

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

PARCEL NO. 506840  
MAP NO. 2725/03  
ZONING CLASSIFICATION: UC

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 9/15/15

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: Sheboygan Area Credit Union  
ADDRESS: 1707 Indiana Ave E-MAIL: tjetzer@shebareacu.com  
sgongawane@SHEBAREACU.COM  
PHONE: (920)459-5151 FAX NO. (920) 459-5158

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

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Rea Credit Union  
ADDRESS OF PROPERTY AFFECTED: 1707 Indiana Ave  
LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Credit Union

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

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Variance to allow construction and placement of monument sign with LED message center. Sign will replace existing pole mounted sign.

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: Sheboygan Area Credit Union \_\_\_\_\_

ADDRESS: 1707 Indiana Ave \_\_\_\_\_

E-MAIL ADDRESS: tjetzer@shebareacu.com \_\_\_\_\_

PHONE: (920) 459-5151 FAX NO: (920)459-5158

**2. OWNER INFORMATION**

OWNER OF SITE: Sheboygan Area Credit Union \_\_\_\_\_

ADDRESS: 1707 Indiana Ave \_\_\_\_\_

PHONE: (920)459-5151 FAX NO: (920)459-5158

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

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Area Credit Union \_\_\_\_\_

ADDRESS OF PROPERTY AFFECTED: 1707 Indiana Ave \_\_\_\_\_

USE OF PROPERTY: Credit Union \_\_\_\_\_

TYPE OF SIGN: Monument \_\_\_\_\_

DESCRIPTION OF PROPOSED SIGN: 7' 7" high by 6'9" wide monument sign with LED message center. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 7' 7" X WIDTH: 6' 9" = TOTAL SQUARE FOOTAGE: 51.19 sq ft.  
AMOUNT OF PUBLIC STREET FRONTAGE: 350' (Estimated)

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 123'

SETBACK: 10' from the sidewalk on Indiana Ave and 11' 5" from the sidewalk on S. 17<sup>th</sup> Street

METHOD OF ATTACHMENT: Direct Bury

METHOD OF ILLUMINATION: Internal LED


SIGN MATERIALS: Aluminum

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 128 sq ft AFTER PROPOSED SIGN: 51.316 sq ft

**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.

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

8/19/15  
\_\_\_\_\_  
DATE

TODD J. FETZER  
\_\_\_\_\_  
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.

## Sokolowski, Steve

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**From:** Todd Jetzer <tjetzer@shebareacu.com>  
**Sent:** Wednesday, August 19, 2015 3:15 PM  
**To:** Sokolowski, Steve  
**Cc:** Sandy Gongaware; Jim Marshall  
**Subject:** SACU Sign project

Good afternoon Steve,

Thank you for taking the time to speak with me today. I truly appreciate all the information you offered.

As we discussed, Sheboygan Area Credit Union would like to replace our existing four sided pylon sign with a monument style sign with an LED message center. We would like to replace the existing sign for many reasons, not limited to the following:

- More aesthetically pleasing than existing pylon sign.
- Reduces overall sign square footage - Existing sign is 128 sq ft. New sign would be under 55 sq ft.
- More effective advertising.
- No manual labor - The sign can be updated via computer instead of by hand.
- Safety - Changing the existing sign requires someone to climb on a ladder to make changes to the sign. Current sign can only be changed between April and November due to snow.

The current pylon sign is on a small triangular green space on the corner of 17th and Indiana. Since the current green space will not accommodate a monument sign we plan to modify our parking lot. These modification will include the following:

- Removal of one parking spot. This will allow us to have a set back of 22' from the curb on 17th street. The set back from Indiana Ave will be 21' from the curb
- Install additional curb in parking lot around newly created green space to match existing curb.
- Removal of existing pylon sign. The sign will be cut off the existing pylon. The existing pylon will remain because it also has a light that illuminates our parking lot.
- Professional landscaping in the new larger green space. Landscaping will include grass and shrubbery.

If you have any more questions or concerns please let me know. I look forward to seeing you on Sept. 15th!

Thank You,  
Todd Jetzer  
IT/Project Manager  
Sheboygan Area Credit Union  
<http://www.shebareacu.com>  
920.459.5151

CONFIDENTIALITY NOTICE: This electronic mail message and any files transmitted with it are intended exclusively for the

VECTORIZED LOGO REQUIRED TO ACCURATELY REPRODUCE LOGO GRAPHICS

OPPOSITE SIDE MATCHES FRONT

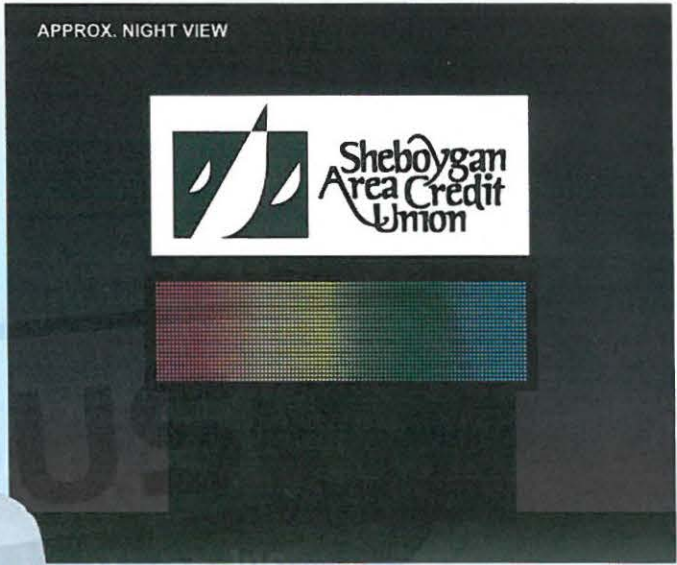
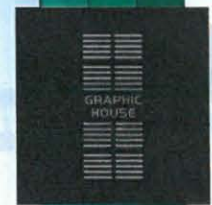
6'-9 1/4"



6 3/8" "S"  
6 3/4" "A"  
6" "U"



MESSAGE CENTER IS TO BE GROUNDED w/ GROUNDING ROD INSTALLED w/ FOUNDATION



APPROX. NIGHT VIEW



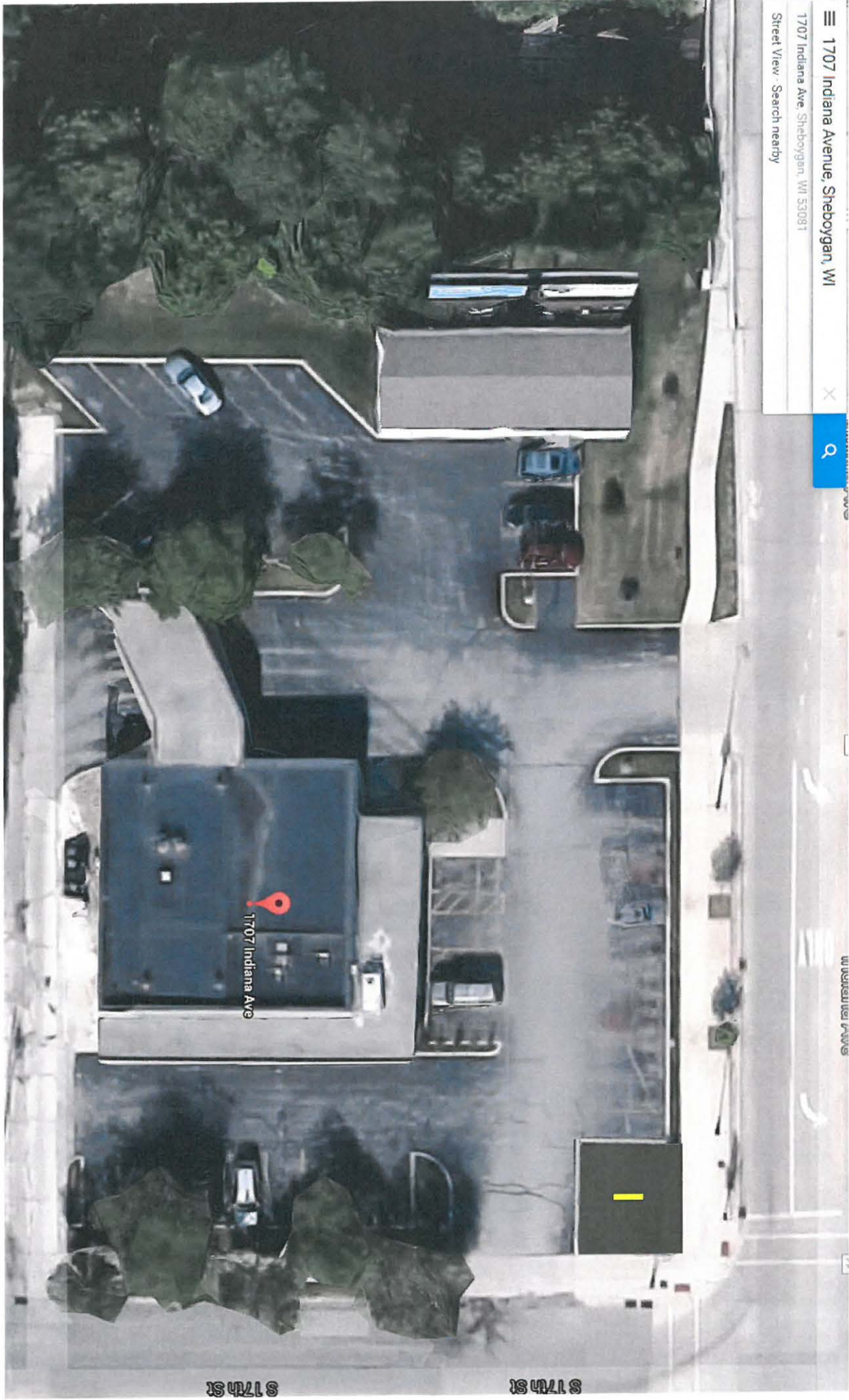
1707 Indiana Avenue, Sheboygan, WI

1707 Indiana Ave, Sheboygan, WI 53081

Street View Search nearby



© 2015 Google



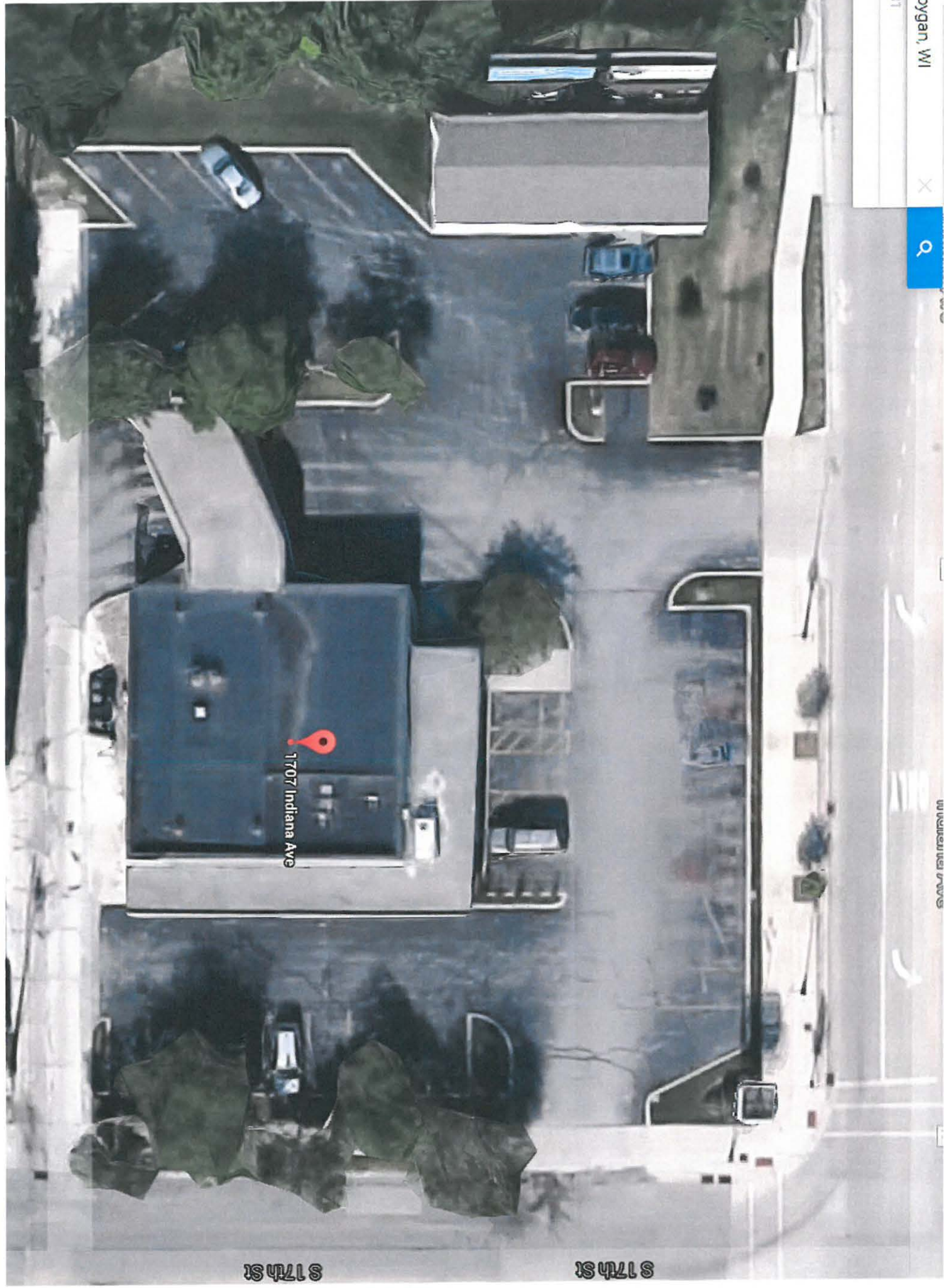
917th St

917th St

1707 Indiana Ave

S 17th St

S 17th St







PARCEL NO. 59281423850  
MAP NO. 33 401 005  
ZONING CLASSIFICATION: SI

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Revised May 2012



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**1. APPLICANT INFORMATION**

APPLICANT: HAMEISTER ARCHITECTS, INCORPORATED  
ADDRESS: 823 SOUTH TAYLOR DRIVE  
E-MAIL: duwayne@hameister-architects.com  
PHONE: (920) 457-5500 FAX NO.: (920) 457-5005

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

NAME OF PROPOSED/EXISTING BUSINESS: SACO POLYMERS – OFFICE  
ADDRESS OF PROPERTY AFFECTED: CROCKER AVENUE [2924 S 31<sup>ST</sup> ST.]  
LEGAL DESCRIPTION: SHEBOYGAN INDUSTRIAL PARK NO. 1 BLOCK 3  
LOTS 2 & 3 EXCEPT THE W 653.4' OF LOT 3  
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: \_\_\_\_\_  
LIGHT INDUSTRIAL – MANUFACTURING OF PLASTIC COMPOUNDS.  
DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_  
BUSINESS – OFFICE.  
LIGHT INDUSTRIAL – MANUFACTURING OF PLASTIC COMPOUNDS.

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

**#1. REQUEST A VARIANCE TO SECTION 15.105 (g) 4. b. I: THE MINIMUM PAVED SURFACE SETBACK OF 5 FEET FROM A SIDE PROPERTY LINE, IN ORDER TO CONSTRUCT ACCESS DRIVES BETWEEN TWO PARKING LOTS ON TWO ADJACENT PROPERTIES, AND TO CONSTRUCT A SHARED DRIVE BETWEEN TWO ADJACENT PROPERTIES.**

**#2. REQUEST A LOCATIONAL VARIANCE FROM NONRESIDENTIAL LANDSCAPING REQUIREMENTS SECTION 15.105 (g) 4. c.**

### 3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? \_\_\_\_\_

**VARIANCE REQUEST #1.**

**MINIMIZES NUMBER OF ACCESS POINTS TO THE STREET.**

**REDUCES STREET TRAFFIC.**

**ENABLES A REDUCTION OF HARD SURFACE AREA AND AN INCREASE OF LANDSCAPE AREA ON THE ADJACENT SITES.**

**IMPROVES ON-SITE CIRCULATION BETWEEN BUILDINGS.**

**PERMITS BETTER USE OF SHARED RESOURCES.**

**VARIANCE REQUEST #2.**

**OFFERS GREATER FLEXIBILITY TO LOCATE LANDSCAPE WHERE IT WOULD BE MOST EFFECTIVE.**

**MAXIMIZES UTILIZATION OF THE SITE BY THE OWNER.**

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? \_\_\_\_\_

**NO.**

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? \_\_\_\_\_

**CONSISTENT WITH THE EXISTING LAND USE.**

• **Description of Existing Site and Improvements.**

The two main features of the Existing Site are the 360-foot by 105-foot SACO Polymers Plant 2 along the North side of the Site, and a large Retention Pond at the South side of the Site. Plant 2 is surrounded on three sides by paved and unpaved Driveways and Parking Lots, several smaller ancillary buildings, and some formal landscaped areas. While the majority of the Site is mowed, landscaping is minimal and the Pond and drainage areas have been allowed to grow wild.

