281323060	847 BEACHFRONT DRIVE	WILLIAM & SALLY ZEINEMANN
EAST	59281323061	849 BEACHFRONT DRIVE	DONALD & MARGUERITE BARSHCHEL
EAST	59281323062	851 BEACHFRONT DRIVE	PLANETTEK, LLC
EAST	59281323063	853 BEACHFRONT DRIVE	RACHEL SHIELDS
EAST	59281323064	855 BEACHFRONT DRIVE	THOMAS & JOYCE ATKINS
EAST	59281323053	423 BEACHFRONT COURT	RACHEL SHIELDS
EAST	59281323054	425 BEACHFRONT COURT	FLAHERTY INVESTMENT
EAST	59281323055	427 BEACHFRONT COURT	AMERICAN ORTHODANTICS CORP
EAST	59281323056	429 BEACHFRONT COURT	FREDRICK ZILLNER
EAST	59281323049	415 BEACHFRONT COURT	LIFES A HOLIDAY, LLC
EAST	59281323050	417 BEACHFRONT COURT	DUSTIN & AMANDA YOUNG
EAST	59281323051	419 BEACHFRONT COURT	TIMOTHY FREY
EAST	59281323052	421 BEACHFRONT COURT	EDWARD & SUSAN DAVIS
SOUTH	59281300140	502 INDIANA	NEW MIDWEST PROPERTIES

---

**Development Concept:**

The South Pier Apartments will be a luxury apartment brand that will be a great addition to the South Pier peninsula and a major catalyst for future development. Additionally, this project will provide much needed housing for major local businesses and manufactures that are hiring new employees from out of the area. Recent market studies have discovered that there is a shortage of housing for new employees moving into the area and that there is a heavy demand for new lifestyle housing that the South Pier Apartments was designed to attract.

**Why PUD:**

The site is currently zoned as a Pre-Planned Unit Development (PPUD) District, which means this site is unique to the city and will require special attention to land use and aesthetic design.

The South Pier Apartments PUD 2016 will allow the design flexibility to create a new high quality residential complex and maintain a pedestrian friendly / side walk / lifestyle environment

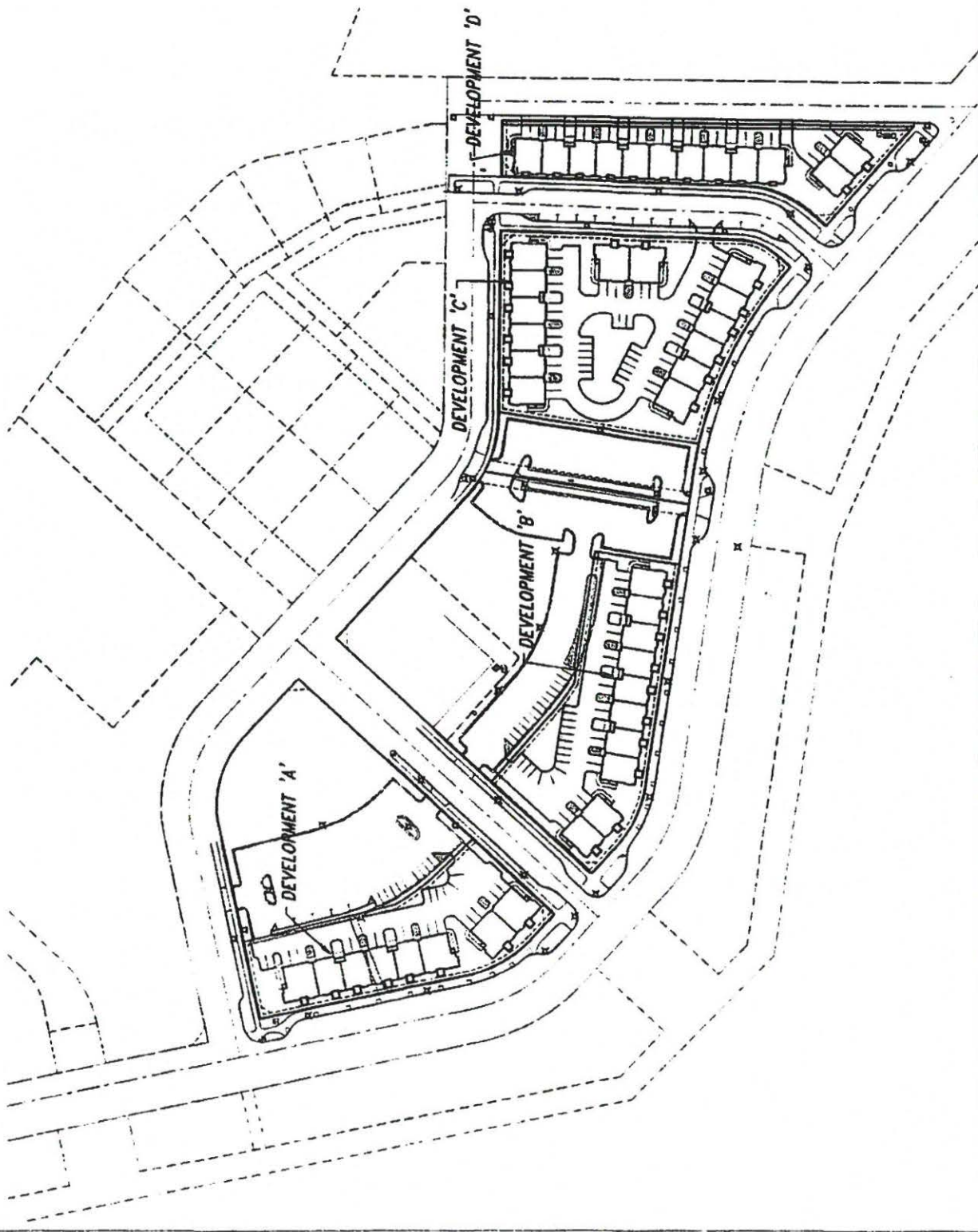
**OVERALL  
DEVELOPMENT PLAN**  
SOUTH PIER TOWNHOMES  
CITY OF SHEBOYGAN, WI

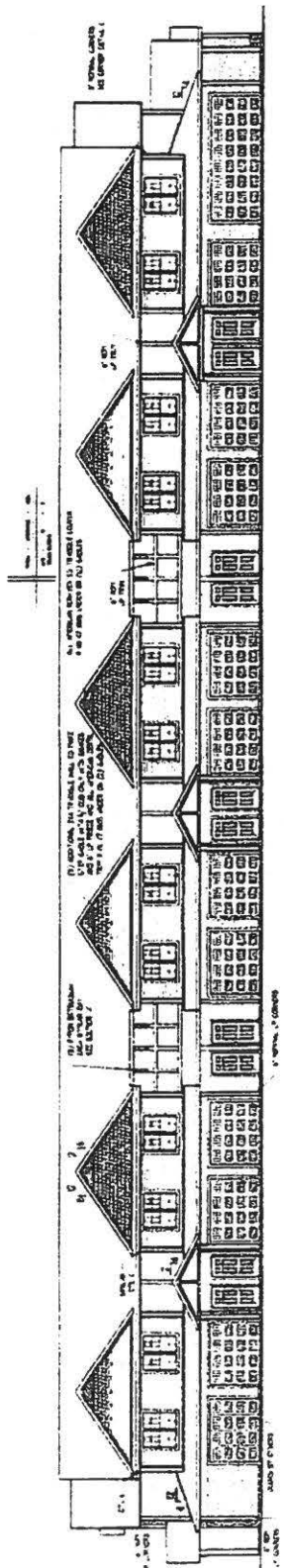
SITE DATA	
DEVELOPMENT 'A'	16 UNITS
DEVELOPMENT 'B'	24 UNITS
DEVELOPMENT 'C'	24 UNITS
DEVELOPMENT 'D'	24 UNITS
<b>TOTAL</b>	<b>88 UNITS</b>
<b>PARKING SPACES</b>	
DEVELOPMENT 'A'	28 SPACES
DEVELOPMENT 'B'	42 SPACES
DEVELOPMENT 'C'	42 SPACES
DEVELOPMENT 'D'	42 SPACES
<b>TOTAL</b>	<b>154 SPACES</b>
<b>PERMITTED METERS</b>	
DEVELOPMENT 'A'	1.5
DEVELOPMENT 'B'	1.5
DEVELOPMENT 'C'	1.5
DEVELOPMENT 'D'	1.5



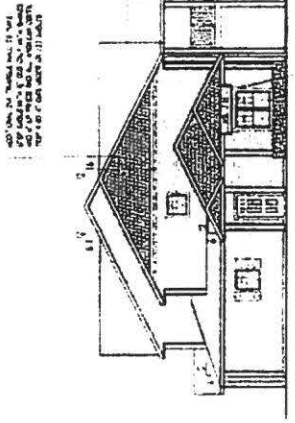
TRIO  
1000 W. WISCONSIN ST.  
SHEBOYGAN, WI 53081  
TEL: 920.456.4242  
WWW.TRIOARCHITECTURE.COM

Scale 1" = 60' (27.14m)  
Scale 1" = 120' (11.17m)  
DATE: 03/28/2018

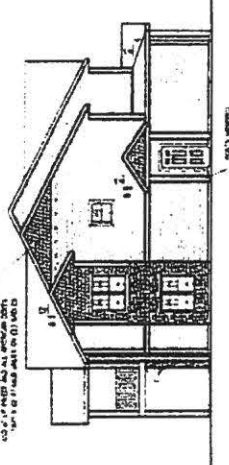




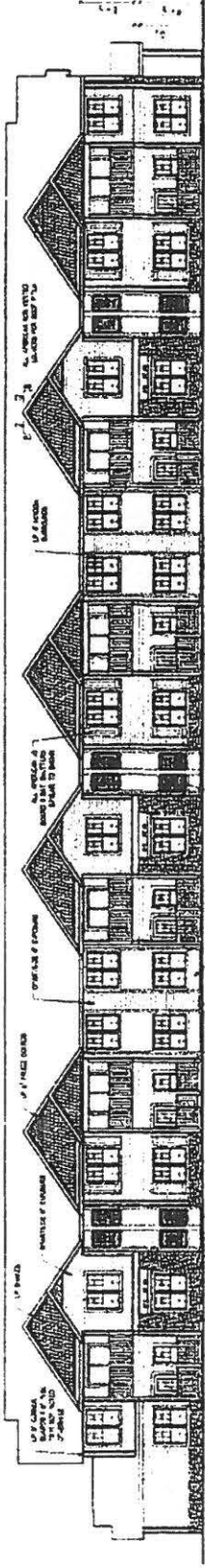
FRONT ELEVATION  
18' x 150'



RIGHT ELEVATION  
18' x 110'



LEFT ELEVATION  
18' x 110'



REAR ELEVATION  
18' x 150'

CUSTOMER APPROVAL

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

ELEVATIONS

AWOOD ARCHITECTURE

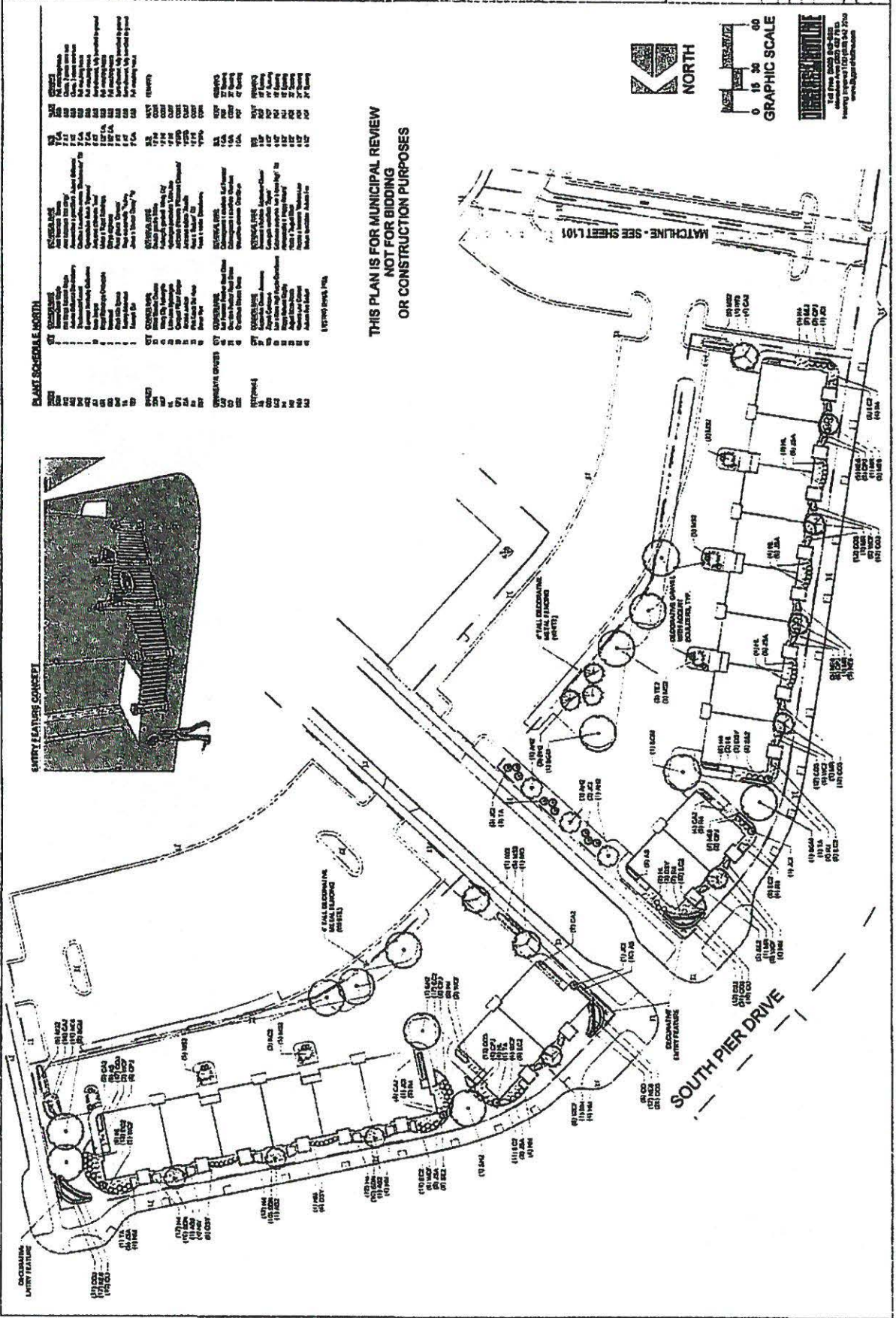
1000 W. 10th St. Suite 100  
Anchorage, AK 99501  
Tel: 907.562.1234  
Fax: 907.562.1235  
www.ahwood.com

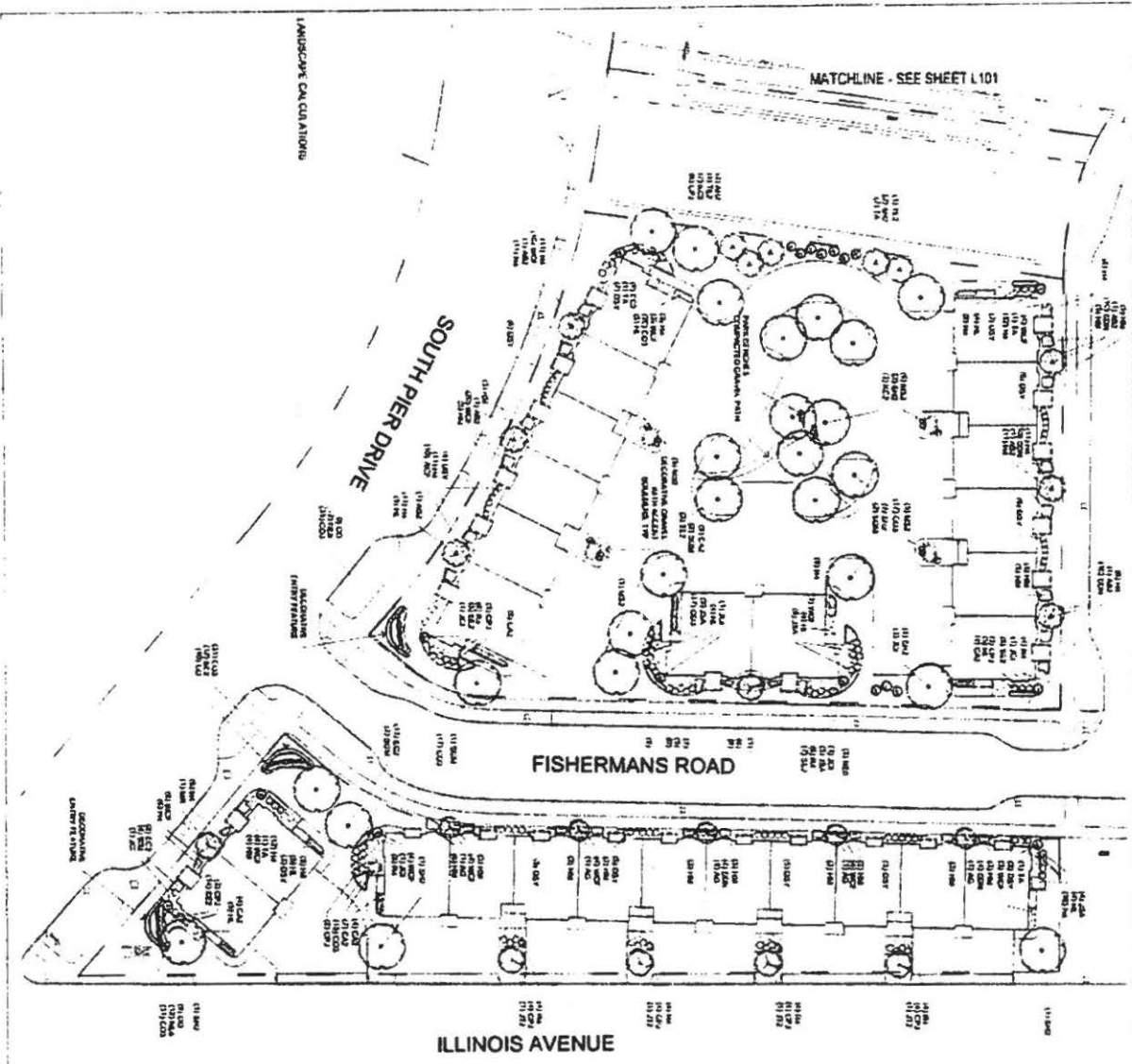
DESIGNED BY: GERRIE WATSON

THIS BUILDING WAS DESIGNED BY GERRIE WATSON FOR THE ARCHITECT AWOOD ARCHITECTURE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT.

