

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

PARCEL NO. 59281431085

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

ZONING CLASSIFICATION: SUBURBAN OFFICE

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: *ACUITY*, A Mutual Insurance Company  
ADDRESS: 2800 South Taylor Drive E-MAIL: paul.miller@acuity.com  
PHONE: (920)458-9131 FAX NO. (920)458-1618

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

NAME OF PROPOSED/EXISTING BUSINESS:  
*ACUITY*, A Mutual Insurance Company

ADDRESS OF PROPERTY AFFECTED:  
2516 South Taylor Drive

LEGAL DESCRIPTION: Parcel Number 59281431085

**SEC 33 T15N R23E PRT OF THE W1/2 OF SEC 33 DESC AS: COM AT THE NW COR OF SEC 33, TH N-87-DEG-52'- 24"E 518.52' ALG THE N LINE OF SEC 33 TO THE ELY R/W LINE OF I-43, TH S-04-DEG- 24'-46"W 329.78' ALG SD ELY R/W LINE TO POINT OF BEG, TH N-87-DEG-55'-28**

**"E 845.91' TO THE E LINE OF THE W1/2 OF THE W1/2 OF SEC 33, TH S-01- DEG-18'-21"E 1136.29' ALG SD E LINE, TH N-87-DEG-52'-39"E 100.91' TO THE WLY LINE OF S TAYLOR DR, TH SWLY 566.07' ALG SD WLY LINE BEING THE ARC OF A CURVE TO THE LEFT HAVING A RADIU**

**S SELY OF 2292.69', THE CHORD OF WHICH BEARS S-19-DEG-10'-27.3"W 564.63' TO A POINT OF TANGENCY, TH S-12-DEG-06'- 04"W 649.23' ALG SD WLY LINE, TH S-10-DEG-38'-02"W 1187.03' ALG SD WLY LINE, TH W 690.66' TO THE ELY R/W LINE OF I-43, TH N-00-DEG- 00'-**

**22"E 92.71' ALG SD ELY LINE, TH N-04-DEG-24'-49"E 2302.97', TH N-12-DEG-56'-23"E 101.5', TH N-04-DEG- 24'-13"E 400.38', TH N-04- DEG-08'-03"W 100.73', TH N- 04-DEG-24'-46"E 450.46' TO POINT OF BEG AND THE END OF SD COURSES ALG THE ELY R/W LINE OF I-**

**43**

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

Office Building

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

The use of the property will remain office building which includes daily operations of *ACUITY*.

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

The addition of 4 different sign covers, for the purpose of highlighting *ACUITY*'s recognition of various events/milestones:

- Welcome PGA Championship Attendees (display from 8/3/15 – 8/17/15)
- *ACUITY*'s 90<sup>th</sup> Anniversary (display from 8/17/15 – 9/11/15)
- Truck Driver Appreciation Week (display from 9/11/15 – 9/21/15)
- Manufacturing Month (display from 10/1/15 – 10/30/15)

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**3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

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

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

The first banner will serve as a welcome to all golfers, spectators and volunteers who will be attending the PGA Championship Event.

The second banner will celebrate *ACUITY*'s long-standing commitment to Sheboygan, highlighting the company's 90<sup>th</sup> anniversary.

The third and fourth banners will convey *ACUITY*'s appreciation for truck drivers and manufacturers, both of which are major segments of *ACUITY*'s business and Sheboygan's workforce.

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, this will be a temporary cover for an existing sign.

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

OFFICE USE ONLY  
PARCEL NO.: 59281431085  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: SUBURBAN OFFICE

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: ACUITY MUTUAL INSURANCE  
ADDRESS: 2800 South Taylor Drive  
E-MAIL ADDRESS: paul.miller@acuity.com  
PHONE: (920) 458-9131 FAX NO: (920) 458-1618

**2. OWNER INFORMATION**

OWNER OF SITE: ACUITY MUTUAL INSURANCE  
ADDRESS: 2800 South Taylor Drive  
PHONE: (920) 458-9131 FAX NO: (920) 458-9131

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

NAME OF PROPOSED/EXISTING BUSINESS: ACUITY MUTUAL INSURANCE  
ADDRESS OF PROPERTY AFFECTED: 2516 South Taylor Drive  
USE OF PROPERTY: Corporate office  
TYPE OF SIGN: Temporary vinyl cover

DESCRIPTION OF PROPOSED SIGN: This is a temporary vinyl cover over an existing sign. The sign will welcome all golfers, spectators, and volunteers to the 2015 PGA Championship Event.

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 14.3' X WIDTH: 45" = TOTAL SQUARE FOOTAGE: 643.5 Sq ft

per side

AMOUNT OF PUBLIC STREET FRONTAGE: 10,500 feet

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 2,175 feet

SETBACK: 50 feet

METHOD OF ATTACHMENT: Vinyl will wrap around existing sign and will be staked to the ground.

METHOD OF ILLUMINATION: Existing sign lighting

SIGN MATERIALS: Vinyl sheeting

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 1,495 AFTER PROPOSED SIGN: 1,495

## 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

7-16-15  
\_\_\_\_\_  
DATE

Paul Miller 7/17/15  
\_\_\_\_\_  
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.

## City of Sheboygan Permit Application Narrative

### **Brief Description:**

The addition of four (4) different sign covers, for the purpose of highlighting *ACUITY's* recognition of various events/milestones:

- Welcome PGA Championship Attendees (display from **8/3/15 – 8/17/15**)
- *ACUITY's* 90<sup>th</sup> Anniversary (display from **8/17/15 – 9/11/15**)
- Truck Driver Appreciation Week (display from **9/11/15 – 9/21/15**)
- Manufacturing Month (display from **10/1/15 – 10/30/15**)

### **Justification of Proposed Banners:**

The **first** banner will serve as a welcome to all golfers, spectators and volunteers who will be attending the PGA Championship Event.

The **second** banner will celebrate *ACUITY's* long-standing commitment to Sheboygan, highlighting the company's 90<sup>th</sup> anniversary.

The **third** and **fourth** banners will convey *ACUITY's* appreciation for truck drivers and manufacturers, both of which are major segments of *ACUITY's* business and Sheboygan's workforce.

*Please Note: These four banners will be temporary covers for ACUITY's existing sign.*



**WELCOME GOLFERS,  
VOLUNTEERS & SPECTATORS!**



**HAPPY 90<sup>TH</sup> BIRTHDAY, ACUTY!**

**ACUTY**

Our Focus Is You



# WITHOUT TRUCKS, AMERICA STOPS





OCTOBER IS MANUFACTURING MONTH

**ACILITY SUPPORTS**

**AMERICAN**

**MANUFACTURERS**

PARCEL NO. 503200  
MAP NO. 22 478 008  
ZONING CLASSIFICATION: NC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 7/28/15

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: Quality State Oil Company

ADDRESS: 2201 Calumet Drive Sheboygan, WI 53083

E-MAIL: scott.stangel@qualitystate.com

PHONE: (920)\_803-6055 FAX NO. (920) 459-5648

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

NAME OF PROPOSED/EXISTING BUSINESS: CITGO 14

ADDRESS OF PROPERTY AFFECTED: 610 South 14<sup>th</sup> Street Sheboygan

LEGAL DESCRIPTION: *Original Plat Lot 1 & THE E. 10' of THE N ½ of Lot 2 & THE 2 & THE S. ½ of LOT 2 BLOCK 190*

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: *Gas/Convenience Retail Establishment*

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: *Same No Changes*

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: *(1) Placement of new identification sign on canopy face which extends a foot above the canopy face. (2) Placement of canopy sign on non-street front face of canopy.*

**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. *This change is justified to meet new brand identification requirements, improve location visibility, improve aesthetic design, and modernize the appearance of the location.*

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? *The comprehensive upgrade of the entire CITGO image at the location will greatly enhance location's overall appearance, making it more aesthetically pleasing, while creating clean lines and a modern appearance.*

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? *None*

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? *The change will improve the overall appearance of the location by offering a new brighter look that is consistent with other businesses in the area.*

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. *Yes*

**4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)**

**OWNER OF SITE:** Puswinder, LLC

**ADDRESS:** 610 South 14<sup>th</sup> Street Sheboygan **E-MAIL:** citgogill.53081@gmail.com

**ARCHITECT:** N/A

**ADDRESS:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_

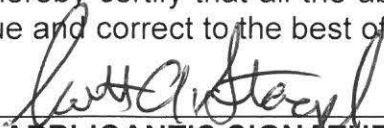
**CONTRACTOR:** RLO Sign Company

**ADDRESS:** 1030 Ontario Avenue Sheboygan, WI 53081

**E-MAIL:** roger@rloesign.com

**5. 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**

7/14/15  
\_\_\_\_\_  
**DATE**

Scott A. St  
\_\_\_\_\_  
**PRINT ABOVE NAME**

July 16, 2014

TO: City of Sheboygan Planning Commission

From: Scott Stangel (Quality State Oil Company)

RE: Variance request for Citgo 14 located at 610 South 14<sup>th</sup> Street, (Puswinder, LLC)

The conditional use application presented includes the reimaging of the location to meet CITGO's new image standard. This change includes the installation of 3 canopy signs on the north, south and east faces of the canopy. Along with these signs there will be installed a fourth sign, adjacent to the sign on the east face of the canopy. These signs will meet CITGO's image requirement.

Based on these changes, two variances are request;

1. Variance to allow a sign on the south side of canopy where there is no street front.
2. To allow the sign on the east side of canopy to extend above the top of the canopy by no more than 6 inches.

These variances are needed to meet CITGO image standards and improve the overall appearance of the location. This reimage upgrade is consist with the other CITGO branded sites in Sheboygan previously approved by the planning commission.

This change will result in an overall 6' square footage increase for total signs on the property.

