

*****ATTACHMENTS*****

PARCEL NO. 500260
MAP NO. 27234001
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 7/14/15

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: Creative Sign Co Inc. – Todd Thomas
ADDRESS: 505 Lawrence Dr De Pere WI 54115
E-MAIL: todd@greenbaysigns.com
PHONE: __ (920)336-8900 FAX NO. __ (920)336-8003

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Boost Mobile
ADDRESS OF PROPERTY AFFECTED: 1003 S. 14th Street
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: GAS STATION -
CONVENIENCE STORE - CELL PHONE STORE

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

CONVENIENCE STORE - CELL PHONE STORE (BOOST PHONES)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: NEED A ROOF SIGN. WE REMOVED OUR

PREVIOUS ROOF SIGN AND WE WANT TO PUT UP A "BOOST" SIGN ON THE ROOF

6/22/15

Plan Commission

RE: Variance Boost Mobile at Citgo located at 1003 S. 14th Street

Commission;

We need an additional sign on our building because we sell cell phones in our convenience store. Since cell phones are an unusual product to sell within a gas station; signage is imperative to convey this fact to the customer.

Our property was previously granted a sign variance for the roof; it said "QMart". However we removed the old roof sign and wish to replace it with the "Boost" sign.

- Each sign is 22.54 square feet in size
- These are illuminated channel letter type signs and will complement the building nicely.
- 2 signs are desired so it can be seen from both directions as it is on a corner.

Thank you,

Janiece Maxwell – Owner of Boost Mobile & Citgo

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: Creative Sign Company – Todd Thomas
ADDRESS: 505 Lawrence Dr De Pere WI 54115
E-MAIL ADDRESS: todd@greenbaysigns.com
• PHONE: (920) 336-8900 FAX NO: (920) 336-8003

2. OWNER INFORMATION

OWNER OF SITE: Janiece Maxwell

ADDRESS: 725 North Progress Drive Saukville WI 53080

PHONE: (262) 235-4054

Fax: (262) 235-4054

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

NAME OF PROPOSED/EXISTING BUSINESS: Cellular dealer
ADDRESS OF PROPERTY AFFECTED: 1003 South 14th St Sheboygan WI

USE OF PROPERTY: C-Store & Cellular dealer

TYPE OF SIGN: Channel letters

DESCRIPTION OF PROPOSED SIGN: Channel letters on raceway.

HEIGHT:14" X WIDTH:13' 9" = TOTAL SQUARE FOOTAGE: 22.54 each

AMOUNT OF PUBLIC STREET FRONTAGE:80

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH:60

SETBACK:N/A

METHOD OF ATTACHMENT:Raceway mounted onto building side

METHOD OF ILLUMINATION: LED's

SIGN MATERIALS: Aluminum, lexan and steel

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN:48 (monument sign AFTER PROPOSED SIGN: add 45.08 for 2 sets of channel letters.

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.

Todd N Thomas - email 6/15/15

APPLICANT'S SIGNATURE

DATE

Todd N Thomas

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.
- d. The subject property's zoning classification.

Revision #2 4-23-15

14" set internally illuminated LED channel letters on raceway (raceway color to be Pantone 186c red)

Will require angle brackets for slanted roof mounting

White faces black trimcap & black returns

Logo is Pantone 150c w/ black trimcap & returns

22.54 sq ft

Before





SHEBOYGAN, WI - 14TH STREET
Side of building



Email: 4-23-15

SHEBOYGAN, WI - 14TH STREET

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 <p>A DIVISION OF HUSK COMPANIES, INC.</p>	<p>1115 Indy Court Evansville IN 47725</p> <p>Phone: 800-900-HUSK 812-473-2000 Fax: 812-867-0848</p>	Description: Side of building		Sales Person: Victoria			
		Date of Drawing: 4-23-15	Accepted by:	Date:			
		Location:	Revision: #0				
		Designer/Graphic Artist: <i>Diso</i>					
		 Find us on facebook.		<p>This Design is the Exclusive Property of HUSK COMPANIES, INC. It may not be used, reproduced, copied, displayed or exhibited in any fashion whatsoever without the written permission of Husk Companies, Inc. Legal action for actual and punitive damages will be enforced for violations. By receiving this design, it is understood you acknowledge and agree to the aforementioned Terms and Restrictions.</p>			
		<p>and our website: www.husksigns.com</p>					