Plant 2 is a metal framed single story flat roofed structure. Exterior walls are painted ribbed metal panel upper walls above painted stack bond 8-foot high concrete block lower walls. Building height is 28 feet, with a single bay at 36 feet high.

• **Description of Existing Use.**

SACO Plant 2 manufactures and formulates plastic compounds for use in other manufacturing industries. The Plant is serviced by semi-trucks at loading docks at the East and West ends, and by rail along the North side. Employee parking is located east of the building in the 41 space paved Existing Parking Lot. There is an outdoor pallet storage area west of the Building. Vehicle access to the site is provided by three access drives clustered at the Northeast of the Property.

There are currently 23 employees working four 12-hour crews and seven employees that work Monday through Friday on first shift at Plant 2, with the largest as first shift numbering 13 employees. The proposed improvements would not change the number of employees working at Plant 2.

On the property immediately west of Plant 2 is SACO Plant 1. There is a need for administrative interaction between the two buildings that currently requires personnel to exit the properties and drive on city streets from one to the other.

• **Description of Proposed Site and Improvements.**

SACO Polymers is proposing a new two-story Office Building. The Office would have a footprint of 10,994 square feet and a total floor area of 20,709 square feet. The structure would be rectangular in shape, 138'-4" long by 100'-0" wide by 29'-10" high, with a 34'-8" high Entry Atrium.

The Office will be a metal framed flat roofed structure clad in prefinished smooth faced composite metal wall panels with recessed joints. The majority of the building will be enclosed by natural-colored aluminum framed curtainwall with blue-tinted glass. Vertical frame members shall be hidden behind the glazing, while the exposed horizontal frame members will provide a strong design element. The Entry Atrium shall consist of clear finwall glass, producing an open inviting nature.

The Office will be served by a 143 space paved New Parking Lot. The New Parking Lot will incorporate landscaped islands at the ends and the center of each row of stalls. Access to the New Parking Lot shall be by a new paved Access Drive to 31<sup>st</sup> Street located near the midpoint of the Southeast Property Line, and by five Access Aisles to the Plant 1 property to the West. Truck circulation between Plant 2 and Plant 1 on the adjacent property has been improved by a new paved Connecting Drive at the Northwest that was approved by a previous Conditional Use Application.

The Office shall include an outdoor paved patio for employee dining and fair-weather employee meetings and events. Landscaping shall be provided as a buffer between the Office and Street. The existing Retention Pond shall be re-graded and re-shaped to improve its function and to better conform to the proposed improvements. The Pond shall be landscaped with new plantings and stonework to enhance the site and to discourage nuisance geese.

The Office building will be externally illuminated at night by soffit lights and pole based fixtures. The New Parking Lot and New Access Drive would be lit by fixtures on medium height poles. All exterior light fixtures would be LED cut-off type, minimizing the amount of light spilled off onto adjacent properties and into the night sky.

• **Description of Proposed Use.**

The New SACO Office Building will consolidate administrative and sales personnel, free up existing office space in Plant 1 for research and development, and accommodate projected growth for several years. The Office Building will also establish a readily identifiable corporate image for SACO in the business community. Anticipated occupancy of the Office Building upon completion will be 20 employees, with a projected growth to 50 employees. The Office will operate one shift from 7:00 AM to 5:00 PM.

The improved site circulation will permit personnel to travel between buildings without leaving the site, and during fair weather promote walking or bicycling between buildings.

**SIGNED:**



DuWayne R. Hameister, AIA—Hameister Architects, Incorporated



## Narrative for City of Sheboygan for Application for Architectural Review and Planning Commission Presentation

Sister companies SACO Polymers, Inc and NWP, Inc (AESSE's Polymers Group) are progressive, growing, privately held ISO 9001 companies co-located in Sheboygan, Wisconsin and Aurora, Ohio, USA. SACO Polymers is a world-class manufacturer of PEX, moisture cross-linkable polyethylene, serving the water pipe and wire and cable markets in North America with high performance compounds. NWP is a specialty compounder as well as a compounder of wood fiber and mineral composites for molding and extrusion applications.

From a production start up in 1998 with just a handful of associates, the companies have grown at an average rate of more than 15 percent annually. In 2006, revenue reached \$50 million, and in 2013 exceeded \$130 million. SACO Polymers and NWP Inc. are subsidiaries of AESSE Investments Ltd.

This sustained long-term growth has also had an overall positive effect on the community at large. Today, over 190 associates work in Sheboygan. Hourly production associates earn an average wage of over \$20.00 per hour which is a higher than average wage and allows for a higher standard of living for themselves and their families. The rising headcount and strong wages increase revenues to the community via property and other taxes as well as creating an opportunity for higher disposable incomes and increased local spending.

Additionally, we support our local business community as members of the Sheboygan County Chamber of Commerce. SACO Polymers and NWP Inc., participate in a number of community outreach programs to include: The United Way of Sheboygan County, Big Brothers/Big Sisters, Meals on Wheels, Toys for Tots and The Sheboygan Military Museum to name a few.

Building on this sustained annual growth, SACO Polymers and NWP Inc. increased our Sheboygan County presence in 2014 with a 36,000-sq. ft. expansion which included the addition of a mezzanine to accommodate our need for additional office space, a larger lunch room, shipping offices and a first aid room.

The new two-story corporate office building will be co-located adjacent to the 176,000 sq. ft. SACO/NWP manufacturing facilities in the Sheboygan Southside Industrial Park on Crocker Ave. It will allow for expanded research & development (R&D) requirements, and will house offices for rapidly growing sales and administrative personnel.

Our parent company AESSE Investments, Ltd. made the strategic decision in 2013 to choose Sheboygan County for this expansion. Michigan and Ohio were considered as well, but we've been very successful with the Sheboygan County associate base. Additionally, City, County and State government organizations, and local business partners, among them the County Economic Development and Chamber of Commerce, all played a key role in helping us make the decision to choose Sheboygan.

The SACO expansion—and increases to associate base and R&D it represents—is an outgrowth of a corporate decision to expand the business aggressively over the next five years. These strategic decisions will continue to contribute to the overall benefit of the community via an increased tax base and growing population of community minded associates.

During our recent annual "All Associate Meeting" held on September of 2013, we recognized for the first time those associates who had achieved 15-years of service. At the end of 1998 our companies had eight associates – six of whom are still employed. While there have been difficult economic times within our community during the past 15 years, there have also been prosperous times with local residents generally, having employment opportunities. Yet these six associates who represent 90 years of dedicated service have remained and witnessed the Sheboygan base grow to 183 associates. That is a significant and positive statement for the company and it speaks much to the quality of work, camaraderie and commitment between "associate and employer" that exists here in Sheboygan, Wisconsin.

The company takes great pride in the high state of morale and attributes it to an uncompromising commitment that each associate be valued. To demonstrate that commitment we recognize associates through internal promotions, merit increases, job posting procedures, associate handbook, summer family picnics and Christmas parties, safety awards and luncheons, service recognition and awards, and annual all associate meetings where company information and news is shared with all associates in each state and country.

We further hold ourselves, management team and all associates, accountable to certain values:

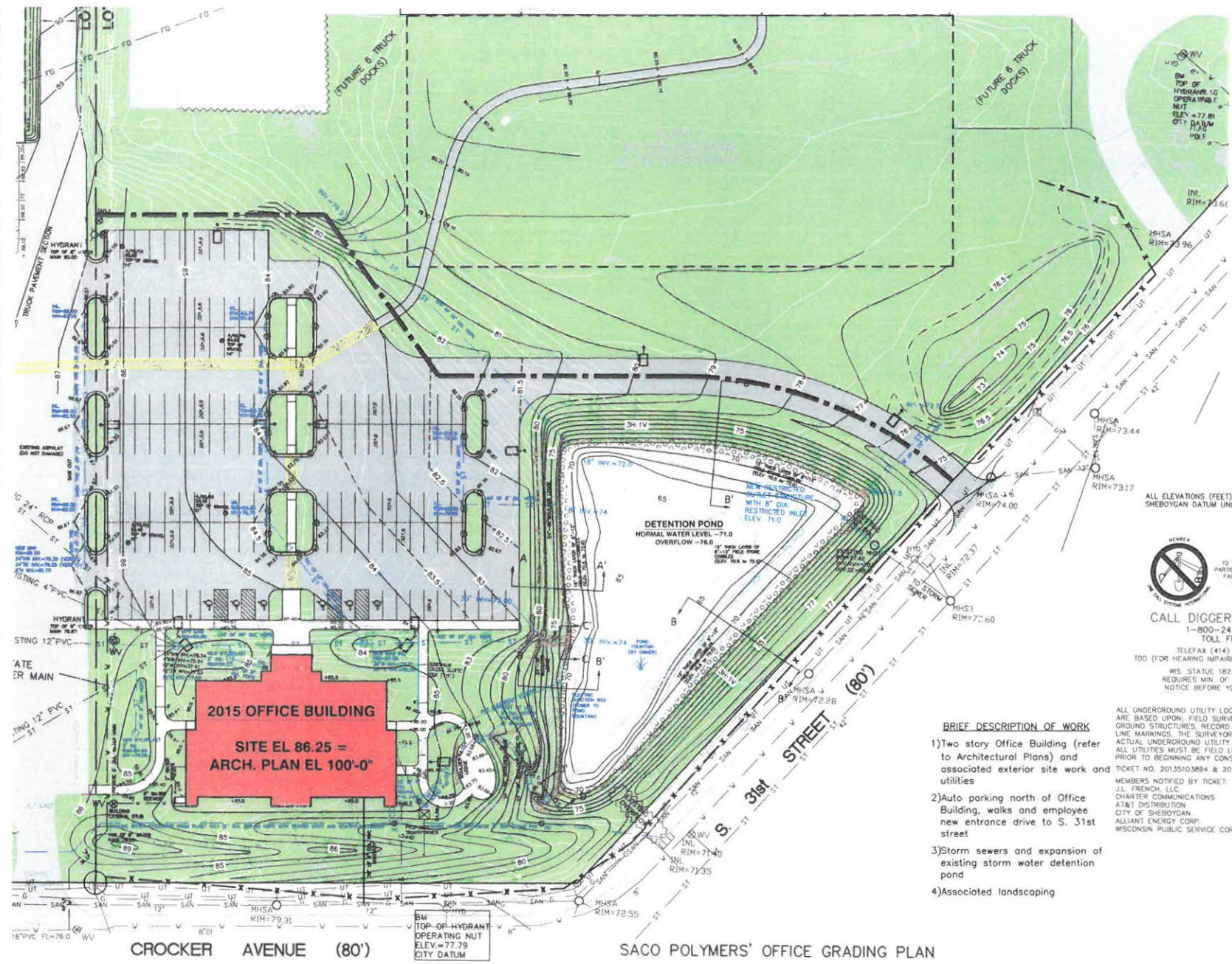
- We will treat all individuals with dignity, respect and promote a professional, courteous communication style.
- We will sustain a work place culture that promotes a healthy work/life balance and provide a pleasant, clean and safe work place.
- We will solve problems quickly and effectively in a team-based spirit, respect agreed-upon deadlines and encourage active participation where everyone's view is valued.
- We will actively encourage our associates to reach their full potential through education and career growth opportunities.
- We will be a good corporate citizen by protecting our environment and contributing to the community.

We have an open door policy where associates can request a meeting with executive management, to include our President & CEO, to present concerns and involve them in the resolution process.

SACO Polymers and NWP Inc, are a Wisconsin company focused on what's important – People dedicated to enhancing the internal and external customer relationship and their overall satisfaction, an entrepreneurial spirit that drives innovation of new products and speed to market implementation and an uncompromising quest for manufacturing excellence! This has lead us to year after year double digit growth since 1998 – which has contributed to the manufacturing base of Wisconsin, added revenue to local and state governments, enhanced the local community and provided employment opportunity to hundreds of residents.



8/18/2015 10:12:09 AM BY WILLIAM FREEL L1014/20151013.187675 - HAMEISTER - SACO POLYMERS (REF 05-18977) CAD 19475-1 OFFICE BUILDING DWG © COPYRIGHT 2014 - HAMEISTER ARCHITECTS, INC. - ALL RIGHTS RESERVED.  
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CROCKER AVENUE (80')

SACO POLYMERS' OFFICE GRADING PLAN

ALL ELEVATIONS (FEET) ARE SHOWN IN CITY OF SHEBOYGAN DATUM UNLESS OTHERWISE NOTED.



CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 TELEFAX (414) 259-0947  
 TDD (FOR HEARING IMPAIRED) 1-800-542-2289  
 WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE.

**BRIEF DESCRIPTION OF WORK**

- 1) Two story Office Building (refer to Architectural Plans) and associated exterior site work and utilities
- 2) Auto parking north of Office Building, walks and employee new entrance drive to S. 31st street
- 3) Storm sewers and expansion of existing storm water detention pond
- 4) Associated landscaping

ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON: FIELD SURVEY OF VISIBLE ABOVE GROUND STRUCTURES, RECORD MAPS OR DIGGERS HOT LINE MARKINGS. THE SURVEYOR HAS NOT LOCATED THE ACTUAL UNDERGROUND UTILITY. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD LOCATED AND MARKED PRIOR TO BEGINNING ANY CONSTRUCTION.  
 TICKET NO. 20135103894 & 20135103895  
 MEMBERS NOTIFIED BY TICKET:  
 J.L. FRENCH, LLC  
 CHARTER COMMUNICATIONS  
 A&T DISTRIBUTION  
 CITY OF SHEBOYGAN  
 ALLIANT ENERGY CORP.  
 WISCONSIN PUBLIC SERVICE CORP.