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](mailto:development@ci.sheboygan.wi.us)

**SIGN PERMIT APPLICATION**

(November, 2009)

*East*

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**1. APPLICANT INFORMATION**

APPLICANT: Quality State Oil Company

ADDRESS: 2201 Calumet Drive Sheboygan, WI 53083

E-MAIL ADDRESS: [scott.stangel@qualitystate.com](mailto:scott.stangel@qualitystate.com)

PHONE: 920-803-6055 FAX NO: 920-459-5648

**2. OWNER INFORMATION**

OWNER OF SITE: Puswinder LLC

ADDRESS: 610 South 14<sup>th</sup> Street Sheboygan

PHONE: 920-803-0808 FAX NO: 920-803-0808

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

NAME OF PROPOSED/EXISTING BUSINESS: CITGO 14

ADDRESS OF PROPERTY AFFECTED: 610 South 14<sup>th</sup> Street

USE OF PROPERTY: Convenience Store/Fuel

TYPE OF SIGN: Canopy Sign

DESCRIPTION OF PROPOSED SIGN: CITGO Trimark identification sign. The sign will be mounted on the **east face** of the canopy facing 14<sup>th</sup> street. The sign peak will extend 12" above the face of the canopy.

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 42" X WIDTH: 49 3/4" = TOTAL SQUARE FOOTAGE: 14.51'

AMOUNT OF PUBLIC STREET FRONTAGE: 222.23'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 41.61'

SETBACK: 10'

METHOD OF ATTACHMENT: The sign is bolted directly to face of canopy

METHOD OF ILLUMINATION: LED internally illuminated

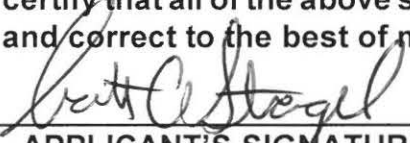
SIGN MATERIALS: Aluminum & Plastic

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: 96

BEFORE PROPOSED SIGN: 96 AFTER PROPOSED SIGN: 102

**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.

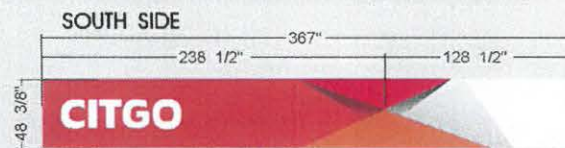
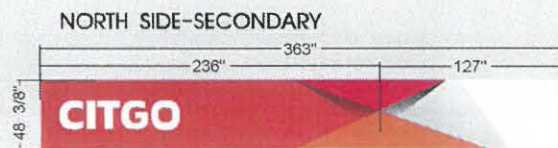
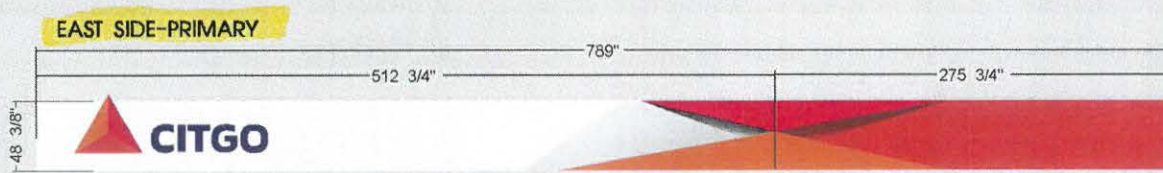
  
\_\_\_\_\_  
APPLICANT'S SIGNATURE

  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
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.



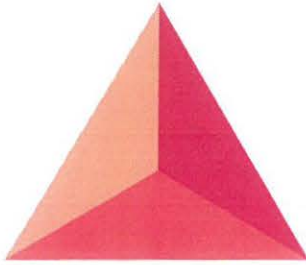
Site:  
610 S. 14th St.  
Sheboygan Wi 53081

**RLO SIGN**  
1030 Ontario Ave.  
Sheboygan, WI 53081  
Phone: 920-457-6602 Fax: 920-457-2399  
www.RLOSIGN.com

customer approval \_\_\_\_\_ date \_\_\_\_\_  
This sign is a trademark work and RLO Sign Inc. hereby expressly reserves all common law, right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain design protection.

CUSTOMER: QSO  
CLIENT: Scott  
DATE: 6-11-15  
DESIGNER: Katie S.

# Canopy Components – Gasoline



**Trimark**  
Primary Fascia

### Trimark

The new canopy fascia design features an oversized dimensional Trimark that extends above the canopy. It is pin-mounted on the primary fascia only. A dimensional Trimark mounted within the constraints of the canopy height is also available.

The Trimark utilizes the 3 CITGO reds with silver returns on the primary fascia. It can be face illuminated when extended above the canopy or when mounted within the canopy, or non-illuminated.



**Blue Channel Letters**  
Primary Fascia

### CITGO Letters (Channel or Decal)

The legacy CITGO Letters are retained and are mounted on two sides of the canopy—the primary and secondary fascias. The primary fascia features pin-mounted blue CITGO channel letters with silver returns, either face and halo-illuminated or non-illuminated, placed to the right of the Trimark. The secondary fascia features flush-mounted white CITGO channel letters with blue returns, either face illuminated or non-illuminated.



**White Channel Letters**  
Secondary Fascia



**Triform**  
Primary Fascia



**Triform**  
Secondary Fascia

### Triform

The Triform is a new graphic element placed on all 4 sides of the canopy. Visually dimensional, the Triform is a decal that utilizes the 3 CITGO reds and a gray gradation, and acts as a graphic representation of the CITGO brand image.

The Triform on the primary fascia is oriented so the white background is to the left, and the medium red is to the right. The Triform is horizontally flipped on the secondary fascias, so the medium red is to the left and the white is to the right.

The Triform is leveraged throughout the site. While primarily on the canopy, it is also displayed under the canopy, on the valances, pumpskirts, and flag ID signs.

PARCEL NO. 606400  
MAP NO. 15 406 036  
ZONING CLASSIFICATION: UC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 7/28/15

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

**1. APPLICANT INFORMATION**

APPLICANT: Brian Lewandoske

ADDRESS: 1405 Mead Ave E-MAIL: brian@dowskysrawdawg.com

PHONE: (920)207-0912 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Dowsky's Raw Dawg.

ADDRESS OF PROPERTY AFFECTED: 1910 Calumet Dr.

LEGAL DESCRIPTION: Store Front for Dowsky's  
Raw Dawg!

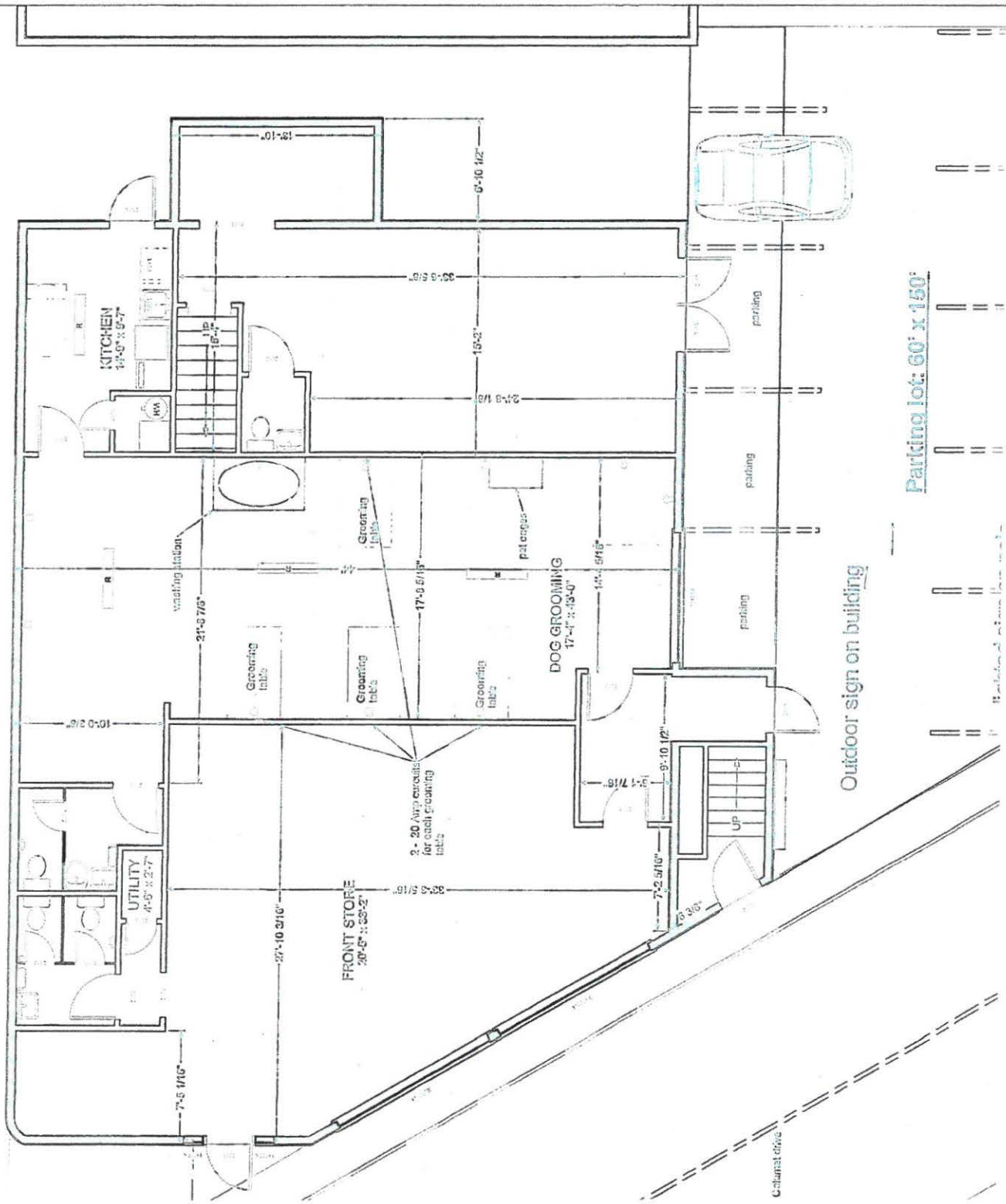
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: use to be  
Mark's Fine Foods

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Sell dog + cat foods  
and Treats

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

Untitled

Dowsky's Raw Dawg is a currently running buisness at 1036 Union Ave. It is a dog and cat food retail store. Interest from the community and sales have both increased in the past 3 years and expansion is needed. I am currently working with Curt Hinze who has a vacant store front at 1910 Calumet Drive and am looking to relocate to that store front. It meets all my needs and has a Dog Groomer in another space in the building to make a perfect match. I feel it will be a good fit for me and the buisness. Dowsky's Raw Dawg has proven to be a large value to the city. And by it's growth and communities interest has made the future look very good. I am currently the only employee, but hope in the future to be adding up to 6 more employee's and expand the hours of operation. All based upon the communities needs and wants.