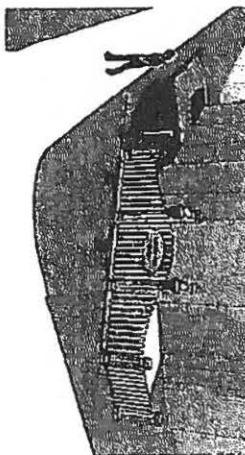
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18



ENTRY FEATURE CONCEPT

THIS PLAN IS FOR MUNICIPAL REVIEW  
NOT FOR BIDDING  
OR CONSTRUCTION PURPOSES

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
101	1" x 4" x 8" PLANK	150	LF	1.20	180.00
102	2" x 4" x 8" PLANK	100	LF	1.50	150.00
103	4" x 4" x 8" PLANK	50	LF	2.00	100.00
104	6" x 6" x 8" PLANK	20	LF	3.00	60.00
105	8" x 8" x 8" PLANK	10	LF	4.00	40.00
106	10" x 10" x 8" PLANK	5	LF	5.00	25.00
107	12" x 12" x 8" PLANK	2	LF	6.00	12.00
108	14" x 14" x 8" PLANK	1	LF	7.00	7.00
109	16" x 16" x 8" PLANK	1	LF	8.00	8.00
110	18" x 18" x 8" PLANK	1	LF	9.00	9.00
111	20" x 20" x 8" PLANK	1	LF	10.00	10.00
112	22" x 22" x 8" PLANK	1	LF	11.00	11.00
113	24" x 24" x 8" PLANK	1	LF	12.00	12.00
114	26" x 26" x 8" PLANK	1	LF	13.00	13.00
115	28" x 28" x 8" PLANK	1	LF	14.00	14.00
116	30" x 30" x 8" PLANK	1	LF	15.00	15.00
117	32" x 32" x 8" PLANK	1	LF	16.00	16.00
118	34" x 34" x 8" PLANK	1	LF	17.00	17.00
119	36" x 36" x 8" PLANK	1	LF	18.00	18.00
120	38" x 38" x 8" PLANK	1	LF	19.00	19.00
121	40" x 40" x 8" PLANK	1	LF	20.00	20.00
122	42" x 42" x 8" PLANK	1	LF	21.00	21.00
123	44" x 44" x 8" PLANK	1	LF	22.00	22.00
124	46" x 46" x 8" PLANK	1	LF	23.00	23.00
125	48" x 48" x 8" PLANK	1	LF	24.00	24.00
126	50" x 50" x 8" PLANK	1	LF	25.00	25.00
127	52" x 52" x 8" PLANK	1	LF	26.00	26.00
128	54" x 54" x 8" PLANK	1	LF	27.00	27.00
129	56" x 56" x 8" PLANK	1	LF	28.00	28.00
130	58" x 58" x 8" PLANK	1	LF	29.00	29.00
131	60" x 60" x 8" PLANK	1	LF	30.00	30.00
132	62" x 62" x 8" PLANK	1	LF	31.00	31.00
133	64" x 64" x 8" PLANK	1	LF	32.00	32.00
134	66" x 66" x 8" PLANK	1	LF	33.00	33.00
135	68" x 68" x 8" PLANK	1	LF	34.00	34.00
136	70" x 70" x 8" PLANK	1	LF	35.00	35.00
137	72" x 72" x 8" PLANK	1	LF	36.00	36.00
138	74" x 74" x 8" PLANK	1	LF	37.00	37.00
139	76" x 76" x 8" PLANK	1	LF	38.00	38.00
140	78" x 78" x 8" PLANK	1	LF	39.00	39.00
141	80" x 80" x 8" PLANK	1	LF	40.00	40.00
142	82" x 82" x 8" PLANK	1	LF	41.00	41.00
143	84" x 84" x 8" PLANK	1	LF	42.00	42.00
144	86" x 86" x 8" PLANK	1	LF	43.00	43.00
145	88" x 88" x 8" PLANK	1	LF	44.00	44.00
146	90" x 90" x 8" PLANK	1	LF	45.00	45.00
147	92" x 92" x 8" PLANK	1	LF	46.00	46.00
148	94" x 94" x 8" PLANK	1	LF	47.00	47.00
149	96" x 96" x 8" PLANK	1	LF	48.00	48.00
150	98" x 98" x 8" PLANK	1	LF	49.00	49.00
151	100" x 100" x 8" PLANK	1	LF	50.00	50.00



100' SCALE  
GRAPHIC SCALE  
0 15 30 60  
SOUTH PIER TOWNHOMES  
CITY OF SHEBOYGAN, WI  
LANDSCAPE PLAN  
SOUTH  
SHEET NUMBER  
1101

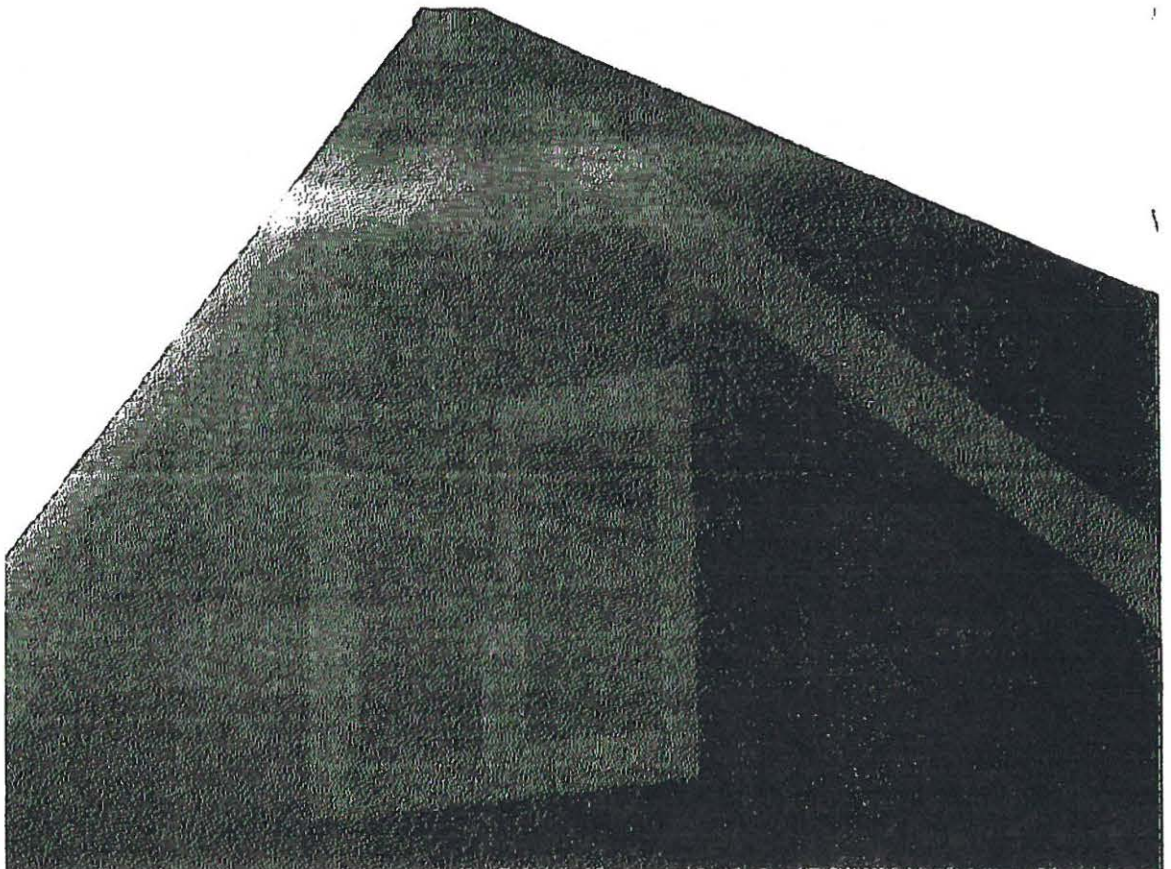
SOUTH PIER TOWNHOMES  
CITY OF SHEBOYGAN, WI  
LANDSCAPE PLAN  
SOUTH

R.A. Smith National  
Beyond Surveying  
and Engineering  
www.ra-smith.com

**General Signage Plan:**

Project signage will be accomplished in two distinct ways.

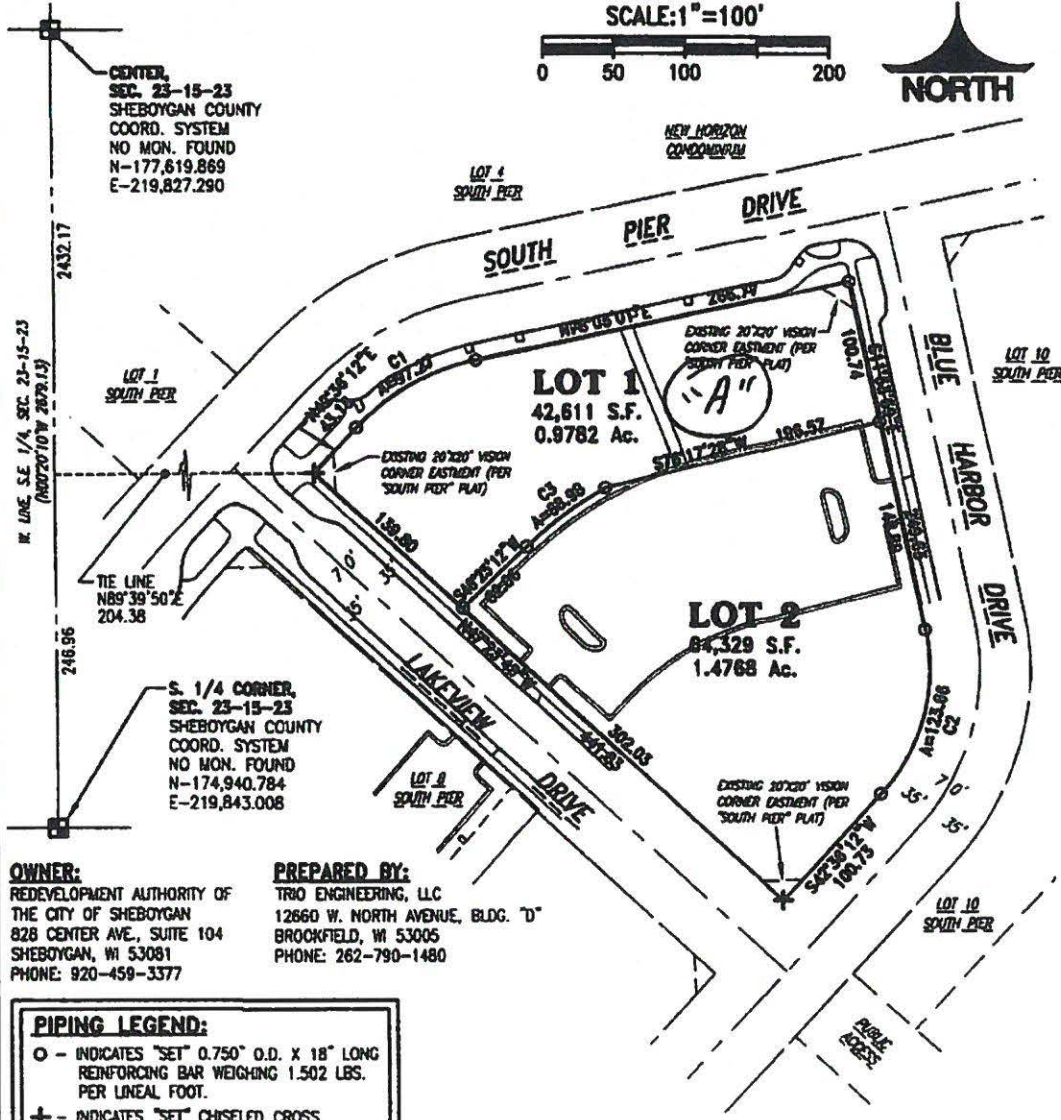
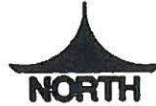
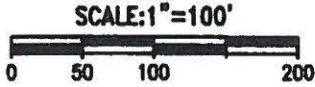
1. Signage will be incorporated into the landscape plans as identified on pages 13-14 as Entry Feature Concept. A total of 5 such entry features will be installed at the property as identified on the landscape plans.
2. Each building will have a decorative "hanging" sign at strategic locations around the building focusing on the side elevations. All signs will be exact in terms of the hanging device, logo and color. See examples size and scale in the pictures below: Exact sign, art and hanging device TBD.





# CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 9 OF "SOUTH PIER", BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, ALL IN TOWN 15 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



CENTER,  
SEC. 23-15-23  
SHEBOYGAN COUNTY  
COORD. SYSTEM  
NO MON. FOUND  
N-177,819.869  
E-219,827.290

R. LINE S.E. 1/4 SEC. 23-15-23  
(N00°20'10"W 2879.13)

LOT 1  
SOUTH PIER

LOT 1  
42,811 S.F.  
0.9782 Ac.

LOT 2  
84,329 S.F.  
1.4768 Ac.

S. 1/4 CORNER,  
SEC. 23-15-23  
SHEBOYGAN COUNTY  
COORD. SYSTEM  
NO MON. FOUND  
N-174,940.784  
E-219,843.008

**OWNER:**  
REDEVELOPMENT AUTHORITY OF  
THE CITY OF SHEBOYGAN  
828 CENTER AVE., SUITE 104  
SHEBOYGAN, WI 53081  
PHONE: 920-459-3377

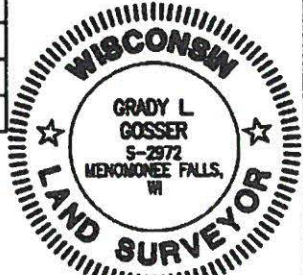
**PREPARED BY:**  
TRIO ENGINEERING, LLC  
12860 W. NORTH AVENUE, BLDG. "D"  
BROCKFIELD, WI 53005  
PHONE: 262-790-1480

**PIPING LEGEND:**  
○ - INDICATES "SET" 0.750" O.D. X 18" LONG  
REINFORCING BAR WEIGHING 1.502 LBS.  
PER LINEAL FOOT.  
+ - INDICATES "SET" CHISELED CROSS

**CURVE TABLE:**

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	157.00	35°29'49"	97.27	95.72	N60°21'06.5"E	N42°36'12"E	N78°08'01"E
C2	130.00	54°30'11"	123.66	119.05	S15°21'06.5"W	S11°53'59"E	S42°36'12"W
C3	275.00	14°22'21"	68.98	68.80	S53°36'22.5"W	S60°47'33"W	S46°25'12"W

**GENERAL NOTES:**  
 • ALL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY, IN WHICH THE WEST LINE OF THE S.E. 1/4 OF SECTION 23, TOWN 15 NORTH, RANGE 23 EAST, ASSUMED TO BEAR N00°20'10"W.  
 • ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS CERTIFIED SURVEY MAP SHALL BE PLACED UNDERGROUND.



DRAFTED THIS 28th DAY OF APRIL, 2016  
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

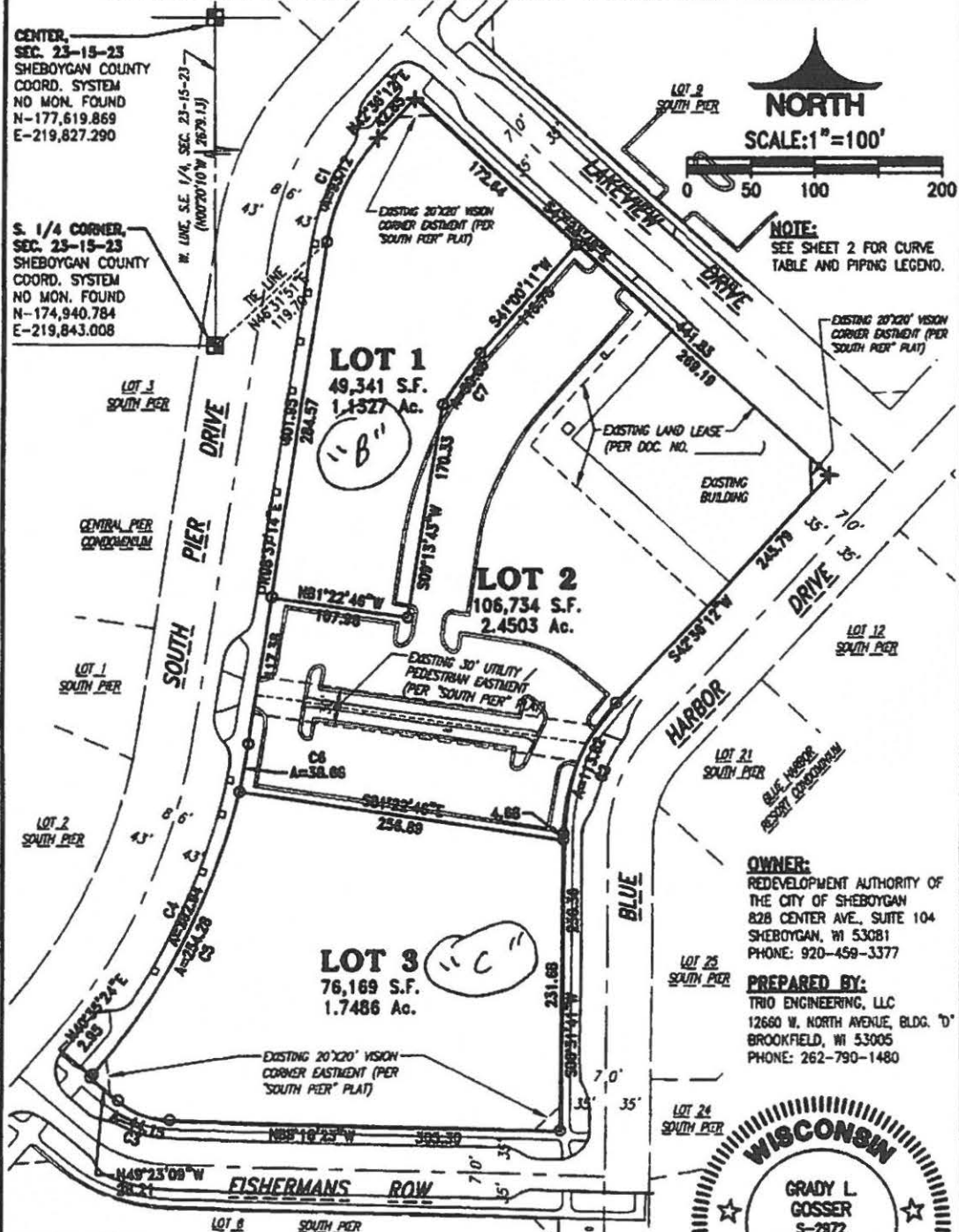
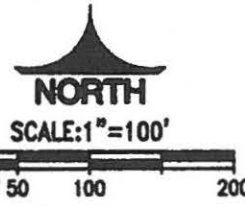
JOB NO. 16-003-993-01  
SHEET 1 OF 4