**HAMEISTER ARCHITECTS**  
 INCORPORATED  
 823 SOUTH TAYLOR DRIVE  
 SHEBOYGAN, WISCONSIN 53081  
 PHONE (920) 457-5500 FAX (920) 457-5005

**MILLER ENGINEERS SCIENTISTS**  
 5308 S. 12th Street  
 Sheboygan, WI 53081-8099  
 Phone 920-458-6164  
 Fax 920-458-0369  
 www.startwithmiller.com

OFFICE BUILDING FOR  
**SACO POLYMERS**  
 3220 CROCKER AVENUE  
 SHEBOYGAN, WISCONSIN 53081

DOCUMENT DATE	14 AUGUST 2015
REV #	DATE REVISION
DESIGNED BY	WGFM
CHECKED BY	RGM
PROJECT NUMBER	100413
SHEET DESCRIPTION	GRADING PLAN
SHEET NUMBER	C1.2

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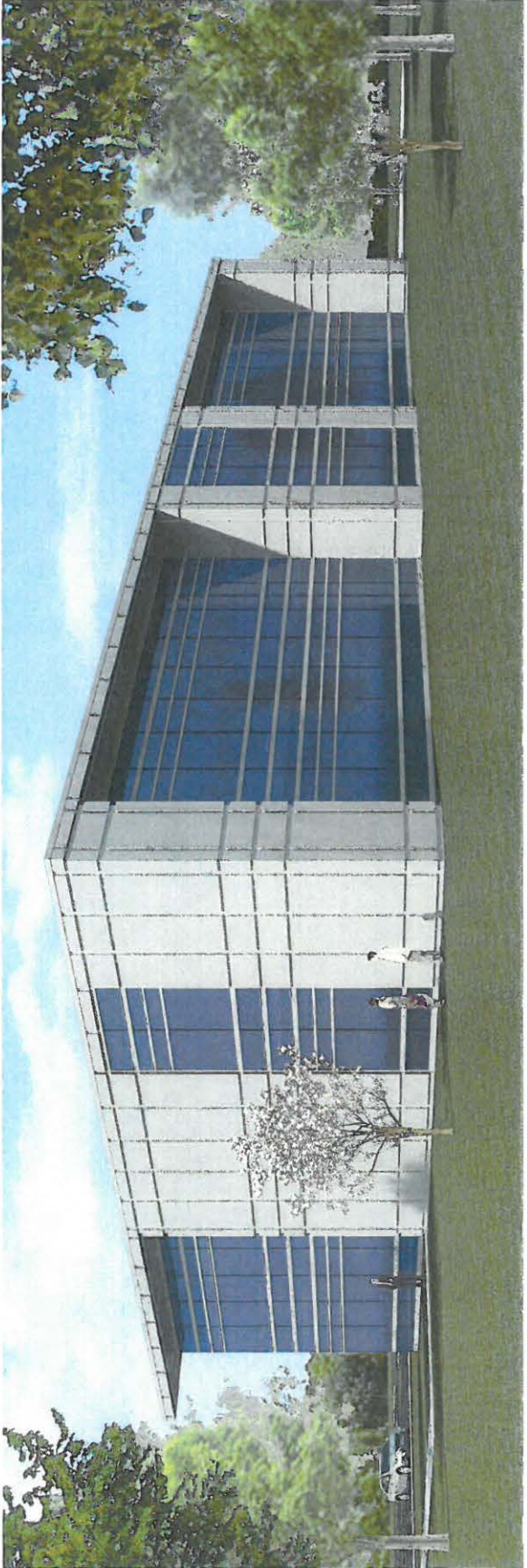
# SACO POLYMERS OFFICE

CROCKER AVENUE SHEBOYGAN, WISCONSIN



**HAMEISTER  
ARCHITECTS**  
INCORPORATED

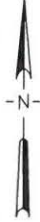
823 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WISCONSIN 53081  
PHONE (920) 457-5500 FAX (920) 457-5005



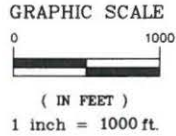
NOT FOR RECORDING

CERTIFIED SURVEY MAP

BEING A DIVISION OF LOT 2 AND THAT PART OF LOT 3, BLOCK 3 OF THE SHEBOYGAN INDUSTRIAL PARK NO. 1 LOCATED IN THE NW1/4 OF THE SE1/4 AND NE1/4 OF THE SW1/4 SEC. 33, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

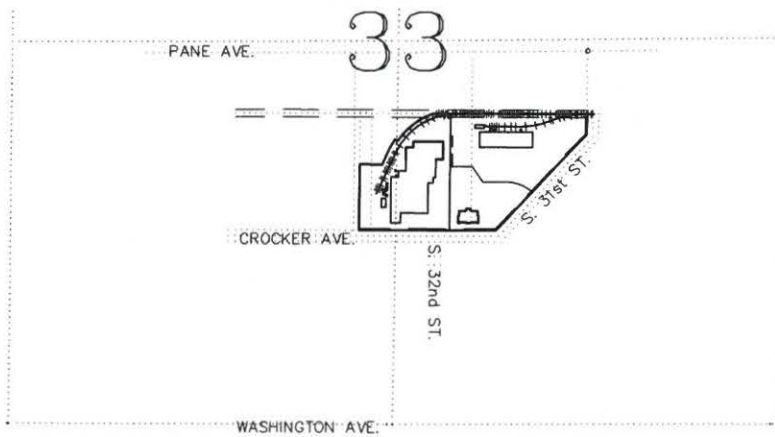


BEARINGS HEREON ARE 0.71.22(C)(2) "IN ACCORDANCE WITH THE SHEBOYGAN COUNTY COORDINATE MONUMENTATION SYSTEM" THE WEST LINE OF THE SE1/4 SEC.33 IS RECORDED TO BEAR N00°33'11"E"



3"x3" UPPER RIGHT RECORDING AREA

LOCATION MAP



SCALE: 1"=1000' THE SE1/4 AND SW1/4 SEC.33, T15N, R23E

UTILITY NOTE: (s. 893.28 (2))

Continuous use of rights in real estate of another for at least 10 years by a domestic corporation organized to furnish telegraph or telecommunications service or transmit heat, power or electric current to the public or for public purposes, by a cooperative association organized under ch. 185 or 193 to furnish telegraph or telecommunications service, or by a cooperative organized under ch. 185 to transmit heat, power or electric current to its members, establishes the prescriptive right to continue the use, except as provided by s. 893.29. A person who has established a prescriptive right under this subsection may commence an action to establish prescriptive rights under ch. 843.

WATER MAIN EASEMENT:

LOTS 1, 2 AND 3 ARE HEREBY SUBJECT TO

A permanent nonexclusive mutual WATER MAIN EASEMENT, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with a water service and fire protection, facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the said lots 1, 2, and 3, together with the right to install service connections upon, across within and beneath the surface to service improvements, thereon; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. The Grantee agrees to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or its agents.

STORM WATER MANAGEMENT FACILITY EASEMENT:

LOTS 1, 2 AND 3 ARE HEREBY SUBJECT TO

A permanent non exclusive mutual STORM WATER MANAGEMENT FACILITY EASEMENT, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with a storm water management facility, for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the said lots 1, 2, and 3, together with the right to install service connections upon, across within and beneath the surface to service improvements, thereon; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. The Grantee agrees to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or its agents.

EXISTING EASEMENTS NOTE:

LOTS 1, 2 AND 3 ARE SUBJECT TO CROSS ACCESS EASEMENT, DRAINAGE EASEMENT, AND PARKING EASEMENT AS RECORDED IN DOCUMENT NO. XXX

This instrument was drafted by:

**MILLER ENGINEERS SCIENTISTS**

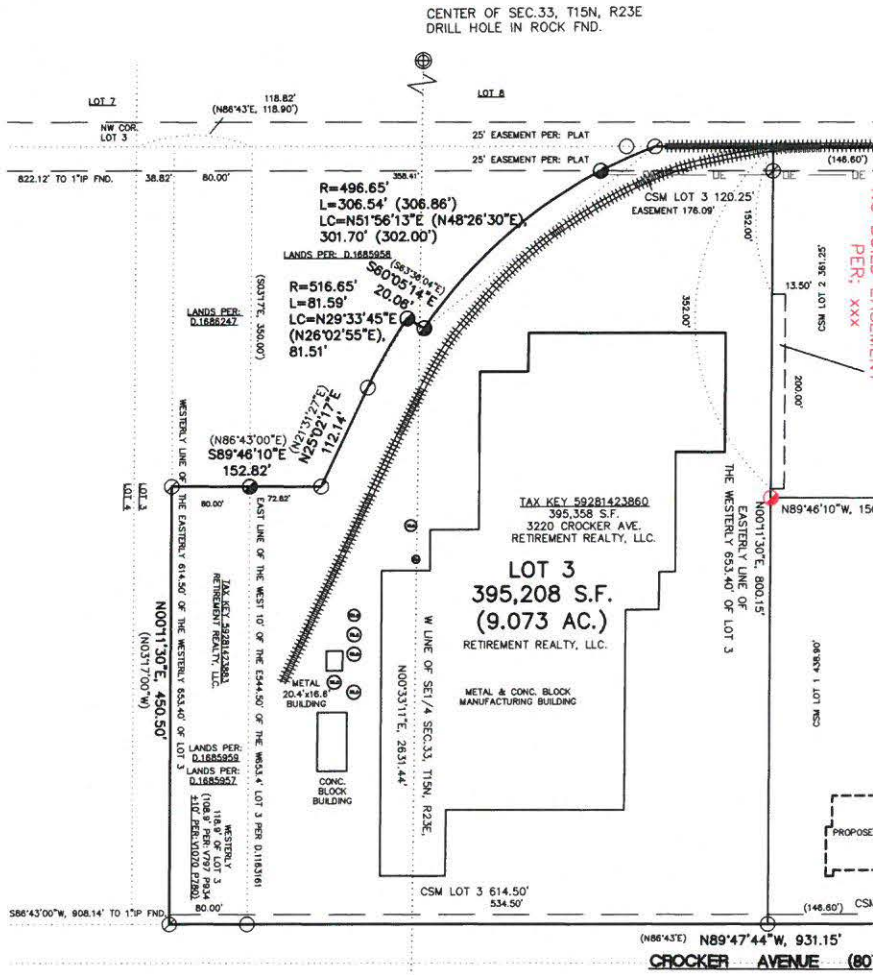
5308 South Twelfth Street Sheboygan, Wisconsin 53081 920-458-6164

Job No. 13-475-N Date: April 15, 2015

NOT FOR RECORDING

CERTIFIED SURVEY MAP

BEING A DIVISION OF LOT 2 AND THAT PART OF LOT 3, BLOCK 3 OF THE SHEBOYGAN INDUSTRIAL PARK NO. 1 LOCATED IN THE NW1/4 OF THE SE1/4 AND NE1/4 OF THE SW1/4 SEC. 33, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

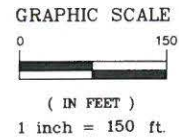


MONUMENTATION LEGEND

- ⊕ - GOVERNMENT CORNER FOUND
- - 1" IRON PIPE FOUND
- ⊗ - 3/4" IRON ROD FOUND
- - 3/4" O.D. x 18" IRON REBAR SET WEIGHING 1.50 LBS./LIN. FT.
- △ - IRON MASONRY NAIL FOUND
- ( ) - INDICATES "RECORDED AS ( SHOWING RECORDED BEARING, LENGTH OR LOCATION )" WHERE VARIES FROM RECORD.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT AND ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND.

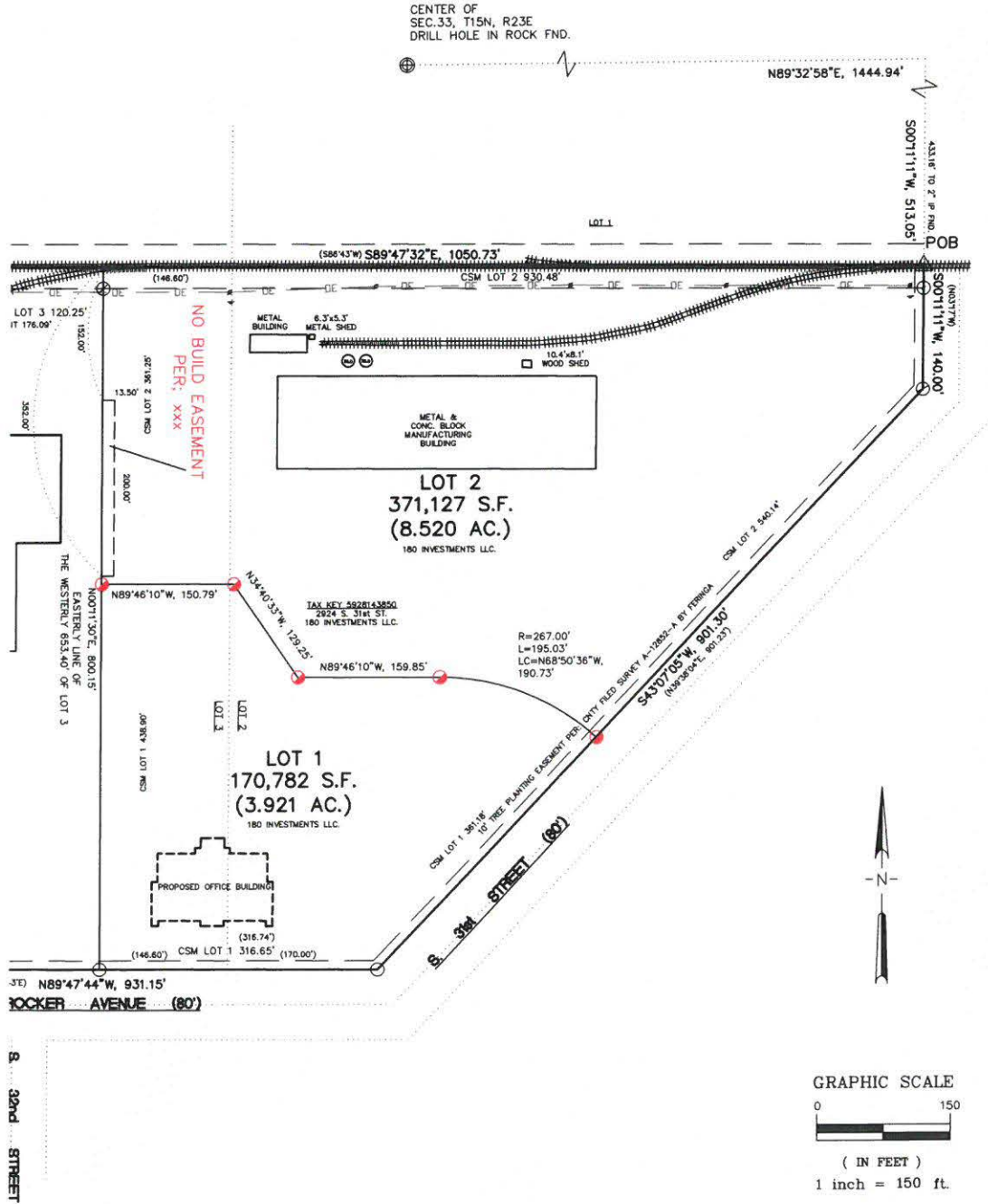
ALL LENGTHS SHOWN ALONG CURVES ARE ARC LENGTHS.



NOT FOR RECORDING

CERTIFIED SURVEY MAP

BEING A DIVISION OF LOT 2 AND THAT PART OF LOT 3, BLOCK 3 OF THE SHEBOYGAN INDUSTRIAL PARK NO. 1 LOCATED IN THE NW1/4 OF THE SE1/4 AND NE1/4 OF THE SW1/4 SEC. 33, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.





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Google earth





© 2014 Google

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Google earth

PARCEL NO. 59281479087 & 59030453220

MAP NO. \_\_\_\_\_

ZONING CLASSIFICATION: Suburban Industrial SI

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_

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

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: Wisconsin Becknell Investors, LLC

ADDRESS: 4242 S. First Ave., Ste. D, Lyons, IL 60534 E-MAIL: mshapland@becknellindustrial.com

PHONE: ( 708 ) 443-0300 FAX NO. ( 708 ) 443-0301

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

NAME OF PROPOSED/EXISTING BUSINESS: Old Wisconsin

ADDRESS OF PROPERTY AFFECTED: \_\_\_\_\_

LEGAL DESCRIPTION: (see enclosed ATLA Survey)

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Untilled agricultural farm  
land (parcel 59281479087). Construction material storage yard & building (parcel 59030453220).

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING  
ANY CHANGES TO THE EXISTING USE: Development shall be a 104,000 SF building  
for the purpose of food packaging, warehousing, and distribution.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS  
OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED  
OPERATION OR USE: No variances are being requested.

## **Sokolowski, Steve**

---

**From:** Paul Thurston <pthurston@becknellindustrial.com>  
**Sent:** Thursday, September 03, 2015 11:51 AM  
**To:** Sokolowski, Steve  
**Subject:** Re: Narrative

Steve:

Use this as a narrative:

Let me know if you need any additional information.

Regards,

Paul Thurston

### **History of Buddig / Old Wisconsin:**

Carl Buddig Co. started as a Chicago butcher house in 1886. In the 1930's, the company began wholesale meat distribution and growth continued through the 40's. In 1953, Buddig invented vacuum sealed packaging that gave meat a shelf life of up to 90 days, which allowed Buddig to start distributing nationally. Buddig expanded and grew their primary plant in South Holland, IL., and the reaming there today.

Old Wisconsin Sausage Company has a long history of producing a full line of high quality, award winning sausage products tracing its roots back to a small butcher shop located in Elkhart Lake Wisconsin. The company was established in the 1940s and was originally known as Thielmann's Sausage Company. Business grew steadily over the years requiring additional processing and packaging facilities. A production plant was opened in Sheboygan, Wisconsin in 1953. This added capacity allowed the business to expand its distribution to stores and warehouses throughout the upper Midwest. Sales continued to grow requiring more production capacity which resulted in the purchase of the Sheboygan based Rammer Sausage Company in 1976.

In 1981 Carl Buddig and Company purchased the business and dropped Thielmann's for the Buddig name. Buddig ownership allowed immediate access to an expanded sales and distribution network resulting in continued sales growth throughout the United States. In 1996, the production facility was again expanded to double the output. This construction used all the available land on the present site precluding any future expansion at the current location – leading to the move of the packaging area to free up space.

Old Wisconsin continues to grow and has developed a leadership position in the snack sausage category. The company is the number 1 brand for Snack Sausage Sticks and Bites in the country. In addition to the Old Wisconsin Brand the company manufactures similar products for customers under Private Label and Co-manufacturing agreements. Demand continues to expand and the business is once again challenged to meet customer needs using existing production space.