Search

## About Us

My name is Brian, I have always loved animals of all kinds, especially dogs. The reason "Dowsky's Raw Dawg and cat!" opened all started when one of our family dogs "Roman" had a seizure!

When the family and I took Roman to the vet we were told that he would need to be on phenobarbital, we began looking into the effects of phenobarbital, and we decided not to give Roman the pills because of the many negative side affects that it has. We then started researching into holistic and the natural ways of controlling or curing the seizures. What we found was that the diet was extremely important to helping Roman maintain and improve his health!

Through our research of Canine diets we found a wealth of knowledge that has greatly improved Romans over-all health and his happy way of life – all due to changing his diet. Roman is a raw dog which means he eats all raw foods.

We felt we could help by sharing with the public more knowledge about their pets diets and give them a local place to have access to better canine and feline food and treats.

**Dowsky's** Raw Dawg and cat! sells out of its local store – please stop in or call anytime!



### Store Hours

**Mon - Fri:** 10am - 6pm

**Saturday:** 10am - 2pm

**Sunday:** Closed

1036 Union Avenue  
Sheboygan WI, 53081  
(920) 207-6119

### Join Our Newsletter

Name...

Email Address...

Sign up

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Search

## Dowsky's Raw Dawg and cat!

"Dowsky's Raw Dawg and cat!" only sells products that are safe and healthy for your dog or cat. Only top quality products and brands are sold here. We will strive to work with you and your companion on good nutrition.

We sell only grain free, natural, holistic, and raw foods. Our goal is to help you give your dog and cat the best nutrition you can. Even our treats are nutritious and good tasting.



We carry a variety of toys to amuse your pet and supplements such as glucosamine, enzymes and probiotics, and natural flea and tick control to maintain your pets health. We even have natural breath drops for your pets bad breath. We strive on personal service and affordable prices.

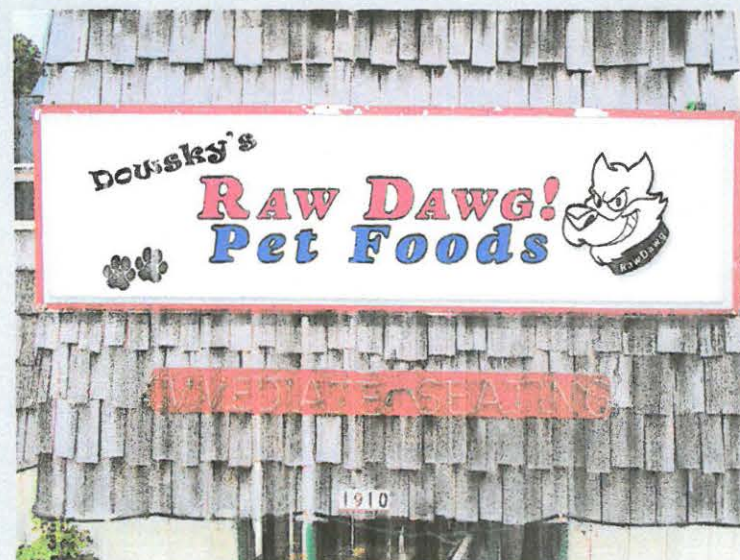
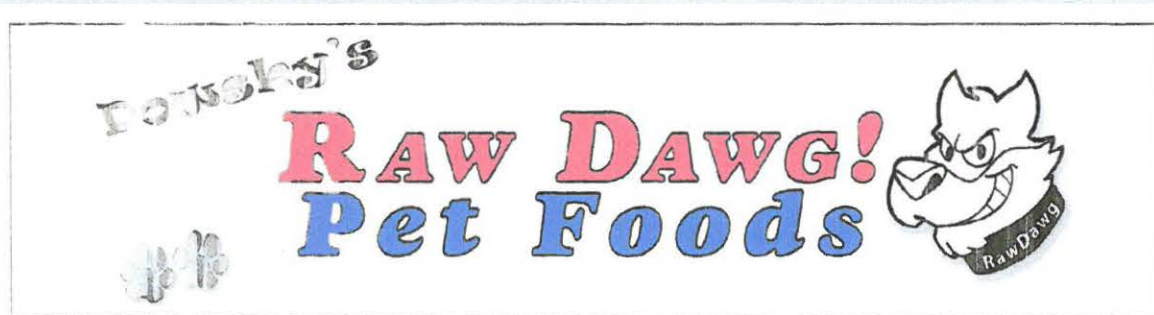
 NATURALLY WE MAKE HEALTHIER PETS!



*Whole Health Made Right*  
*Pet Food Made The Way It Should Be*

Formulated to provide your dog or cat with the best, most nutritious food they can get





## Raw Dawg! Pet Foods Signage

### Sign Specifications

- Q/A: vinyl application to existing poly face.
- Trans. digital print applied to top of pan.



1030 Ontario Ave.  
Sheboygan, WI 53081  
Phone: 920-457-6902 Fax: 920-457-2399  
www.RLOSIGN.com

customer approval: \_\_\_\_\_ date: \_\_\_\_\_

This layout design is an unpublished work under RLO SIGN's proprietary ownership. It is hereby granted to the client for use on the specific project only. Any reuse or modification of the design without RLO SIGN's written permission is prohibited.

CUSTOMER: Raw Dawg

CLIENT: \_\_\_\_\_

DATE: 6.26.15

DESIGNER: Katie Scholz

Purposed Sign

**Doussky's**

**RAW DAWG!**  
**Pet Foods**



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### City Map



City of Sheboygan Department of Public Works 401 S. Park Street Sheboygan, WI 53081

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### City Map



1908 WI-42, Sheboygan, Wisconsin  
Address is approximate

City of Sheboygan Copyright © 2012 City of Sheboygan. All Rights Reserved.

PARCEL NO. 203200  
MAP NO. 22 238 013  
ZONING CLASSIFICATION: UI

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 7/28/15

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

*pl*

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 Leadership Academy, Inc

ADDRESS: 1305 St. Clair Ave E-MAIL: henseler@leadershipacademy.us

PHONE: (100) 208-5930 FAX NO. (920) 208-5932

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

NAME OF PROPOSED/EXISTING BUSINESS: Empty house

ADDRESS OF PROPERTY AFFECTED: 1316/1315 St. Clair

LEGAL DESCRIPTION: Residential house

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

Vacant house

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

Develop "natural playground" for use of school children

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Place a 6' foot chain-link fence around

new property & use the property as a green space/playground

July 14, 2015

City of Sheboygan  
Department of City Development  
828 Center Avenue, Suite 104  
Sheboygan, WI 53081

To the Department of City Development:

The Sheboygan Leadership Academy is requesting permission to install a fence around the property of 1316 St. Clair Avenue and then develop the property into a natural playground for the use of the school.

### **School**

The Sheboygan Leadership Academy (SLA) is a charter school started in 2012. It is located at 1305 St. Clair Avenue and presently has over 225 students attending a K4 to 8<sup>th</sup> grade. The school will be purchasing the building from RCS in the next several years.

### **Property**

SLA purchased the property at 1316 St. Clair Avenue earlier this year from the County of Sheboygan. The two family residential building had been owned by the County for the past 4-5 years for failure to pay back taxes. The building was in extreme disrepair and beyond hope to be repaired. The building was demolished in June of 2015 and the land has just been seeded. SLA purchased the property to obtain more green space for the school.

### **Fencing**

SLA would like to fence in the new property. We are proposing to have a 6 foot chain link fence to be placed around the property. On the south side of the property, a black vinyl coated chain link fence would continue from the existing fencing. Along the west and north side of the property, a 6 foot, commercial quality, 9 gauge galvanized chain link fence to blend in with the existing 6 foot fencing would be installed. We are asking for 6 foot high fencing to match the existing fence. We are looking at the safety and security of the students as a reason for the higher fence. This would be the reason for asking for a variance.

