

*****ATTACHMENTS*****

PARCEL NO. 112190
MAP NO. 23 400 011
ZONING CLASSIFICATION: NR

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 1/12/16

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: Senior Activity Center of Sheboygan

ADDRESS: 428 Wisconsin Ave, Sheb. E-MAIL: wendy.schmitz@sheboyganwi.gov

PHONE: (920) 459-3198 FAX NO. () N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Senior Activity Center of Sheboygan

ADDRESS OF PROPERTY AFFECTED: 428 Wisconsin Ave, Sheboygan WI 53081

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Senior Activity Center for recreational use.

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

No change.

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

Requesting a sign naming the facility.

Application for signage at the Senior Activity Center of Sheboygan

The Senior Activity Center currently has one stand-alone sign on the corner of 5th and Wisconsin Ave, which is a one way street. There is very little parking available on the street.

The sign is aluminum attached to plywood and is fitted to the original painted wooden posts. The sign has been at the location for the past 10 years that I have been here (probably 19 years as the Senior Center has occupied this building since 1996).

The current request is for an additional, identical sign to be installed on the grass verge halfway between the corners of the parking lot on 4th Street.

The intention is for the sign to be permanent.

No illumination is planned as the Senior Activity Center does not operate at night.

The Senior Activity Center of Sheboygan has traditionally been one of the sites used by AARP volunteers to prepare tax returns for Sheboygan's low income families. In 2013 710 individuals were served, 2014 603 individuals were served.

In 2016 AARP have closed the sites in Plymouth and Sheboygan Falls and moved the entire program to the Senior Activity Center. The estimated number of individuals to be served in 2016 is 1060. Many will be coming to the Senior Activity Center for the first time and an additional sign located on 4th Street will assist newcomers to identify the building, especially as the parking lot is located there.

The Senior Activity Center has also been chosen to replace 4 voting wards and will see increased traffic from the general public during elections. A sign will assist voters to locate the building and find parking.

Wendy Schmitz

Senior Activity Center Supervisor

OFFICE USE ONLY

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

OFFICE USE ONLY

REVIEW DATE: _____
APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

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

1. APPLICANT INFORMATION

APPLICANT: Senior Activity Center of Sheboygan
ADDRESS: 428 Wisconsin Ave, Sheboygan WI 53081
E-MAIL ADDRESS: wendy.schmitz@sheboyganwi.gov
PHONE: (920) 459-3198 FAX NO: () N/A

2. OWNER INFORMATION

OWNER OF SITE: City of Sheboygan
ADDRESS: _____
PHONE: () FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Senior Activity Center of Sheboygan
ADDRESS OF PROPERTY AFFECTED: 428 Wisconsin Ave
USE OF PROPERTY: Senior Center
TYPE OF SIGN: Identifies the agency
DESCRIPTION OF PROPOSED SIGN: See enclosed.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 15" X WIDTH: 90" = TOTAL SQUARE FOOTAGE: 11.25 sq. ft.

AMOUNT OF PUBLIC STREET FRONTAGE: 90"

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: N/A

SETBACK: _____

METHOD OF ATTACHMENT: 4 x 6 treated timber in ground

METHOD OF ILLUMINATION: N/A

SIGN MATERIALS: Aluminum on plywood

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 11.25 AFTER PROPOSED SIGN: 22.5

5. CERTIFICATE

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

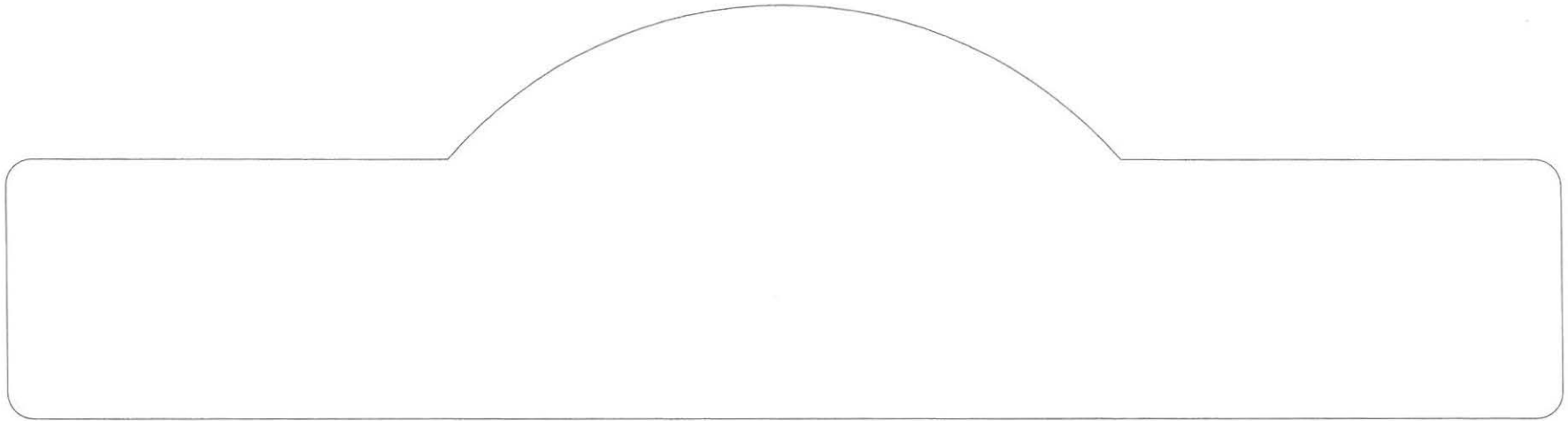
Wendy Schmitz
APPLICANT'S SIGNATURE

12/17/15
DATE

Wendy Schmitz
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

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



15" Height on edges

90" Length

23.937" Center Height

1.5" RADIUS CORNERS



SENIOR

CENTER

WISCONSIN AVENUE

PROPOSED 80" SIGN
SIGN 1' OFF PROPERTY LINE
SIGN 4' BEHIND SIDEWALK

100' PROPERTY LINE TO SIGN POST

NORTH 4TH STREET



City of
Sheboygan
spirit on the lake



SENIOR ACTIVITY CENTER
EXPLORE YOUR POTENTIAL





SENIOR ACTIVITY CENTER
EXPLORE YOUR POTENTIAL

FEDERAL GOVERNMENT ACQUISITION
FOR GENERAL PUBLIC USE

719450
1354001
CLASSIFICATION: SR-5

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 1/12/16

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

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

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1. APPLICANT INFORMATION

APPLICANT: Sheboygan Area School District

ADDRESS: 830 Virginia Ave., Sheboygan, WI 53081

E-MAIL: dalbright@sheboygan.k12.wi.us

PHONE: (920) 459-3571 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: North High School

ADDRESS OF PROPERTY AFFECTED: 1042 School Ave., Sheboygan, WI 53083

LEGAL DESCRIPTION: See Attachment

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: The property is used for the delivery of 9th through 12th grade education with the accessory use of physical education.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The proposed land use is Indoor Institutional per section 15.206(3) (c). Indoor Institutional includes schools.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: To encroach on the 30'-0" front yard setback. Reduce the current number of parking stalls by 12 stalls.