### **Use of Facility:**

The primary use of the building will be as a packaging plant. Consolidating the Packaging and Repack operations to the new facility will result in an open space in the existing production plant -- this space will be used to install additional smokehouses and expand processing operations / production capacity. In addition to freeing up space in the production facility, the increased sf for packaging in the new facility will allow for additional packaging lines to meet forecasted growth expectations and changing package styles.

As noted, the new facility will be a packaging facility - processed meat is received in the WIP receiving bay on the East (I-43 side) of the building in a temperature-controlled vestibule with food grade vertical dock levelers for ensuring sanitation of the product. Adjacent packaging and repackaging rooms feed into a finished goods warehouse. Packaging was designed with adjacencies to a sanitation room, mechanical room and maintenance room. A mezzanine above the packaging lines is used to house the vacuum pumps.

The facility will house 18,000 s.f. of office space for their sales and accounting staff as well as providing temperature controlled warehousing of their finished goods (34 degrees).

The building was carefully designed to be able to expand their packaging and finished goods warehousing. The building is engineered for an additional 37,580 s.f.

**Term:**

20 Year lease with an Option to Purchase the facility.

# BECKNELL

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## INDUSTRIAL

Paul Thurston | VP Development/Pre-Construction

Mobile: 217.649.4450

Direct Line: 708.221.9159

Fax: 708.443.9301

---

**From:** <Sokolowski>, Steve <[Steve.Sokolowski@sheboyganwi.gov](mailto:Steve.Sokolowski@sheboyganwi.gov)>

**Date:** Thursday, September 3, 2015 at 11:00 AM

**To:** Paul Thurston <[pthurston@becknellindustrial.com](mailto:pthurston@becknellindustrial.com)>

**Subject:** Narrative

Paul:

I need that narrative for your conditional use permit – please submit that to me as soon as you can.

Thanks,

Steve Sokolowski  
(920) 459-3382

---

NOTICE: This e-mail may contain confidential information and is intended only for the individual named. If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail; please notify the sender immediately and delete this e-mail from your system. Also, please be aware that email correspondence to and from "The City of Sheboygan" may be subject to open record requests.

New Facility for Becknell Industrial  
 Wisconsin Becknell Investors, LLC  
 CTH EE (Weeden Creek Road)  
 Sheboygan, Wisconsin

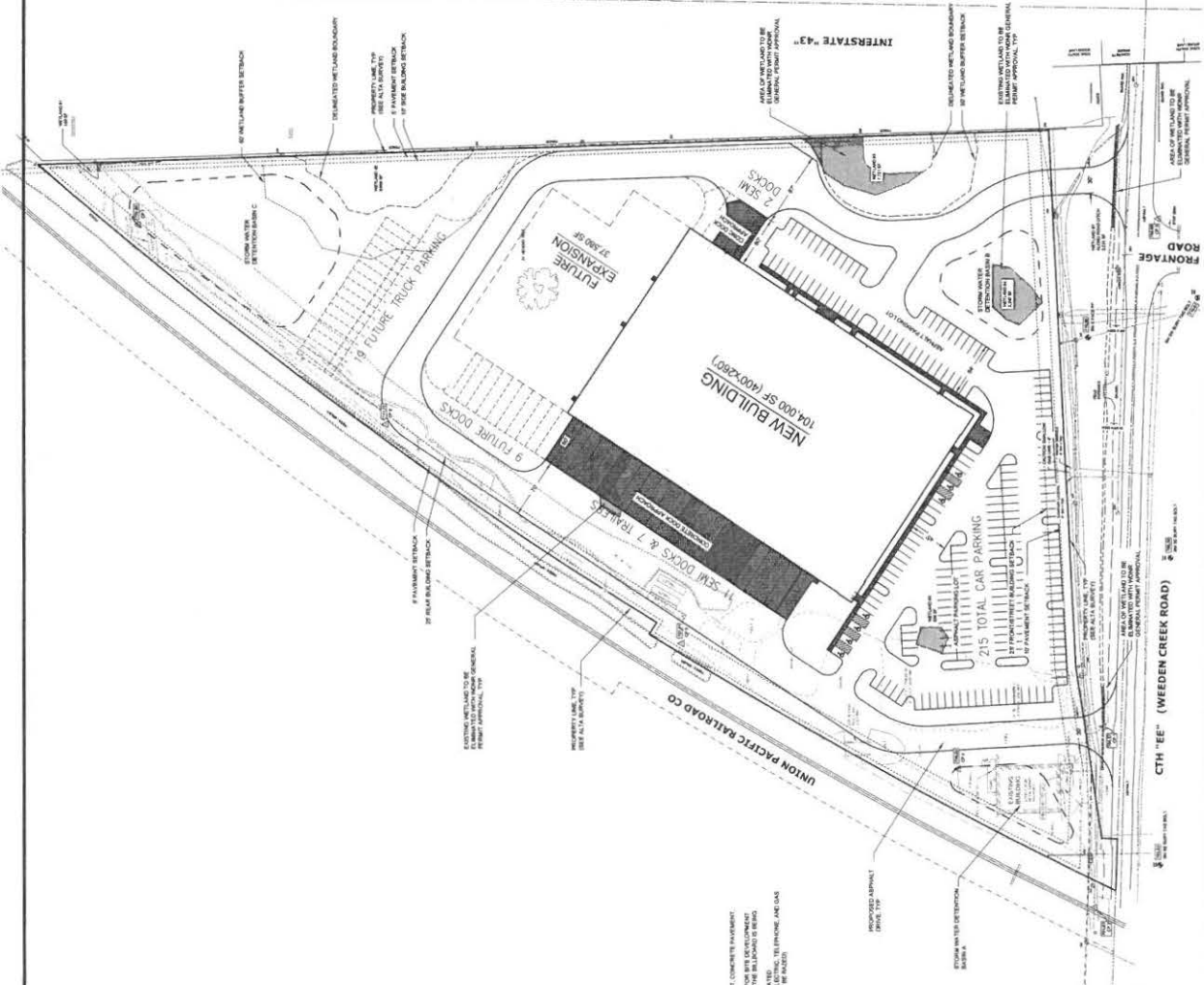
DATE  
 8/25/15

1

CONDITIONAL USE  
 PERMIT SITE PLAN



ZONING REGULATIONS  
 EMPLOYEE COUNT: 140 EMP  
 REGULAR - 137 STALLS (137 EMPLOYEES)  
 TOTAL REQUIRED: 137 STALLS  
 PROPOSED STALLS: 137 STALLS  
 TOTAL PROPOSED: 137 STALLS



- NOTES:
1. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONDUCT SURVEY.
  2. EXISTING AND PROPOSED UTILITIES SHOWN ARE APPROXIMATE. CONDUCT SURVEY.
  3. EXISTING UTILITIES AND EASEMENTS SHOWN FOR THE BACKGROUND ONLY.
  4. EXISTING UTILITIES SHOWN IN BROWN. UTILITIES TO BE REMOVED OR RELOCATED ARE SHOWN IN RED. UTILITIES TO BE MAINTAINED ARE SHOWN IN GREEN.
  5. UTILITIES NOT SHOWN ARE THE RESPONSIBILITY OF THE OWNER.



THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF WAGON EXCAVATING, INC. THE OWNER OF THE DESIGN IS FOR CONSTRUCTION AND/OR APPROVAL. IT IS THE OWNER'S RESPONSIBILITY FOR MAINTENANCE AND SAFETY OF THE CONSTRUCTED WORK.

No.	Revision	Date



View from the SW looking NE  
(Office view)



View from the NE looking SW  
(Highway view)







State Rd 28

I-43

Weeden Creek Rd

Path: G:\Janet\PC\_Labels\2014-07-29\becknell.mxd

Date: 7/22/2014

0 280 560 1,120 Feet



# Becknell City of Shebovgan



© 2015 Google

Google earth



© 2015 Google  
Image Landsat

Image NOAA

Google earth



I, Gregg Wagner of Wagner Excavating, Inc, (Owner/Seller) authorize Wisconsin Becknell Investores, LLC (buyer) to submit a conditional use permit application to construct and operate a manufacturing facility on a portion of my property located at 4124 Weeden Creek Road I the Town of Wilson, Sheboygan County, Wisconsin.

Gregg Wagner, President

A handwritten signature in black ink that reads "Gregg A. Wagner". The signature is written in a cursive style with a long horizontal flourish at the end.

Date

08-26-15

3437 PAINE AVENUE • SHEBOYGAN, WI 53081  
PHONE: (920)458-9082 • FAX: (920)458-0565  
EMAIL: wagexc@excel.net

II

4.10

R. O. No. 129 - 15 - 16. By Director of Planning and Development.  
September 8, 2015.

Submitting a request from Chad Pelishek, Director of Planning and Development, of a Reciprocal Easement Agreement between the U.S. Bank National Association and the City of Sheboygan.

*City Plan*

\_\_\_\_\_  
Director of Planning & Development

**RECIPROCAL EASEMENT  
AGREEMENT**

Document Number

This Reciprocal Easement Agreement is made this \_\_\_\_ day of August, 2015, by and between the City of Sheboygan ("City"), a Wisconsin Municipal Corporation, and U.S. Bank National Association ("U.S. Bank"), a National Banking Association. City and U.S. Bank may be referred to hereafter as a Party or the Parties.

**RECITALS**

A. The City is the owner of a parcel of real estate described as follows:

**Lot 1, Block 152 of the original Plot of the City of Sheboygan together with any rights based upon encroachment ordinances as recorded in Volume 775 of Records, page 221, Register of Deeds, Sheboygan, Wisconsin**

B. U.S. Bank is the owner of a parcel of real estate described as follows:

**West Half of Lot Ten (10) Block One Hundred Fifty-two (152), Original Plat of the City of Sheboygan;**

**The East One-half (1/2) of Lot Ten (10), Block One Hundred Fifty-two (152), Original Plat of the City of Sheboygan, according to the recorded plat thereof;**

**The West one-third (1/3) of Lot Number Eleven (11), Block One Hundred Fifty-two (152) of the Original Plat of the City of Sheboygan according to the recorded plat thereof;**

**The West twenty (20) feet of the East Forty (40) feet of Lot Eleven (11), Block one hundred fifty-two (152), Original Plat to the City of Sheboygan;**

**EAST Twenty (20) feet of Lot Eleven (11), Block One Hundred Fifty-two (152) of the Original Plat of the City of Sheboygan, according to the recorded plat thereof;**

**Part of Lot Twelve (12), Block One Hundred Fifty-two (152), Original Plat of the City of Sheboygan, commencing at the Southwest corner of Lot twelve (12), block one-hundred fifty-two (152) of the Original Plat, of the City of Sheboygan; thence running East along the South line of said lot thirty-nine and one-half (39-1/2) feet; thence North fifty-seven (57) feet; thence West three and one-half (3-1/2) feet; thence North eight (8) feet; thence West three (3) feet; thence North eighty-five (85) feet to alley; thence West to the Northwest corner of said Lot; thence South along the West line of said lot to the place of beginning;**

**Lot Twelve (12), Block One Hundred Fifty-two (152), Original Plat of the City of Sheboygan, EXCEPT commencing at the Southwest corner of Lot Twelve (12), thence East thirty-nine and one-half (39-1/2) feet; North fifty-seven (57) feet; West three and one-half (3-1/2) feet; North eight (8) feet; West three (3) feet; North eighty-five (85) feet to alley; thence West to Northwest corner of said lot twelve; thence South along West line of said lot twelve to: The above described premises also known as the East Twenty and one-half (20-1/2) feet of the South Fifty-seven (57) feet and the East Twenty-four and one-twelve (24-1/12) feet of the North Ninety-three and three-fourths (93-3/4) feet of Lot Twelve (12), in Block One Hundred Fifty-two (152) in the City of Sheboygan, according to the Original Plat of said city, together with a right of way over the West Three (3) feet of the East Twenty-seven and one-twelve (27-1/12) feet of the North Eighty-five and three-fourths (85 3/4) feet of said lot; Also: Commencing on the North line of Lot Twelve (12), Block One Hundred fifty-two (152) of the Original Plat of the City of Sheboygan at a point 33 feet East of the Northwest corner of said lot, running thence South Eighty-five (85) feet, thence East Three (3) feet, thence North Eighty-five (85) feet, thence West Three (3) feet to the point of beginning.**

**Tax Parcel Identification Number: 59281108180**

(Hereafter "U.S. Bank Lot" as shown on the Site Plan attached as Exhibit A.)

Recording Area

Name and Return Address

Attorney David Gass  
Rohde Dales LLP  
607 N. 8<sup>th</sup> St., Ste. 700  
Sheboygan, WI 53081

59281108180 and 59281108060

Parcel Identification Number (PIN)

C. The City is willing to create an easement over the "City Lot" to enable U.S. Bank ingress and egress to and from the U.S. Bank Lot.

D. U.S. Bank is willing to create an easement over the "U.S. Bank Lot" to enable the City ingress and egress to and from the City Lot.

NOW, THEREFORE, for valuable consideration, the parties agree as follows:

### AGREEMENT

#### 1. GRANT OF ACCESS EASEMENT.

(a) U.S. Bank grants the City and its users of the City Lot a non-exclusive, access easement over, upon, through and across the U.S. Bank Lot purely to gain access to the points of ingress and egress from the U.S. Bank Lot.

(b) The City grants U.S. Bank and its users of the U.S. Bank Lot a non-exclusive, access easement over, upon, through, and across the City Lot purely to gain access to the points of ingress to and egress from the City Lot.

(c) The access easements identified in paragraph (a) and (b) above referred hereafter as the Reciprocal Easements and shall continue as set forth in paragraph 4 hereafter.

(d) The Parties shall have equal rights of ingress and egress over both the City Lot and U.S. Bank Lot and shall take no action to prevent the other party's enjoyment of such rights, except for such periods of maintenance and repair as described in paragraph 2 hereafter.

(e) Nothing herein grants unto the Parties any rights relating to parking on the other party's lot. Provided the Reciprocal Easements are not thereby impaired or altered in any manner except for necessary repairs and maintenance, the Parties may make any changes to their respective lots, including constructing buildings or other structures.

2. CONSTRUCTION, MAINTENANCE, AND REPAIR COSTS. All costs of constructing, maintaining, repairing, or replacing the asphalt, concrete, or other construction material within either the City Lot or U.S. Bank Lot, together with all snow plowing, shall be paid for by the lot's respective owner, its successors and assigns. Repairs and maintenance shall be performed at such times and in such a manner as decided by the party owning the respective lot.

3. PARKING STALL. The parties understand that one parking stall currently occupies part of space used by the City and dedicated for alley purposes (the Encroaching Stall) as shown on attached Exhibit A. The City agrees that U.S. Bank may continue to use such part of the Encroaching Stall on the City's land (the Affected Space) until such time as the City decides to use the Affected Space for other purposes after ninety (90) days written notice to U.S. Bank.

4. WATER FLOW. The parties understand that the current slope of the U.S. Bank Lot and City Lot may cause water to flow from one lot to the other. Accordingly, the parties consent to the flow of water from one lot to the other given the current slope of each lot. Each party agrees that they will take no action to cause greater water flow from one lot to the other than as exists on the date of execution of this Agreement.

5. COVENANTS RUN WITH LAND. The provisions of this Agreement shall be construed as covenants, rights, and obligations running with each parcel, and shall inure to the benefit of and be binding upon the Parties, together with their respective representatives, successors and assigns, except the Reciprocal Easements shall end at such time as either Party ceases using its lot for parking.

6. AMENDMENT. The terms and provisions of this Agreement shall not be modified except by the mutual written agreement of the Parties, or their successors or assigns.

7. **GOVERNING LAW.** This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

8. **SEVERABILITY.** If any term or condition of this Agreement shall be deemed invalid or unenforceable, the remainder of this Agreement shall not be affected and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

THE CITY OF SHEBOYGAN:

U.S. BANK NATIONAL ASSOCIATION

By: \_\_\_\_\_  
Mayor Michael Vandersteen

By: \_\_\_\_\_  
David Bischel

\_\_\_\_\_  
Susan Richards, City Clerk

By: \_\_\_\_\_  
Larry Morgan

**ACKNOWLEDGMENT**

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
 )ss.  
\_\_\_\_\_ COUNTY )

STATE OF \_\_\_\_\_ )  
 )ss.  
\_\_\_\_\_ COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above-named Michael Vandersteen, to me known to be the mayor of the City of Sheboygan and acknowledged the same.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above-named David Bischel, to me known to be a Member of U.S. Bank National Association and acknowledged the same.