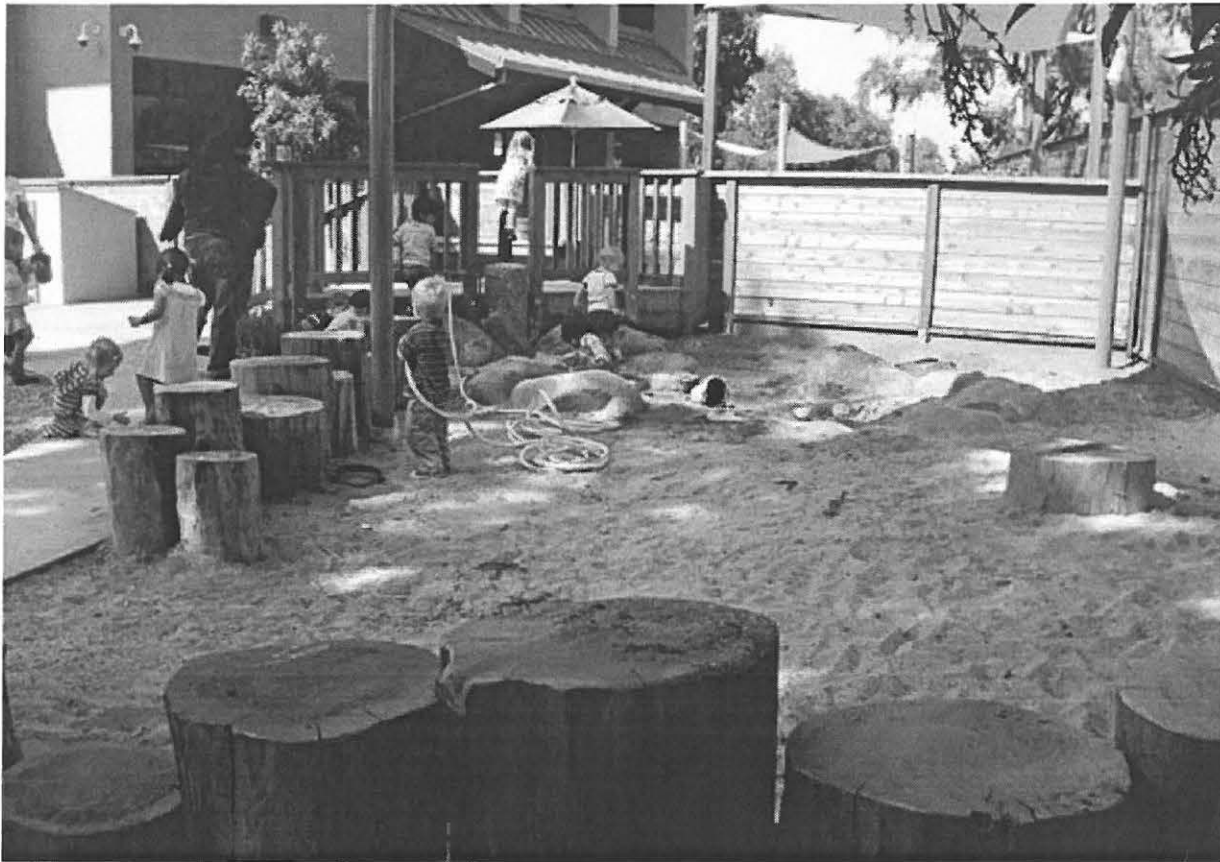
### **Natural Playground**

SLA would like to develop the property into a natural playground. This is a newer concept in urban playgrounds. The natural playground can be used as an exterior classroom and play area for the students. A natural playground or natural playscape, is an area where kids can play with natural elements such as sand, water, wood and living plant material. We wouldn't be using any of the traditional playground type of equipment. It is ever changing and developing. This type of playground would only enhance the residential area and beautify the existing area. SLA is starting out by planting grass in the area and getting this established. We then would continue to add to the playground over time. We would be adding trees, flower planting areas, outdoor classroom areas to the existing space.

We are looking at a two (2) year plan for the initial development of the area. We would be starting in 2016 with the construction of the playground. This would give us nearly a full year to get the grass to take hold on the property. We have attached some ideas of what a natural playground area look like when fully developed.

Sheboygan Leadership Academy is committed to be a great neighbor. We are committed to the improvement and betterment of the Erie Avenue neighborhood. We believe the playground/green space would only enhance the area and would be a great fit. The fence installation will proceed as quickly as possible after receiving approval, hopefully prior to school starting in September of 2015.

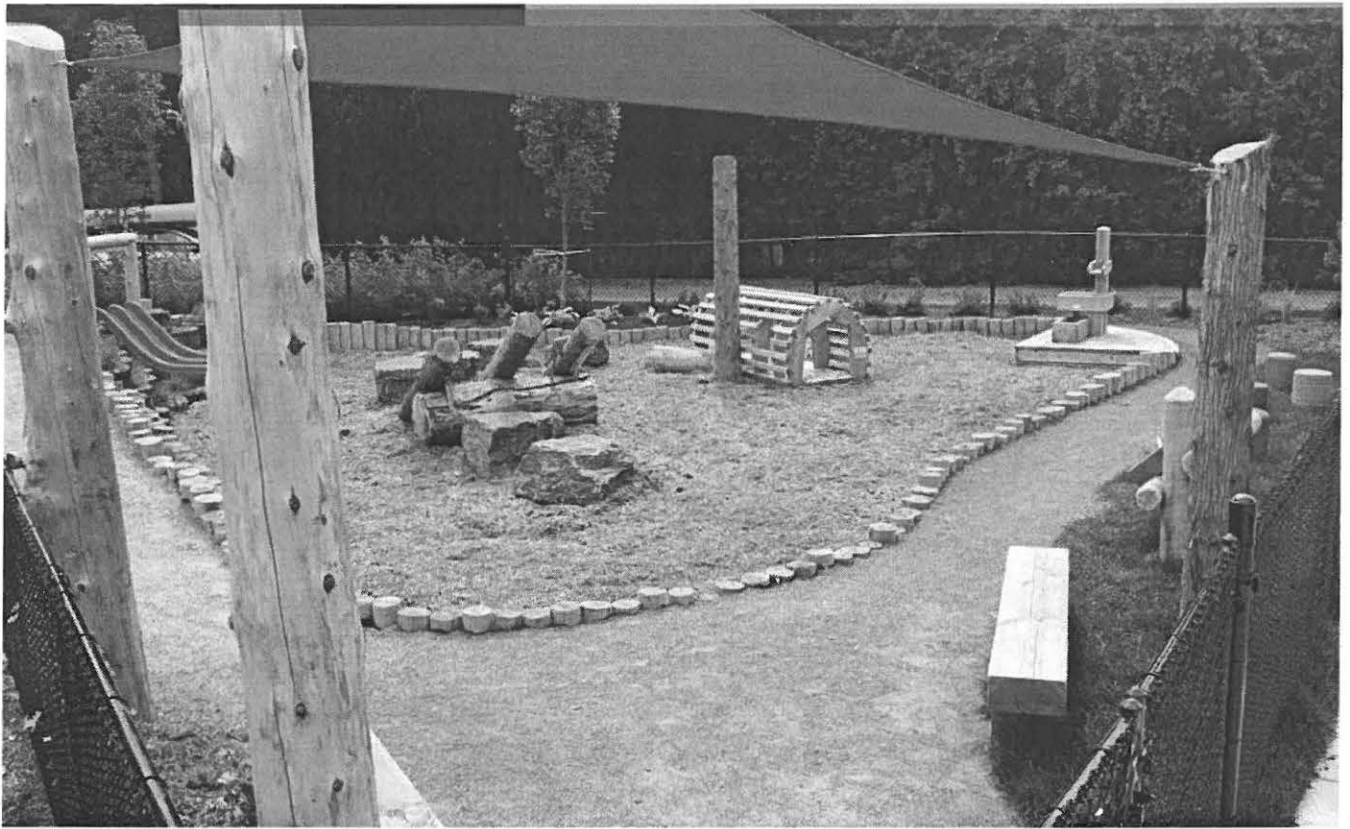














ALLEY

EXISTING 6'  
CHAIN-LINKED  
FENCE  
(GALVANIZED)

EXISTING  
PARKING  
LOT

NEW GATE  
PLACE IN  
EXISTING FENCE

EXISTING 6'  
BLK VINYL  
COATED FENCE

PROPOSED  
NATURAL  
PLAYGROUND

125'

40'

EXISTING  
TWO FAMILY  
HOME  
13 ST. CLAIR AVE

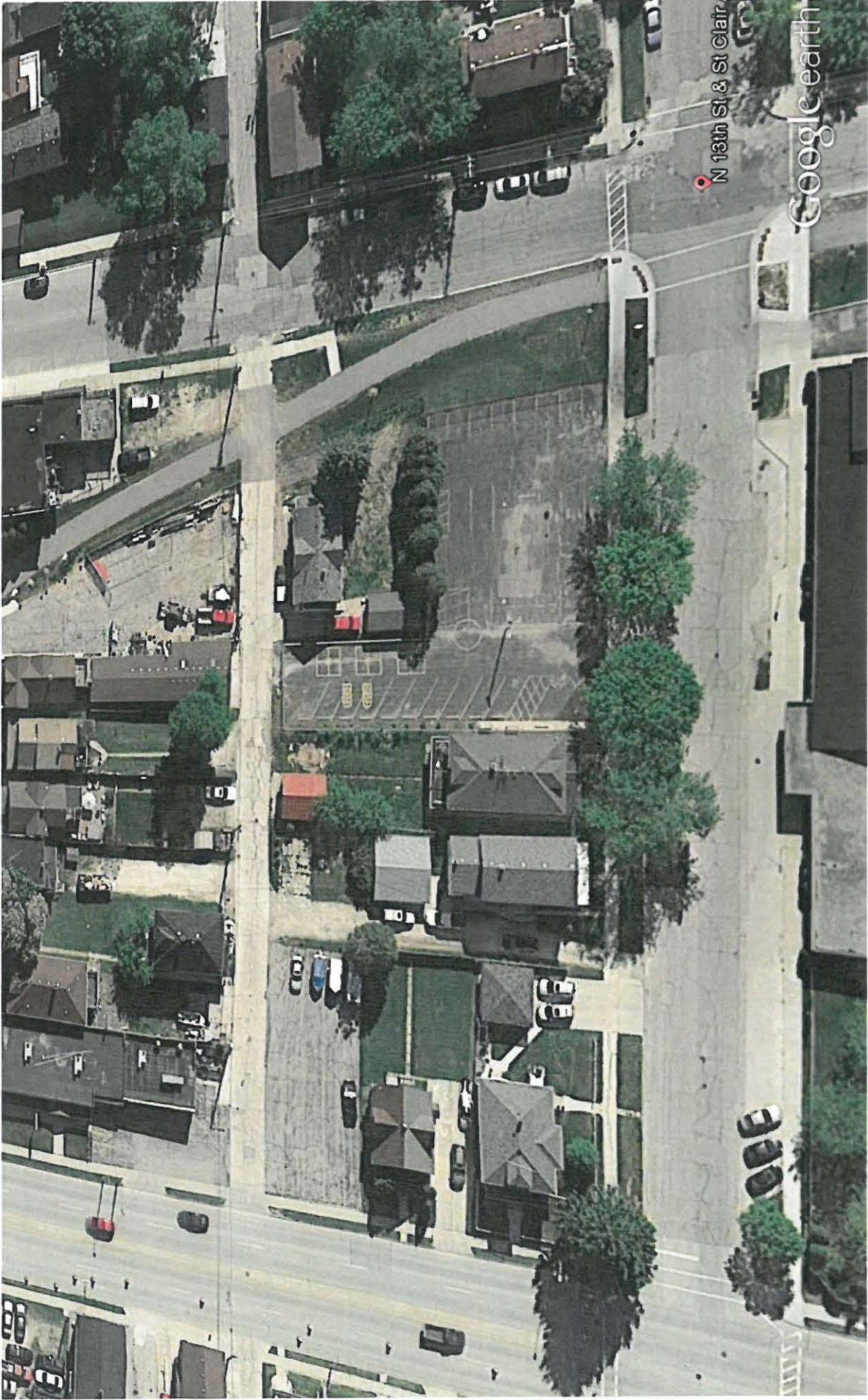
PUBLIC SIDEWALK

PROPOSED NEW  
6' HIGH CHAIN-LINKED  
FENCE

ST. CLAIR AVE.