Sheboygan North High School Technology Addition

Sheboygan North High School, located at 1042 School Avenue, is zoned Suburban Residential (SR-5). A High School is considered an indoor institutional use which is a permitted conditional use in the SR zone. The propose addition will continue to be used as a high school. The schools hours of operation will not change. The addition will be used to expand the Technology Education Department. Activities within the addition will include teaching students more advanced metal shop skills. Skills that include welding, robotics, plasma cutting, etc. This addition was requested and funded primarily by local companies to encourage more students to pursue careers in manufacturing.

The building is a single story building with a mezzanine. The addition is approximately 6,700 square feet. The exterior will blend into the existing school. Storm drainage will be expanded to provide additional catch basins. Lights will include a cut off light fixture at the one exterior door, no dumpsters will be located at this addition, landscaping will meet city requirements. No fencing is planned.

Currently the adjacent parking has 28 stalls. The addition will reduce this to 16 stalls. This reserved parking area will be designated for "visitor parking". The existing parking stall count is 444 stalls. The current student count is 1500 (300 stalls @ 1 per 5), and a staff count of 157 including 12 part-time (157 stalls @ 1 per 1). Total required count of 457.

The front yard setback for this property is 30'-0". The south face of the addition will be located 10'-0" off of the property line. This conditional use is asking permission to encroach on the required setback. Other locations for the addition were explored and this was determined to be the ideal location. Factors such as extremely poor soils to the north and east of the school were determined to expensive to construct on. In addition, an underground detention system is in place to the southeast of the school.



North High School Technical Education Addition and Renovation

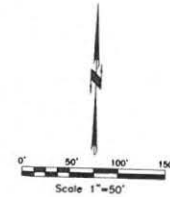
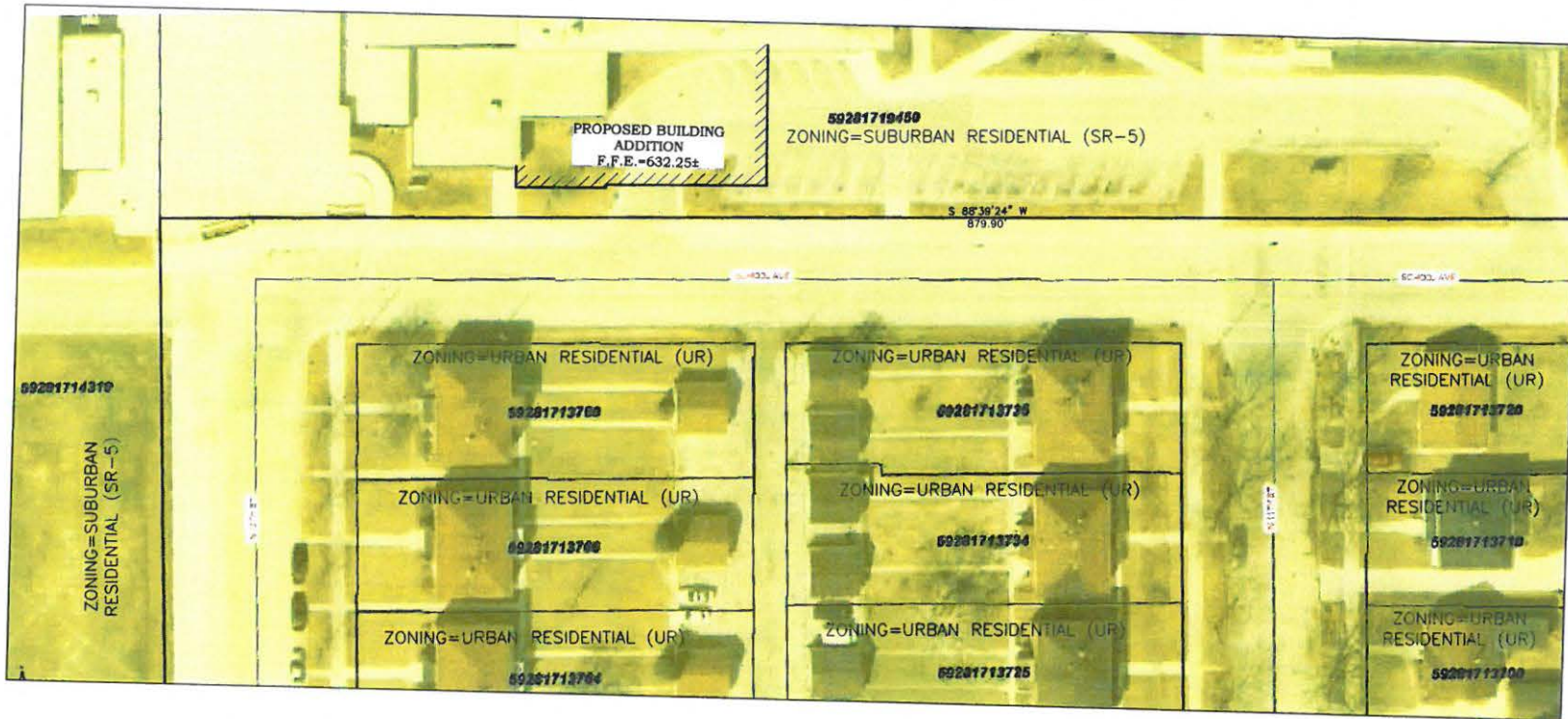


City of Sheboygan Conditional Use Permit Application Submittal

December 22, 2015



1202A North 8th Street - Sheboygan, Wisconsin 53082
920.459.4200 - www.brayarch.com



APOL
Feldt & Bergstrom

Land Surveying
Engineering
Landscape Architecture

2709 Windy Drive, Suite D
Deerfield, WI 53015
715.344.9999 / 715.344.9929

bray architects
solid foundation. forward thinking.