\_\_\_\_\_  
\*

\_\_\_\_\_  
\*

Notary Public, State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

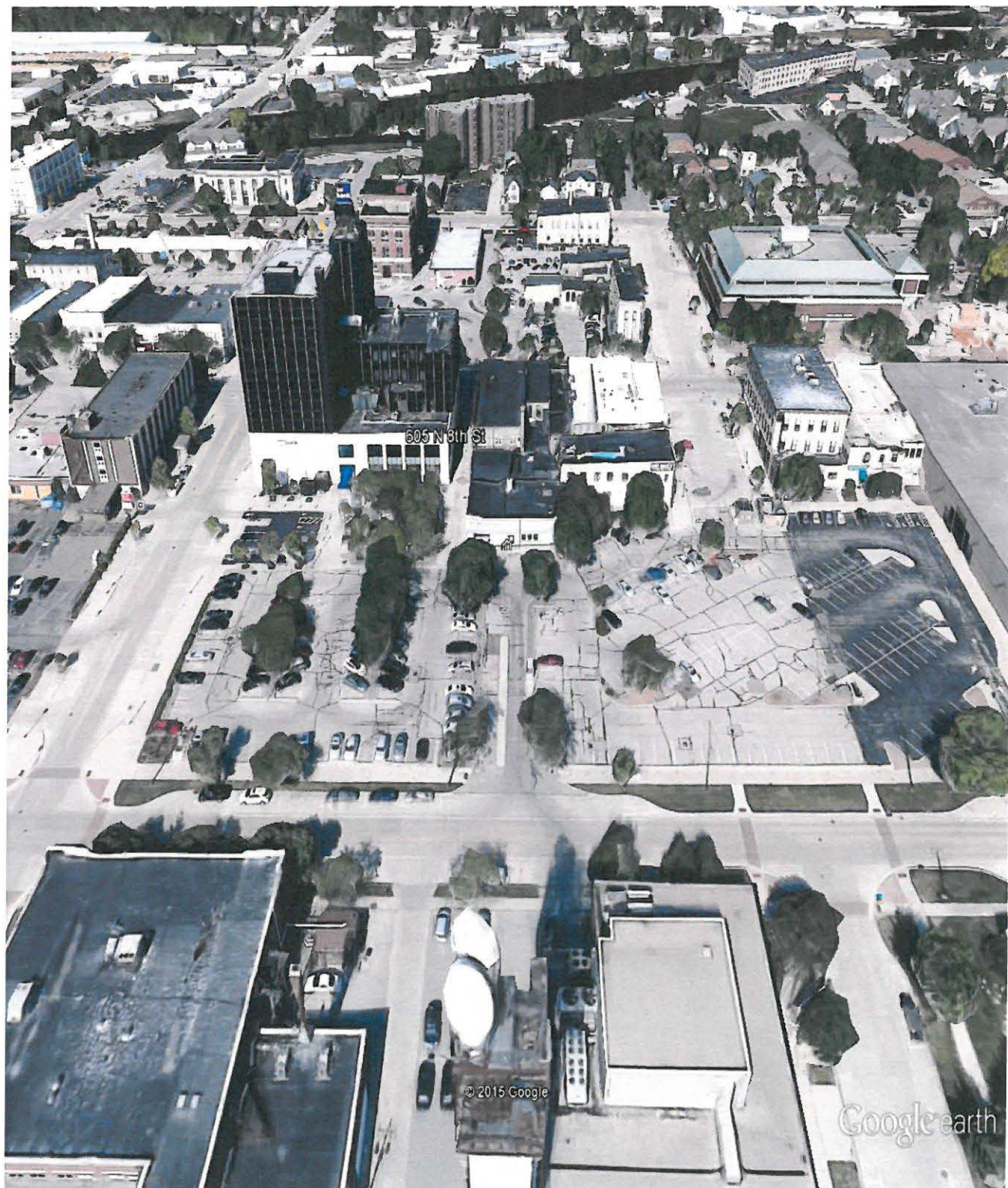
Notary Public, State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )ss.  
\_\_\_\_\_ COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above-named Larry Morgan, to me known to be a Member of U.S. Bank National Association and acknowledged the same.

\_\_\_\_\_  
\*

Notary Public, State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_



II

4.3

R. O. No. 128- 15 - 16. By CITY CLERK. September 8, 2015.

Submitting a communication from Anthony Merritt, Project Manager of HSA Bank; Division of Webster Bank, requesting an encroachment permitting a new monument sign to be located in the City of Sheboygan N. 7<sup>th</sup> St. right-of-way (tenant in US Bank Building).

*City Plan*

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

IX

7.9

Gen. Ord. No. 24 - 15 - 16. By Alderpersons Donohue and Hou-Seye.  
September 8, 2015.

AN ORDINANCE granting HSA Bank; Division of Webster Bank, its successors and assigns, the privilege of encroaching upon described portions of City of Sheboygan right-of-way located in the east/west alley east of 605 N. 8<sup>th</sup> St. for the purpose of installing and maintaining a sign.

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

Section 1. Subject to the terms and conditions contained herein, HSA Bank; Division of Webster Bank, its successors and assigns, is hereby granted the privilege of encroaching upon described portions of City of Sheboygan right-of-way located in the east/west alley east of 605 N. 8<sup>th</sup> St. for the purpose of installing and maintaining a sign, in accordance with the sketch attached hereto and made a part hereof.

Section 2. The privilege as granted above is granted only on the condition that by the acceptance of the privilege, the said HSA Bank; Division of Webster Bank, its successors and assigns:

a. Shall become primarily responsible and liable for all and any damage to persons or property caused by and arising from the grant and exercise of such privilege.

b. Shall remove the encroachment allowed herein within ten (10) days after notice so to remove given by the State of Wisconsin or the City of Sheboygan; in the event of the failure so to remove, the said HSA Bank; Division of Webster Bank, its successors and assigns: shall pay the costs of removal by the State of Wisconsin or the City of Sheboygan, waiving all claim or claims for damages resulting from such removal, whether the removal is done by the said HSA Bank; Division of Webster Bank, its successors and assigns, or by the State of Wisconsin or by the City of Sheboygan.

*City Plan*

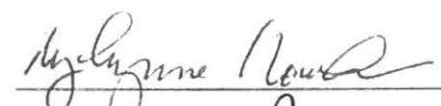
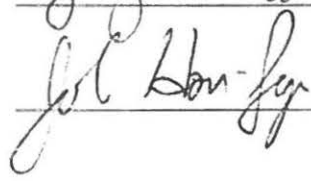
c. Shall pay such compensation to the City of Sheboygan for the grant of this privilege as may be determined by a board consisting of the Mayor, the Director of Public Works and the City Attorney; the compensation shall be paid into the General Fund.

d. Shall make such construction and/or alterations and maintain the same subject to the approval of the City Building Inspector and Director of Public Works, and shall waive the right to contest in any manner the validity of this ordinance or the amount of compensation charged.

Section 3. The provisions of §66.0425(1) thru (5) of the Wisconsin Statutes are incorporated herein by reference to all intents and purposes as if set out fully.

Section 4. The City Clerk is authorized and directed to record a certified copy of this ordinance in the office of the Register of Deeds for Sheboygan County, Wisconsin, the costs thereof to be charged to the General Fund.

Section 5. This ordinance shall take effect and be in full force from and after its passage and publication and upon payment of the consideration to be determined hereunder, provided, however, that in the event of failure to exercise the privilege herein granted and the payment of such consideration within six (6) months from the effective date hereof, then and in that event such privilege shall be rendered null and void.

  
\_\_\_\_\_  
  
\_\_\_\_\_

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



**Dear Common Council City of Sheboygan WI,**

**I hereby request an encroachment permitting a new monument sign to be located in the City of Sheboygan N. 7<sup>th</sup> Street right of-way. HSA Bank is a tenant located in the US Bank Building located at 605 N. 8<sup>th</sup> Street in Sheboygan.**

**HSA Bank's long term interest and possible expansion in downtown Sheboygan is contingent on obtaining exterior signage since US Bank does not allow signage on their property.**

**If there are any questions concerning the proposed signage or HSA Bank's future plans; please do not hesitate to contact me.**

**Thank you.**

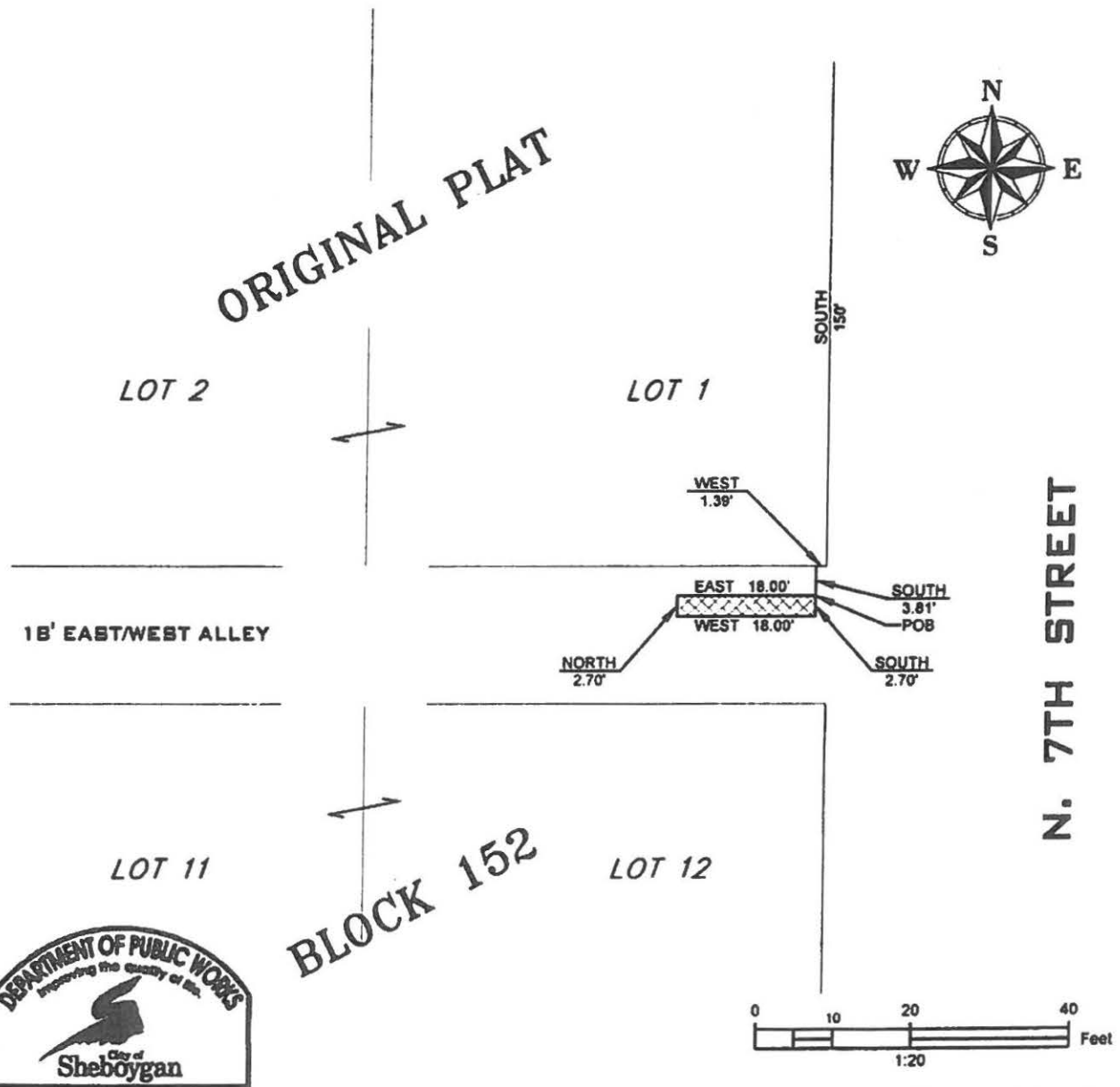
**Sincerely,**

**Anthony B. Merritt  
Project Manager  
HSA Bank; Division of Webster Bank  
605 N. 8<sup>th</sup> Street  
Sheboygan, WI. 53081  
203-578-2472**

# PROPOSED ENCROACHMENT FOR HSA BANK SIGNAGE SECTION 23, T. 15 N., R. 23 E.

BEING PART OF EAST/WEST ALLEY BETWEEN LOTS 1 AND 12 OF BLOCK 152 OF THE ORIGINAL PLAT LOCATED IN SECTION 23, T. 15 N., R. 23 E., IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 152 OF THE ORIGINAL PLAT, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, 150' TO THE SOUTH EAST CORNER OF SAID LOT 1, SAID EAST LINE ALSO BEING THE WEST R/W LINE OF N. 7TH STREET, THENCE WEST 1.39' ALONG THE SOUTH LINE OF SAID LOT 1, SAID SOUTH LINE ALSO BEING THE NORTH R/W LINE OF THE EAST/WEST ALLEY IN BLOCK 152, THENCE SOUTH 3.81' TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 2.70' THENCE WEST 18.0', THENCE NORTH 2.70', THENCE EAST 18.0' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 48.6 SQ. FT.





Location:  
On 7th Street Between Center & New York  
West Side Of Road

**Marshall Sign**  
 W6416 Oak View Ln, Plymouth, WI 53073  
 (920) 893-8306 fax (920) 892-6463  
 www.marshallsign.com

PROJECT  
**HSA BANK**  
 Sheboygan, WI

SALES ORDER#  
**36478**

DESIGNER  
 Jim Marshall  
 ACCOUNT EXECUTIVE  
 Jim Marshall  
 DATE  
 July 2, 2015

REVISION#  
 R1.0

DRAWING SCALE  
 3/4" = 1'-0"

FILE NAME  
 HSA BANK

QUOTE#  
 150702

CUSTOMER APPROVAL

AUTHORIZED SIGNATURE  
 DATE



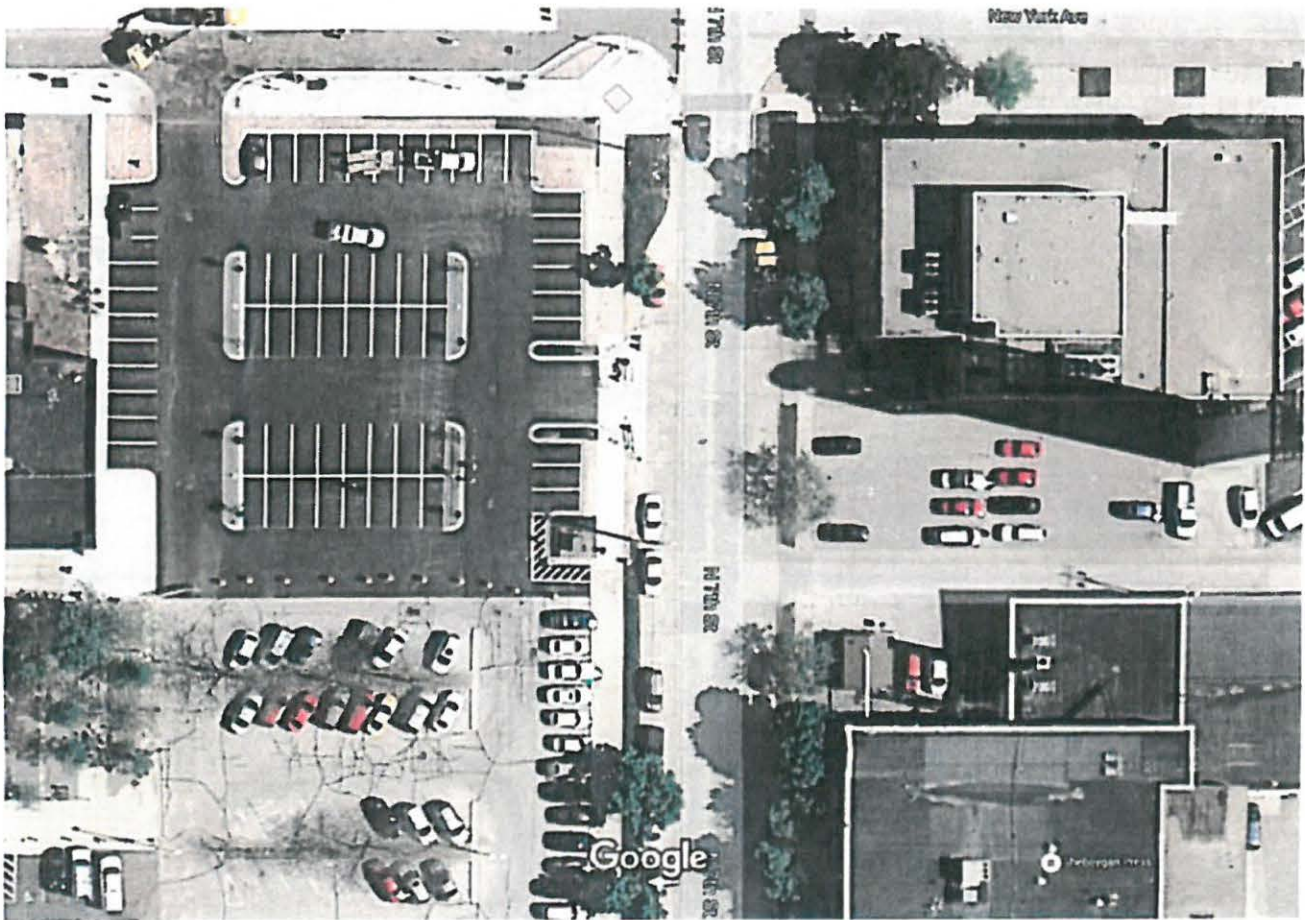
2-Sided Sign  
 Internally LED lit  
 (2) Plate Mount

Routed Copy backed with plex & vinyl decoration



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Google Maps Google Maps



Map data ©2015 Google 20 ft

III

5.2

Res. No. 72 - 15 - 16. By Alderpersons Thiel. September 8, 2015.