**CERTIFIED SURVEY MAP NO.**

BEING A REDVISION OF LOTS 7 AND 8 OF "SOUTH PIER", BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, ALL IN TOWN 15 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

CENTER,  
SEC. 23-15-23  
SHEBOYGAN COUNTY  
COORD. SYSTEM  
NO MON. FOUND  
N-177,619.869  
E-219,827.290

S. 1/4 CORNER,  
SEC. 23-15-23  
SHEBOYGAN COUNTY  
COORD. SYSTEM  
NO MON. FOUND  
N-174,940.784  
E-219,843.008



**OWNER:**  
REDEVELOPMENT AUTHORITY OF  
THE CITY OF SHEBOYGAN  
828 CENTER AVE., SUITE 104  
SHEBOYGAN, WI 53081  
PHONE: 920-459-3377

**PREPARED BY:**  
TRIO ENGINEERING, LLC  
12660 W. NORTH AVENUE, BLDG. 'D'  
BROOKFIELD, WI 53005  
PHONE: 262-790-1480

**GENERAL NOTES:**

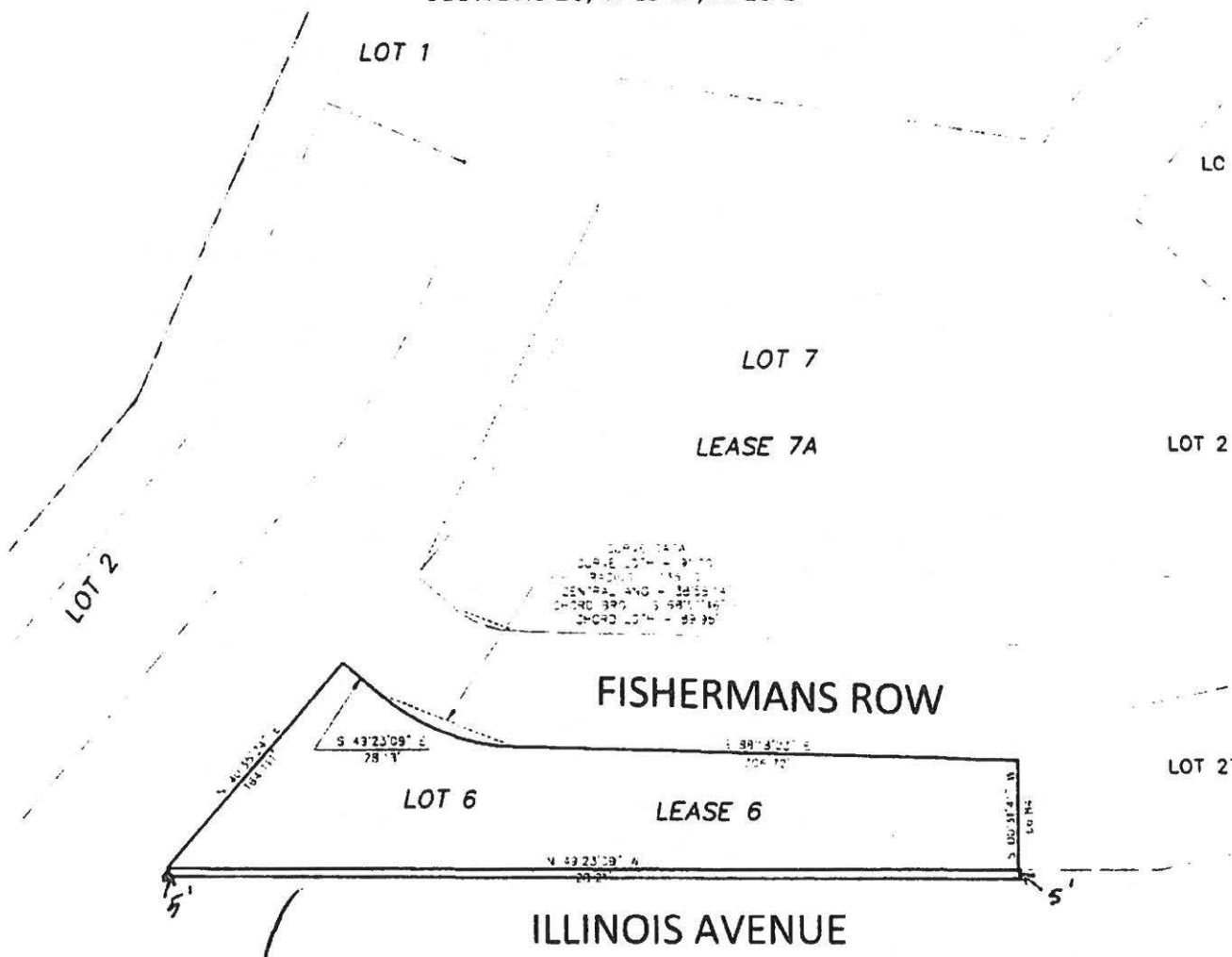
- ALL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY, IN WHICH THE WEST LINE OF THE S.E. 1/4 OF SECTION 23, TOWN 15 NORTH, RANGE 23 EAST, ASSUMED TO BEAR  $N00^{\circ}20'10''W$ .
- ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS CERTIFIED SURVEY MAP SHALL BE PLACED UNDERGROUND.

DRAFTED THIS 28th DAY OF APRIL, 2016  
THIS INSTRUMENT WAS DRAFTED BY GRADY L GOSSER, S-2972



JOB NO. 16-003-993-01  
SHEET 1 OF 5

**GROUND LEASE DESCRIPTION  
 LOT 6, PLAT OF SOUTH PIER  
 SECTIONS 26, T. 15 N., R. 23 E.**

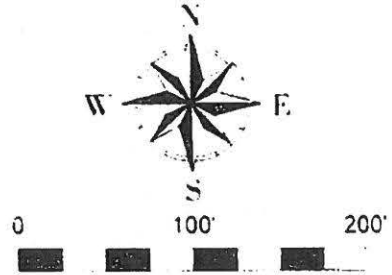


CURVED DATA  
 CURVE DIST = 91.10  
 RADIUS = 119.70  
 CENTRAL ANG = 165.514  
 CHORD BEG = 5.681116  
 CHORD END = 59.95

BEING LOT 6 OF THE PLAT OF SOUTH PIER, LOCATED IN THE NORTH  $\frac{1}{2}$  OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID LOT CONTAINS 37,974 SQ. FT. OR 0.87 ACRES.



LEGAL & PARCEL MAP



## Project Data:

<u>NUMBER</u>	<u>TYPE</u>		<u>FOOTAGE</u>	<u>Total Footage</u>	<u>UNIT RENT</u>	<u>COST / SQ. FT</u>
6	1 Bed / 1 Bath / Den / Lower - End Cap	1A	984	5,904	1,125	1.14
26	1 Bed / 1 Bath / Den / Lower - Interior	1B	984	25,584	1,095	1.11
4	1 Bed / 1 Bath / Den / Lower - End Cap - 4 Unit	1A	984	3,936	1,175	1.19
4	2 Bed / 2 Bath / Den / Lower / 2 Car Garage - End Cap	1F	1,130	4,520	1,450	1.28
4	2 Bed / 2 Bath / Den / Lower / 2 Car Garage - End Cap - 4 Unit	1F	1,130	4,520	1,500	1.33
10	2 Bed / 2 Bath / Den / Upper - End Cap	2A	1,444	14,440	1,475	1.02
8	2 Bed / 2 Bath / Den / Upper - End Cap - 4 Unit	2A	1,444	11,552	1,500	1.04
26	2 Bed / 2 Bath / Den / Upper - Interior	2B	1,444	37,544	1,445	1.00

## Site Data:

<b>Development "A"</b>		
Total Lot Size	0.978 AC	100.0%
Greenspace	0.303 AC	31.0%
Building	0.302 AC	30.9%
Parking	0.373 AC	38.1%
<b>Development "B"</b>		
Total Lot Size	1.133 AC	100.0%
Greenspace	0.356 AC	31.4%
Building	0.344 AC	30.4%
Parking	0.433 AC	38.2%
<b>Development "C"</b>		
Total Lot Size	1.749 AC	100.0%
Greenspace	0.639 AC	36.5%
Building	0.508 AC	29.1%
Parking	0.602 AC	34.4%
<b>Development "D"</b>		
Total Lot Size	0.872 AC	100.0%
Greenspace	0.199 AC	22.8%
Building	0.414 AC	47.5%
Parking	0.259 AC	29.7%
<b>Overall Development</b>		
Total Lot Size	4.732 AC	100.0%
Greenspace	1.497 AC	31.6%
Building	1.568 AC	33.2%
Parking	1.667 AC	35.2%

### **Project Narrative:**

The South Pier Luxury Apartments project will occupy 4 parcels previously identified as Lot A, B, C & D totaling 88 units on 4.73 Acres of land.



Our site use is designed to maximize existing amenities and infrastructure to create a “lifestyle” community focused around the existing restaurants and shops as well as the Sheboygan River and Lake Michigan.

Our development concept is “Residential Row” in design consistent with the approved architectural design standards for the area. Exceptional exterior building materials and attention to detail will make this project one of a kind in Sheboygan and possibly even the Midwest. Interior amenities such as kitchen islands in all units, solid surface kitchens, central air conditioning, large open concept floor plans, and much more will draw sophisticated higher income young professionals, executives and empty nesters.

Specific project details include the following:

- 9 Buildings
- 88 Total units ranging from 4 -20 unit buildings
- Great Parking 230 total parking spaces / 2.61 spaces per unit
- 1 and 2 bedroom units – All have dens
- 1 and 2 car attached garages
- Generous unit sizes ranging from 984 to 1444 square feet
- Beautiful architecture and colors
- Lush landscaping
- Lifestyle community with easy access to restaurants, shopping, Lake Michigan and walking trails, and the Sheboygan River and River Walk.



 <b>ARCHITECTURE</b> INTERIOR DESIGN STUDIO	 <b>HCI</b>	<b>SOUTH PIER APTS.</b>					
		<b>REVISIONS</b>	<b>RENDERING</b>				
<table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>05/30/16</td> <td>ARCH REVIEW</td> </tr> </tbody> </table>	Date	Description	05/30/16	ARCH REVIEW	<b>ARCH</b> <b>REVIEW</b>	<b>EXTERIOR</b> <b>RENDERING</b>	<b>ISSUE DATE</b> 06/01/16 <b>RENDER BY:</b> BURANT <b>CHECKED BY:</b> PESKIE <b>G000</b> <b>SCALE</b>
Date	Description						
05/30/16	ARCH REVIEW						

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**DISTINCTIVE  
DESIGN  
STUDIO**



**SOUTH PIER APTS.**



**REVISIONS**

Date	Description
06/01/16	ARCH REVIEW

**ARCH  
REVIEW**

**EXTERIOR  
RENDERING**

ISSUE DATE: 06/01/16

RENDER BY: BURANT

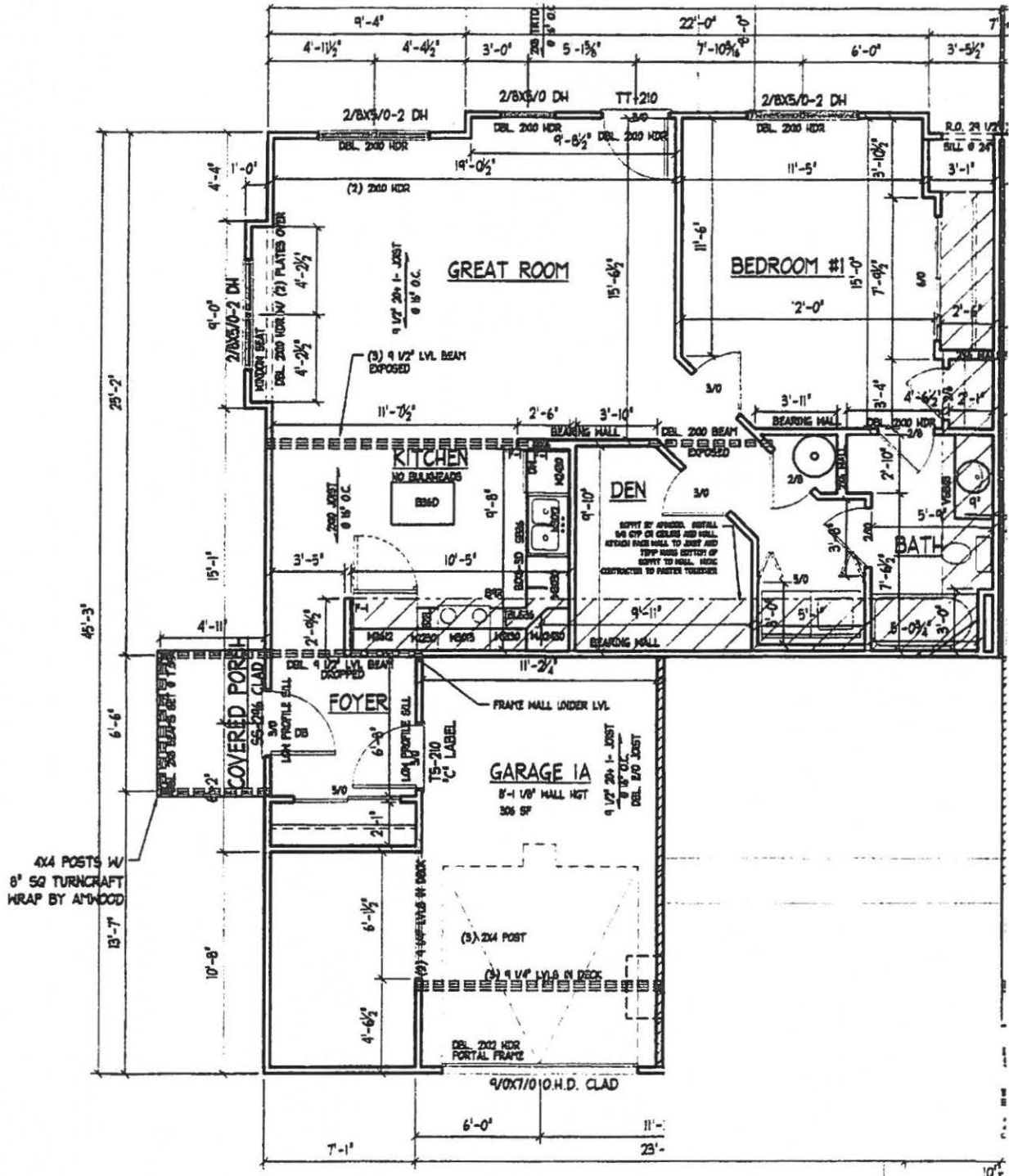
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**G001**

SCALE

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984 SQ. FT.

THIS IS THE PROPERTY OF:

Amwood Homes  
P.O. Box 311 - Jansville, IL 53547-0311  
608-756-2989 fax 608-756-3443  
www.amwoodhomes.com

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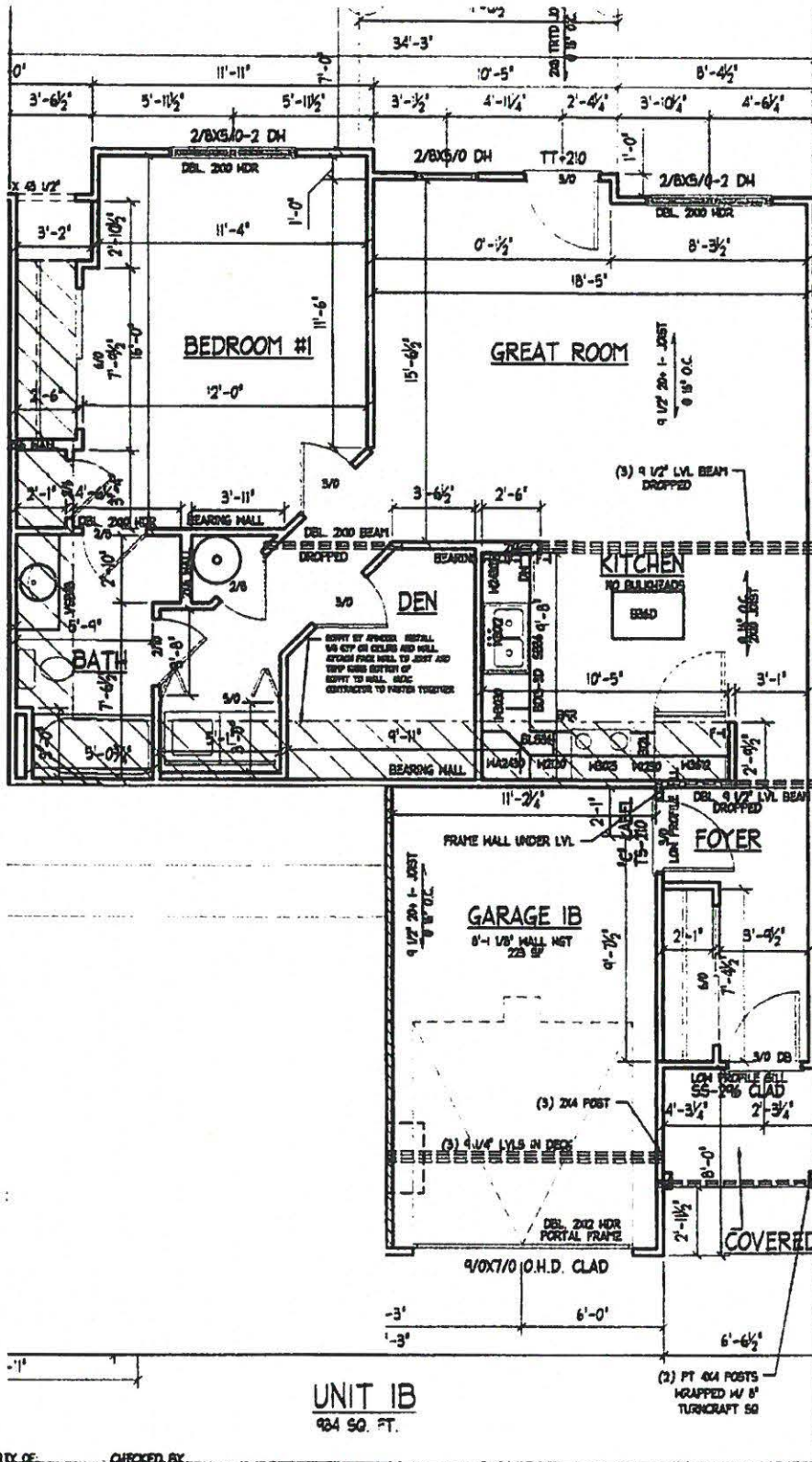
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**TRAC**  
**BURBACK BUILDERS - SHEBOYGAN 12 UNIT**

CODE	BY	DATE	CODE	BY	DATE
Plan / Custom			Processor	JDP	05/05/16
Revision			Revision	JDP	05/05/16
Revision			Revision		
Revision			Foundation		

Cust. No.	9003
F.O. No.	9031
Job No.	MU-604

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**UNIT IB**  
984 SQ. FT.