Office Location:
Shoshone
215 North Main Street
Suite 201
Shoshone, Wisconsin 53082
T: 414.228.0200
F: 414.228.0204

Shoshone:
1224 North 8th Street
PO Box 890
Shoshone, Wisconsin 53082
T: 920.486.0200
F: 920.486.0200
www.brayarch.com

NOT FOR CONSTRUCTION

Project No: 3208
Title: Tract Etc. Addition and Remodeling for North High School, Washington Area School District, 1948 School Avenue, Shoshygan WI 53083

Project Number: 3208
Issued For: Conditional Use Permit Submittal
Issue Date: December 21, 2015

Sheet Title: Parcel & Zoning Map

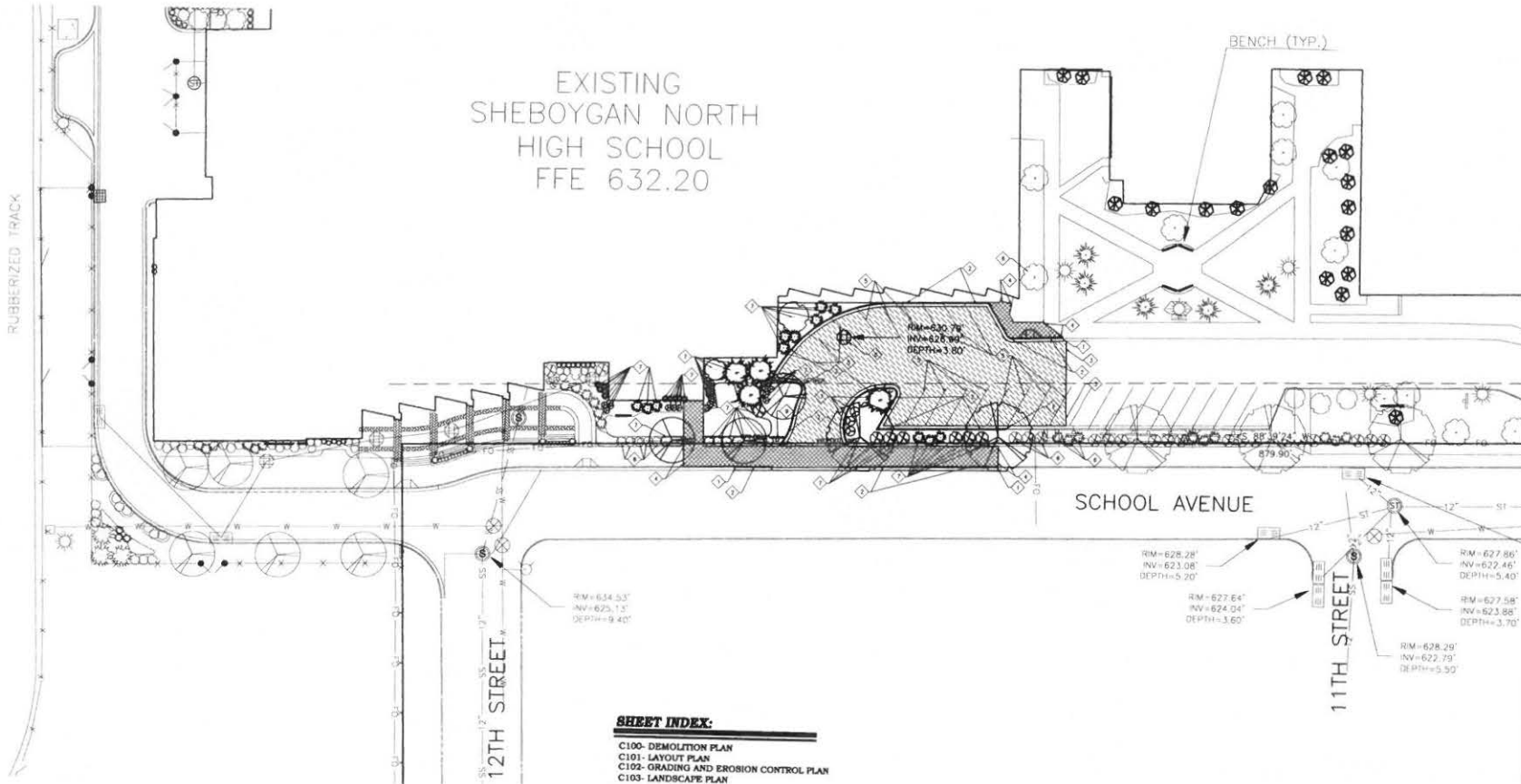
Sheet Number: MAP



EXISTING
SHEBOYGAN NORTH
HIGH SCHOOL
FFE 632.20

RUBBERIZED TRACK

BENCH (TYP.)



BENCH MARK
HORIZONTAL AND VERTICAL BENCH MARKS ON THIS SHEET SHALL BE USED TO LOCATE ALL POINTS SHOWN ON THIS SHEET. BENCH MARKS SHALL BE USED TO LOCATE ALL POINTS SHOWN ON THIS SHEET. BENCH MARKS SHALL BE USED TO LOCATE ALL POINTS SHOWN ON THIS SHEET.

SHEET INDEX
C100- DEMOLITION PLAN
C101- LAYOUT PLAN
C102- GRADING AND EROSION CONTROL PLAN
C103- LANDSCAPE PLAN

bray architects
solid foundation. forward thinking.

Office Location:
Sheboygan
215 North Water Street
Suite 200
Sheboygan, Wisconsin 53082
T: 414.238.0200
F: 414.238.0201

Sheboygan
1254 North 8th Street
PO Box 800
Sheboygan, Wisconsin 53082
T: 800.488.4200
F: 800.488.4200
www.brayarch.com

NOT FOR CONSTRUCTION

Project Title:
Tech Ed. Addition and Remodeling for
North High School
1942 School Avenue, Sheboygan WI 53083

Project Number:
3208

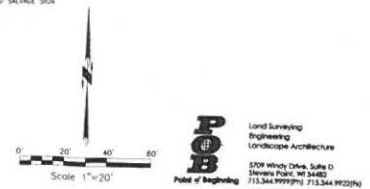
Issued For:
Construction Documents

Issue Date:
December 21, 2018

Sheet Title:
Demolition Plan

Sheet Number:
C100

POB
Point of Beginning
Land Surveying
Engineering
Landscape Architecture
3709 Windy Drive, Suite D
Sheboygan, WI 53082
715.364.9779/715.364.9220/911



RUBBERIZED TRACK

EXISTING
SHEBOYGAN NORTH
HIGH SCHOOL
FFE 632.20

PROPOSED BUILDING
ADDITION
F.F.E.-632.251

BENCH (TYP.)