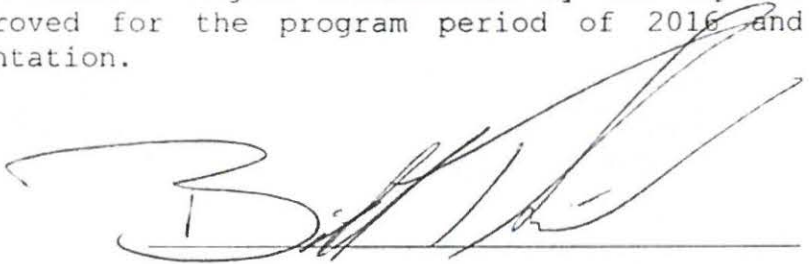
A RESOLUTION approving the Capital Improvements Program recommended by the Capital Improvements Commission, for the program period of 2016 and adopting the program for implementation.

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

WHEREAS, the Commission considered many requests and proposals for the various departments in the City of Sheboygan.

RESOLVED: That the Capital Improvements Program recommended by the Capital Improvements Commission be approved for the program period of 2016 and adopting the program for implementation.

*City Plan*



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

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

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

## 2016 Capital Improvements Ratings

	Borrowing		\$ 3,000,000	
	Mandatory Projects			
Motor Vehicle	Motor Vehicle		1,000,000	
Assessor	Revaluation-Assessment		60,000	
Transit	Transit - Rolling Stock		180,000	
Public Works	S 8th St Bridge - DOT		75,000	
	Contingency		<u>200,000</u>	
	Mandatory Projects Total		\$ 1,515,000	
	Available for rated projects			<b>\$ 1,485,000</b>
	Projects for Commissioners to Rate	Rating		
Fire	Defibrillators	18.85714	20,000	
City Buildings	City Hall Design and Construction	21.42857	350,000	
Civil Defense	Sirens & Controls	21.57143	24,600	
Fire	Self Contained Breathing Apparatus	22.14286	300,000	
Hot in Place	N 6th St - Niagara to Superior	22.28571	166,994	
Hot in Place	Saemann Ave - Calumet to N 21st	22.42857	318,154	
Hot in Place	S 17th St - Indiana Ave to Union	22.57143	<u>305,252</u>	<b>1,485,000</b>
Resurfacing	Michigan Ave - Broughton Dr to 8th St	22.85714	700,000	
Fire	HURST extrication equipment	23.42857	125,000	
Parks	EAB Urban Forest Management	24.57143	150,000	
Parks	Tree Planting	25.28571	40,000	
Mead	Phase 3 Boiler Replacement	26.28571	285,000	
Police	Body Camera System	28	100,000	
Resurfacing	LS - North Ave to Eisner Ave	28	600,000	
	Rating Projects Total Requested			\$ 3,485,000



7.3

Gen. Ord. No. 18 - 15 - 16. By Alderperson Belanger. September 8, 2015.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to establish the Use District Classification of recently annexed property located north of Weeden Creek Road and west of I-43.

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 establishing the Use District Classification of the following described annexed lands as Class Suburban Industrial Classification.

COMBINE PARCEL 1 AND PARCEL 2

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, COUNTY OF SHEBOYGAN, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N 88° 01' 50" W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 5, 146.96 FEET TO A POINT ON SAID SECTION LINE; THENCE N 01° 58' 10" E, 110.00 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING IS THE INTERSECTING POINT OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE "43" AND THE NORTH RIGHT-OF-WAY LINE OF CTH "EE";

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF CTH "EE" S 87° 01' 23" W, 628.94 FEET; THENCE S 81° 17' 50" W ALONG SAID NORTH RIGHT-OF-WAY LINE 203.26 FEET; THENCE S 01° 34' 14" W, 18.13 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE ALONG SAID SOUTH SECTION LINE N 88° 01' 50" W, 60.54 FEET TO A POINT ON A CURVE AND THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE, 626.01 FEET ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 5619.35 FEET, AND A CHORD BEARING OF N 28° 36' 29" E, AND A CHORD LENGTH OF 625.68 FEET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S 58° 12' 56" E, 16.50 FEET, THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE 903.21 FEET ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 5602.85 FEET, AND A CHORD BEARING OF N 36° 25' 04" E, AND A CHORD LENGTH OF 902.23 FEET AND TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE "43"; THENCE S 01° 58' 01" E ALONG SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE "43", 1187.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 570,050 SQUARE FEET (13.087 ACRES)

*City Plan*

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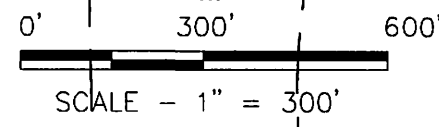
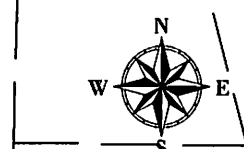
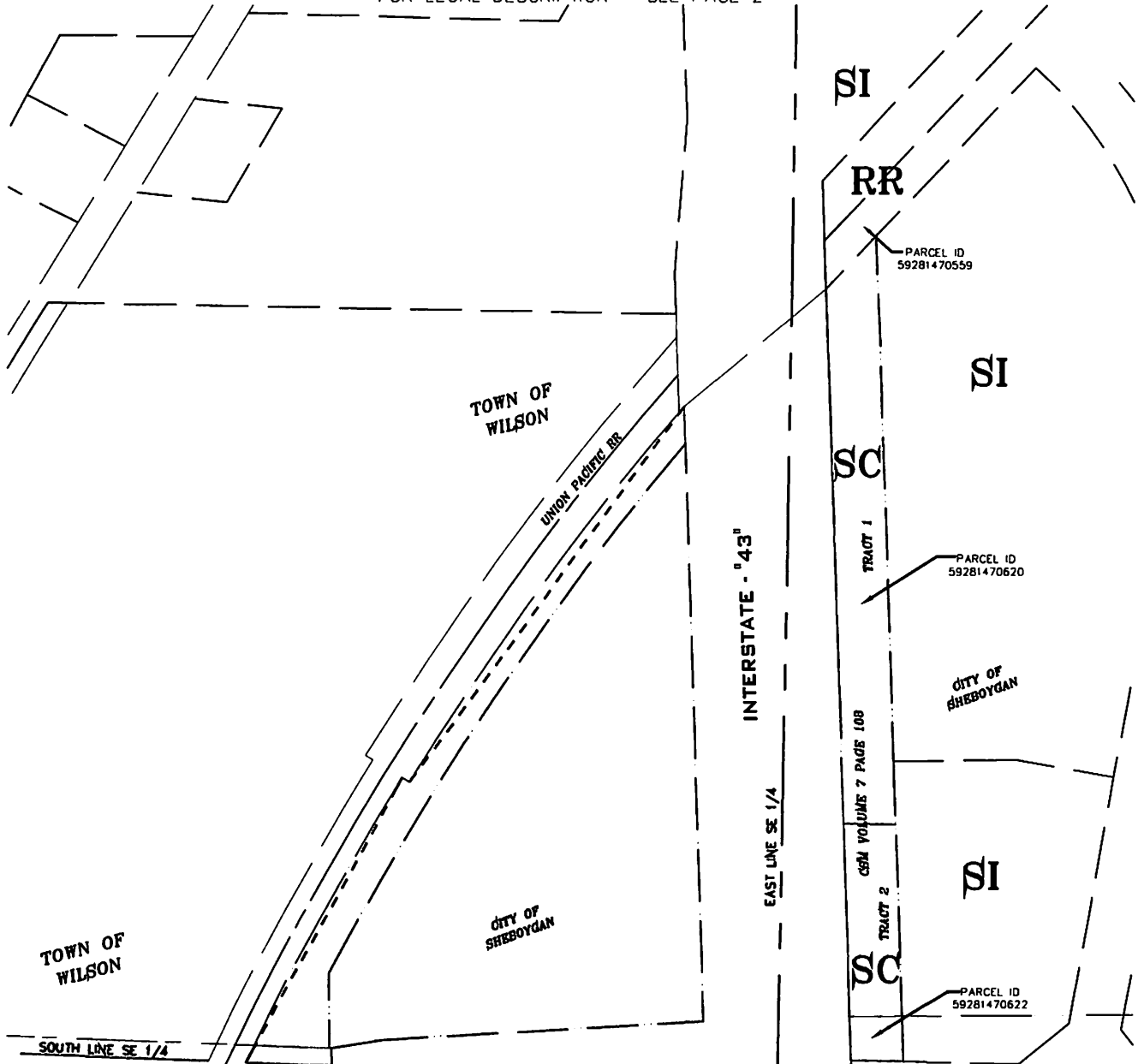
I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

# ESTABLISHING ZONING CLASSIFICATION SUBURBAN INDUSTRIAL SECTION 5, T. 14 N., R. 23 E.

FOR LEGAL DESCRIPTION - SEE PAGE 2



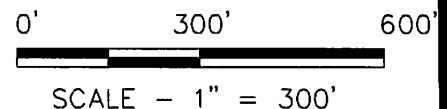
# ESTABLISHING ZONING CLASSIFICATION SUBURBAN INDUSTRIAL SECTION 5, T. 14 N., R. 23 E.

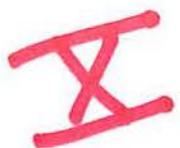
FOR LOCATION MAP - SEE PAGE 2

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, T. 14 N., R. 23 E., IN THE CITY OF SHEBOYGAN, COUNTY OF SHEBOYGAN, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N 88° 01' 50" W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 5, 146.96 FEET TO A POINT ON SAID SECTION LINE; THENCE N 01° 58' 10" E, 110.00 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING IS THE INTERSECTING POINT OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE "43" AND THE NORTH RIGHT-OF-WAY LINE OF C.T.H. "EE";

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF C.T.H. "EE" S 87° 01' 23" W, 628.94 FEET; THENCE S 81° 17' 50" W ALONG SAID NORTH RIGHT-OF-WAY LINE 203.26 FEET; THENCE S 01° 34' 14" W, 18.13 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE ALONG SAID SOUTH SECTION LINE N 88° 01' 50" W, 60.54 FEET TO A POINT ON A CURVE AND THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE, 626.01 FEET ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 5619.35 FEET, AND A CHORD BEARING OF N 28° 36' 29" E, AND A CHORD LENGTH OF 625.68 FEET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S 58° 12' 56" E, 16.50 FEET, THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE 903.21 FEET ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 5602.85 FEET, AND A CHORD BEARING OF N 36° 25' 04" E, AND A CHORD LENGTH OF 902.23 FEET AND TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE "43"; THENCE S 01° 58' 01" E ALONG SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE "43", 1187.88 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 570,050 SQUARE FEET (13.087 ACRES)





7.4

Gen. Ord. No. 19 - 15 - 16. By Alderperson Belanger. September 8, 2015.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to establish the Use District Classification of recently annexed property located west of S. Business Drive.

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 establishing the Use District Classification of the following described annexed lands as Class Suburban Industrial (SI) District Classification.

CITY OF SHEBOYGAN PARCEL ID# 59030452691  
IN SECTION 4, T. 14 N., R. 23 E.

BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, T. 14 N., R. 23 E., SHEBOYGAN COUNTY, STATE OF WISCONSIN.  
BEING MORE PARTICULARLY DESCRIBED AS.

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 4 T., 14 N., R. 23 E., THENCE N 86°48'33" W ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 4 507.83' TO THE POINT OF BEGINNING, THENCE CONTINUE N 86°48'33" W ALONG THE SOUTH LINE OF SAID NE 1/4 SECTION 291.22', THENCE S 17°51'31" W 308.44', THENCE S 87°17'17" E 291.57' TO THE WEST RIGHT OF WAY LINE OF SOUTH BUSINESS DRIVE, THENCE N 17°50'23" E ALONG SAID WEST RIGHT OF WAY 307.29' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 86,745.33 SQ. FT OR 1.99 ACRES OF LAND

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

*City Plan*

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

# GENERAL ZONING ORDINANCE

CITY OF SHEBOYGAN PARCEL ID# 59030452691

IN SECTION 4, T. 14 N., R. 23 E.

BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, T. 14 N., R. 23 E., SHEBOYGAN COUNTY, STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 4 T., 14 N., R. 23 E., THENCE N 86°48'33" W ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 4 507.83' TO THE POINT OF BEGINNING, THENCE CONTINUE N 86°48'33" W ALONG THE SOUTH LINE OF SAID NE 1/4 SECTION 291.22', THENCE S 17°51'31" W 308.44', THENCE S 87°17'17" E 291.57' TO THE WEST RIGHT OF WAY LINE OF SOUTH BUSINESS DRIVE, THENCE N 17°50'23" E ALONG SAID WEST RIGHT OF WAY 307.29' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 86,745.33 SQ. FT OR 1.99 ACRES ACRES OF LAND

E. LINE NE 1/4 SECTION 4  
1335.18  
S 00° 40' 49" W

## CITY OF SHEBOYGAN

TOWN OF WILSON  
469.99

N89° 56' 30" W

BLVD.

CITY OF SHEBOYGAN

TOWN OF WILSON

S. BUSINESS DRIVE

LOT 1  
CSM VOL. 15  
PAGE 9-10  
WISCONSIN POWER & LIGHT  
PID #69030452502

CITY OF SHEBOYGAN OWNED  
PID #59030452442

WISCONSIN POWER & LIGHT  
TRANSMISSION LINES

S. LINE NE 1/4 SECTION 4

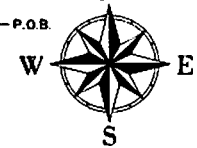
WISCONSIN POWER & LIGHT  
PID #59030452451

## CITY OF SHEBOYGAN

308.44  
S17° 51' 31" W  
CITY OF SHEBOYGAN  
PID #59030452691  
S87° 17' 17" E  
291.57  
N17° 50' 23" E  
307.29

NB6° 48' 33" W  
507.83

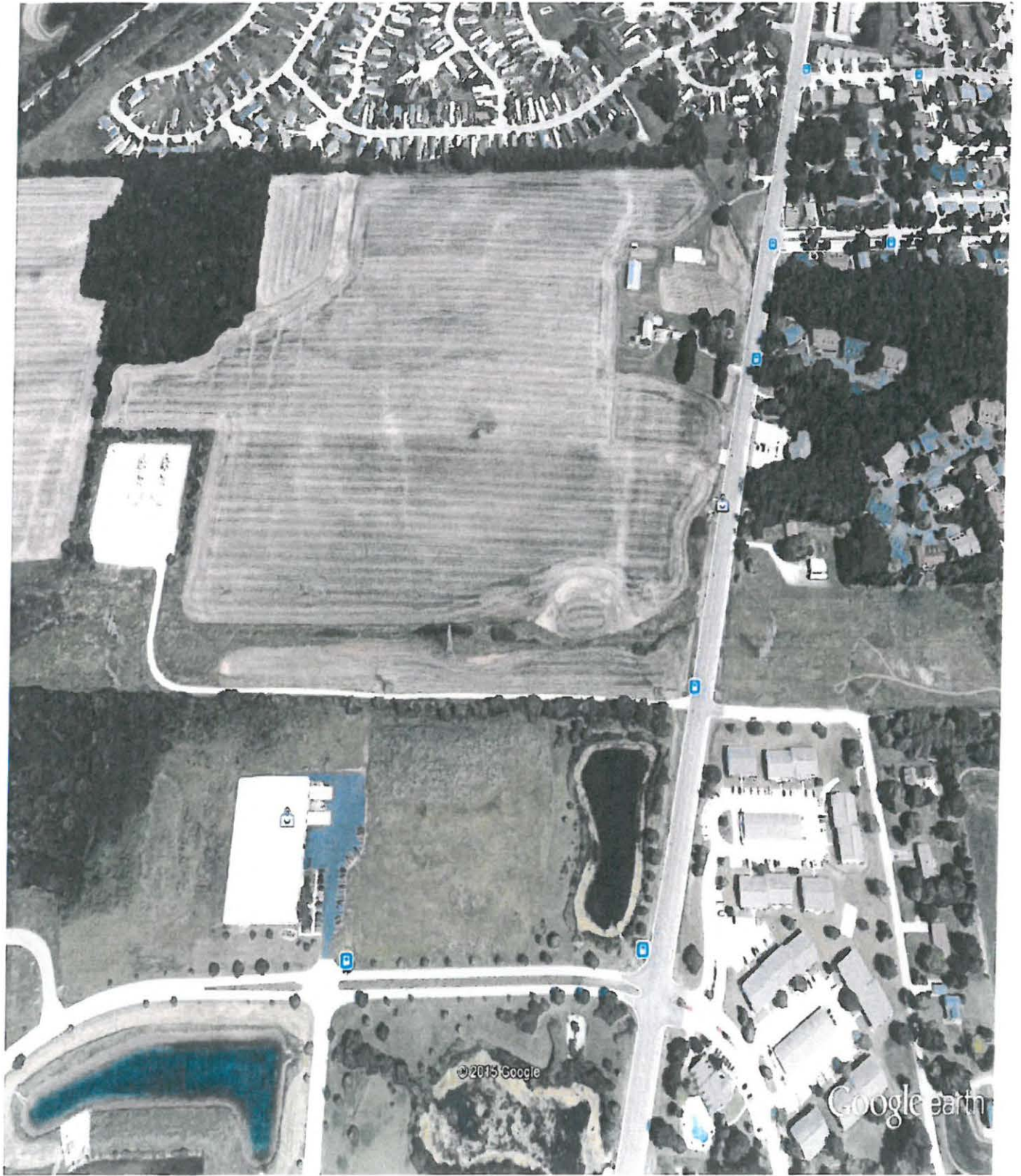
MOENNING RD.