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Floor Plans Unavailable

P.O. Box 311 - Janesville, WI 53547-0311  
608-756-2529 fax 608-756-3443  
www.amwoodhomes.com

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**WIRE**

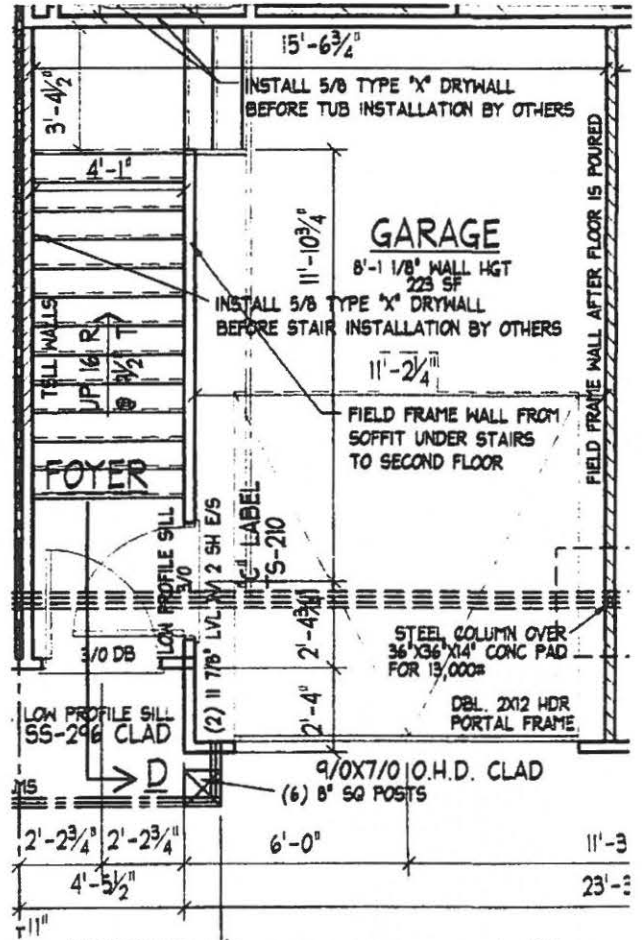
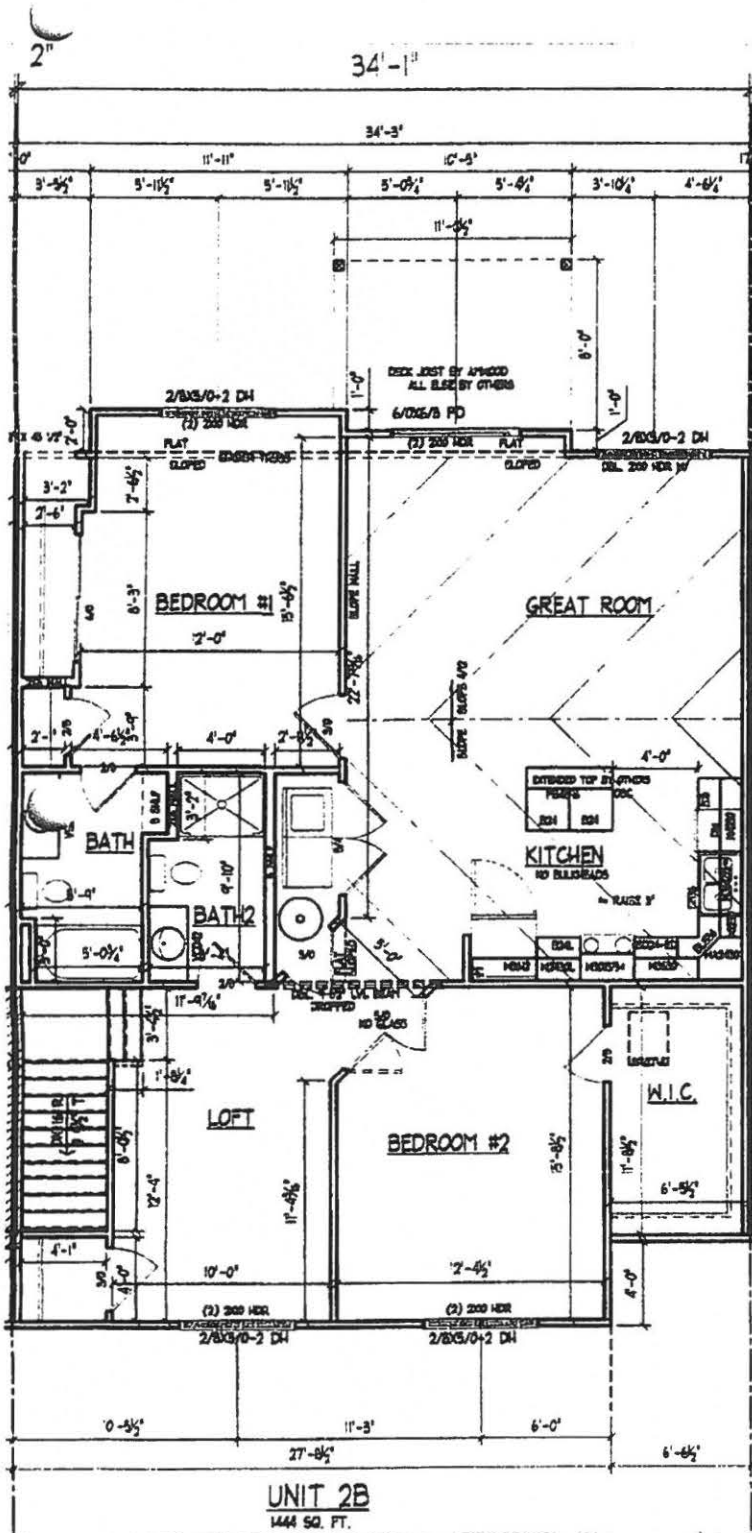
**BURBACK BUILDERS - SHEBOYGAN 12 UNIT**

CODE	BY	DATE	CODE	BY	DATE
Plan / Custom			Processor	JDP	02/05/16
Revision			Revision	JDP	05/06/16
Revision			Revision		
Revision			Foundation		

Cust. No. 9003  
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Job No. MU-604  
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THE PROPERTY OF:

Amwood Homes  
P.O. Box 311 - Janesville, WI 53547-0311  
608-756-2689 fax: 608-756-3443  
www.amwoodhomes.com

CHECKED BY: **GENEAL ROYER**

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WBURB

**BURBACK BUILDERS - SHEBOYGAN 12 UNIT**

CODE	BY	DATE	CODE	BY	DATE
Plan / Custom			Processor	JDP	05/09/16
Revision			Revision	JDP	05/06/16
Revision			Revision		
Revision			Foundation		

Cust. No.	9003
F.O. No.	9031
Job No.	MU-604
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# South Pier Luxury Apartments

Sheboygan, WI

**Construction Begins Summer 2016 / Occupancy Spring 2017**

- An amazing opportunity to live close to the Sheboygan River and Lake Michigan along with the many lifestyle shops, restaurants and amenities
- 88 luxury apartments located on the beautiful and popular South Pier Peninsula
- Easy access to restaurants, boutique shops and walking trails
- Elegant row house architecture
- 1 and 2 bedroom units – all with Dens
- Private entrances and attached garages
- Designer kitchens with islands
- Open concept floor plans
- Modern in unit amenities including large decks, dishwashers, central air conditioning and Kohler Fixtures
- Amazing views of the Sheboygan River and Lake Michigan
- Leasing options from \$1095 - \$1500 per month

# General Development Plan

6-1-16

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**Intent of Document:**

The intent of the document is to provide the City of Sheboygan with a General Development Plan that summarizes the components of the South Pier Apartments project and to request PUD zoning and approval pursuant to the City of Sheboygan Zoning Code Section 15.914.

**Project Name:**

South Pier Apartments – Subject to change

**Project Owner:**

South Pier Sheboygan, LLC

HCI Properties WI, Inc.

**Submitted By:**

Horizon Capital Investments, LLC

Joseph T. Grascch – Partner

David Griffith – Partner

10060 W. Loomis Road

Franklin, WI 53132

414-406-2001

**Contacts:**

Chris Hitch – Engineer  
Trio Engineering  
12660D W. North Ave  
Brookfield, WI 53005  
Office 262-790-1480 x108  
Cell 262-434-0296

David “Koz” Koscielniak – Architect  
Kozitecture  
12310 W. Waterford Drive  
Greenfield, WI 53228  
Cell 414-303-8489

Jared Burbach – Builder  
Burbach Builders  
W185 S8095 Racine Ave  
Muskego, WI 53150  
Office 262-679-5154  
Cell 414-241-5858

**Zoning Request & Proposed Zoning Changes:**

Existing Zoning – PPUD

Proposed Zoning – South Pier Sheboygan PUD

See Proposed Zoning Change Sheets on pages 5-8.

**Development Parcels:**

The project area contains a total of 4.73 acres on four development parcels. Below are the specific sizes of each development parcel as represented on the actual CSM's on pages 17-19.

Site "A" - .98 Acres

Site "B" – 1.13 Acres

Site "C" – 1.75 Acres

Site "D" - .87 Acres

**Existing Land Use:**

All parcels are vacant land and have no current use.

**Surrounding Land Uses:**

North – Blue Harbor Resort, restaurants, boutique shopping, recreational retail and Park

South – Vacant land

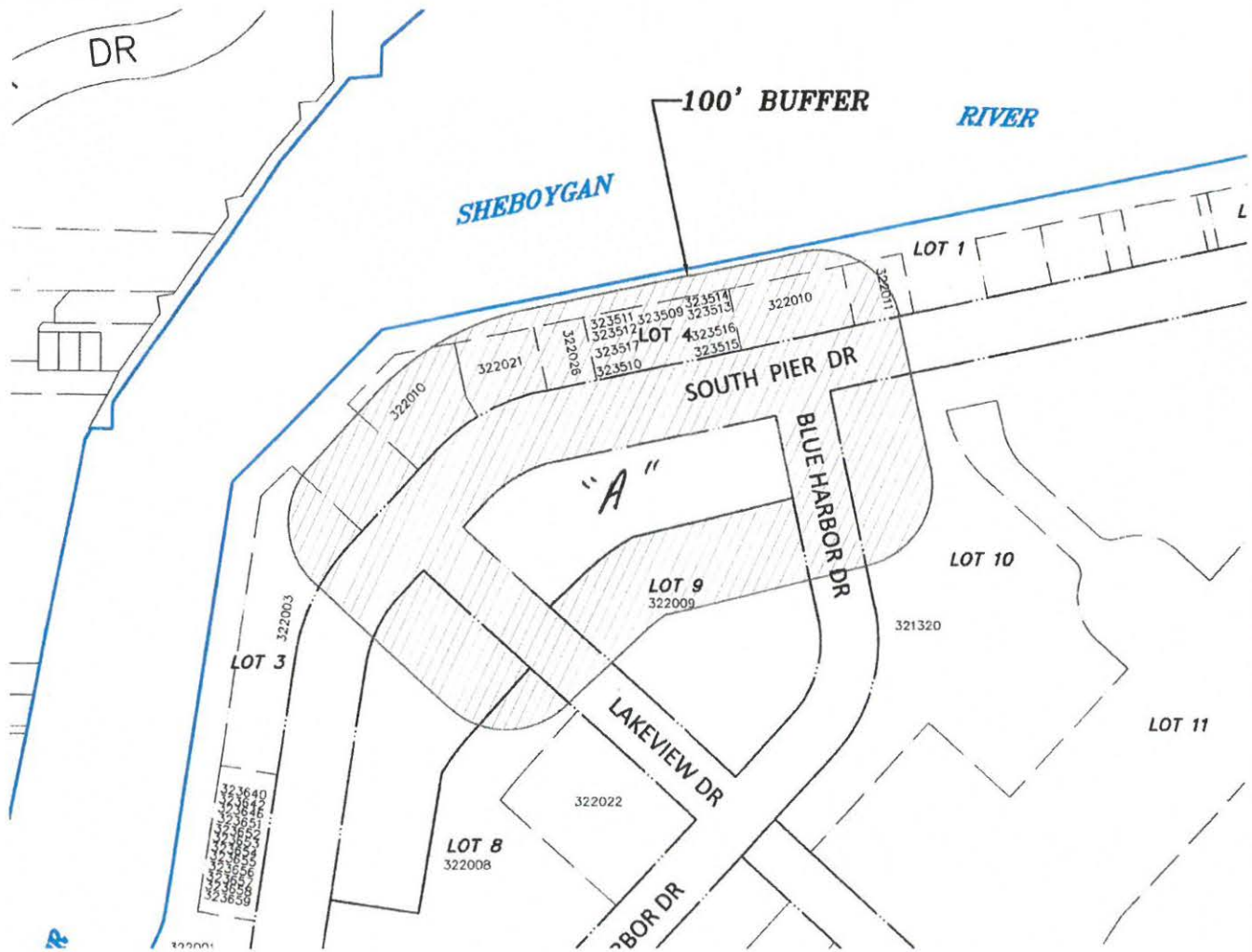
East – Blue Harbor Resort, future space port, parking lots

West – Restaurants, boutique shopping, recreational retail and vacant land

# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 23, T. 15 N., R. 23 E.

BEING PART OF LOT 9 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 23, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER OF LOT 9 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE SOUTH R/W LINE OF SOUTH PIER DRIVE WITH THE WEST R/W LINE OF BLUE HARBOR DRIVE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE S 11°53'59" E ALONG SAID WEST R/W LINE 100.74', THENCE S 76°17'28" W 196.58', THENCE SOUTHWESTERLY 68.98' ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.0' AND A CHORD BEARING OF S 53°36'23" W 68.80', THENCE S 46°25'12" W 62.06' TO A POINT ON THE NORTHEAST R/W LINE OF LAKEVIEW DRIVE, THENCE N 47°23'48" W ALONG SAID NORTHEAST R/W LINE 139.80' TO ITS INTERSECTION WITH THE SOUTH R/W LINE OF SOUTH PIER DRIVE, THENCE N 42°36'12" E ALONG SAID SOUTH R/W LINE 43.16', THENCE NORTHEASTERLY ALONG SAID SOUTH R/W LINE 97.27' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.0' AND A CHORD BEARING OF N 60°21'08" E 95.72', THENCE CONTINUING ALONG SAID SOUTH R/W LINE N 78°06'01" E 266.77' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 42,612.48 SQ. FT. OR 0.98 ACRES.



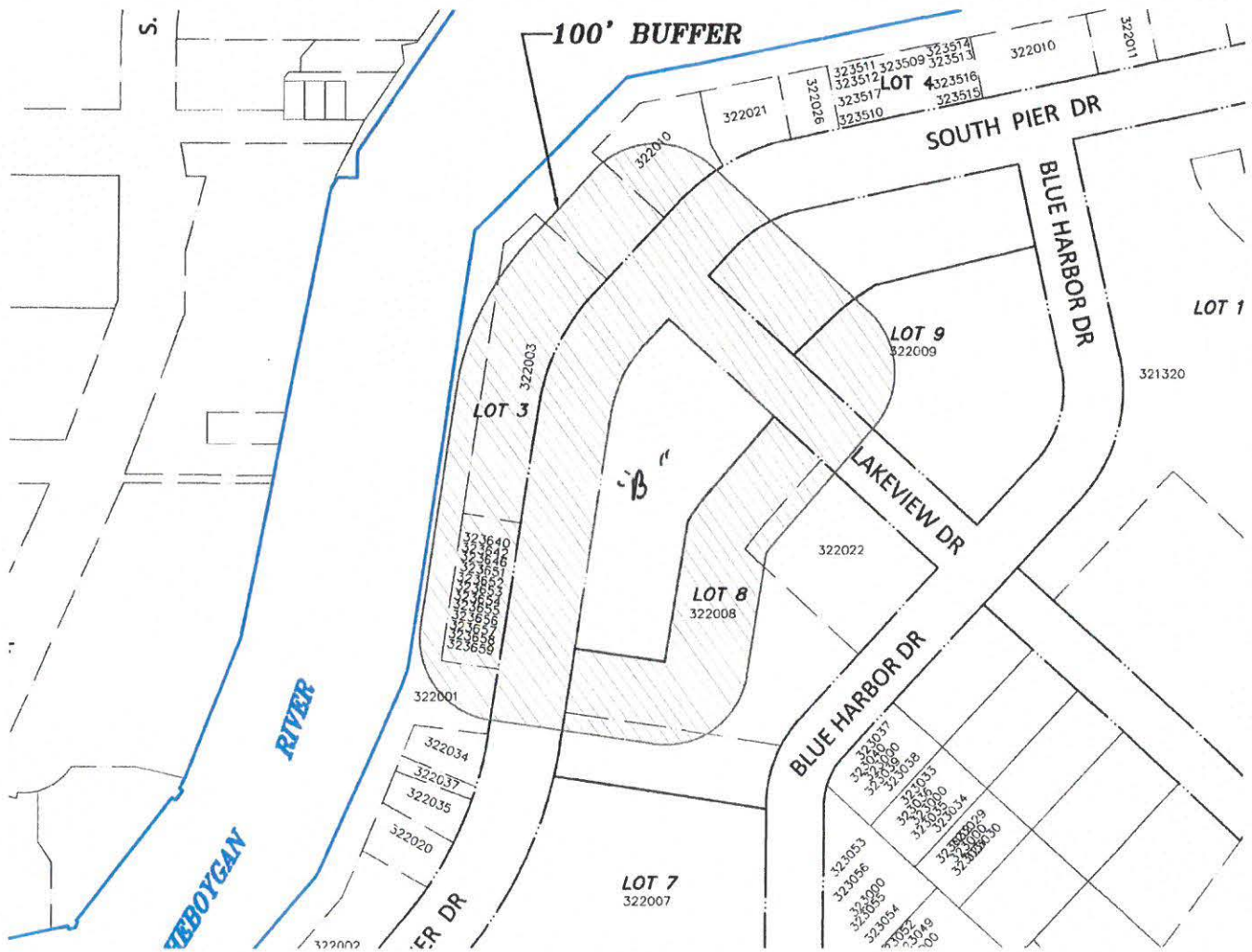
ALL SOUTH PIER AREA ZONED PPUD



# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 PART OF SECTIONS 23 & 26, T. 15 N., R. 23 E.