SCHOOL AVENUE

12TH STREET

11TH STREET

BENCH MARK
PROPOSED AND EXISTING BENCH MARKS ON THIS DRAWING SHALL BE IDENTIFIED BY THE FOLLOWING INFORMATION:
BENCH MARK NO. LOCATION (EASTING, NORTHING) OF BENCH MARK
ELEVATION
DATE OF INSTALLATION

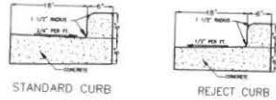
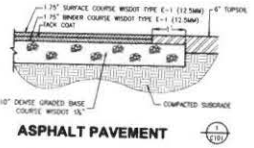
- GENERAL NOTES:**
- CONTACT DESIGNER'S OFFICE 9 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
 - GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
 - ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
 - ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
 - SEE SHEET C-102 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
 - ALL EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND NOTICED IN THE BASE BID CONTRACT.
 - VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION CONDITIONS PRIOR TO THE BID DATE.
 - PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
 - COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
 - PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
 - SEWAGE MAINS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
 - ALL MANHOLES SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVED TO THE FINISH.
 - ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDS/FERTILIZED/CRIMP MOW MAINTAINED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

- KEYNOTES:**
- ① DIRECTIONAL ARROW
 - ② 24" CONCRETE CURB & GUTTER
 - ③ 24" CONCRETE CURB & GUTTER (REJECT)
 - ④ HAND-CAP RAMP
 - ⑤ PARKING LOT STRIPING

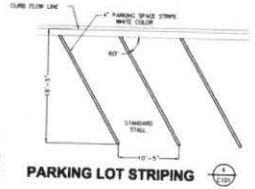
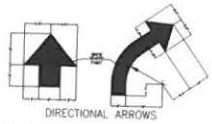
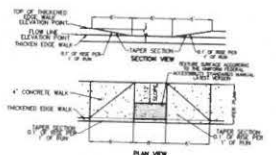
- PAVEMENT HATCH PATTERNS:**
- PROPOSED 1.5" ASPHALTIC CONCRETE PAVEMENT 1/2" 10" BASE COURSE
 - PROPOSED 4" CONCRETE PAVEMENT

SITE PARKING RE-CAP

EXISTING PARKING AREA
PROPOSED PARKING AREA



24" CURB AND GUTTER



Office Locations:
Milwaukee
215 North Water Street
Suite 200
Milwaukee, Wisconsin 53202
T: 414.226.0200
F: 414.226.0224
Sheboygan
1224 North 5th Street
PO Box 90
Sheboygan, Wisconsin 53082
T: 920.458.4200
F: 920.458.4225
www.brayarch.com

NOT FOR CONSTRUCTION

Project Name:
Tech Ed. Addition and Remodeling for:
North High School
Sheboygan Area School District
1102 School Avenue, Sheboygan WI 53083
Project Number:
3208

Issued For:
Construction Documents

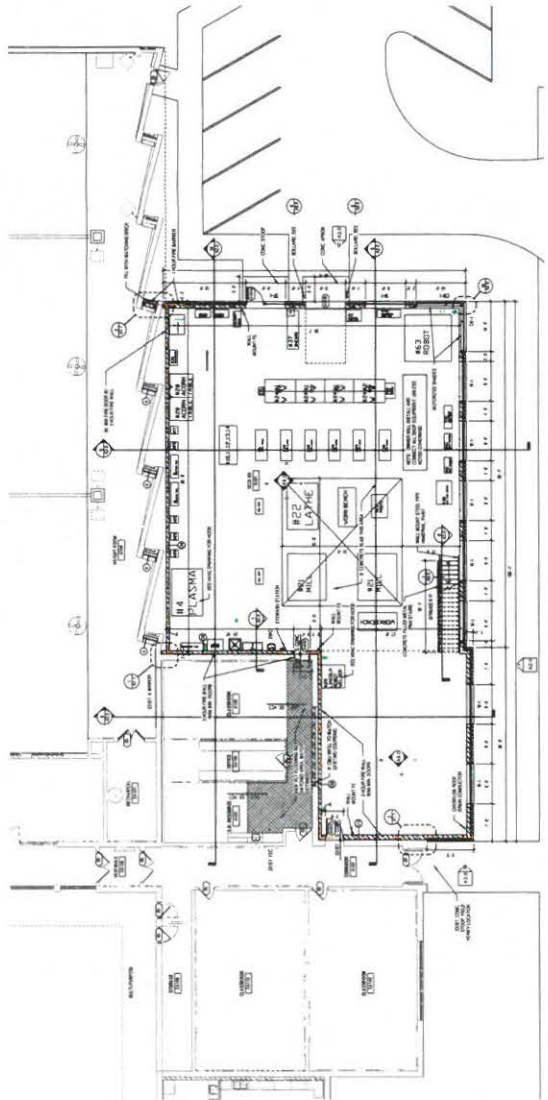
Issue Date:
December 21, 2013

Sheet Title:
Layout Plan

Sheet Number:
C101

13/0000000000

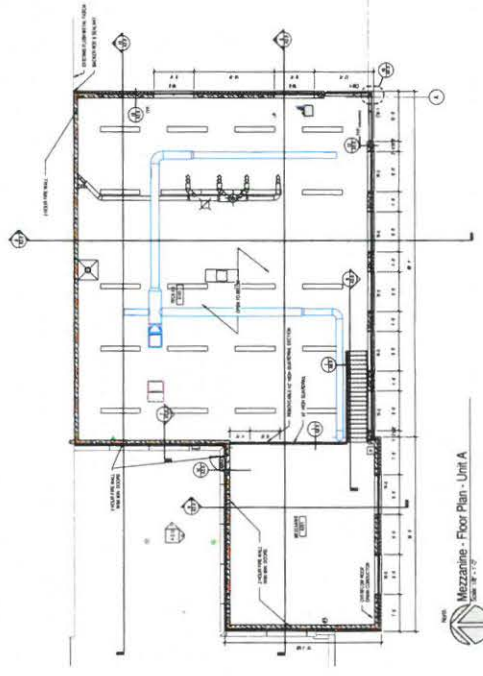
PBS
Paul & Beggs
Land Surveying
Engineering
Landscape Architecture
2707 Windy Drive, Suite D
Darien, PA, WI 54602
715.344.9970 / 715.344.9920 (H)



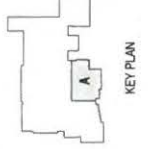
First Floor Plan - Unit A
Scale: 1/8" = 1'-0"

Red Raider Manufacturing Equipment Sponsorship List

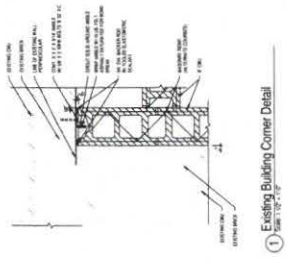
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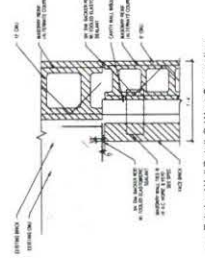
Mezzanine - Floor Plan - Unit A
Scale: 1/8" = 1'-0"