300' 600'



BEHRENS PARKWAY



~~IX~~

7.5

Gen. Ord. No. 20 - 15 - 16. By Alderperson Belanger. September 8, 2015.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to establish the Use District Classification of recently annexed property located west of S. Business Drive.

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 establishing the Use District Classification of the following described annexed lands as Class Rural Agriculture-35 (RA-35ac) District Classification.

CITY OF SHEBOYGAN PARCEL ID# 59030452442,

IN SECTION 4, T. 14 N., R. 23 E.

BEING PART OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 4, T. 14 N., R. 23 E., SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS.

COMMENCING AT THE NE CORNER OF SECTION 4, THENCE S 0°40'49" W ALONG THE EAST LINE OF SAID SECTION 4 1335.18'. THENCE N 89°56'30" W 469.99' TO THE POINT OF BEGINNING, THENCE CONTINUE N 89°56'30" W 1800.61', THENCE S 00°03'15" E 857.15' TO THE NW CORNER OF LOT 1 OF A C.S.M RECORDED IN VOLUME 15, PAGE 9 AND 10 OF CERTIFIED SURVEYS, SHEBOYGAN COUNTY REGISTER OF DEEDS, THENCE S 86°48'33" E ALONG THE NORTH LINE OF SAID LOT 1 361.50', THENCE S 02°23'00" W ALONG THE EAST LINE OF SAID LOT 1 361.50', THENCE S 86°48'33" E 1198.61' ALONG A LINE BEING 300' NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 4, THENCE N 18°27'49" E 585.24', THENCE N 77°24'51" W 111.95', THENCE N 12°53'04" E 743.23' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2,001,294.95 SQ. FT OR CONTAINING 45.94 ACRES OF LAND.

*City Plan*

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.

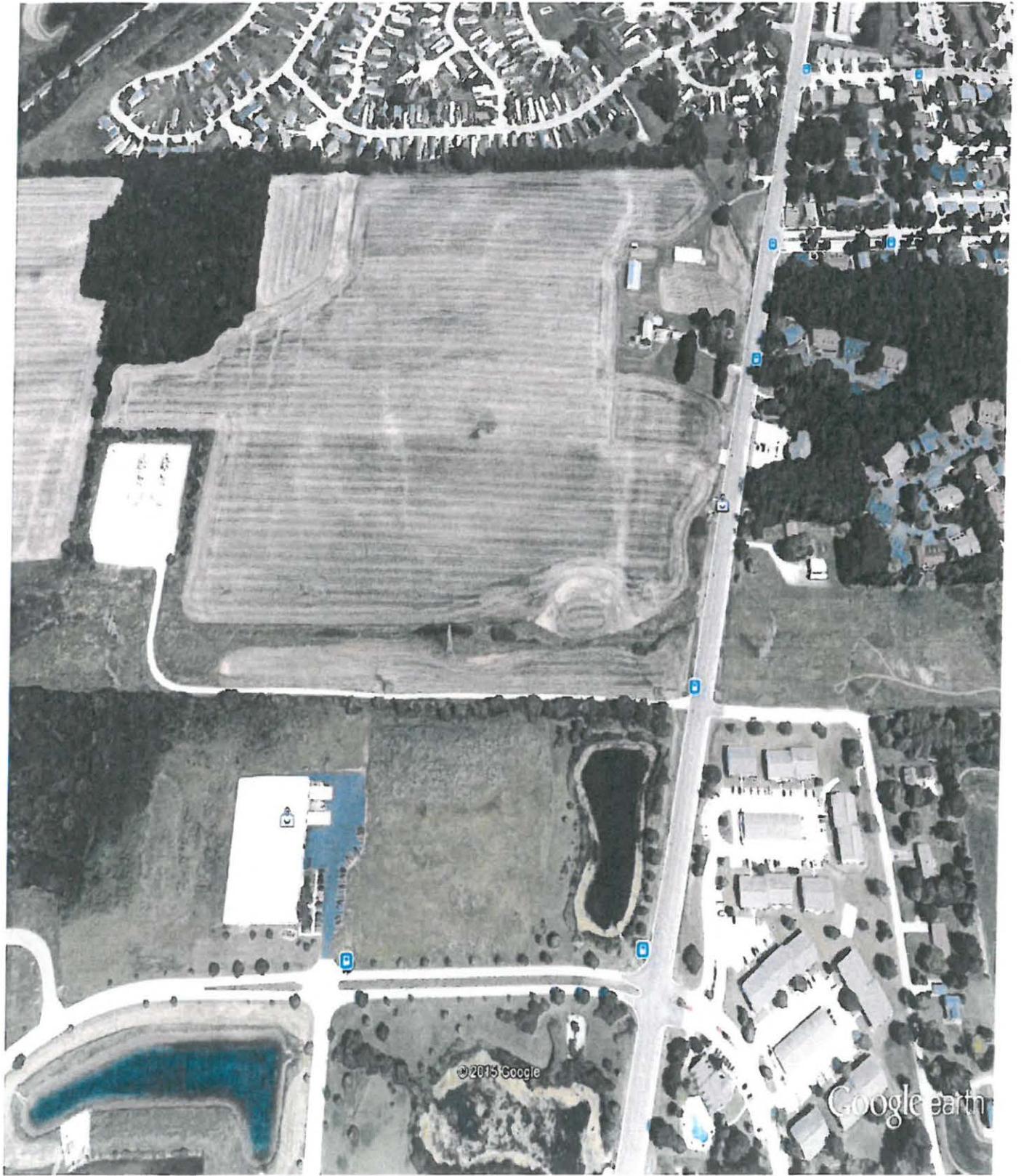
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I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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





©2015 Google

Google earth

**X**

7.6

Gen. Ord. No. 21 - 15 - 16. By Alderperson Belanger. September 8, 2015.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to establish the Use District Classification of recently annexed property located west of S. Business Drive.

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 establishing the Use District Classification of the following described annexed lands as Class Rural Agriculture-35 (RA-35ac) District Classification:

CITY OF SHEBOYGAN PARCEL ID# 59030452441,

IN SECTION 4, T. 14 N., R. 23 E.

BEING PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, T. 14 N., R. 23 E., SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS.

COMMENCING AT THE SE CORNER OF LOT 1 OF A C.S.M. RECORDED IN VOLUME 15, PAGES 9 AND 10 OF CERTIFIED SURVEYS AT THE SHEBOYGAN COUNTY REGISTER OF DEEDS OFFICE, THENCE S 86°48'33" E 1198.61' TO THE POINT OF BEGINNING, THENCE N 18°27'49" E 585.24', THENCE S 77°24'51" E 274.67' TO THE WEST RIGHT OF WAY LINE OF SOUTH BUSINESS DRIVE, THENCE S 17°57'03" W ALONG SAID WEST RIGHT OF WAY LINE 287.44', THENCE S 21°33'54" W ALONG SAID WEST RIGHT OF WAY LINE 100.21', THENCE S 17°50'23" W 151.40', THENCE N 86°48'33" W 282.00' ALONG A LINE BEING 300 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 4, TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 153,548.70 SQ. FT OR 3.52 ACRES OF LAND.

*City Pla*

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

# GENERAL ZONING ORDINANCE

CITY OF SHEBOYGAN PARCEL ID# 59030452441,

IN SECTION 4, T. 14 N., R. 23 E.

BEING PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, T. 14 N., R. 23 E., SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS.

COMMENCING AT THE SE CORNER OF LOT 1 OF A C.S.M. RECORDED IN VOLUME 15, PAGES 9 AND 10 OF CERTIFIED SURVEYS AT THE SHEBOYGAN COUNTY REGISTER OF DEEDS OFFICE, THENCE S 86°48'33" E 1198.61' TO THE POINT OF BEGINNING, THENCE N 18°27'49" E 585.24', THENCE S 77°24'51" E 274.67' TO THE WEST RIGHT OF WAY LINE OF SOUTH BUSINESS DRIVE, THENCE S 17°57'03" W ALONG SAID WEST RIGHT OF WAY LINE 287.44', THENCE S 21°33'54" W ALONG SAID WEST RIGHT OF WAY LINE 100.21', THENCE S 17°50'23" W 151.40', THENCE N 86°48'33" W 282.00' ALONG A LINE BEING 300 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 4, TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 153,548.70 SQ. FT OR 3.52 ACRES OF LAND.

E. LINE NE 1/4 SECTION 4 1335.18 S 00° 40' 49" W

CITY OF SHEBOYGAN

TOWN OF WILSON  
469.99

N89° 56' 30" W

BLYE.

CITY OF SHEBOYGAN

TOWN OF WILSON

LOT 1  
CSM VOL. 15  
PAGE 9-10  
WISCONSIN POWER & LIGHT  
PID #59030452502

CITY OF SHEBOYGAN OWNED  
PID #59030452442

CITY OF SHEBOYGAN  
PID #59030452441

WISCONSIN POWER & LIGHT  
PID #59030452451

CITY OF SHEBOYGAN  
PID #59030452691

S86° 48' 33" E  
1198.61

N18° 27' 49" E  
585.24

S21° 33' 54" W  
100.21'  
S BUSINESS DRIVE 57' 03" W

S77° 24' 51" E  
274.67

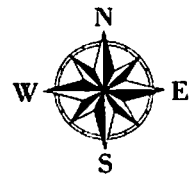
N86° 48' 33" W  
282.00

WISCONSIN POWER & LIGHT  
TRANSMISSION LINES

S. LINE NE 1/4 SECTION 4

CITY OF SHEBOYGAN

MOENNING RD.



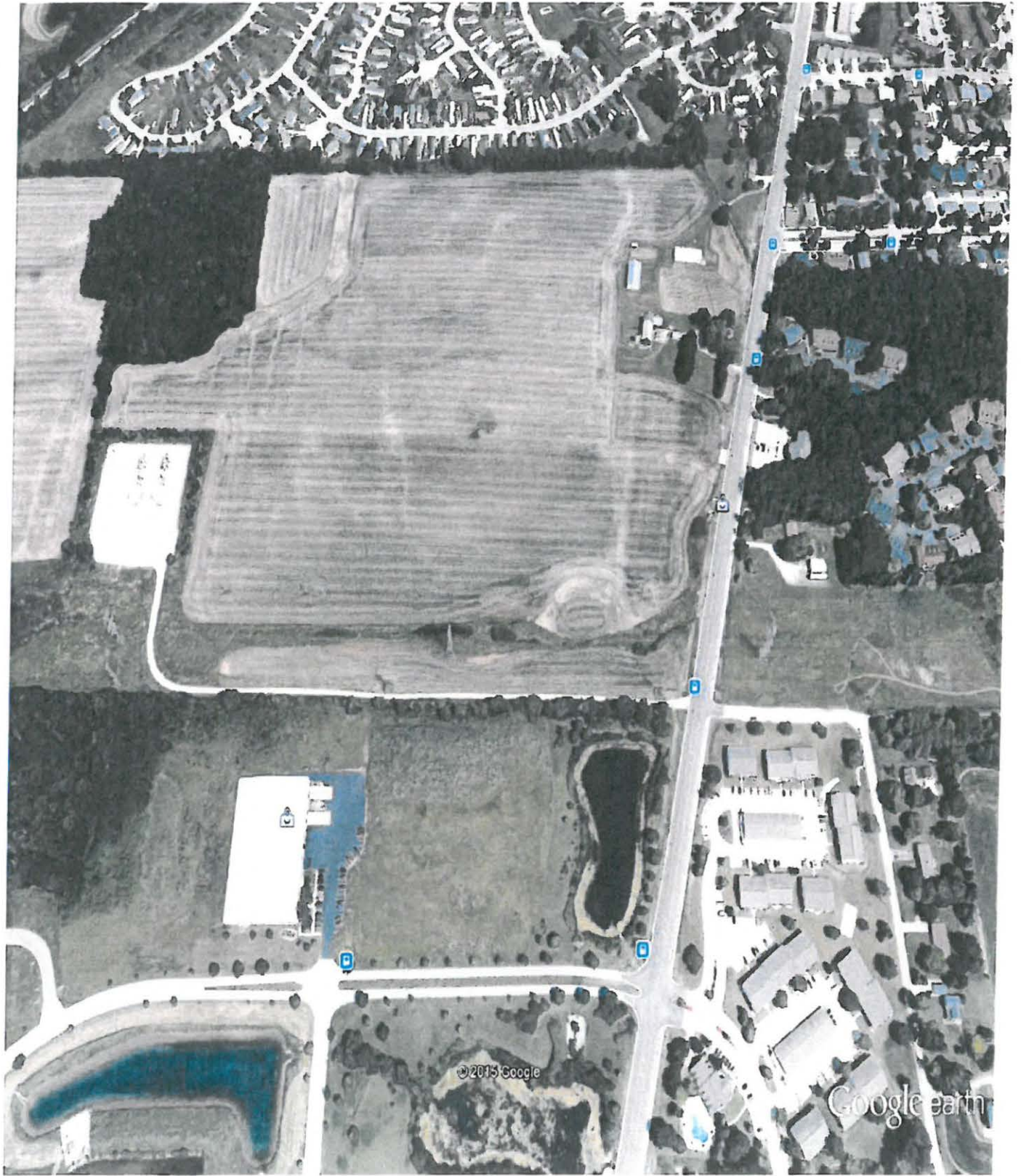
300'

600'



BEHRENS

PARKWAY



**IX**

7.7

Gen. Ord. No. 22 - 15 - 16. By Alderperson Belanger. September 8, 2015.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to establish the Use District Classification of recently annexed property located west of S. Business Drive.

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 establishing the Use District Classification of the following described annexed lands as Class Suburban Industrial (SI) District Classification:

CITY OF SHEBOYGAN PARCEL# 59030452502

IN SECTION 4, T. 14 N., R. 23 E.

BEING PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T. 14 N., R. 23 E., SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS.

ALL LOT 1 OF A C.S.M. RECORDED IN VOLUME 15, PAGE 9 AND 10 OF CERTIFIED SURVEYS IN THE SHEBOYGAN COUNTY REGISTER OF DEEDS OFFICE. SAID TRACT CONTAINS 133,128.61 SQ. FT OR 3.06 ACRES OF LAND.

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

*City Plan*

\_\_\_\_\_

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

# GENERAL ZONING ORDINANCE

CITY OF SHEBOYGAN PARCEL# 59030452502  
IN SECTION 4, T. 14 N., R. 23 E.