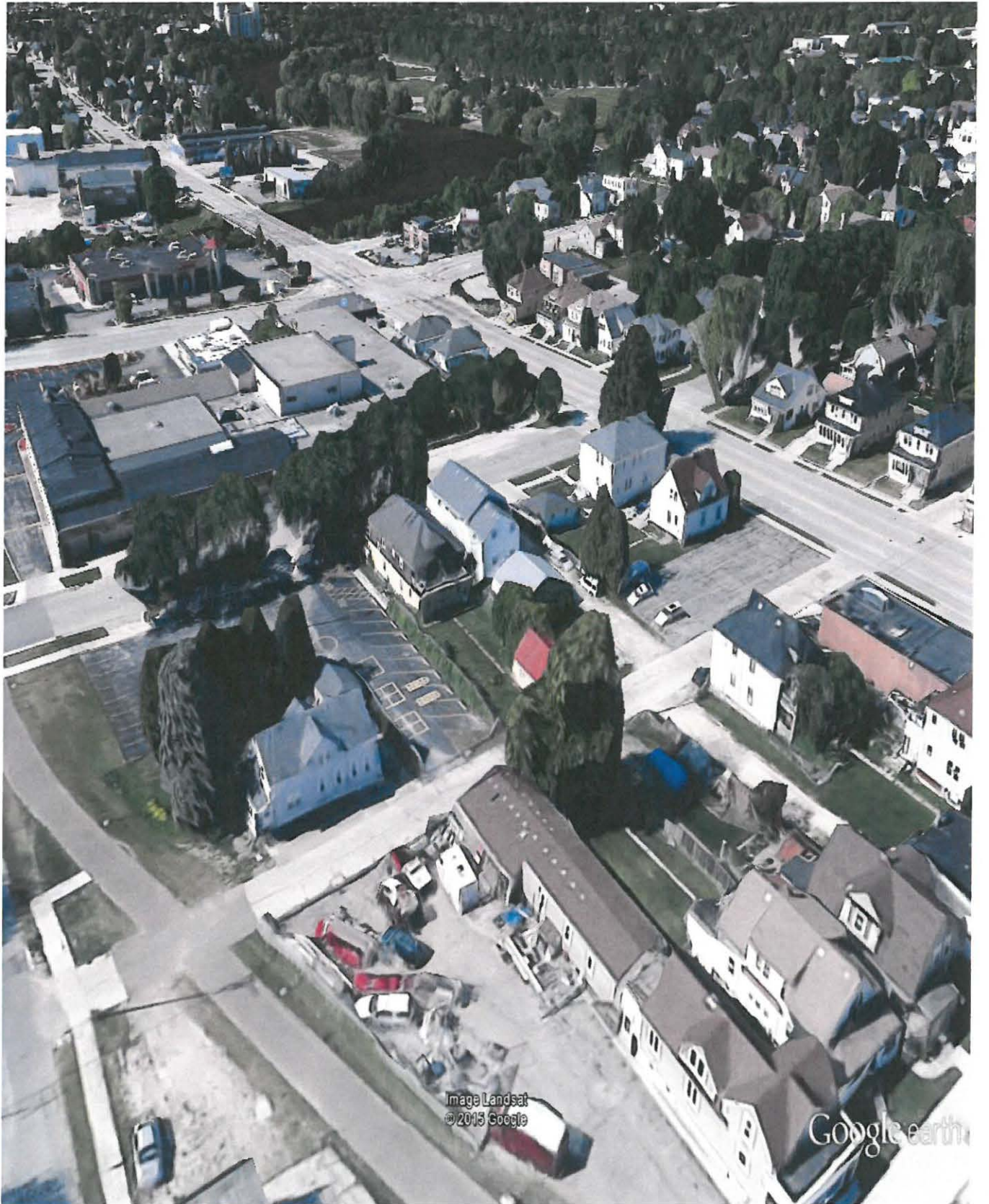
N 13th St & St Clair

Google earth



Image Landsat  
© 2015 Google


Google earth



PARCEL NO. 629590  
MAP NO. 15383 020  
ZONING CLASSIFICATION: U7

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 7/28/15

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

**1. APPLICANT INFORMATION**

APPLICANT: A. Chappa Holdings  
ADDRESS: 443 N. Main St., Sheboygan Falls, WI 53085 E-MAIL: andy@achappaconstruction.com  
PHONE: ( 920 ) 467-2212 FAX NO. ( 920 ) 467-2266

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

NAME OF PROPOSED/EXISTING BUSINESS: Gardner Denver Thomas  
ADDRESS OF PROPERTY AFFECTED: 1536 N. 18th Street  
LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Vacant manufacturing facility

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

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



July 10, 2015

New Loading Docks for Gardner Denver Thomas

Gardner Denver Thomas intends to locate its manufacturing operations in the former American Orthodontics building at 1536 N. 18<sup>th</sup> Street. The 61,000+ SF building will provide space for production of small pumps and compressors.

The new docks are required for shipping and receiving functions. The building currently has no loading dock facilities.



July 22, 2015

New Loading Docks for Gardner Denver Thomas

Gardner Denver Thomas intends to locate its manufacturing operations in the former American Orthodontics building at 1536 N. 18<sup>th</sup> Street. This 61,000+ SF building was selected because it suited the majority of the manufacturing requirements of the operation. The new use will involve light manufacturing and repair activities along with office staff space. There will be no exterior activities or storage.

The tenant intends to occupy the building mid to late August 2015. It is expected that there will be 20-30 employees. There are no plans for any future multi-tenant use of the property.

Primary driveway access to the parking lot is from the east (N. 18<sup>th</sup> Street) and secondarily from the west (N. 19<sup>th</sup> Street), as it is currently. The 18<sup>th</sup> Street driveway opening will be widened slightly to allow for semi-truck maneuvering. Building entrances are on the south side of the building. The parking lot has space for approximately 150 stalls, substantially in excess of actual tenant needs.

New work will include 2 loading docks, 1 entrance door, retaining walls, and paving of the dock driveway. There will be removal and clean up of trees and shrubs which are overgrown and in the path of the new construction. New landscaping will be introduced in appropriate open areas, in part to replace removed plantings. No new fencing is anticipated.

Building mounted light fixtures will be provided at the new loading docks. No new site lighting is anticipated. Appropriate stormwater management measures will be taken to comply with local codes. Design of such measures is currently in progress. The existing boulder mounted plaque for Memorial Field will be moved and placed in an appropriate new location.

In general, the building interior will be upgraded by cleaning, painting, and new flooring in some areas.

NO.	REVISIONS	DATE

813 Riverfront Drive Sheboygan, WI 53081  
 Phone (920) 458-4900 Fax (920) 458-1485  
**LJM**  
 Architects

**NEW LOADING DOCKS FOR  
 FORMER AMERICAN ORTHODONTICS BLDG.  
 N. 18TH STREET  
 SHEBOYGAN, WI 53081**

**SHEET TITLE**  
**DRAWN BY**  
 JVA  
**CHECKED BY**  
 LJM  
**DATE**  
 07-06-06  
**PROJECT NO.**  
 18120  
**SHEET NO.**  
**C1.0**