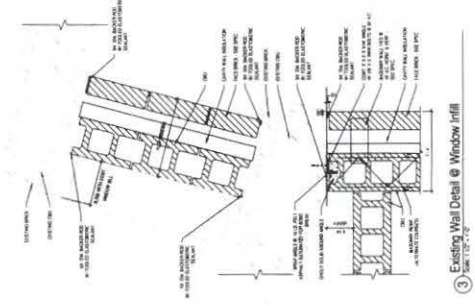
KEY PLAN



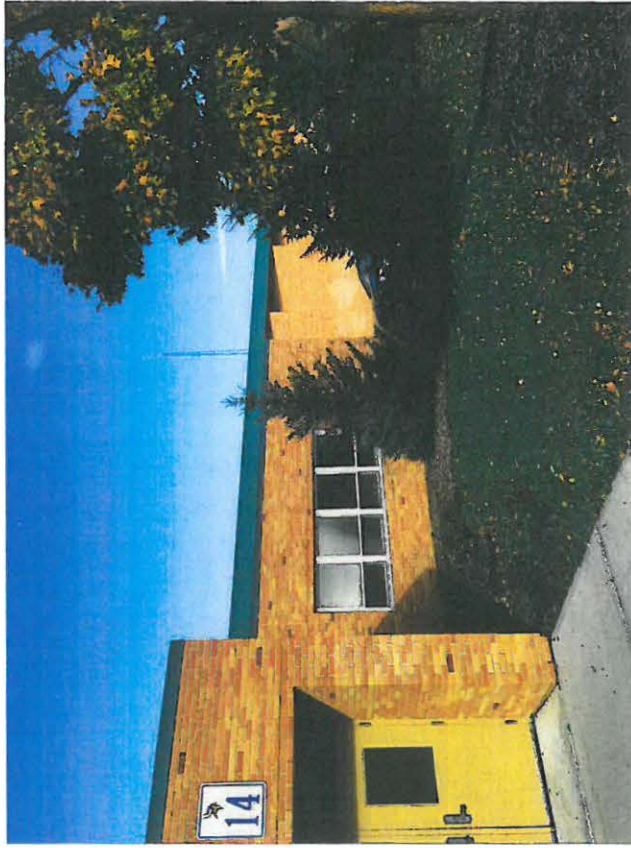
Existing Building Corner Detail
Scale: 1/4" = 1'-0"



Existing Wall Detail @ West Connection
Scale: 1/4" = 1'-0"



Existing Wall Detail @ Window Infill
Scale: 1/4" = 1'-0"



View from Southwest



View from Southeast



 **bray**
architects
some foundation. toward things.



 **bray**
architects
solid foundation. forward thinking.

11
II

DIRECT REFERRAL TO CITY PLAN COMMISSION

R. O. No. 241 - 15 - 16. By CITY CLERK. January 12, 2016.

Submitting an application from Sheboygan County to rezone property located at 3110 Erie Ave. from SR-3 Suburban Residential 3 to RA-35 Rural Agricultural Classification.

City Plan

City Clerk

MAP

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

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

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

1. APPLICANT INFORMATION

APPLICANT: BERNARD RAMMER - AGENT PHONE NO.: (920) 459-1342
 ADDRESS: 508 NEW YORK AVE E-MAIL: bernie.rammer@sheboygancounty.com
 OWNER OF SITE: SHEBOYGAN COUNTY PHONE NO.: (920) 459-1342

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 3110 ERIE AVENUE
 LEGAL DESCRIPTION: - SEE ATTACHED -

PARCEL NO. 59281-215090 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: SR3 - SUBURBAN RESIDENTIAL

PROPOSED ZONING DISTRICT CLASSIFICATION: RA-35 RURAL AGRICULTURAL

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: PUBLIC PARK
WITH PUBLIC SAFETY COMMUNICATION TOWER

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: PUBLIC PARK
WITH REPLACEMENT PUBLIC SAFETY COMMUNICATION TOWER

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? This property is

NOT CURRENTLY IN A FLOOD PLAIN

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: CURRENT TOWER IS LEGAL, NON-CONFORMING. PROPERTY IS NOT RESIDENTIAL AND SHALL REMAIN A COUNTY PARK IN PERPETUITY

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? AMENDMENT WILL ALLOW FOR A

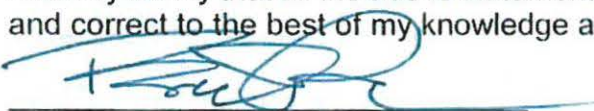
ONE-FOR-ONE REPLACEMENT OF CURRENT TOWER WITH
ISSUANCE OF A CONDITIONAL USE PERMIT

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

CURRENT TOWER HAS BEEN ON-SITE FOR MANY YEARS
CHANGE OF ZONING AND CONDITIONAL USE PERMIT WILL
ALLOW NEW STRUCTURE TO BE COMPLIANT

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

12-30-2015

DATE

BERNARD R. RANNER

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

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

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

DECEMBER 29,2015

TAYLOR HILL PUBLIC SAFETY COMMUNICATIONS TOWER REPLACEMENT

Sheboygan County is in the middle of an upgrade to its county-wide public safety radio system. This system handles all Police, Fire and EMS communications in Sheboygan County. In addition the system provides communications for both Public Works and Public Transportation.

The present tower was erected in 1994 replacing several earlier towers. In 2000, when the radio system was last upgraded, the tower was structurally enhanced to support the new antennas.

It has been determined that the County must replace this tower as part of the current project. It has also been determined that the existing zoning will not allow for construction of a new tower under any circumstances.

We are requesting that Taylor Park be re-zoned from its current SR-3 (Suburban Residential 3) to a classification of RA-35 (Rural Agricultural 35) which will allow for the construction of a new tower with the benefit of a Conditional Use Permit.

It is important to note that the new tower will not be any higher than the current structure. It is also important to note that for a period of a few months during the Spring/Summer of 2016, there will be two towers on the site.

The County has awarded the contract for the construction of the new tower. The Construction of the new tower has been approved by both the Federal Aviation Administration and the Environmental Protection Agency.

Thank you for your consideration of this very important matter.