BEING PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T. 14 N., R. 23 E., SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS.

ALL LOT 1 OF A C.S.M. RECORDED IN VOLUME 15, PAGE 9 AND 10 OF CERTIFIED SURVEYS IN THE SHEBOYGAN COUNTY REGISTER OF DEEDS OFFICE. SAID TRACT CONTAINS 133,128.61 SQ. FT OR 3.06 ACRES OF LAND.

E. LINE NE 1/4 SECTION 4  
1335.18  
S 00° 40' 49" W

CITY OF SHEBOYGAN

TOWN OF WILSON  
469.99

N89° 56' 30" W

BLVD.

CITY OF SHEBOYGAN

CITY OF SHEBOYGAN OWNED  
PID #59030452442

LOT 1  
CSM VOL. 15  
PAGE 9-10  
WISCONSIN POWER  
& LIGHT  
PID #59030452502

CITY OF SHEBOYGAN  
PID #59030452441

S BUSINESS DRIVE

TOWN OF WILSON

WISCONSIN POWER & LIGHT  
TRANSMISSION LINES

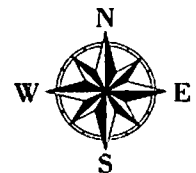
S. LINE NE 1/4 SECTION 4

WISCONSIN POWER  
& LIGHT  
PID #59030452451

MOENING RD.

CITY OF SHEBOYGAN

CITY OF SHEBOYGAN  
PID #59030452691



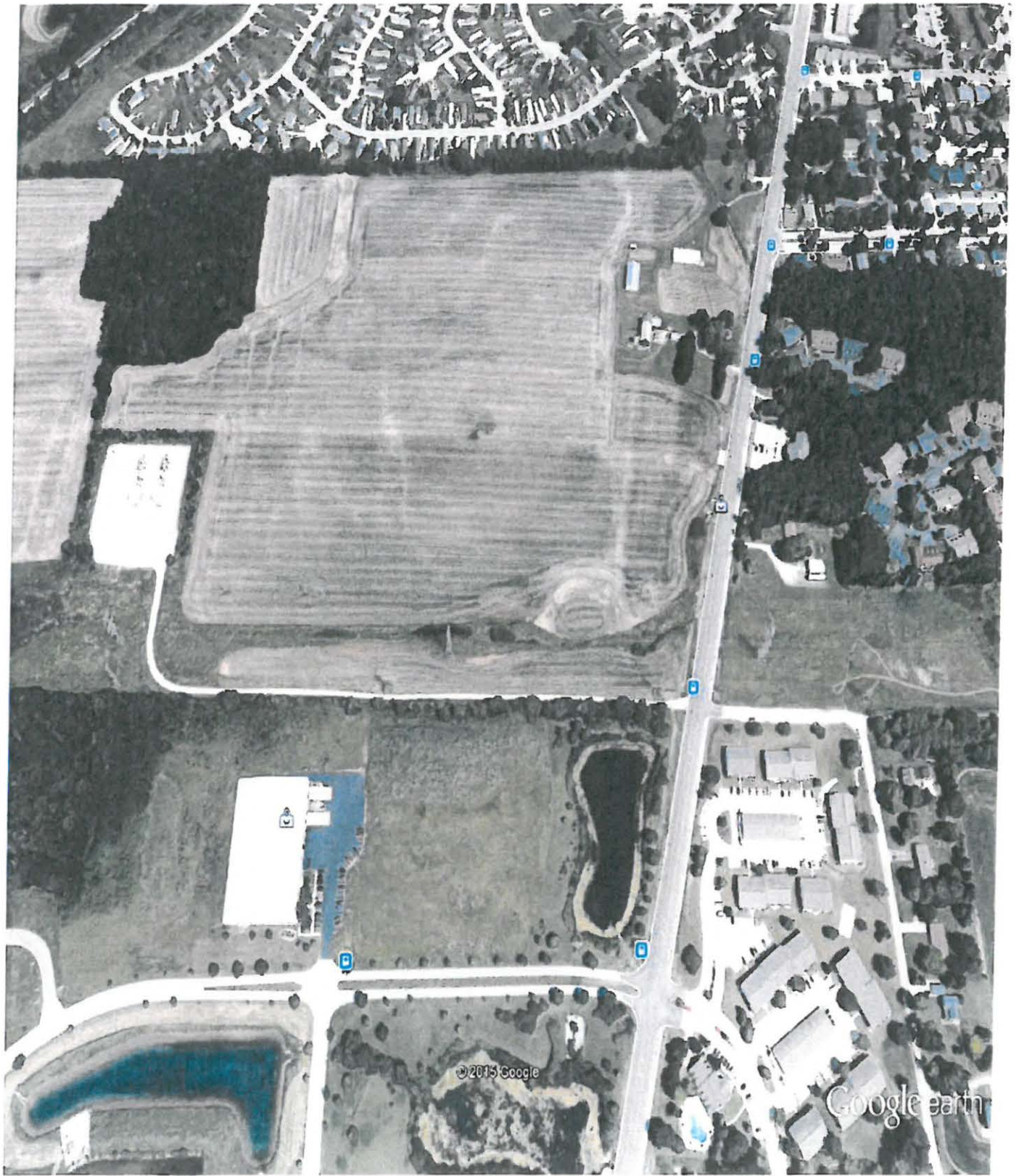
300'

600'



BEHRENS

PARKWAY





7.8

Gen. Ord. No. 23 - 15 - 16. By Alderperson Belanger. September 8, 2015.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to establish the Use District Classification of recently annexed property located west of S. Business Drive.

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 establishing the Use District Classification of the following described annexed lands as Class Suburban Industrial (SI) District Classification:

WISCONSIN POWER & LIGHT PARCEL ID# 59030452451

SECTION 4, T. 14 N., R. 23 E.

BEING PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, T. 14 N., R. 23 E., SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS.

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 4, T. 14 N., R. 23 E., THENCE N 86°48'33" W ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 4, 507.83' TO THE POINT OF BEGINNING, THENCE CONTINUE N 86°48'33" W ALONG SAID SOUTH 1/4 LINE 278.29', THENCE N 18°27'49" E 308.71', THENCE S 86°48'33" E 282.00' TO THE WEST RIGHT OF WAY LINE OF SOUTH BUSINESS DRIVE, THENCE S 17°50'23" W ALONG SAID WEST RIGHT OF WAY LINE 310.42' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 83,960.75 SQ. FT. OR 1.93 ACRES OF LAND.

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

*City Plan*

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

# GENERAL ZONING ORDINANCE

WISCONSIN POWER & LIGHT PARCEL ID# 59030452451  
SECTION 4, T. 14 N., R. 23 E.

BEING PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, T. 14 N., R. 23 E., SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 4, T. 14 N., R. 23 E., THENCE N 86°48'33" W ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 4, 507.83' TO THE POINT OF BEGINNING, THENCE CONTINUE N 86°48'33" W ALONG SAID SOUTH 1/4 LINE 278.29', THENCE N 18°27'49" E 308.71', THENCE S 86°48'33" E 282.00' TO THE WEST RIGHT OF WAY LINE OF SOUTH BUSINESS DRIVE, THENCE S 17°50'23" W ALONG SAID WEST RIGHT OF WAY LINE 310.42' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 83,960.75 SQ. FT. OR 1.93 ACRES OF LAND.

E. LINE NE 1/4 SECTION 4 1335.18  
S 00° 40' 49" W

## CITY OF SHEBOYGAN

TOWN OF WILSON  
469.99

N89° 56' 30" W

LOT 1  
CSM VOL. 15  
PAGE 9-10  
WISCONSIN POWER & LIGHT  
PID #59030452502

CITY OF SHEBOYGAN OWNED  
PID #59030452442

WISCONSIN POWER & LIGHT  
TRANSMISSION LINES

S. LINE NE 1/4 SECTION 4

## CITY OF SHEBOYGAN

CITY OF SHEBOYGAN  
PID #59030452441

CITY OF SHEBOYGAN  
PID #59030452691

WISCONSIN POWER & LIGHT  
PID #59030452451

S. BUSINESS DRIVE

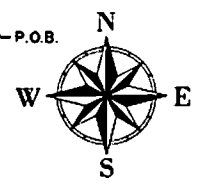
CITY OF SHEBOYGAN

TOWN OF WILSON

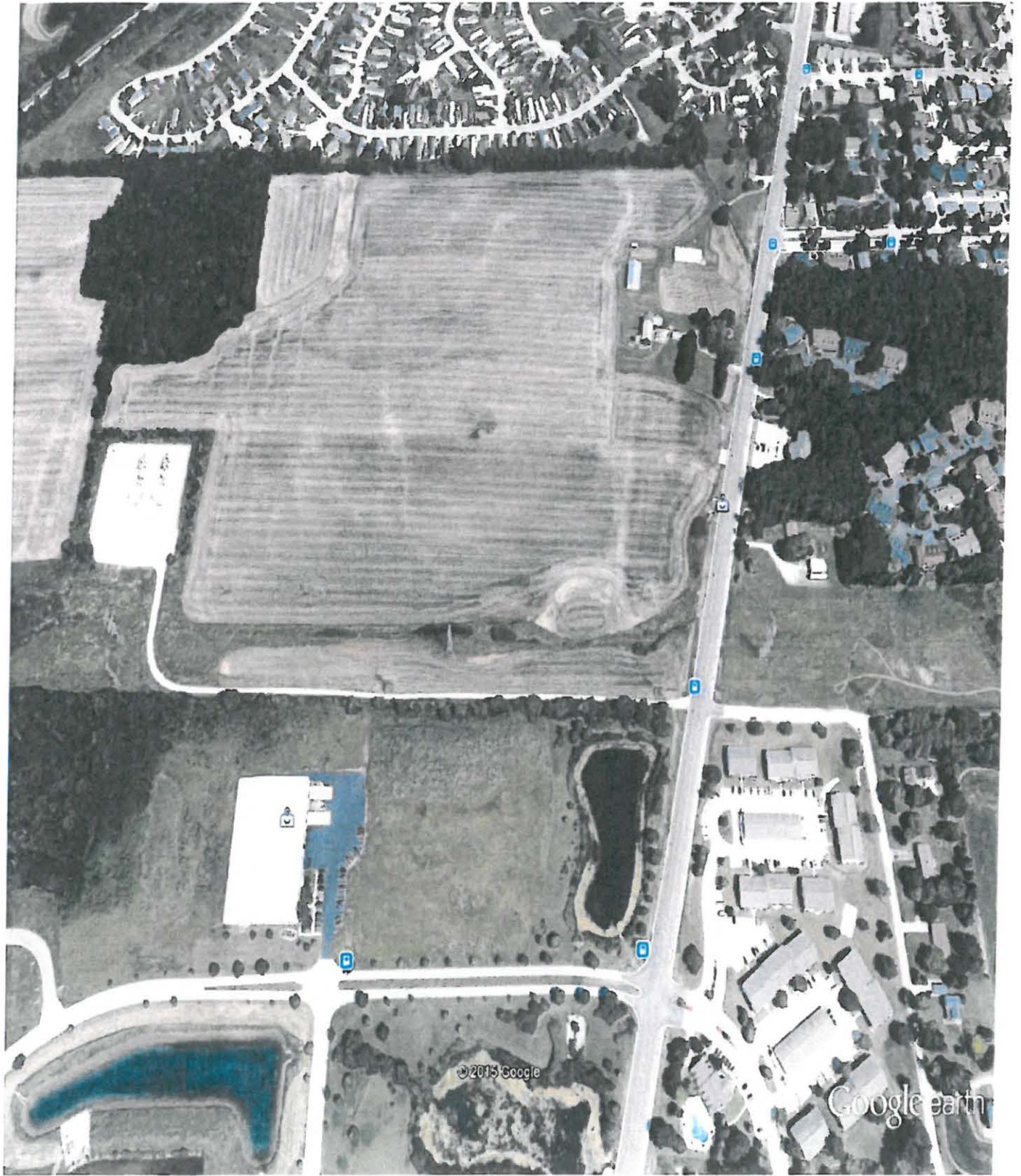
308.71  
N18° 27' 49" E  
278.29  
N86° 48' 33" W  
282.00  
S86° 48' 33" E  
517.50' 23" W  
310.42

507.83

N86° 48' 33" W  
MOENNING RD.



BEHRENS PARKWAY



II

4.2

R. O. No. 127-15-16. By CITY CLERK. September 8, 2015.

Submitting a communication from the State of Wisconsin Department of Natural Resources regarding a Notice of Proposed Solid Waste Disposal Facility Proposed Twin Oaks (Kohler Co.) Landfill Expansion.

*City Plan*

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City Clerk

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
810 W. Maple Street  
Spooner WI 54801

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



August 20, 2015

FID#:460015380  
Sheboygan County  
SW/CORR

Susan Richards, Clerk  
City of Sheboygan  
828 Center Ave., Suite 100  
Sheboygan, WI 53081

SUBJECT: NOTICE OF PROPOSED SOLID WASTE DISPOSAL FACILITY  
PROPOSED TWIN OAKS (KOHLEH CO.) LANDFILL EXPANSION, License # 1508

Dear Affected or Interested Party:

In accordance with section 289.23 (5), Wis. Stats., enclosed is a "NOTICE OF PROPOSED SOLID WASTE DISPOSAL FACILITY" from the Wisconsin Department of Natural Resources (Department).

On August 10, 2015, the Department received a feasibility report from Kohler Company for review. The feasibility report proposes to vertically expand the Twin Oaks (Kohler Co.) Landfill (License# 1508) located adjacent to 444 Highland Drive, in the village of Kohler, Sheboygan County, Wisconsin.

When the Department determines that the report is complete, the Department will issue a public notice inviting public comments and providing the opportunity to request a hearing. At that time Kohler Company will be required under s. 289.24 (4), Wis. Stats. to submit a copy of the feasibility report and all addenda to the clerks of each affected municipality and the main public libraries of the affected municipalities as defined in s. 289.01, Wis. Stats. for public review. A copy of the feasibility report is also currently located at the Plymouth Service Center, located at 1155 Pilgrim Road, Plymouth, WI 53073, main phone number (920) 892-8756.

If you have any questions, please feel free to contact me at (715) 635-4046 or [john.morris@wisconsin.gov](mailto:john.morris@wisconsin.gov).

Sincerely,

John Morris, Professional Soil Scientist  
Hydrogeologist  
Waste and Materials Management Program

enc.

- c. Kohler Landfill file  
Dale Hoffmann, Kohler Co., [Dale.Hoffmann@kohler.com](mailto:Dale.Hoffmann@kohler.com)  
Ron Frehner, GHD, [ron.frehner@ghd.com](mailto:ron.frehner@ghd.com)  
Joe Lourigan WDNR, email

BEFORE THE  
STATE OF WISCONSIN  
DEPARTMENT OF NATURAL RESOURCES

NOTICE OF PROPOSED SOLID WASTE DISPOSAL FACILITY

NOTICE IS HEREBY GIVEN, pursuant to Section 289.23(5), Wis. Stats., that Kohler Company has submitted to the Department of Natural Resources a feasibility report describing a proposal to expand the Twin Oaks (Kohler Co.) landfill. The proposed landfill expansion is located in NE ¼ of the SE ¼ of section 29, T15N, R23E, Village of Kohler, Sheboygan County, Wisconsin on land presently owned by Kohler Co.

The purpose of the report and its review is to determine whether the proposed site is feasible for use as an industrial solid waste landfill and to establish any conditions which must be included in the plan of operation. The proposed landfill expansion would consist of a 15 acre vertical expansion.

The proposed landfill expansion would provide approximately five-hundred thousand cubic yards of capacity which would provide an estimated 15 years of additional site life. The proposed landfill expansion would only accept select waste from Kohler Company.

The Department will first review the report to determine if it contains the minimum information required by Chapter NR 512, Wisconsin Administrative Code. If the report is found to be complete, the Department will issue a public notice inviting public comments and providing the opportunity to request a public hearing. At the same time the applicant will be required to send copies of the feasibility report to the main public library and to the clerk of each affected municipality.

Questions regarding this matter should be directed to John Morris, Hydrogeologist, Northern Region-Spooner, 715-635-4046 or Cynthia Moore, Waste and Materials Management Program Supervisor, Southeast Region-Milwaukee, 414-263-8694.

Dated at Milwaukee, Wisconsin, this 20<sup>th</sup> day of August, 2015.

STATE OF WISCONSIN  
DEPARTMENT OF NATURAL RESOURCES  
For the Secretary

By Cynthia Moore  
Waste and Materials Management Program Supervisor  
Southeast Region