BEING PART OF LOT 8 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 23 AND THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF LOT 8 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE EAST R/W LINE OF SOUTH PIER DRIVE WITH THE SOUTHWEST R/W LINE OF LAKEVIEW DRIVE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE S 47°23'48" E ALONG SAID SOUTHWEST R/W LINE 172.64', THENCE S 41°00'11" W 113.78', THENCE SOUTHWESTERLY 50.65' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 285.0' AND A CHORD BEARING OF S 35°54'44" W 50.58', THENCE S 09°13'43" W 170.33', THENCE N 81°22'46" W 107.97' TO A POINT ON THE EAST R/W LINE OF SOUTH PIER DRIVE, THENCE N 08°37'14" E ALONG SAID EAST R/W LINE 284.57', THENCE NORTHEASTERLY ALONG SAID EAST R/W LINE 93.12' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.0' AND A CHORD BEARING OF N 25°36'43" E 91.76', THENCE N 42°36'12" E ALONG SAID EAST R/W LINE 42.85' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 49,338.37 SQ. FT. OR 1.13 ACRES.



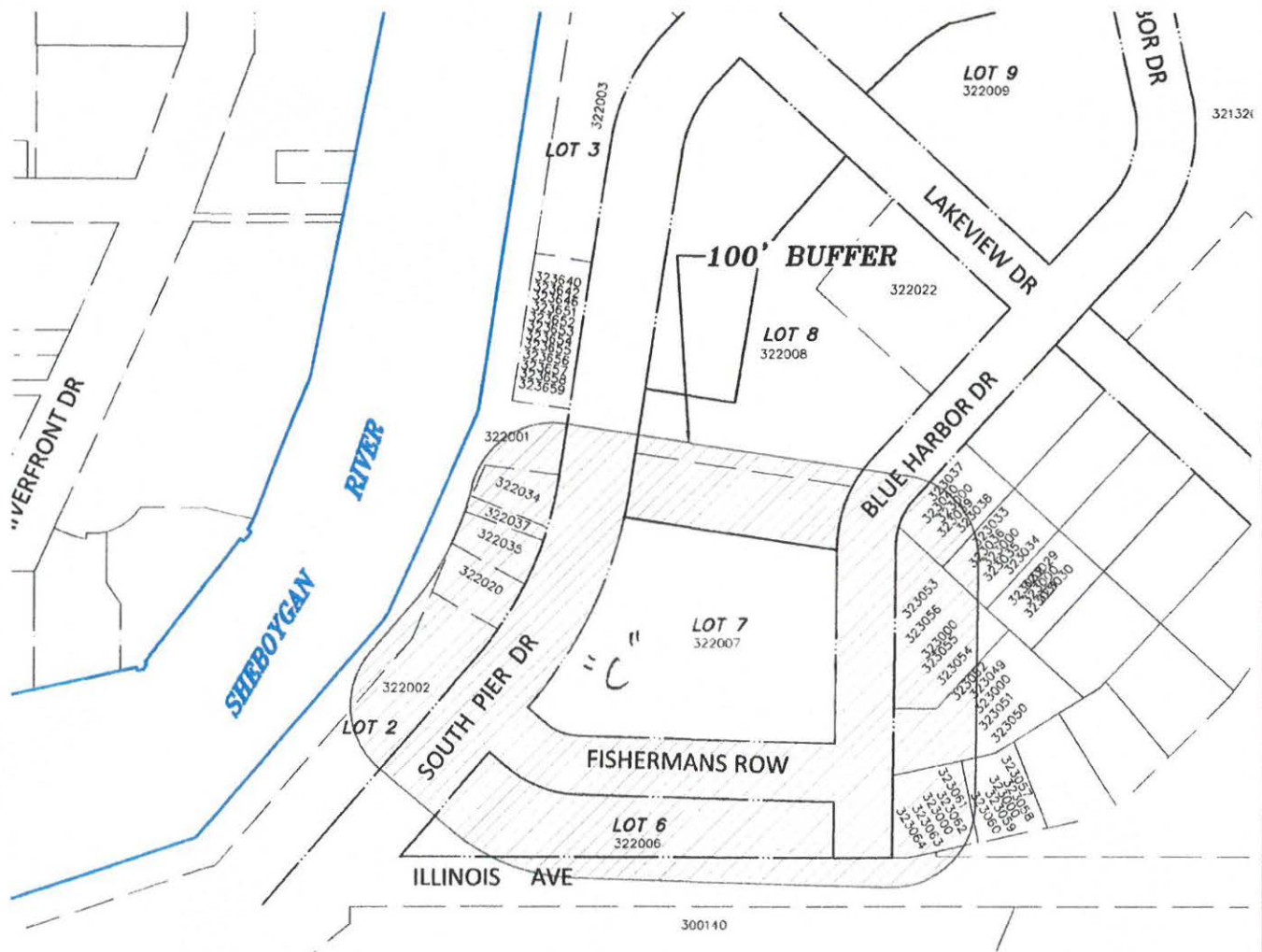
ALL SOUTH PIER AREA ZONED PPUD



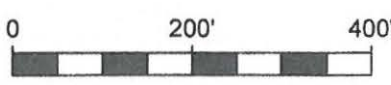
# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 26, T. 15 N., R. 23 E.

BEING PART OF LOT 7 OF THE SOUTH PIER PLAT, LOCATED IN THE NORTH  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE WEST R/W LINE OF BLUE HARBOR DRIVE WITH THE NORTH R/W LINE OF FISHERMANS ROW, SAID CORNER ALSO BEING THE POINT OF BEGINNING. THENCE N 88°18'23" W ALONG SAID NORTH R/W LINE 305.30', THENCE NORTHWESTERLY ALONG SAID NORTH R/W LINE 44.15' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.0' AND A CHORD BEARING OF N 68°50'46" W 43.31', THENCE N 49°23'09" W ALONG SAID NORTH R/W LINE 28.21' TO ITS INTERSECTION WITH THE EAST R/W LINE OF SOUTH PIER DRIVE, THENCE N 40°35'24" E ALONG SAID EAST R/W LINE 2.95', THENCE NORTHEASTERLY ALONG SAID EAST R/W LINE 254.28' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 525.0' AND A CHORD BEARING OF N 26°42'53" E 251.80', THENCE S 81°22'46" E 256.89' TO A POINT ON THE WEST R/W LINE OF BLUE HARBOR DRIVE, THENCE S 00°31'41" W ALONG SAID WEST R/W LINE 231.68' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 76,170.10 SQ. FT. OR 1.75 ACRES.

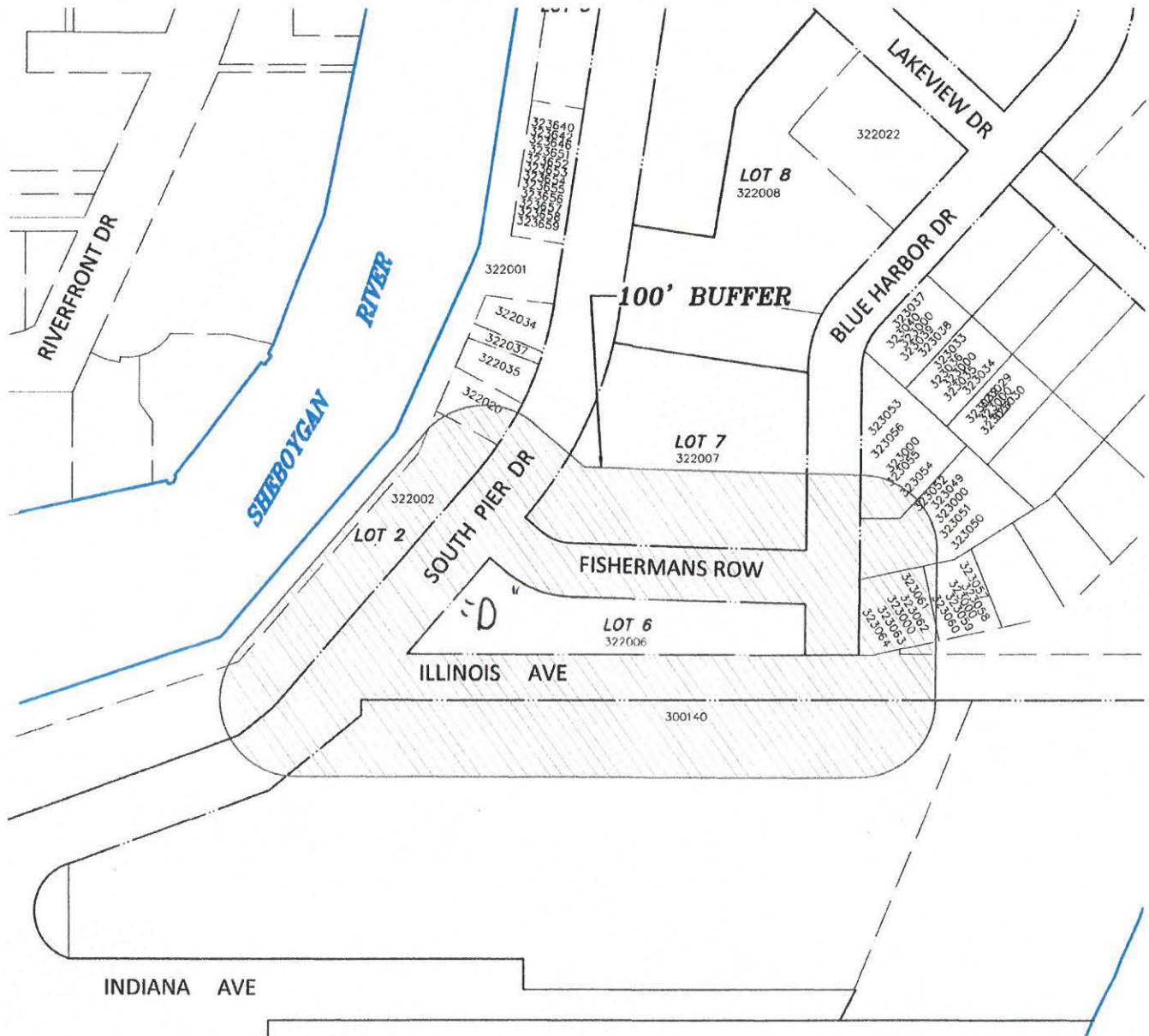


ALL SOUTH PIER AREA ZONED PPUD

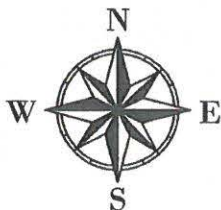


# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 26, T. 15 N., R. 23 E.

LOT 6 OF THE SOUTH PIER PLAT, LOCATED IN THE NE 1/4 OF THE NORTHWEST 1/4 AND THE NW 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID LOT 6 CONTAINS 37,974 SQ. FT. OR 0.87 ACRES.



ALL SOUTH PIER AREA ZONED PPUD





Google earth

miles  
km

Google earth

3 5



9



Google earth

feet  
meters

2000

800



**Development Concept:**

The South Pier Apartments will be a luxury apartment brand that will be a great addition to the South Pier peninsula and a major catalyst for future development. Additionally, this project will provide much needed housing for major local businesses and manufactures that are hiring new employees from out of the area. Recent market studies have discovered that there is a shortage of housing for new employees moving into the area and that there is a heavy demand for new lifestyle housing that the South Pier Apartments was designed to attract.

**Why PUD:**

The site is currently zoned as a Pre-Planned Unit Development (PPUD) District, which means this site is unique to the city and will require special attention to land use and aesthetic design.

The South Pier Apartments PUD 2016 will allow the design flexibility to create a new high quality residential complex and maintain a pedestrian friendly / side walk / lifestyle environment

**OVERALL  
DEVELOPMENT PLAN**  
SOUTH PIER TOWNHOMES  
CITY OF SHEBOYGAN, WI

**SITE DATA**

DEVELOPMENT 'A'		DEVELOPMENT 'B'		DEVELOPMENT 'C'		DEVELOPMENT 'D'		TOTAL	
UNIT COUNT	20 UNITS	20 UNITS	28 UNITS	24 UNITS	88 UNITS				
PARKING COUNT	50 SPACES	50 SPACES	78 SPACES	48 SPACES	20 SPACES				

EXISTING ZONING DISTRICT		SOUTH PIER DISTRICT	
DEVELOPMENT 'A'	1-5	DEVELOPMENT 'A'	1-5
DEVELOPMENT 'B'	1-5	DEVELOPMENT 'B'	1-5
DEVELOPMENT 'C'	5	DEVELOPMENT 'C'	5
DEVELOPMENT 'D'	1-5	DEVELOPMENT 'D'	1-5

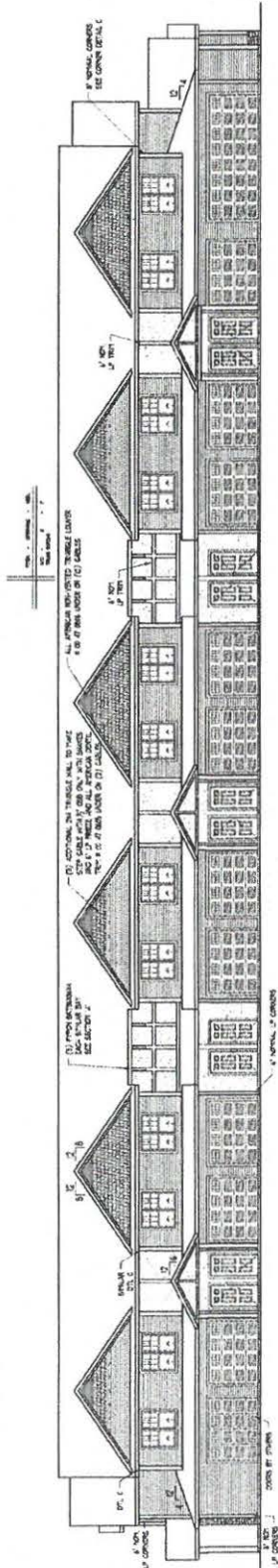


12860 W. NORTH AVE. BLDG D  
BROOKFIELD, WI 53005  
PHONE: (262) 785-1480  
FAX: (262) 750-1481  
EMAIL: pdudekro@trioeng.com

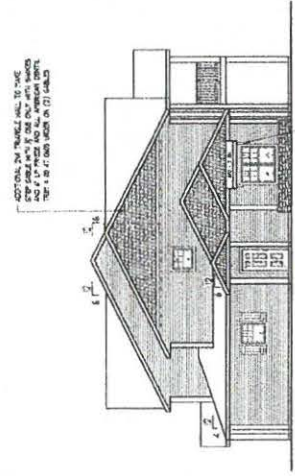


Scale: 1" = 60' (27x34)  
Scale: 1" = 120' (11x17)  
DATE: 03/28/2016

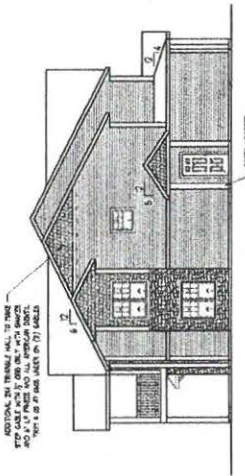




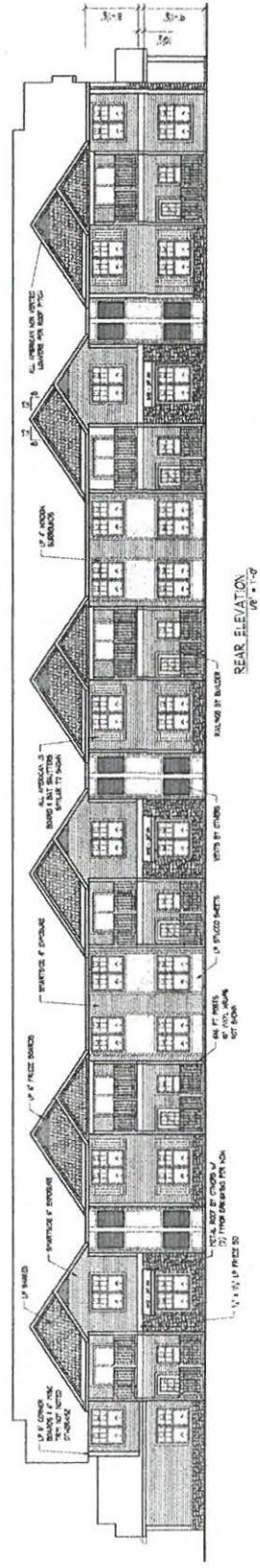
FRONT ELEVATION  
VR 1'-0"



RIGHT ELEVATION  
VR 1'-0"



LEFT ELEVATION  
VR 1'-0"



REAR ELEVATION  
VR 1'-0"