**SITE PLAN**  
 SCALE 1" = 50'-0"





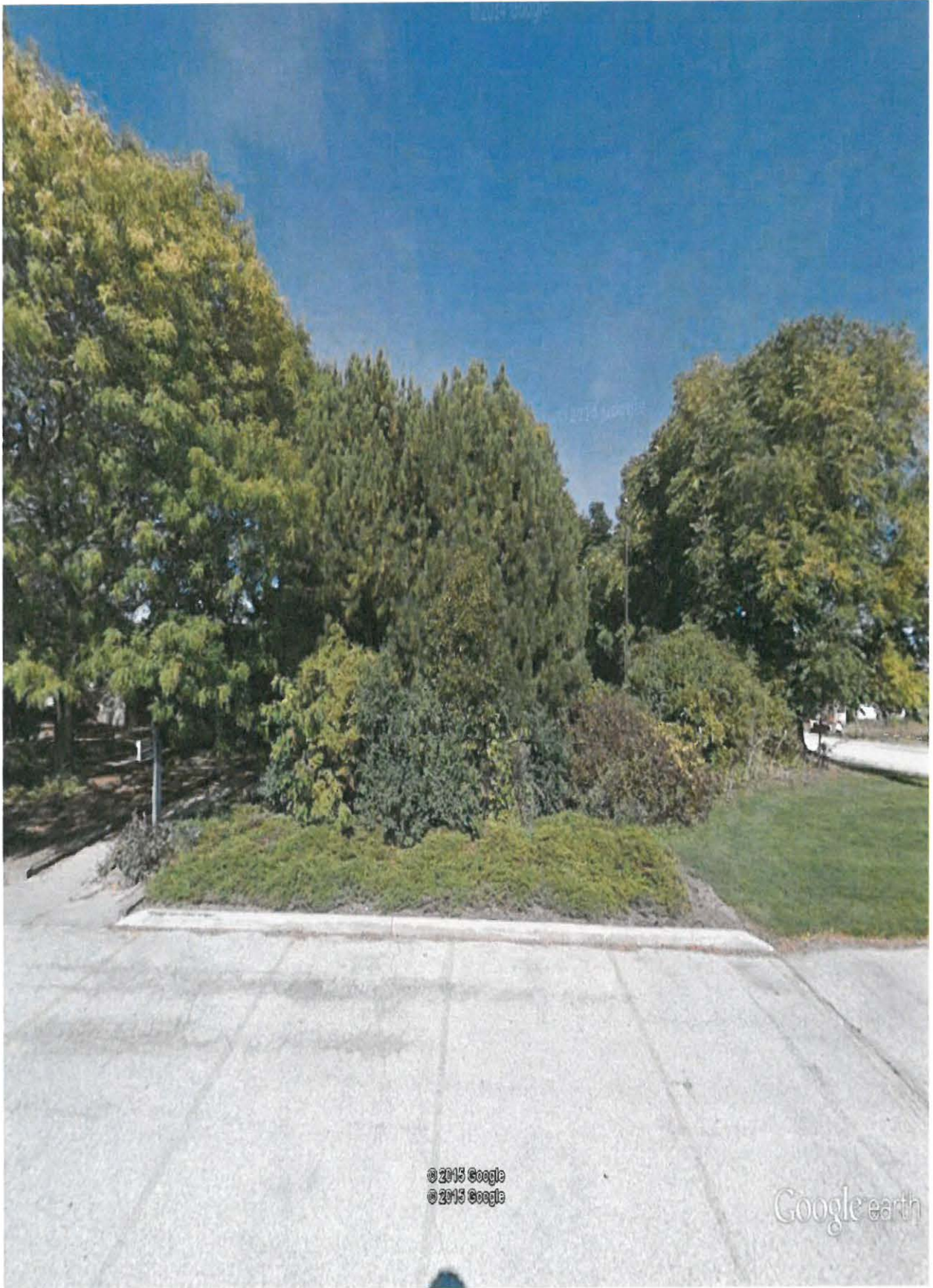
© 2015 Google

Google earth



© 2015 Google

Google earth



© 2015 Google  
© 2015 Google

Google earth

104200  
PARCEL NO. 23477022  
MAP NO. 23 177 022  
ZONING CLASSIFICATION: NO

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 7/28/15

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

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

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$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: **Priority One Investments, LLC & TLC Homes, Inc.**

ADDRESS: **633 St. Clair Avenue Sheboygan, WI 53081** E-MAIL: **timfrey@tlchomes.net**

PHONE: **(920) 694-1102** FAX NO. **(920) 694-4685**

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

NAME OF PROPOSED/EXISTING BUSINESS: **TLC Homes, Inc.**

ADDRESS OF PROPERTY AFFECTED: **708 Erie Avenue**

LEGAL DESCRIPTION: **ORIGINAL PLAT THE E 12' OF LOT 11 & ALL OF 12 BLK 75**

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

**The building is a multi-use building with 10 tenants. One tenant (Newer Beginnings) is currently utilizing 2,000 square feet of the 1<sup>st</sup> level providing Adult Day Services to intellectually & developmentally disabled adults.**

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

**No changes are planned for the 5 tenants on the 2<sup>nd</sup> level. All tenants except Newer Beginnings will be removed from the 1<sup>st</sup> level which will free up 3,100 square feet. TLC Homes will utilize this space to provide Adult Day Care to elderly & Day Services to intellectually & developmentally disabled adults for up to 75 individuals. The maximum number served is consistent with section III.D(4) of F-60947 which covers maximum occupancy in an adult day care.**

**Conditional use permit attachment**  
**708 Erie Avenue**  
**TLC Homes, Inc.**

Existing use and activities that take place onsite:

New Beginnings operates and Adult Day Service on the main level. There are currently other tenants on the main level which will be relocated to other properties. The tenants of the upper level will remain.

The proposed activities:

TLC Homes will operate and Adult Day Care serving elder adults & Adult Day Services serving intellectually disabled & developmentally disabled adults. Both of these services are an activity based and community based service. The primary services are current event discussion, fine motor skills activities, arts & crafts, socialization and community outings.

Days & hours of operations:

Both services will be provided Monday – Friday from 6am – 9pm. Over 90% of the activity will occur between 8:30am – 3:30pm. Currently both services are offered from 8am-5pm. However, there is a potential we will be offering extended service hours. This is not expected to be a significant service but there is a need to some families to have these extended hours.

Number of individuals served:

Currently between both locations TLC Homes serves 50 individuals. We are proposing to serve up 75 individuals between both of TLC Homes operations & Newer Beginnings. This number is consistent with minimum square footage for Adult Day Care which is 50 square feet per person served. Wisconsin Department of Health Services form F-60947 (III.D(4)) covers minimal square footage per individual served. DHS would allow for up to 102 individuals served at the main level of 708 Erie Avenue.

Number of employees:

Currently between both locations TLC Homes employs 15 individuals. If we were serving 75 individuals we would have 25 or fewer staff.

Assurance that business will not be a nuisance to adjacent property owners:

We are making no exterior changes to the building and will be utilizing the parking lot to the west for the buses and staff vehicles. Minimal time will be spent outside of the building other than loading & unloading from vehicles. Vehicle traffic will be peak between 8:30am-9am & 2:30pm-3pm. Traffic will flow before these times in the morning & after these times in the afternoon will be minimal.

**Conditional use permit attachment  
708 Erie Avenue  
TLC Homes, Inc.**

Other businesses/tenants at this location:

There would be 6 additional businesses located at this building. The six are already utilizing space at the building and the space that they utilizing would be unaffected by TLC Homes.

Parking:

701 Erie Avenue (AIM Insurance building & parking lot) are being purchased at the same time. There are 57 parking spaces between both buildings. At full utilization of the main level of 708 Erie Avenue (75 individuals served & 25 employees) TLC would approximately 25 parking spots.

Fencing & Landscaping:

We are planning no changes to the exterior. Adult Day Care & Adult Day Services does not require any exterior fenced areas.

Remodeling, site improvements, signage, etc.

There are no plans to make changes to the exterior. No structural changes are being made to the building. Our plan is to modify the modular wall system on the main level to provide a couple larger rooms and several small side rooms. We do not need a functioning kitchen. We would have a warming kitchen and a refrigerator. Phase 2 would be the upgrading of the bathrooms on the main level and adding signage.

Site Plan:

Included is site plan provided by the current owner.



A handwritten signature in black ink, followed by the date 7/14/15 written below it.

# Adult Day Center

TLC Adult Day Center Services provides individuals with memory loss, physical disabilities or cognitive concerns a safe, challenging, and enjoyable day of programming. In addition, we offer the care giver of the Participant a day of respite from their day to day care giving responsibilities.

Services and programming are individualized based on a comprehensive assessment completed upon admission to the program with services being implemented through an Individualized Service Plan and can include memory games, gardening, assistance with daily living tasks, community outings, simple meal preparation activities, and transportation. The service plan is reviewed twice annually or as the needs of the participant change. The Participant, their advocates and family will be the driving force in the development of the service plan. TLC Adult Day Center utilizes a Person Centered Approach, focusing on the input and needs of the Participant and their Family to determine the level of care and activity including community involvement.

Staff ratio varies based on the assessed needs of the Participants. The ratio carries an average of 1:4, and can increase to a 1:2 or 1:1 level of care. TLC Adult Day Center Services staff come to the program with a wealth of experience and training and a heart for Day Center Services.

The program is available Monday through Friday from 8:30am-3:30pm, and is located at 2104 Geele Avenue in Sheboygan.