Bernard Rammer
Sheboygan County Purchasing Agent

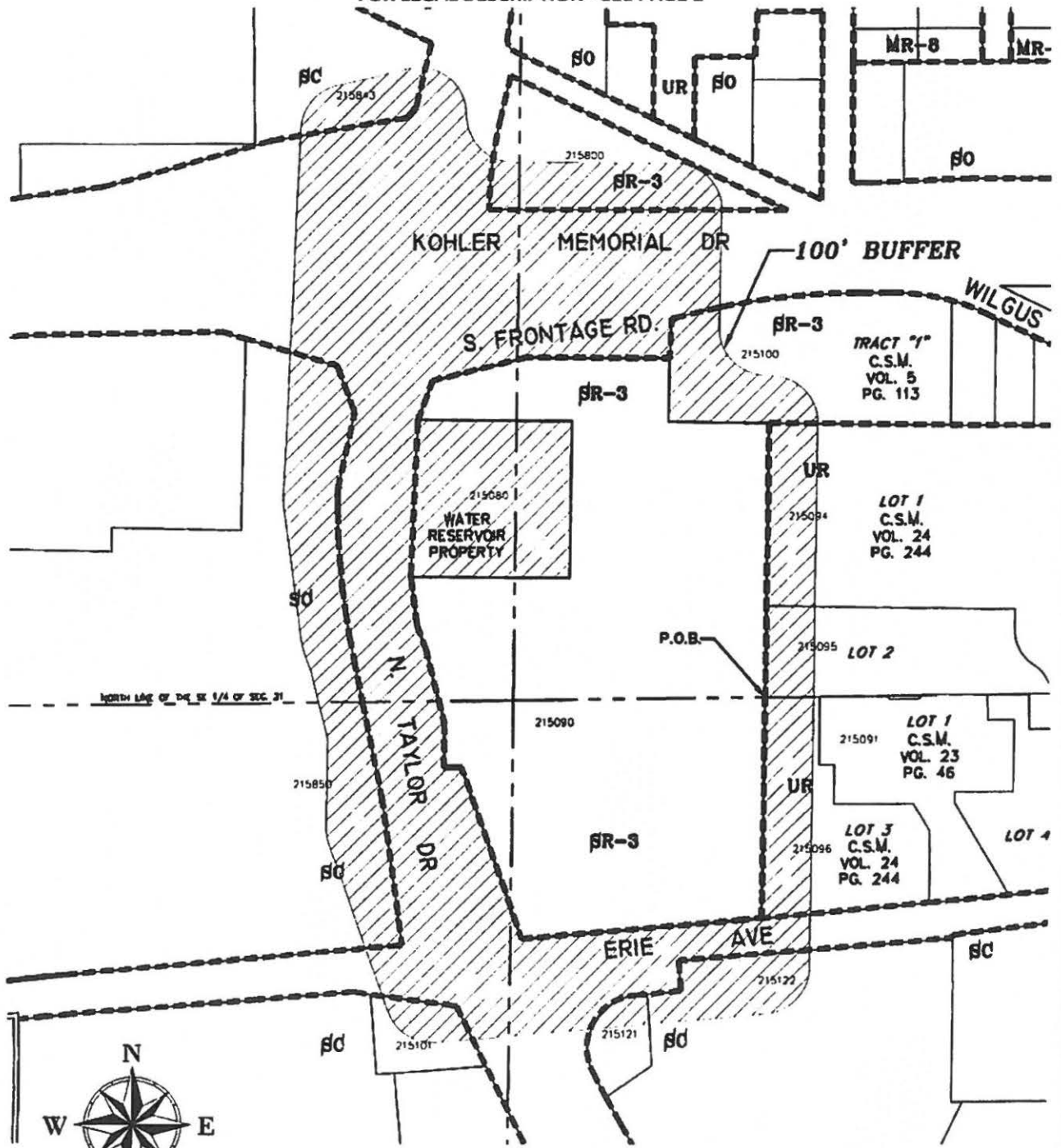
59281-215090

3110 EIZIE AVENUE

PROPOSED ZONING CHANGE FROM SR-3 TO RA-35

SECTION 21, T. 15 N., R. 23 E.

FOR LEGAL DESCRIPTION - SEE PAGE 2



**PROPOSED ZONING CHANGE
FROM SR-3 TO RA-35
SECTION 21, T. 15 N., R. 23 E.**

FOR PARCEL MAP - SEE PAGE 1

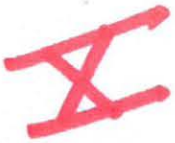
BEING PART OF THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 21, T. 15 N., R. 23 E. LOCATED IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE CENTER OF SECTION 21, T. 15 N., R. 23 E. THENCE N 89°21'49" E ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 21, 532.66' TO THE NW CORNER OF LOT 3 OF A C.S.M. RECORDED IN VOL. 24, PG. 244 OF CERTIFIED SURVEYS, SAID NW CORNER ALSO BEING THE POINT OF BEGINNING. THENCE S 00°34'27" W ALONG THE WEST LINE OF SAID LOT 3 464.38' TO THE SW CORNER OF SAID LOT 3, SAID SW CORNER ALSO BEING A POINT ON THE NORTH R/W LINE OF ERIE AVENUE. THENCE S 84°31'52" W ALONG SAID NORTH R/W LINE 39.74', THENCE S 85°07'52" W ALONG SAID NORTH R/W LINE 470.39' TO THE EAST R/W LINE OF N. TAYLOR DRIVE. THENCE FOLLOWING ALONG N. TAYLOR DRIVE IN AN NORTHERLY DIRECTION OVERALL THE FOLLOWING BEARINGS AND DISTANCES -

N 19°36'35" W - 383.19'
S 89°21'35" W - 37.33'
N 00°29'11" E - 92.07'
N 13°56'28" W - 160.99'
N 20°11'18" W - 53.73'
N 07°40'07" W - 105.76'

TO THE INTERSECTION OF EAST R/W LINE OF SAID N. TAYLOR DRIVE AND THE SOUTH PROPERTY LINE OF THE SHEBOYGAN WATER RESERVOIR PROPERTY, THENCE S 89°21'48" E 335.03', THENCE N 00°42'39" E 329.74', THENCE N 89°21'40" 325.19' TO THE EAST R/W LINE OF N. TAYLOR DRIVE, THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT 10.98', WITH A RADIUS OF 508.46' AND A CHORD WHICH BEARS N 19°17'33" E 10.98', THENCE N 19°54'39" E ALONG SAID EAST R/W LINE 77.14' TO THE SOUTH R/W LINE OF SOUTH FRONTAGE ROAD, THENCE N 76°12'53" E ALONG SAID SOUTH R/W LINE 200.66', THENCE S 89°38'07" E ALONG SAID SOUTH R/W LINE 306.87' TO A POINT ON THE WEST LINE OF TRACT 1 OF A C.S.M. RECORDED IN VOL. 5, PG. 113 OF CERTIFIED SURVEYS, THENCE S 00°45'07" W ALONG SAID WEST LINE 133.11' TO THE SW CORNER OF SAID TRACT 1, THENCE S 89°13'53" E ALONG THE SOUTH LINE OF SAID TRACT 1, 211.49' TO THE NW CORNER OF LOT 1 OF A C.S.M. RECORDED IN VOL. 24, PG. 244 OF CERTIFIED SURVEYS, THENCE S 00°34'27" W ALONG THE WEST LINE OF SAID C.S.M. 578.50' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 679,810.32 SQ. FT. OR 15.61 ACRES.