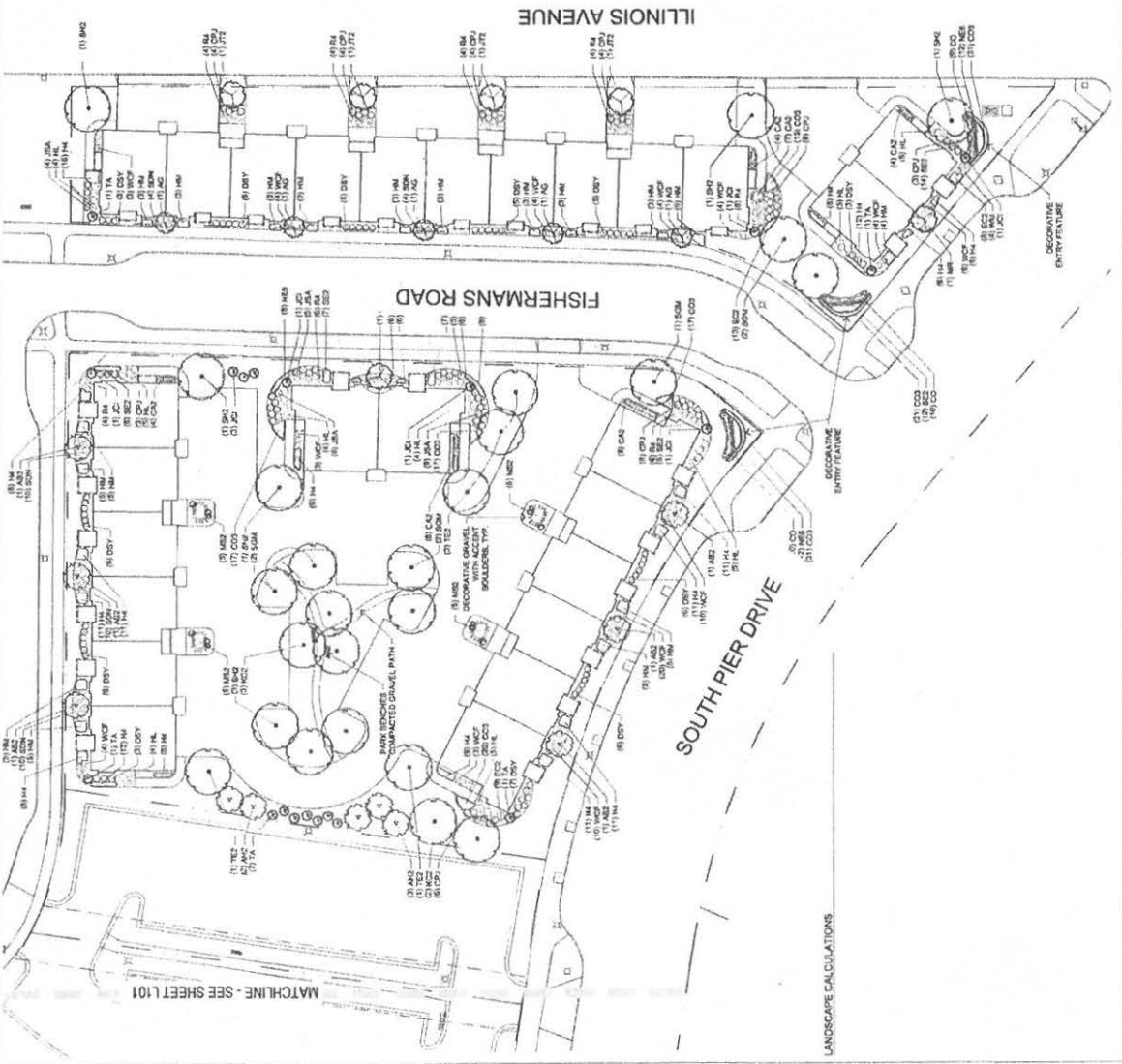
**CUSTOMER APPROVAL**  
 I HEREBY APPROVE THIS DRAWING FOR CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN.  
 DATE: \_\_\_\_\_ CONTRACTOR: \_\_\_\_\_  
 I understand that this drawing is for my personal use only and I will not reproduce or distribute it without the written consent of Amwood Builders.

**PLEASE SIGN AND RETURN THIS COPY TO AMWOOD**

**ELEVATIONS**

<p><b>AMWOOD BUILDERS - SHEBOYGAN 12 UNIT</b></p> <p>DATE: _____ BY: _____ CHECK: _____          TITLE: _____          PROJECT: _____          DRAWING NO.: _____          SHEET NO.: _____</p>		<p>DATE: 09/05          BY: GSI          CHECK: GSI          PROJECT: N1-604          DRAWING NO.: 10/10/04          SHEET NO.: 10/10/04</p>
<p><b>GENERAL NOTES:</b></p> <p>1. All work shall be in accordance with the specifications and drawings for this project.</p> <p>2. The contractor shall be responsible for obtaining all necessary permits and approvals.</p> <p>3. The contractor shall be responsible for obtaining all necessary materials and labor.</p> <p>4. The contractor shall be responsible for obtaining all necessary insurance.</p> <p>5. The contractor shall be responsible for obtaining all necessary safety equipment.</p>		<p>DESIGNED BY: _____          DRAWN BY: _____          CHECKED BY: _____          DATE: _____</p>





**R.A. Smith National**  
Beyond Surveying and Engineering  
www.ra-smithnational.com

**SOUTH PIER TOWNHOMES**  
CITY OF SHEBOYGAN, WI  
LANDSCAPE PLAN  
SOUTH

DATE: 03/25/2014

PROJECT NO: 1100002

PROJECT MANAGER: TOM WAPFERNEL, C.S.A., R.A.

DESIGNER: B.J. ALES

CHECKED: B.J. ALES

SHEET NUMBER: L100

**PLANT SCHEDULE SOUTH**

NO.	SYMBOL	COMMON NAME	HEIGHT	WIDE	PLANT CODE	REMARKS
1	(1) 10A	Red Maple	20'	20'	10A	Plant Code 10A
2	(1) 10B	Red Maple	20'	20'	10B	Plant Code 10B
3	(1) 10C	Red Maple	20'	20'	10C	Plant Code 10C
4	(1) 10D	Red Maple	20'	20'	10D	Plant Code 10D
5	(1) 10E	Red Maple	20'	20'	10E	Plant Code 10E
6	(1) 10F	Red Maple	20'	20'	10F	Plant Code 10F
7	(1) 10G	Red Maple	20'	20'	10G	Plant Code 10G
8	(1) 10H	Red Maple	20'	20'	10H	Plant Code 10H
9	(1) 10I	Red Maple	20'	20'	10I	Plant Code 10I
10	(1) 10J	Red Maple	20'	20'	10J	Plant Code 10J
11	(1) 10K	Red Maple	20'	20'	10K	Plant Code 10K
12	(1) 10L	Red Maple	20'	20'	10L	Plant Code 10L
13	(1) 10M	Red Maple	20'	20'	10M	Plant Code 10M
14	(1) 10N	Red Maple	20'	20'	10N	Plant Code 10N
15	(1) 10O	Red Maple	20'	20'	10O	Plant Code 10O
16	(1) 10P	Red Maple	20'	20'	10P	Plant Code 10P
17	(1) 10Q	Red Maple	20'	20'	10Q	Plant Code 10Q
18	(1) 10R	Red Maple	20'	20'	10R	Plant Code 10R
19	(1) 10S	Red Maple	20'	20'	10S	Plant Code 10S
20	(1) 10T	Red Maple	20'	20'	10T	Plant Code 10T
21	(1) 10U	Red Maple	20'	20'	10U	Plant Code 10U
22	(1) 10V	Red Maple	20'	20'	10V	Plant Code 10V
23	(1) 10W	Red Maple	20'	20'	10W	Plant Code 10W
24	(1) 10X	Red Maple	20'	20'	10X	Plant Code 10X
25	(1) 10Y	Red Maple	20'	20'	10Y	Plant Code 10Y
26	(1) 10Z	Red Maple	20'	20'	10Z	Plant Code 10Z

**GRAPHIC SCALE**  
0 15 30 60

**THIS PLAN IS FOR MUNICIPAL REVIEW  
NOT FOR BIDDING  
OR CONSTRUCTION PURPOSES**

**ENTRY FEATURE CONCEPT**

**LANDSCAPE CALCULATIONS**

Matchline - See Sheet L101

81

### **General Signage Plan:**

Project signage will be accomplished in two distinct ways.

1. Signage will be incorporated into the landscape plans as identified on pages 13-14 as Entry Feature Concept. A total of 5 such entry features will be installed at the property as identified on the landscape plans.
2. Each building will have a decorative “hanging” sign at strategic locations around the building focusing on the side elevations. All signs will be exact in terms of the hanging device, logo and color. See examples size and scale in the pictures below: Exact sign, art and hanging device TBD.





## Project Data:

<u>NUMBER</u>	<u>TYPE</u>	<u>FOOTAGE</u>	<u>Total Footage</u>	<u>UNIT RENT</u>	<u>COST / SQ. FT</u>
6	1 Bed / 1 Bath / Den / Lower - End Cap	1A 984	5,904	1,125	1.14
26	1 Bed / 1 Bath / Den / Lower - Interior	1B 984	25,584	1,095	1.11
4	1 Bed / 1 Bath / Den / Lower - End Cap - 4 Unit	1A 984	3,936	1,175	1.19
4	2 Bed / 2 Bath / Den / Lower / 2 Car Garage - End Cap	1F 1,130	4,520	1,450	1.28
4	2 Bed / 2 Bath / Den / Lower / 2 Car Garage - End Cap - 4 Unit	1F 1,130	4,520	1,500	1.33
10	2 Bed / 2 Bath / Den / Upper - End Cap	2A 1,444	14,440	1,475	1.02
8	2 Bed / 2 Bath / Den / Upper - End Cap - 4 Unit	2A 1,444	11,552	1,500	1.04
26	2 Bed / 2 Bath / Den / Upper - Interior	2B 1,444	37,544	1,445	1.00

## Site Data:

<b>Development "A"</b>		
Total Lot Size	0.978 AC	100.0%
Greenspace	0.303 AC	31.0%
Building	0.302 AC	30.9%
Parking	0.373 AC	38.1%
<b>Development "B"</b>		
Total Lot Size	1.133 AC	100.0%
Greenspace	0.356 AC	31.4%
Building	0.344 AC	30.4%
Parking	0.433 AC	38.2%
<b>Development "C"</b>		
Total Lot Size	1.749 AC	100.0%
Greenspace	0.639 AC	36.5%
Building	0.508 AC	29.1%
Parking	0.602 AC	34.4%
<b>Development "D"</b>		
Total Lot Size	0.872 AC	100.0%
Greenspace	0.199 AC	22.8%
Building	0.414 AC	47.5%
Parking	0.259 AC	29.7%
<b>Overall Development</b>		
Total Lot Size	4.732 AC	100.0%
Greenspace	1.497 AC	31.6%
Building	1.568 AC	33.2%
Parking	1.667 AC	35.2%

### **Project Narrative:**

The South Pier Luxury Apartments project will occupy 4 parcels previously identified as Lot A, B, C & D totaling 88 units on 4.73 Acres of land.

Our site use is designed to maximize existing amenities and infrastructure to create a “lifestyle” community focused around the existing restaurants and shops as well as the Sheboygan River and Lake Michigan.

Our development concept is “Residential Row” in design consistent with the approved architectural design standards for the area. Exceptional exterior building materials and attention to detail will make this project one of a kind in Sheboygan and possibly even the Midwest. Interior amenities such as kitchen islands in all units, solid surface kitchens, central air conditioning, large open concept floor plans, and much more will draw sophisticated higher income young professionals, executives and empty nesters.

Specific project details include the following:

- 9 Buildings
- 88 Total units ranging from 4 -20 unit buildings
- Great Parking 230 total parking spaces / 2.61 spaces per unit
- 1 and 2 bedroom units – All have dens
- 1 and 2 car attached garages
- Generous unit sizes ranging from 984 to 1444 square feet
- Beautiful architecture and colors
- Lush landscaping
- Lifestyle community with easy access to restaurants, shopping, Lake Michigan and walking trails, and the Sheboygan River and River Walk.

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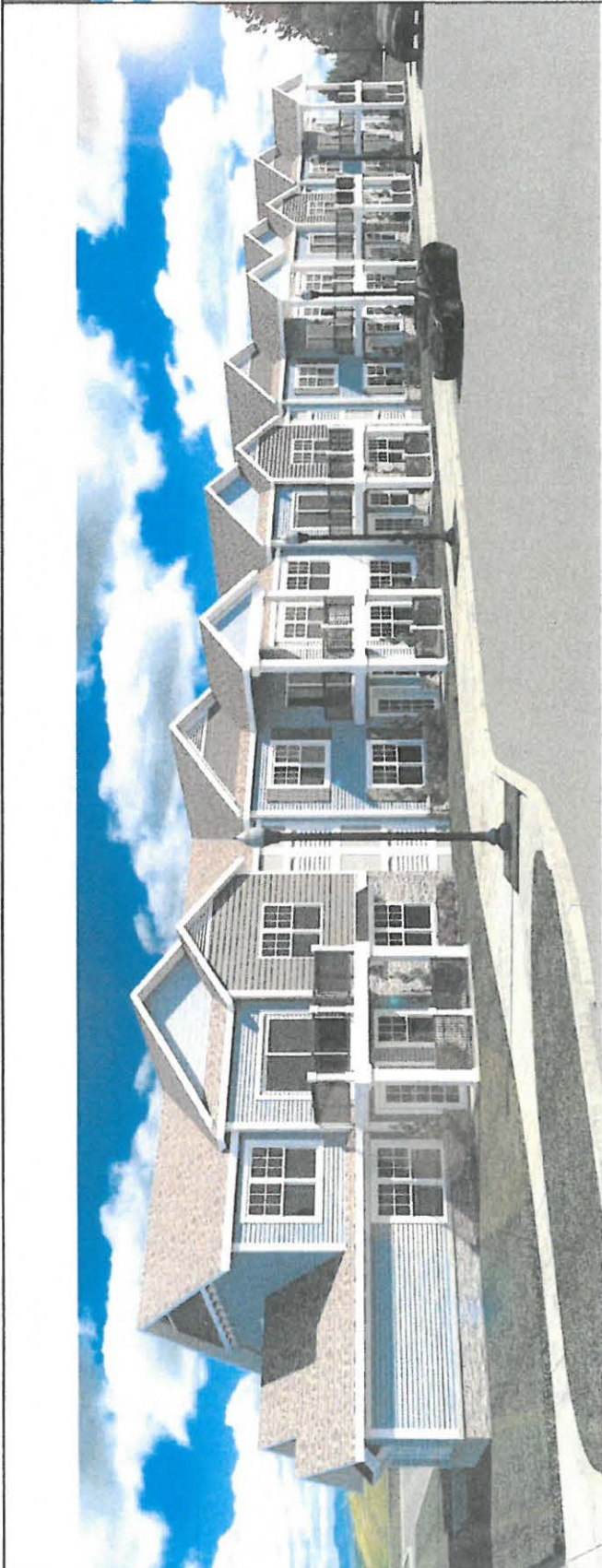
**SOUTH PIER APTS.**  
HCI Properties

REVISIONS	
Date	Description
06/01/16	ARCH REVIEW

**ARCH REVIEW**

**EXTERIOR RENDERING**

ISSUE DATE: 06/01/16  
RENDER BY: BURANT  
CHECKED BY: PESKIE  
**G000**  
SCALE:



WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.



**SOUTH PIER APTS.**



**REVISIONS**

Date	Description
06/01/16	ARCH REVIEW

**ARCH REVIEW**

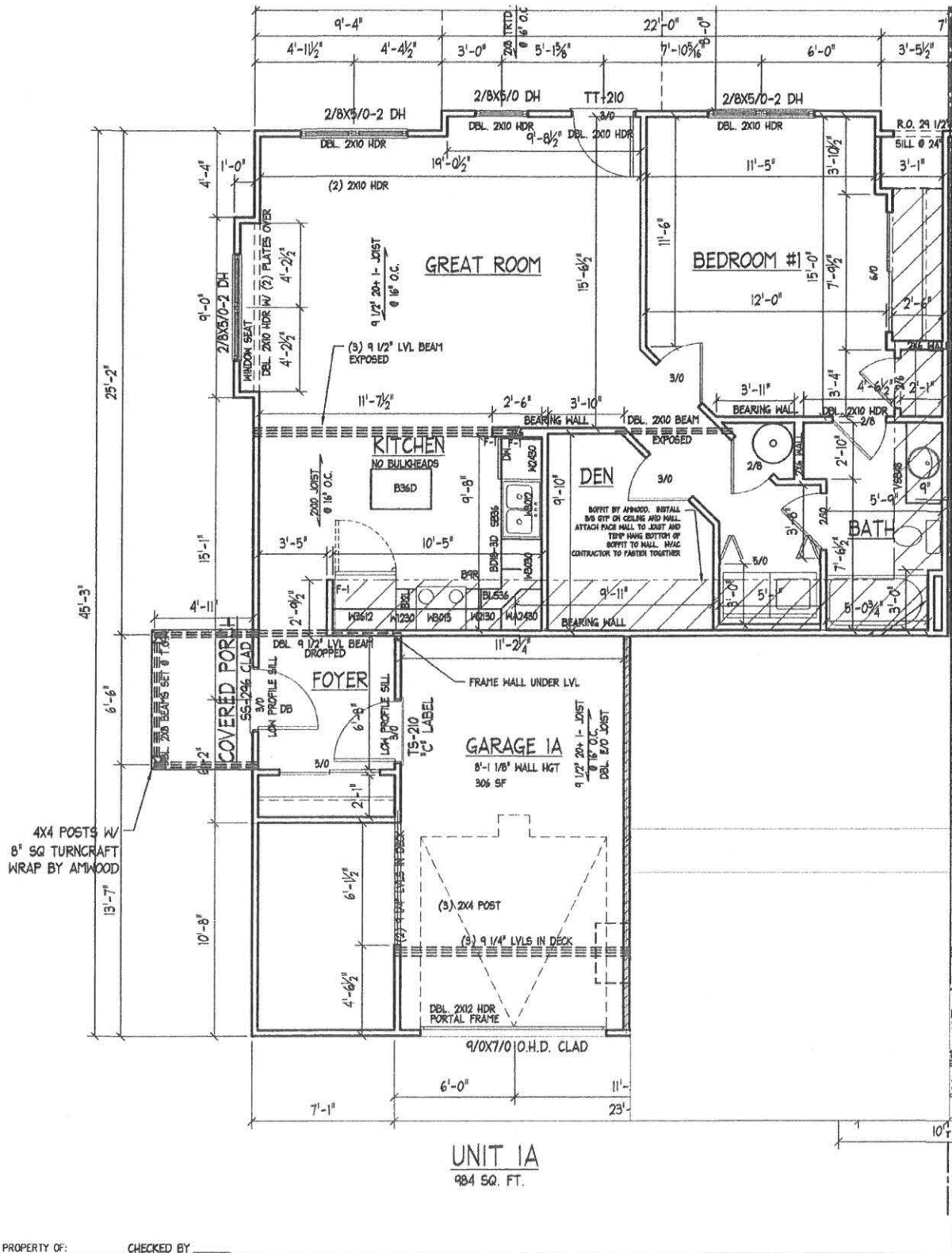
**EXTERIOR RENDERING**

ISSUE DATE: 06/01/16  
 RENDER BY: BURANT  
 CHECKED BY: PESKIE

**G001**  
 SCALE:

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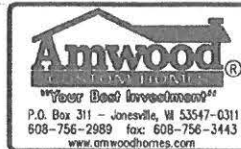
WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.