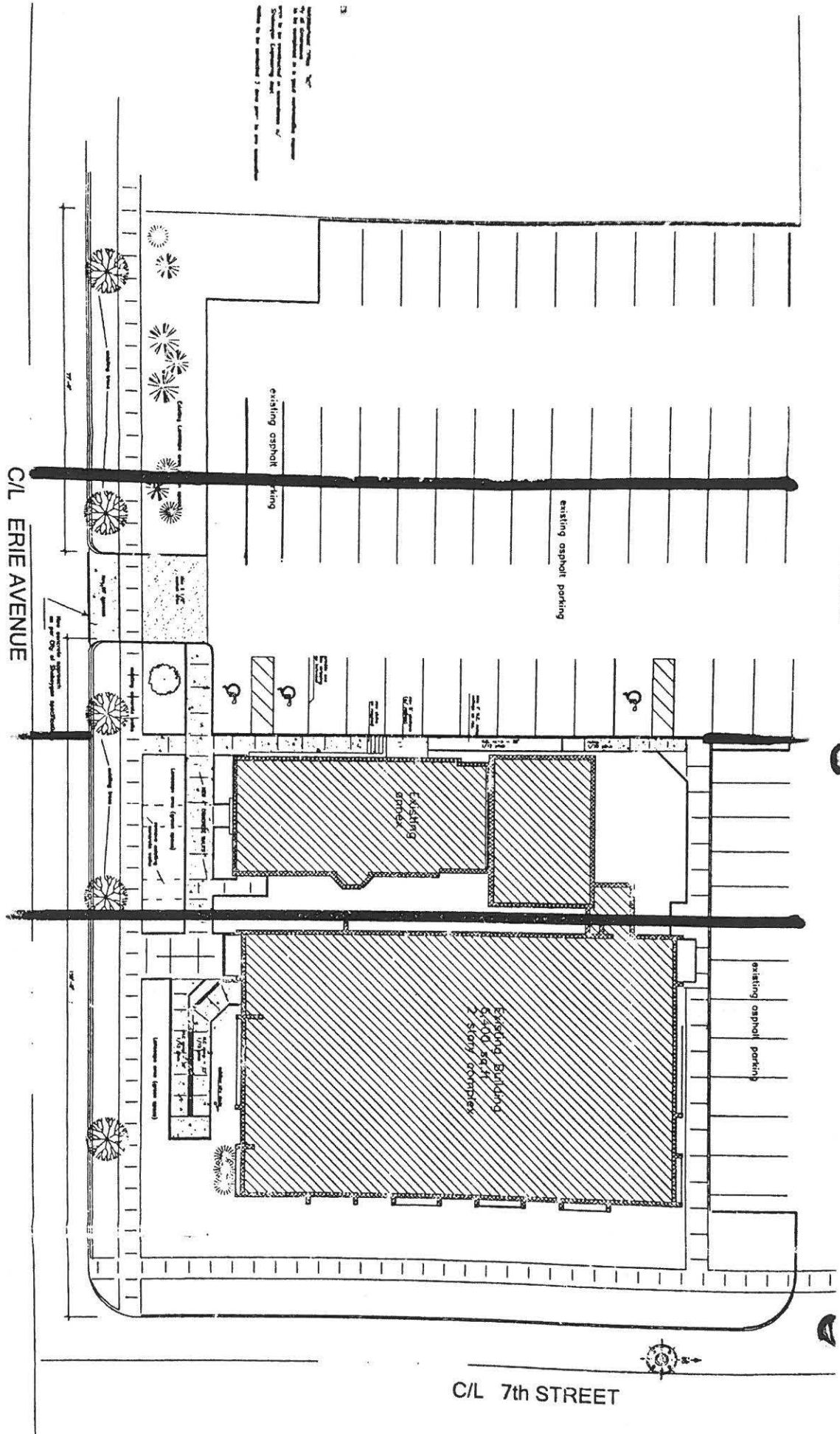
Day to Day Care giving of a loved one is a tremendous responsibility and can take its toll on the Caregiver physically and emotionally. Visiting our program would be an excellent way to determine if the program is right for you and your loved one. A morning or afternoon trial visit would be a great way to see if this is the right fit for your situation. Also, we can put you in touch with other care givers who utilize our program to see if our program can meet your loved one's needs.

## Disability Day Services

TLC Day Services strives to provide a stimulating, safe, challenging, educational and enjoyable day of programming for Adults with Developmental Disabilities. Based on the interests and skills of the individual, TLC Day Services Participants are involved in daily living and social skills, social and volunteer activities, community outings, and a variety of classroom settings which include the teaching of some academic skills. A comprehensive assessment upon admission assists in laying the groundwork for meeting the needs and wants of the Participants. A service plan is developed and implemented based on input from the Participant, family members, residential staff and Care Managers. TLC Day Services employs staff members who bring years of experience to the Program. Staff ratio are generally 1:3, with higher levels of care available based on the needs of each Participant.

The TLC Day Services Program is available Monday through Friday, year round with hours being offered from 8:30am until 3pm. Transportation to and from programming is also an option for Participants.

# SITE PLAN



1. The information on this plan is based on a field inspection of the site on 10/10/11. The information is not intended to be a representation of the actual conditions of the site. The information is provided for informational purposes only. The user of this information is responsible for verifying the accuracy of the information.

C/L 7th STREET

C/L ERIE AVENUE



© 2015 Google

Google earth





II

3.1

R. O. No. 76 - 15 - 16. By CITY CLERK. July 20, 2015.

Submitting a petition for direct annexation by unanimous approval for Wagner Excavating Properties LLC by Gregg Wagner.

*Citys Plan*

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City Clerk

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL  
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES

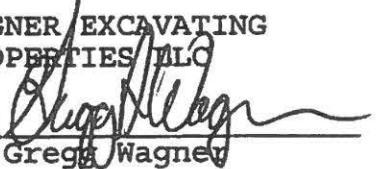
We, the undersigned, constituting all of the electors and all of the owners of real property in the following territory of the Town of Wilson, Sheboygan County, Wisconsin, lying contiguous to the City of Sheboygan, petition the Common Council of said City to annex the territory described below and shown on the attached scale map to the City of Sheboygan, Sheboygan County, Wisconsin:

BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5, T. 14 N., R. 23 E., TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SE CORNER OF SAID SECTION 5, THENCE N 88°01'50" W ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 5 867.72' TO THE POINT OF BEGINNING, THENCE N 01°55'47" W 33.70' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEEDEN CREEK ROAD, THENCE CONTINUING N 01°55'47" W 144.30', THENCE NORTHEASTERLY 1236.81' ALONG AN ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 5553.35', AND A CHORD BEARING OF N 34°06'36" E WITH A LENGTH OF 1234.26' TO THE WEST RIGHT OF WAY LINE OF I-"43", THENCE N 01°58'01" W ALONG SAID WEST LINE 72.95' TO THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE 903.69' ALONG AN ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 5602.85', AND A CHORD BEARING OF S 36°25'12" W WITH A LENGTH OF 902.71', THENCE N 58°12'02" W ALONG SAID EASTERLY LINE 16.50', THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE 626.03' ALONG AN ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 5619.35', AND A CHORD BEARING OF S 28°36'28" W, WITH A LENGTH OF 625.70' TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 5, T. 14 N., R. 23 E., THENCE S 88°01'50" E ALONG SAID SOUTH LINE 166.00' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 91,803.77 SQ. FT. OR 2.11 ACRES.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

The above described territory contains a population of 0.

Signature of Petitioner	Date	Mark X if owner	Mark X if an elector	Description of Property or Address
WAGNER EXCAVATING PROPERTIES, LLC By:  Gregg Wagner	7/6/15	X		4124 Weeden Creek Rd.

~~X~~ 6.1  
Gen. Ord. No. 11 - 15 - 16. By Alderpersons Hammond and Lessard.  
July 20, 2015.

AN ORDINANCE annexing territory to the City of Sheboygan, Wisconsin.

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

Section 1. In accordance with sec. 66.0217 of the Wisconsin Statutes and the petition for direct annexation by unanimous approval filed with the city clerk on the 6th day of July, 2015, signed by all the electors residing in the territory and the owners of all the real property in the territory, together with a scale map and a legal description of the property to be annexed, the following described territory in the Town of Wilson, Sheboygan County, Wisconsin, is hereby annexed to the City of Sheboygan, Wisconsin:

BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5, T. 14 N., R. 23 E., TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SE CORNER OF SAID SECTION 5, THENCE N 88°01'50" W ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 5 867.72' TO THE POINT OF BEGINNING, THENCE N 01°55'47" W 33.70' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEEDEN CREEK ROAD, THENCE CONTINUING N 01°55'47" W 144.30', THENCE NORTHEASTERLY 1236.81' ALONG AN ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 5553.35', AND A CHORD BEARING OF N 34°06'36" E WITH A LENGTH OF 1234.26' TO THE WEST RIGHT OF WAY LINE OF I-"43", THENCE N 01°58'01" W ALONG SAID WEST LINE 72.95' TO THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE 903.69' ALONG AN ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 5602.85', AND A CHORD BEARING OF S 36°25'12" W WITH A LENGTH OF 902.71', THENCE N 58°12'02" W ALONG SAID EASTERLY LINE 16.50', THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE 626.03' ALONG AN ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 5619.35', AND A CHORD BEARING OF S 28°36'28" W, WITH A LENGTH OF 625.70' TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 5, T. 14 N., R. 23 E., THENCE S 88°01'50" E ALONG SAID SOUTH LINE 166.00' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 91,803.77 SQ. FT. OR 2.11 ACRES.

Section 2. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Sheboygan for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Sheboygan.

*City Plan*

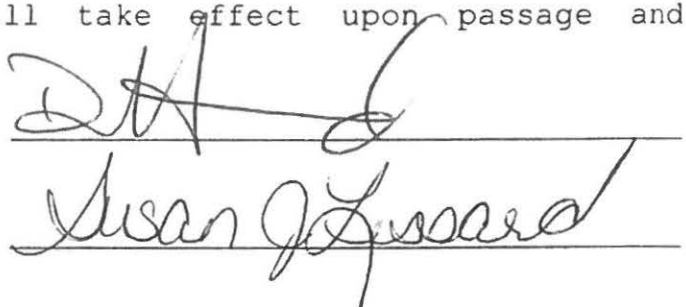
Section 3. In accordance with sec. 66.0217(14) of the Wisconsin Statutes, the City of Sheboygan agrees to pay annually to the Town of Wilson, for five (5) years, an amount equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the tax roll under sec. 70.65 of the Wisconsin Statutes, in the year in which the annexation is final.

Section 4. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 5. The territory described in Section 1 of this ordinance is hereby made a part of the 23rd Ward and 7th Aldermanic District.

Section 6. Upon recommendation of the Plan Commission, the territory annexed to the City by this ordinance is temporarily zoned as Suburban Industrial (SI).

Section 7. This ordinance shall take effect upon passage and publication as provided by law.



A handwritten signature in cursive script, appearing to read "Susan J. Lussard", is written over a horizontal line. The signature is positioned to the right of the text in Section 7.