DIRECT REFERRAL TO CITY PLAN COMMISSION

Gen. Ord. No. 42- 15 - 16. By Alderpersons Kath and Thiel.
January 12, 2016.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 3110 Erie Ave. from Class SR-3 Suburban Residential 3 to Class RA-35 Rural Agricultural 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 SR-3 Suburban Residential 3 to Class RA-35 Rural Agricultural Classification:

Property located at 3110 Erie Ave. more particularly described as:

BEING PART OF THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 21, T. 15 N., R. 23 E. LOCATED IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE CENTER OF SECTION 21, T. 15 N., R. 23 E. THENCE N 89°21'49" E ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 21, 532.66' TO THE NW CORNER OF LOT 3 OF A C.S.M. RECORDED IN VOL. 24, PG. 244 OF CERTIFIED SURVEYS, SAID NW CORNER ALSO BEING THE POINT OF BEGINNING. THENCE S 00°34'27" W ALONG THE WEST LINE OF SAID LOT 3 464.38' TO THE SW CORNER OF SAID LOT 3, SAID SW CORNER ALSO BEING A POINT ON THE NORTH R/W LINE OF ERIE AVENUE. THENCE S 84°31'52" W ALONG SAID NORTH R/W LINE 39.74', THENCE S 85°07'52" W ALONG SAID NORTH R/W LINE 470.39' TO THE EAST R/W LINE OF N. TAYLOR DRIVE. THENCE FOLLOWING ALONG N. TAYLOR DRIVE IN AN NORTHERLY DIRECTION OVERALL THE FOLLOWING BEARINGS AND DISTANCES -

- N 19°36'35" W - 383.19'
- S 89°21'35" W - 37.33'
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City Plan

508.46' AND A CHORD WHICH BEARS N 19°17'33" E 10.98', THENCE N 19°54'39" E ALONG SAID EAST R/W LINE 77.14' TO THE SOUTH R/W LINE OF SOUTH FRONTAGE ROAD, THENCE N 76°12'53" E ALONG SAID SOUTH R/W LINE 200.66', THENCE S 89°38'07" E ALONG SAID SOUTH R/W LINE 306.87' TO A POINT ON THE WEST LINE OF TRACT 1 OF A C.S.M. RECORDED IN VOL. 5, PG. 113 OF CERTIFIED SURVEYS, THENCE S 00°45'07"W ALONG SAID WEST LINE 133.11' TO THE SW CORNER OF SAID TRACT 1, THENCE S 89°13'53" E ALONG THE SOUTH LINE OF SAID TRACT 1, 211.49' TO THE NW CORNER OF LOT 1 OF A C.S.M. RECORDED IN VOL. 24, PG. 244 OF CERTIFIED SURVEYS, THENCE S 00°34'27" W ALONG THE WEST LINE OF SAID C.S.M. 578.50' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 679,810.32 SQ. FT. OR 15.61 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.

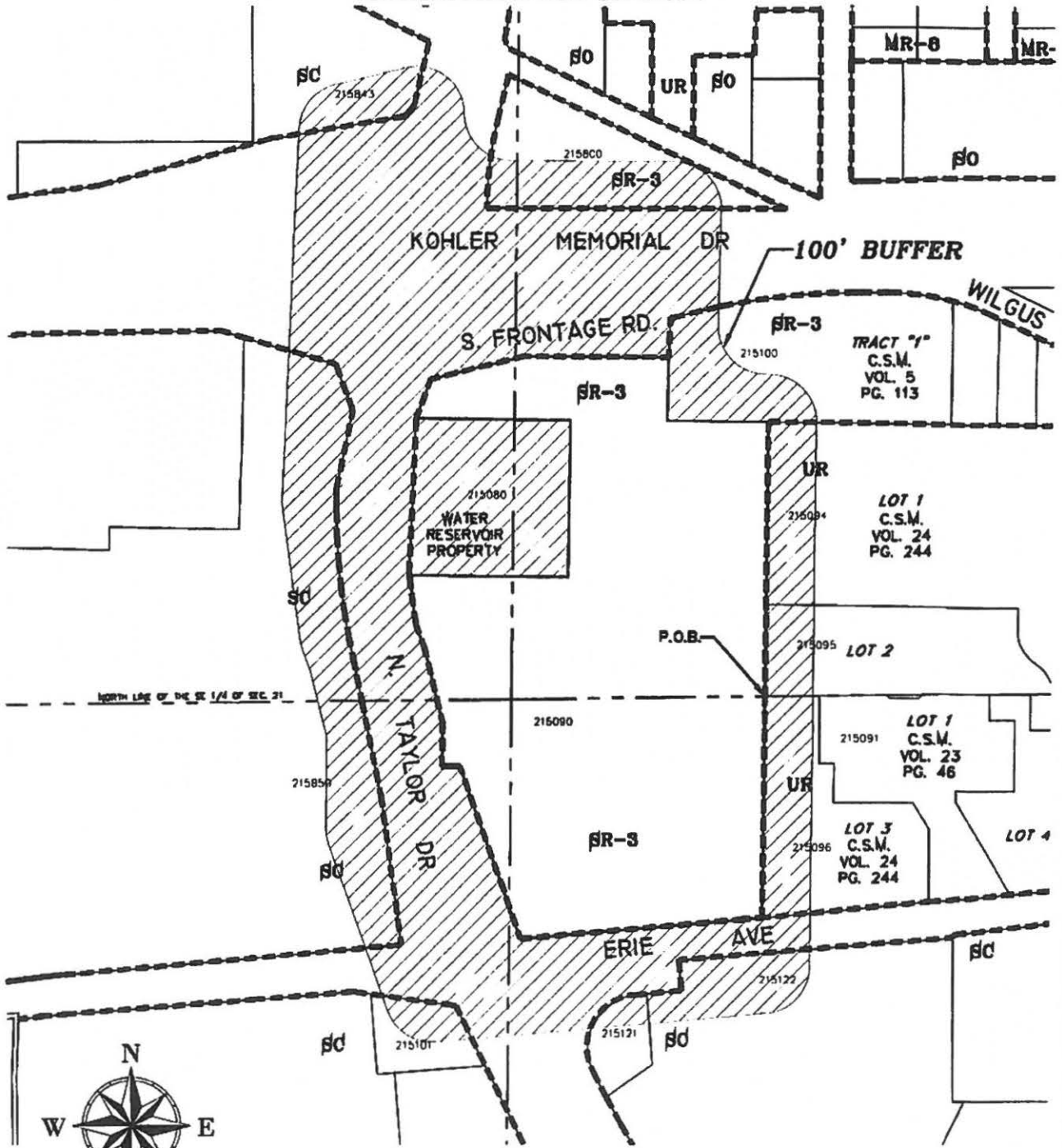
I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED ZONING CHANGE FROM SR-3 TO RA-35 SECTION 21, T. 15 N., R. 23 E.