**UNIT IA**  
984 SQ. FT.

THIS PLAN IS THE PROPERTY OF:

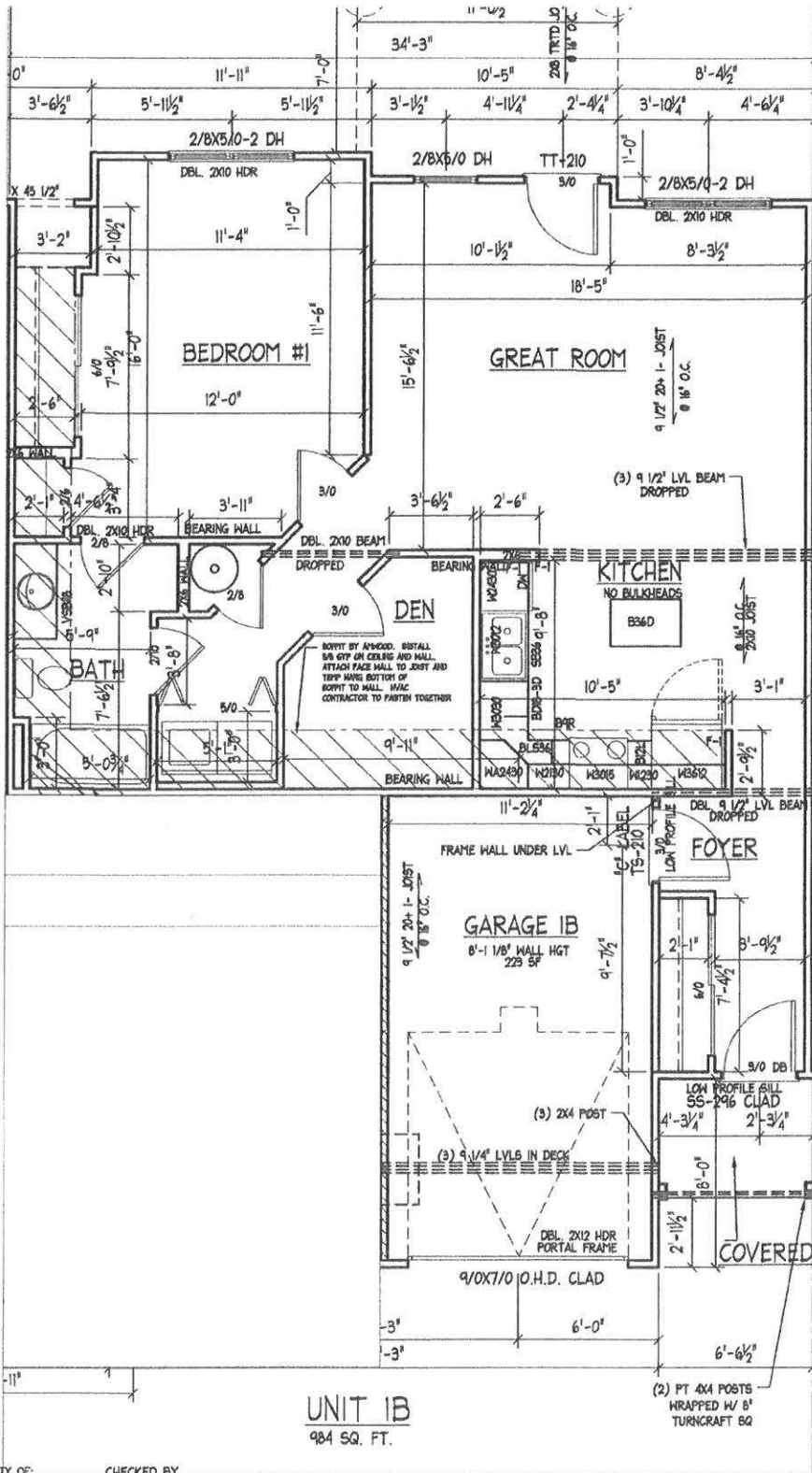
CHECKED BY:



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BURBANK BUILDERS - SHEBOYGAN 12 UNIT					
CODE	BY	DATE	CODE	BY	DATE
Plan / Custom			Processor	JDP	05/05/16
Revision			Revision	JDP	05/06/16
Revision			Revision		
Revision			Foundation		

Cust. No.	9003
F.O. No.	9031
Job No.	MU-604
©1997 AMWOOD, INC.	



**UNIT 1B**  
984 SQ. FT.

THIS PLAN IS THE PROPERTY OF:

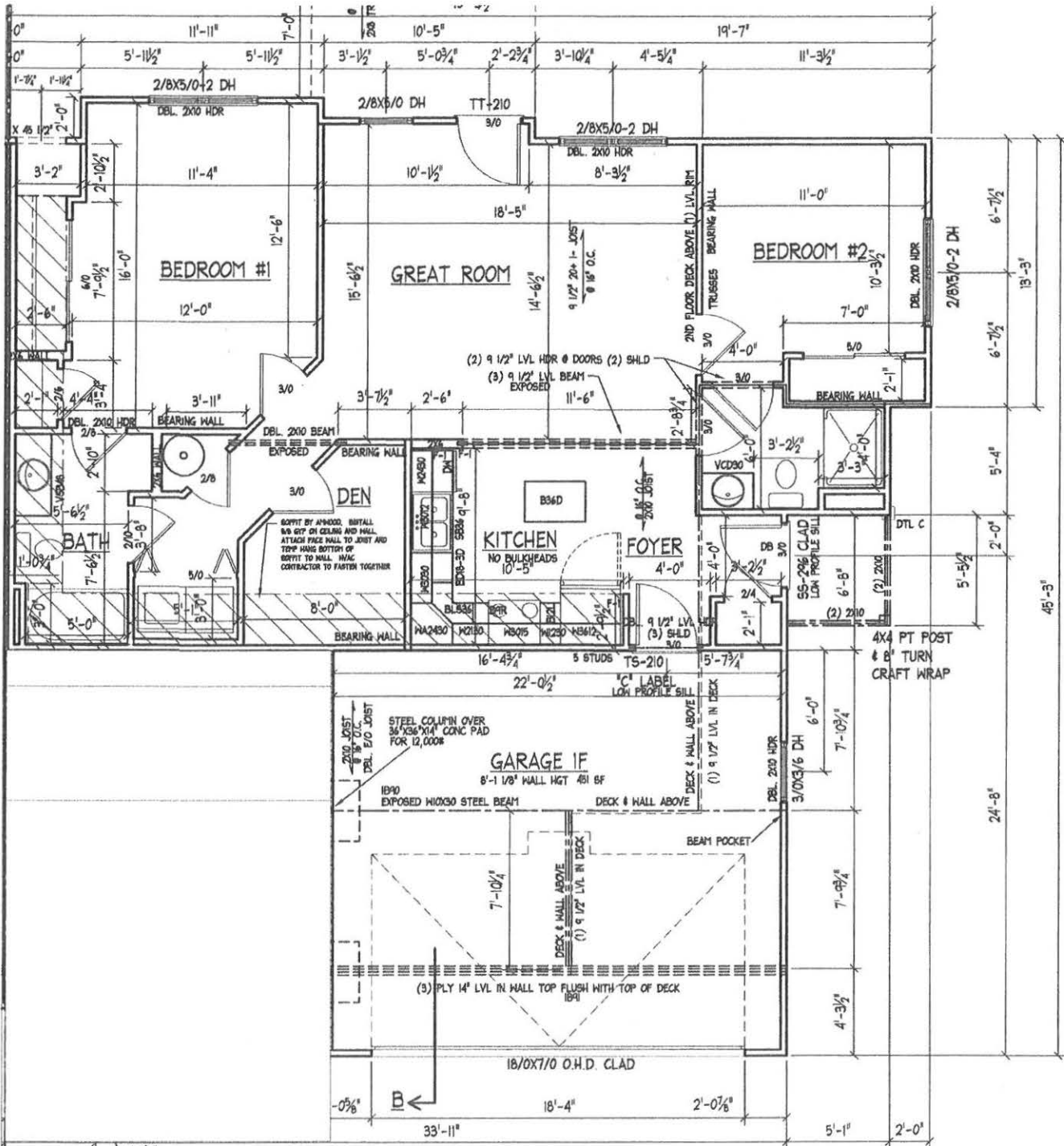
CHECKED BY:

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BURBACK BUILDERS - SHEBOYGAN 12 UNIT					
CODE	BY	DATE	CODE	BY	DATE
Plan / Custom			Processor	JDP	05/03/16
Revision			Revision	JDP	05/06/16
Revision			Revision		
Revision			Foundation		

Cust. No.	9003
F.O. No.	9031
Job No.	MU-604
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**UNIT 1F**  
1130 SQ. FT.

THIS PLAN IS THE PROPERTY OF:



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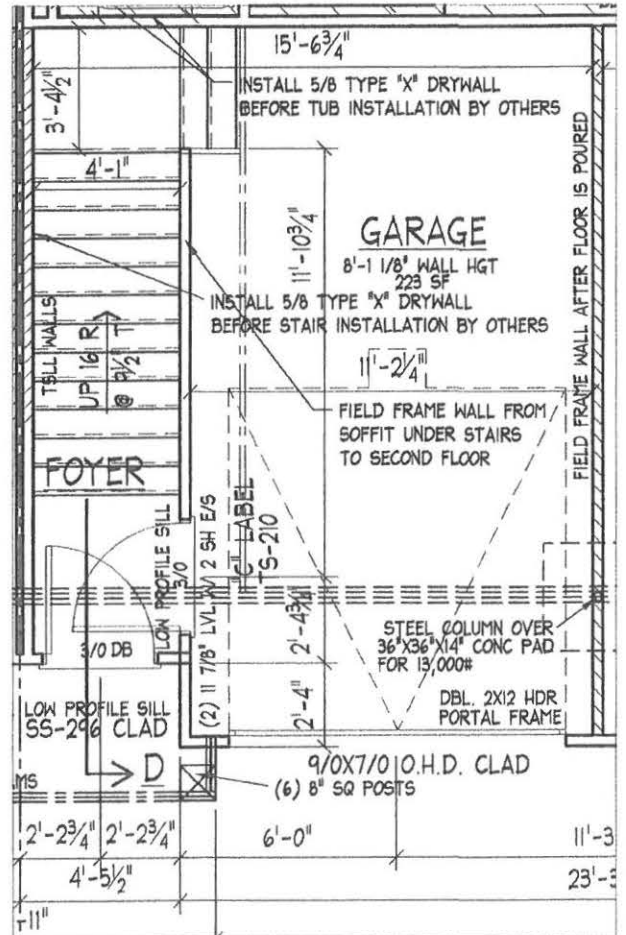
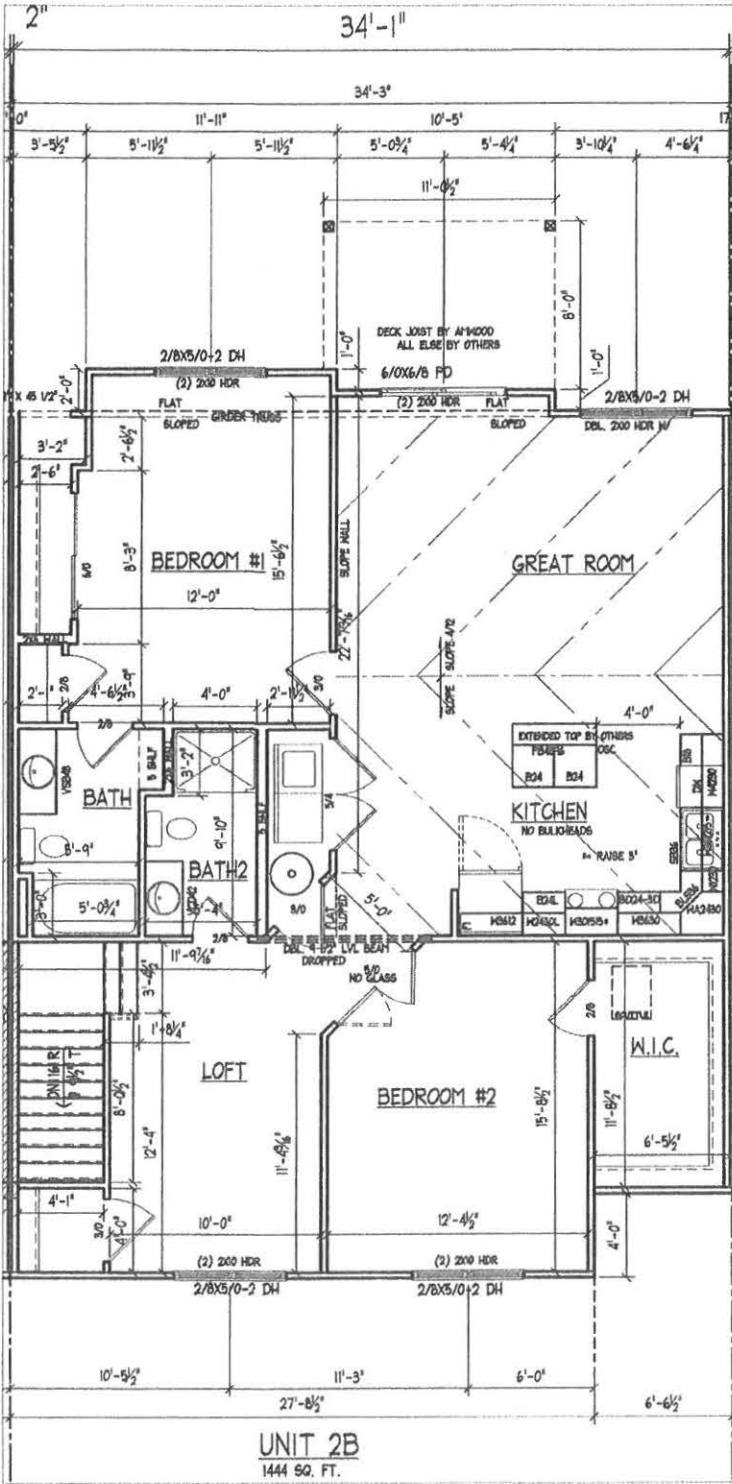
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BURBACK BUILDERS - SHEBOYGAN 12 UNIT					
CODE	BY	DATE	CODE	BY	DATE
Ptn / Custom			Processor	JDP	05/03/16
Revision			Revision	JDP	05/06/16
Revision			Revision		
Revision			Foundation		

Cust. No.	9003
F.O. No.	9031
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BURBACK BUILDERS - SHEBOYGAN 12 UNIT					
CODE	BY	DATE	CODE	BY	DATE
Plan / Custom			Processor	JDP	05/03/16
Revision			Revision	JDP	05/06/16
Revision			Revision		
Revision			Foundation		

Cust. No.	9003
F.O. No.	9031
Job No.	MU-604
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~~IX~~

Other Matters

9.2

Gen. Ord. No. 5 - 16 - 17. By Alderpersons Donohue and Hou-Seye.  
June 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 on interior vacant land on South Pier from Class PPUD to Class South Pier Sheboygan PUD 2016 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 PPUD to Class South Pier Sheboygan PUD 2016 Classification:

**Lot 6 Description**

LOT 6 OF THE SOUTH PIER PLAT, LOCATED IN THE NE 1/4 OF THE NORTHWEST 1/4 AND THE NW 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID LOT 6 CONTAINS 37,974 SQ. FT. OR 0.87 ACRES.

**Lot 7 Description**

BEING PART OF LOT 7 OF THE SOUTH PIER PLAT, LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE WEST R/W LINE OF BLUE HARBOR DRIVE WITH THE NORTH R/W LINE OF FISHERMANS ROW, SAID CORNER ALSO BEING THE POINT OF BEGINNING. THENCE N 88°18'23" W ALONG SAID NORTH R/W LINE 305.30', THENCE NORTHWESTERLY ALONG SAID NORTH R/W LINE 44.15' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.0' AND A CHORD BEARING OF N 68°50'46" W 43.31', THENCE N 49°23'09" W ALONG SAID NORTH R/W LINE 28.21' TO ITS INTERSECTION WITH THE EAST R/W LINE OF SOUTH PIER DRIVE, THENCE N 40°35'24" E ALONG SAID EAST R/W LINE 2.95', THENCE NORTHEASTERLY ALONG SAID EAST R/W LINE 254.28' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 525.0' AND A CHORD BEARING OF N 26°42'53" E 251.80', THENCE S 81°22'46" E 256.89' TO A POINT ON THE WEST R/W LINE OF BLUE HARBOR DRIVE, THENCE S 00°31'41" W ALONG SAID WEST R/W LINE 231.68' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 76,170.10 SQ. FT. OR 1.75 ACRES.

City Plan

#### **Lot 8 Description**

BEING PART OF LOT 8 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS


COMMENCING AT THE NORTHWEST CORNER OF LOT 8 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE EAST R/W LINE OF SOUTH PIER DRIVE WITH THE SOUTHWEST R/W LINE OF LAKEVIEW DRIVE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE S 47°23'48" E ALONG SAID SOUTHWEST R/W LINE 172.64', THENCE S 41°00'11" W 113.78', THENCE SOUTHWESTERLY 50.65' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 285.0' AND A CHORD BEARING OF S 35°54'44" W 50.58', THENCE S 09°13'43" W 170.33', THENCE N 81°22'46" W 107.97' TO A POINT ON THE EAST R/W LINE OF SOUTH PIER DRIVE, THENCE N 08°37'14" E ALONG SAID EAST R/W LINE 284.57', THENCE NORTHEASTERLY ALONG SAID EAST R/W LINE 93.12' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.0' AND A CHORD BEARING OF N 25°36'43" E 91.76', THENCE N 42°36'12" E ALONG SAID EAST R/W LINE 42.85' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 49,338.37 SQ. FT. OR 1.13 ACRES.