Revision #2 4-23-15

14" set internally illuminated LED channel letters on raceway (raceway color to be Pantone 186c red)

Will require angle brackets for slanted roof mounting

White faces black trimcap & black returns

Logo is Pantone 150c w/ black trimcap & returns

22.54 sq ft

13'-8-3/4"

Before



SHEBOYGAN, WI - 14TH STREET



Emailed: 4-23-15

SHEBOYGAN, WI - 14TH STREET

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1115 Indy Court
Evansville IN
47725
Phone: 800-909-HUSK
812-473-2000
Fax: 812-867-0848

Description:	Sales Person: Victoria	
Date of Drawing: 4-23-15	Accepted by:	Date:
Location:	Revision: #2	
Designer/Graphic Artist: Lisa		

Find us on
facebook.
and our website:
www.huskisigns.com

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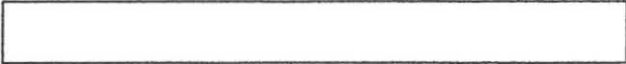
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PARCEL NO. 606400
MAP NO. 15406 036
ZONING CLASSIFICATION: UC

Office Use Only
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REVIEW DATE: 7/14/15



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

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1. APPLICANT INFORMATION

APPLICANT: Sue A. Becker
ADDRESS: 1821 Elm Av E-MAIL: casubeck@yahoo.com
PHONE: (920) 458-0598 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Golden Glitters Dog Grooming LLC.
ADDRESS OF PROPERTY AFFECTED: 1914 Calumet Dr
LEGAL DESCRIPTION: Dog Grooming

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Marks Fine Foods
(Restaurant)

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Clipping Dogs Hair,
bathing, drying dogs.

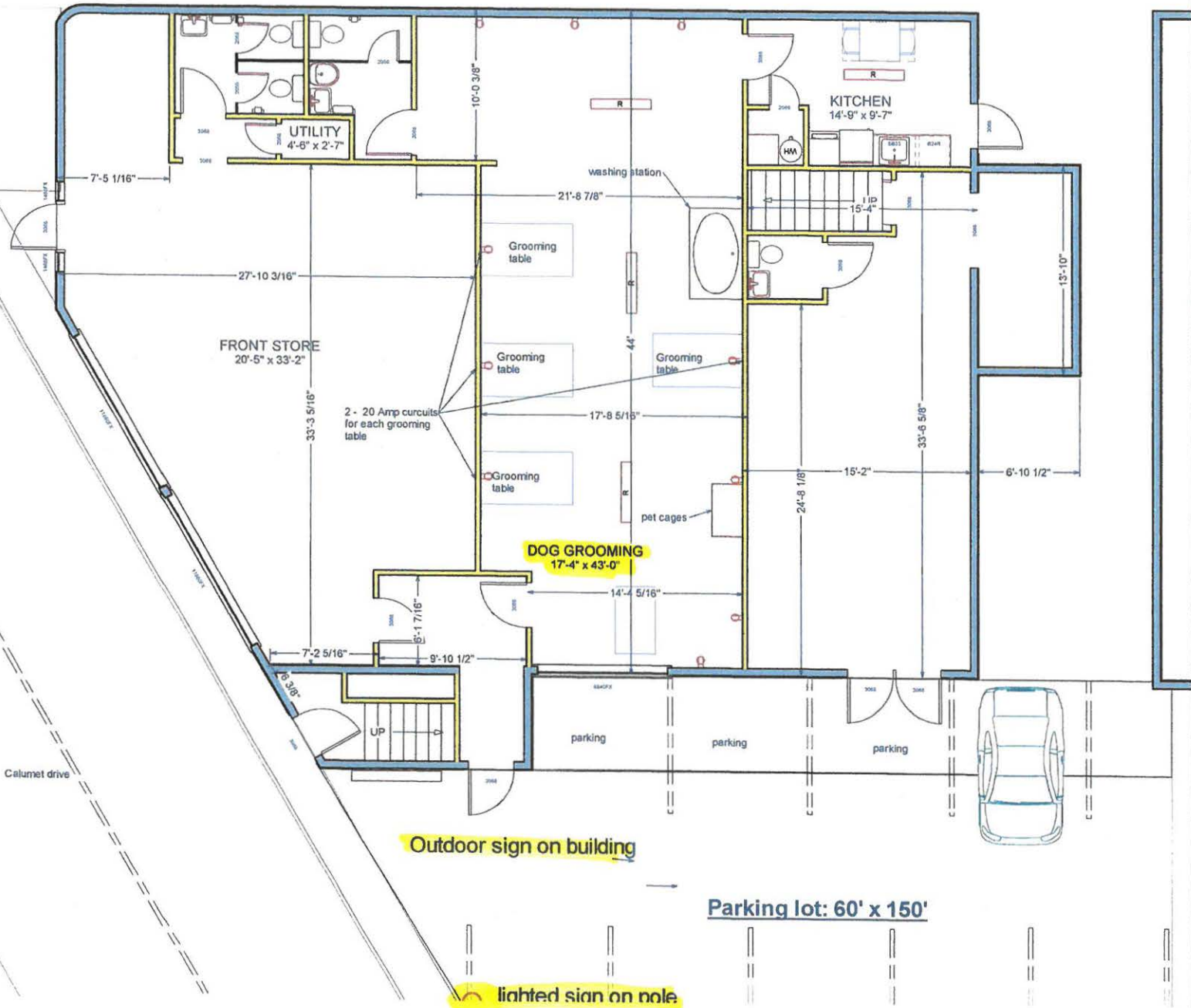
BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____