FOR LEGAL DESCRIPTION - SEE PAGE 2



**PROPOSED ZONING CHANGE
FROM SR-3 TO RA-35
SECTION 21, T. 15 N., R. 23 E.**

FOR PARCEL MAP - SEE PAGE 1

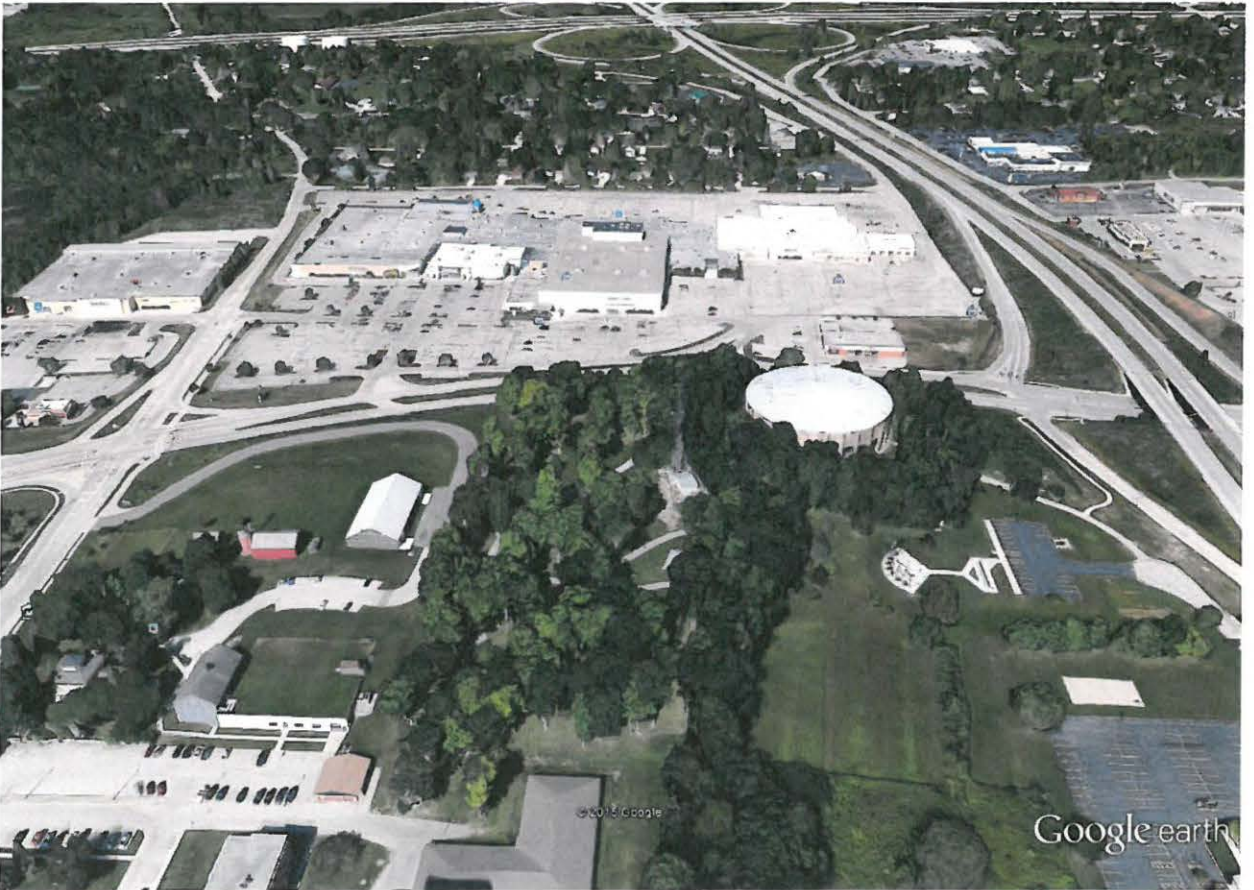
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III

Other Matters

8.3

Res. No. 126 - 15 - 16. By Alderperson Belanger .January 4, 2016.

A RESOLUTION authorizing the sale of City-owned property at 1222 Huron Avenue.

WHEREAS, the City was donated this property from Wells Fargo and renovated the property utilizing Community Development Block Grant funds;

WHEREAS, Alexander R. Mueller is interested in purchasing the property for \$73,000 minus seller contribution of \$2,000 for closing costs and closing to occur on or before February 26, 2016;

RESOLVED: That the Common Council authorizes the Mayor and City Clerk to act on behalf of the City and sign all appropriate documents related to the transfer of this residential property.

City Plan

John Belanger

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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

WB-11 RESIDENTIAL OFFER TO PURCHASE

1 LICENSEE DRAFTING THIS OFFER ON January 2, 2016 [DATE] IS ~~(AGENT OF BUYER)~~
2 ~~(AGENT OF SELLER/LISTING BROKER)~~ ~~(AGENT OF BUYER AND SELLER)~~ ~~(STRIKE THOSE NOT APPLICABLE)~~

3 **GENERAL PROVISIONS** The Buyer, Alexander E. Mueller
4 _____, offers to purchase the Property known as [Street Address] 1722 Huron Ave
5 _____ in the City
6 of Sherborn, County of Sherborn Wisconsin (insert additional
7 description, if any, at lines 165-172 or 435-442 or attach as an addendum per line 434), on the following terms:

8 ■ PURCHASE PRICE: Seventy three thousand
9 _____ Dollars (\$ 73,000).

10 ■ EARNEST MONEY of \$ _____ accompanies this Offer and earnest money of \$ 500
11 will be mailed, or commercially or personally delivered within 3 days of acceptance to listing broker or

12
13 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise provided below.

14 ■ INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on
15 the date of this Offer not excluded at lines 17-18, and the following additional items: None

16
17 ■ NOT INCLUDED IN PURCHASE PRICE: None

18
19 CAUTION: Identify Fixtures that are on the Property (see lines 185-193) to be excluded by Seller or which are rented
20 and will continue to be owned by the lessor.

21 NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are
22 included/excluded.

23 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
24 copies of the Offer.

25 CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines
26 running from acceptance provide adequate time for both binding acceptance and performance.

27 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on
28 or before January 5 2016. Seller may keep the Property on the
29 market and accept secondary offers after binding acceptance of this Offer.

30 CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.

31 **OPTIONAL PROVISIONS** TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS
32 OFFER ONLY IF THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A"
33 OR ARE LEFT BLANK.

34 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
35 written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 36-54.

36 (1) **Personal Delivery**: giving the document or written notice personally to the Party, or the Party's recipient for delivery if
37 named at line 38 or 39.

38 Seller's recipient for delivery (optional): Julie Kahn / Victorian Realty
39 Buyer's recipient for delivery (optional): Cassandra Jensen / Wynveen Realty

40 (2) **Fax**: fax transmission of the document or written notice to the following telephone number:
41 Seller: (920) 783-8290 Buyer: (920) 564-2602

42 (3) **Commercial Delivery**: depositing the document or written notice fees prepaid or charged to an account with a
43 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at line 38 or 39, for
44 delivery to the Party's delivery address at line 47 or 48.

45 (4) **U.S. Mail**: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party,
46 or to the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48.

47 Delivery address for Seller: 2119 Soux Trail Rd. Sherborn WI 53081
48 Delivery address for Buyer: 119 A Walnut St Sherborn WI 53085

49 (5) **E-Mail**: electronically transmitting the document or written notice to the Party's e-mail address, if given below at line
50 53 or 54. If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for
51 personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically
52 to the use of electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.

53 E-Mail address for Seller (optional): msj.kahn@yahoo.com

54 E-Mail address for Buyer (optional): Cassie@Dnstream.com, armueller182@gmail.com

55 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
56 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