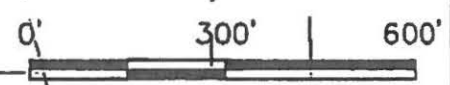
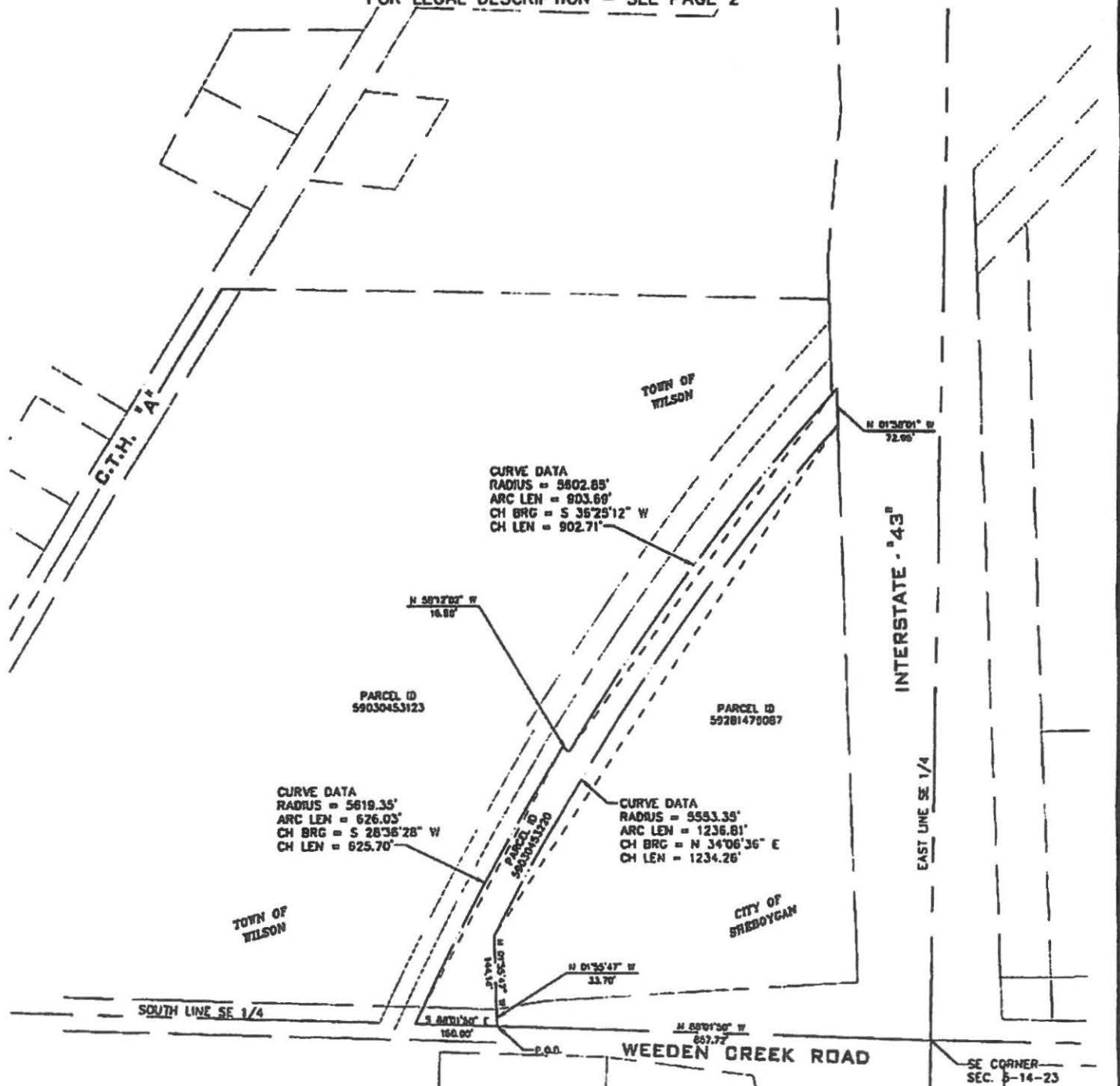
I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

# PROPOSED ANNEXATION FOR WAGNER EXCAVATING PROP. SECTION 5, T. 14 N., R. 23 E.

FOR LEGAL DESCRIPTION - SEE PAGE 2



**PROPOSED ANNEXATION  
FOR WAGNER EXCAVATING PROP.  
SECTION 5, T. 14 N., R. 23 E.**

FOR PARCEL MAP - SEE PAGE 1

BEING PART OF THE SE  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF SECTION 5, T. 14 N., R. 23 E., TOWN OF WILSON, SHEBOYGAN COUNTY WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SE CORNER OF SAID SECTION 5, THENCE N 88°01'50" W ALONG THE SOUTH LINE OF THE SE  $\frac{1}{4}$  OF SAID SECTION 5 867.72' TO THE POINT OF BEGINNING, THENCE N 01°55'47" W 33.70' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEEDEN CREEK ROAD, THENCE CONTINUING N 01°55'47" W 144.30', THENCE NORTHEASTERLY 1236.81' ALONG AN ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 5553.35', AND A CHORD BEARING OF N 34°06'36" E WITH A LENGTH OF 1234.26' TO THE WEST RIGHT OF WAY LINE OF I-"43", THENCE N 01°58'01" W ALONG SAID WEST LINE 72.95' TO THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE 903.69' ALONG AN ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 5602.85', AND A CHORD BEARING OF S 36°25'12" W WITH A LENGTH OF 902.71', THENCE N 58°12'02" W ALONG SAID EASTERLY LINE 16.50', THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE 626.03' ALONG AN ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 5619.35', AND A CHORD BEARING OF S 28°36'28" W, WITH A LENGTH OF 625.70' TO A POINT ON THE SOUTH LINE OF THE SE  $\frac{1}{4}$  OF SECTION 5, T. 14 N., R. 23 E., THENCE S 88°01'50" E ALONG SAID SOUTH LINE 166.00' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 91,803.77 SQ. FT. OR 2.11 ACRES.







III

5.6

Res. No. 48 - 15 - 16. By Alderperson Belanger. July 6, 2015.

A RESOLUTION authorizing the appropriate City officials to execute an Underground Electric Easement to Wisconsin Power and Light Company with regard to a former alley off of South 9th Street.

RESOLVED: That the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Underground Electric Easement, a copy of which is attached hereto, to Wisconsin Power and Light Company, and its affiliates and licensees, in, under, over, upon and across the Easement Area as described therein.

*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

20

III

Document No.

**EASEMENT UNDERGROUND  
ELECTRIC**

The undersigned Grantor(s) the City of Sheboygan, a municipal corporation, (hereinafter called the "Grantor"), in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee"), the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as indicated below, upon, in, over, through and across lands owned by the Grantor in the City of Sheboygan, County of , State of Wisconsin, said Easement Area to be Twelve (12) feet in width and described as follows:

The south twelve (12) feet of that part of the vacated east-west alley that abuts the south lines of Lots 1, 2 and 3 and which at the same time abuts the north lines of Lots 10, 11, and 12 of Block 182 of the Original Plat of the City of Sheboygan, excepting therefrom that portion currently located within S. 9<sup>th</sup> Street.

Being located within said vacated alley which is within the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

Grantor's deed recorded on August 28, 1996, in Volume 1463 of Records, Page 119, as Document Number 1458837, in the office of the Register of Deeds for Sheboygan County, Wisconsin.

See Exhibit "A" attached hereto and made apart hereof.

This Easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for underground electric line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment and other appurtenant equipment associated with underground electric line facilities.
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the elevation of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall at its option, restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy  
Attn: Real Estate Department  
4902 North Biltmore Lane  
P.O. Box 77007  
Madison, WI 53707-1007

Parcel Identification Number(s):

NONE ASSIGNED

10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

WITNESS the signature(s) of the Grantor this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**The City of Sheboygan, a municipal corporation**

By: \_\_\_\_\_(SEAL)  
Signature

**Michael J. Vandersteen, Mayor**  
Printed Name and Title

Attest: \_\_\_\_\_(SEAL)  
Signature

**Susan Richards, City Clerk**  
Printed Name and Title

\_\_\_\_\_(SEAL)  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_(SEAL)  
Signature

\_\_\_\_\_  
Printed Name

**ACKNOWLEDGEMENT**

STATE OF WISCONSIN }  
COUNTY OF SHEBOYGAN } SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named **Michael J. Vandersteen, Mayor** and **Susan Richards, City Clerk** to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) \_\_\_\_\_

This instrument drafted by

**Seth J. Raasch**  
\_\_\_\_\_

**Thomas J. Erstad**  
\_\_\_\_\_

Checked by

July 1, 2015

Project Title:	Virginia Ave. Loop
ERP Activity ID:	3997004
Tract No.:	2 OF 2
REROW No.:	

# EXHIBIT A

BLOCK 175

BLOCK 176

BLOCK 177

S. 9TH ST.

S. 7TH ST.

SHEBOYGAN RIVER

S. WATER ST.

S. 8TH ST.

BLOCK 183

LANDS BY:  
SHEBOYGAN AREA  
SCHOOL DISTRICT  
VOL. 966 P. 291

BLOCK 182

VACATED ALLEY

LANDS BY:  
CITY OF SHEBOYGAN  
VOL. 1463 P. 118

BLOCK 181

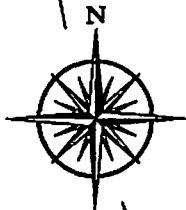
LANDS BY:  
HEARTLAND  
AFFORDABLE HOUSING  
VOL. 1193 P. 876

VIRGINIA AVE.

S. WATER ST.

BLOCK 204

BLOCK 205



**LEGEND**

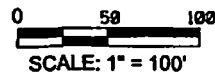
-  EASEMENT AREA
-  BUILDING FOOTPRINT



**ALLIANT ENERGY.**  
Wisconsin  
Power and Light

This drawing shall be used solely for easement description purposes and thus may only be relied upon for such purpose.

If this bar does not measure 1" then drawing is not to scale.



**UNDERGROUND ELECTRIC EASEMENT**

PART OF VACATED ALLEY, BLOCK 182 ORIGINAL PLAT  
CITY OF SHEBOYGAN, WI

Drawn: TTB	Date: 06/23/2015
Scale: 1" = 100'	SHEET 1 OF 1