Description of business

Golden Glitters LLC is a dog grooming business that is conducted around appointment only hours. These hours can vary from 8 am until 8pm Monday-Sunday. Each groomer sets his or her hours and then makes appointments during the time they want to work. There will be no more than 6 groomers total with no more than 4 being in the shop, working, at one time. Each groomer will be required to have their own insurance before starting to groom.

This location was selected because of the size and high traffic area in which the building sits on. By having the business in the center of town it allows for maximum potential of customers living in the Sheboygan area. There are a total of 40 parking spaces which is sufficient enough to run all four groomers and plenty of extra space for customers to drop off and pick up dogs. The parking lot and garbage area are both being kept up by the landlord. To ensure dogs aren't an issue to other property owners the dogs will not be kept all day (only enough time to complete the appointment), they will be picked up after outside, and garbage's will be emptied and disposed of in the proper way daily.

The dogs are there an hour or two depending on the size. A haircut includes the following: cut, nails, wash, and dry. When entering and exiting the building the dogs will be required to be on a leash at all times. All dogs will be required to have rabies tags on the collar as well. All dogs will remain in a kennel indoors while not being groomed. Any dog that has behavioral issues and/or health issues are/will be dealt with in the proper way, i.e. muzzling, flea bath, owner staying.





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1908 WI-42, Sheboygan, Wisconsin
Address is approximate

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PARCEL NO. 323642
MAP NO. 26 129 003
ZONING CLASSIFICATION: PU1

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 7/14/15

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

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1. APPLICANT INFORMATION

APPLICANT: Daniel P. Wilson
ADDRESS: 808 S. 13th St. Sheboygan, WI E-MAIL: Daniel@newLifehfs.com
PHONE: (920) 333-0070 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: NewLife Health Food and Christian Book store
ADDRESS OF PROPERTY AFFECTED: 642-644 S. Pier Dr.

NA LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Pier 57 (Pub),
Ice Cream and popcorn shop and gift store

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Move my current store (NewLife) to new location

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: It was retail before - so its what the city ~~is~~ intended for use.

NewLife has been in business for 17 yrs. ~~My~~ Our current location 1226 N. 8th St. has been since 2001. I believe the move is excellent for myself and the City of Sheboygan. Long thought went into moving my store but the riverfront is a perfect fit. I look forward to doing business on S. Pier for many years to come.