#### **Lot 9 Description**

BEING PART OF LOT 9 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER OF LOT 9 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE SOUTH R/W LINE OF SOUTH PIER DRIVE WITH THE WEST R/W LINE OF BLUE HARBOR DRIVE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE S 11°53'59" E ALONG SAID WEST R/W LINE 100.74', THENCE S 76°17'28" W 196.58', THENCE SOUTHWESTERLY 68.98' ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.0' AND A CHORD BEARING OF S 53°36'23" W 68.80', THENCE S 46°25'12" W 62.06' TO A POINT ON THE NORTHEAST R/W LINE OF LAKEVIEW DRIVE, THENCE N 47°23'48" W ALONG SAID NORTHEAST R/W LINE 139.80' TO ITS INTERSECTION WITH THE SOUTH R/W LINE OF SOUTH PIER DRIVE, THENCE N 42°36'12" E ALONG SAID SOUTH R/W LINE 43.16', THENCE NORTHEASTERLY ALONG SAID SOUTH R/W LINE 97.27' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.0' AND A CHORD BEARING OF N 60°21'06" E 95.72', THENCE CONTINUING ALONG SAID SOUTH R/W LINE N 78°06'01" E 266.77' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 42,612.48 SQ. FT. OR 0.98 ACRES.

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.

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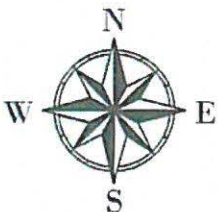
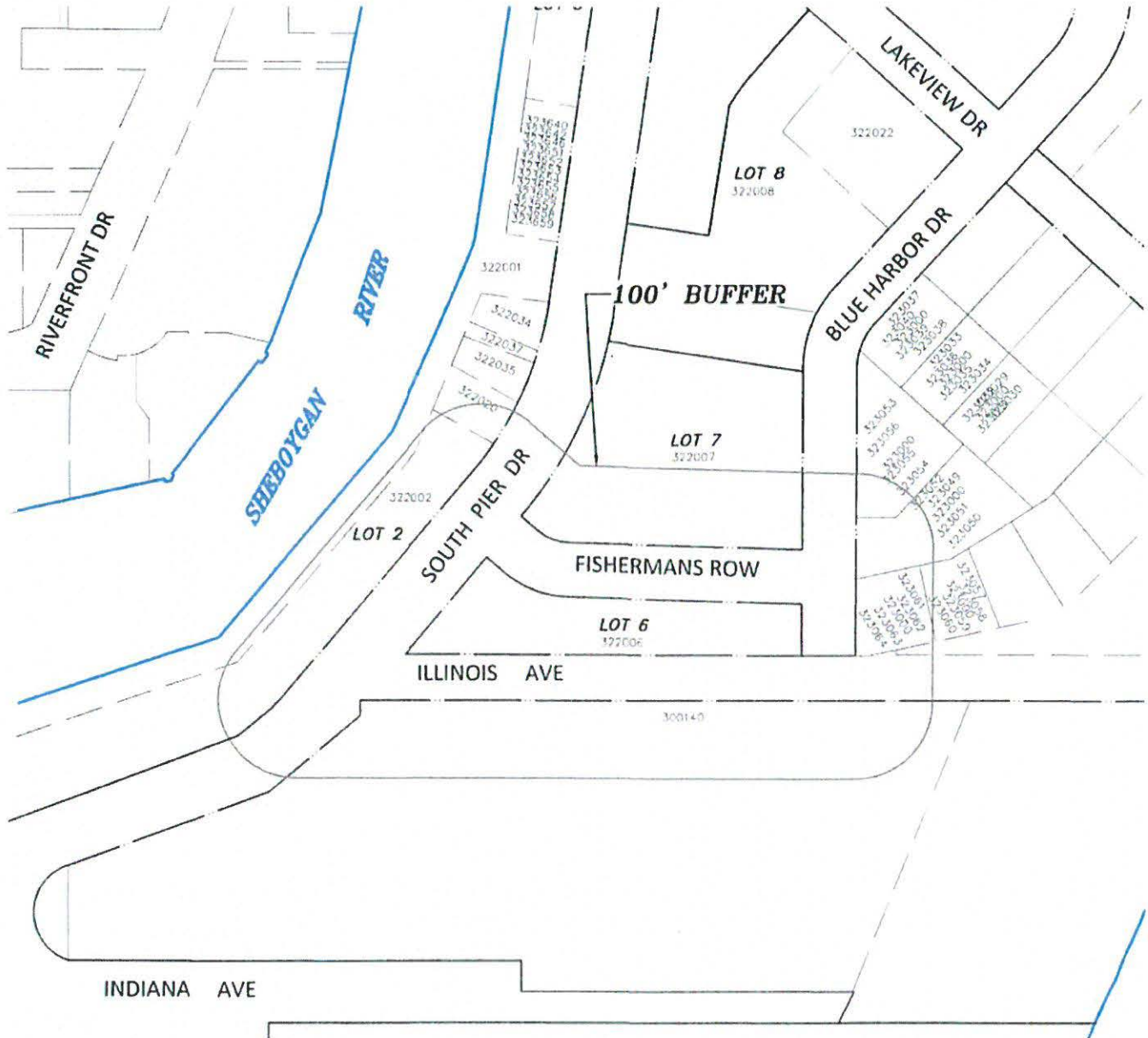
I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dated \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, City Clerk

Approved \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, Mayor

# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 26, T. 15 N., R. 23 E.

LOT 6 OF THE SOUTH PIER PLAT, LOCATED IN THE NE 1/4 OF THE NORTHWEST 1/4 AND THE NW 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID LOT 6 CONTAINS 37,974 SQ. FT. OR 0.87 ACRES.



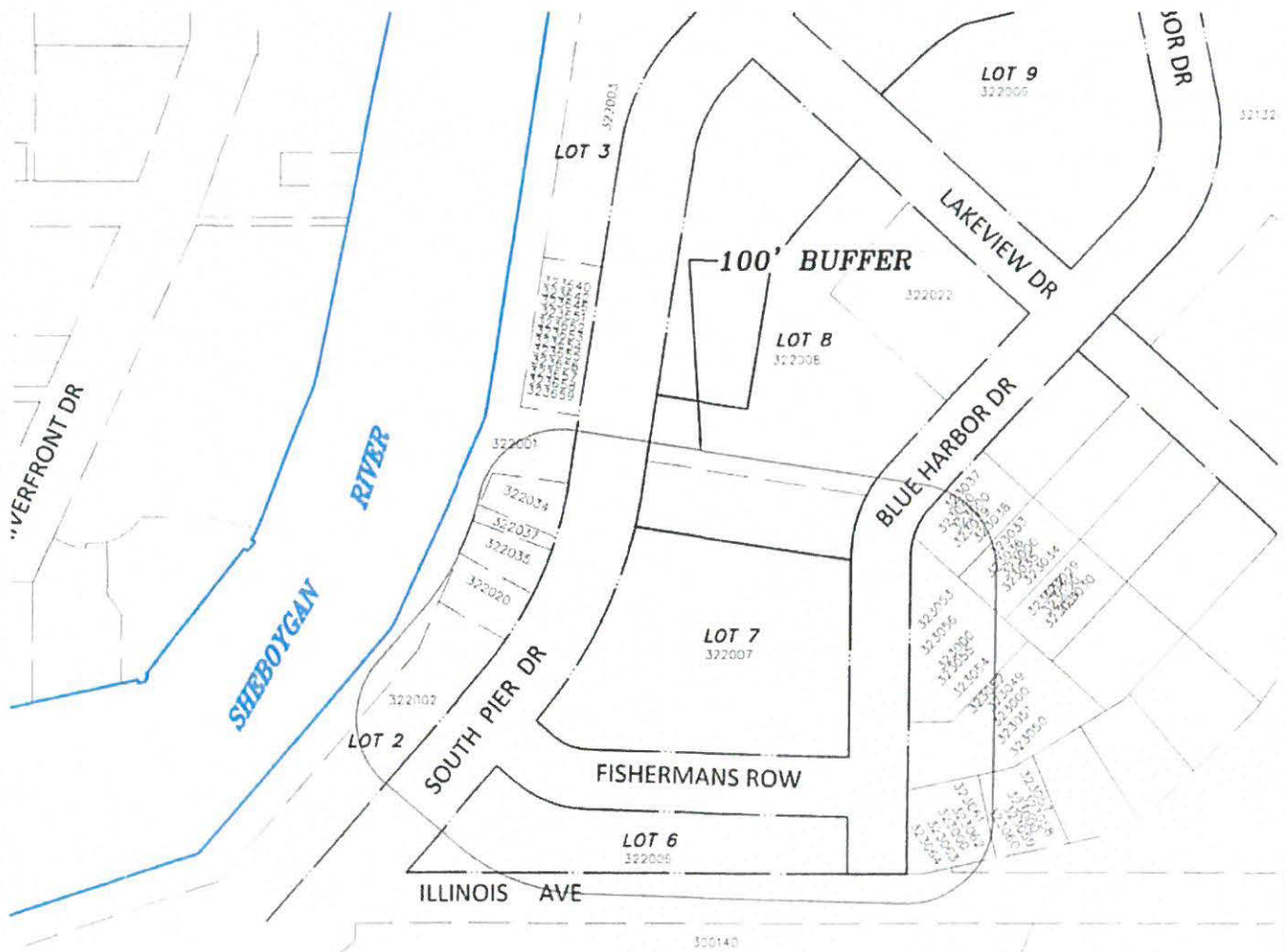
ALL SOUTH PIER AREA ZONED PPUD



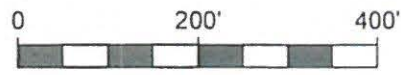
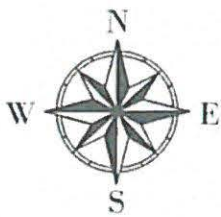
# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 26, T. 15 N., R. 23 E.

BEING PART OF LOT 7 OF THE SOUTH PIER PLAT, LOCATED IN THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE WEST R/W LINE OF BLUE HARBOR DRIVE WITH THE NORTH R/W LINE OF FISHERMANS ROW, SAID CORNER ALSO BEING THE POINT OF BEGINNING. THENCE N 88°18'23" W ALONG SAID NORTH R/W LINE 305.30', THENCE NORTHWESTERLY ALONG SAID NORTH R/W LINE 44.15' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.0' AND A CHORD BEARING OF N 68°50'46" W 43.31', THENCE N 49°23'09" W ALONG SAID NORTH R/W LINE 28.21' TO ITS INTERSECTION WITH THE EAST R/W LINE OF SOUTH PIER DRIVE, THENCE N 40°35'24" E ALONG SAID EAST R/W LINE 2.95', THENCE NORTHEASTERLY ALONG SAID EAST R/W LINE 254.28' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 525.0' AND A CHORD BEARING OF N 26°42'53" E 251.80', THENCE S 81°22'46" E 256.89' TO A POINT ON THE WEST R/W LINE OF BLUE HARBOR DRIVE, THENCE S 00°31'41" W ALONG SAID WEST R/W LINE 231.68' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 76,170.10 SQ. FT. OR 1.75 ACRES.



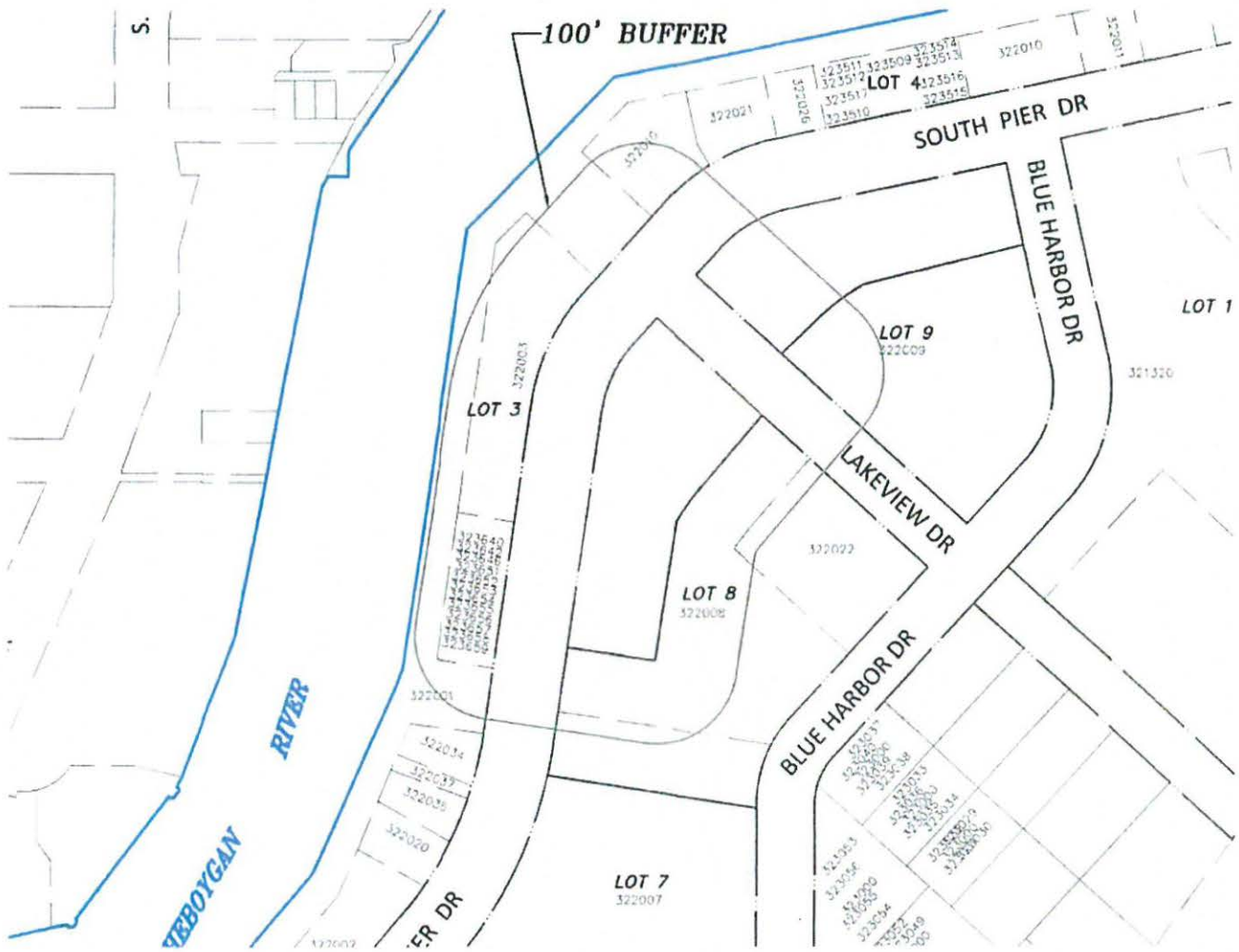
ALL SOUTH PIER AREA ZONED PPUD



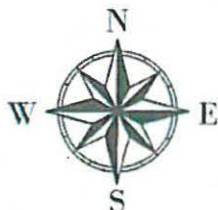
# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 PART OF SECTIONS 23 & 26, T. 15 N., R. 23 E.

BEING PART OF LOT 8 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 23 AND THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

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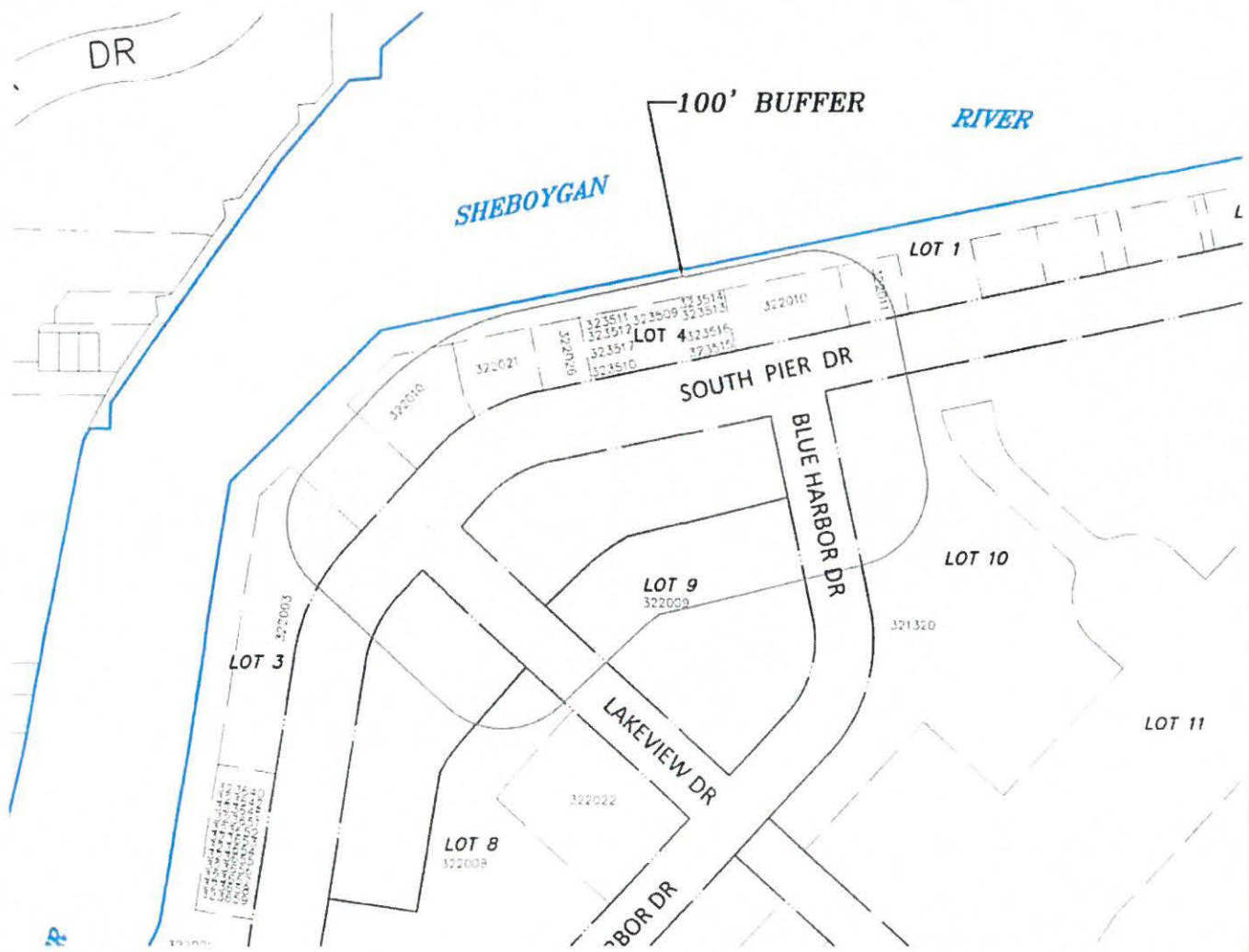
ALL SOUTH PIER AREA ZONED PPUD



# PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 23, T. 15 N., R. 23 E.

BEING PART OF LOT 9 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 23, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

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ALL SOUTH PIER AREA ZONED PPUD