DANIEL WILSON

- * I sell health food, supplements, oils, sprays, paintings, skin products, Christian material such as bibles, books, CD's, gifts.
- * Like to sell organic sandwiches, soaps, juice, and soft drinks
- * Currently have 4 employees and will need 2 additional employees.
- * I selected current location because I believe it is a perfect fit and the best location in Sheboygan.
- * Plenty of parking.



Contact Information

920-803-0298

[View our full website](#)

[Address / Get Directions](#)



New Life Health Food Store LLC
1226 N 8th St.
Sheboygan, WI 53081

Hours of Business:

Tuesday to Friday - 10am to 7pm
Saturday - 10am to 5pm

Methods of Payment:



Sheboygan, WI Weight Loss

New Life Health Food Store LLC



New Life Health Food Store LLC located in Sheboygan, WI is a family owned and operated health store which offers organic food supplements. Owned by Kim Wilson, a Certified National Health Professional, we guarantee the quality of our products. Our store is also a home of New Life Christian Book Store.



Learn More About New Life Health Food Store LLC:

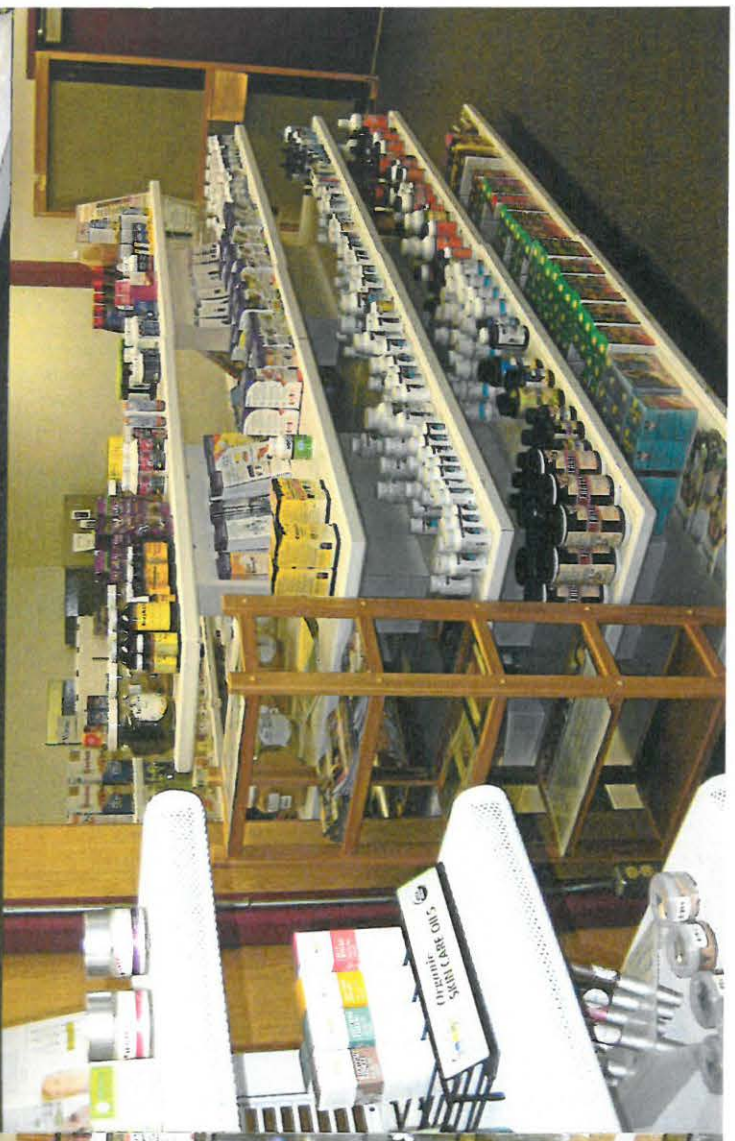
- Weight loss solutions
- Large variety vitamin's and herbs
- Organic, gluten free, and specialty foods
- Juicers
- Health books
- Daily bulk purchase savings
- Water ionizers

We also do special orders.

Contact New Life Health Food Store LLC today at 920-803-0298 for all your Sheboygan, WI health food needs.

Weight Loss Sheboygan, WI - New Life Health Food Store LLC

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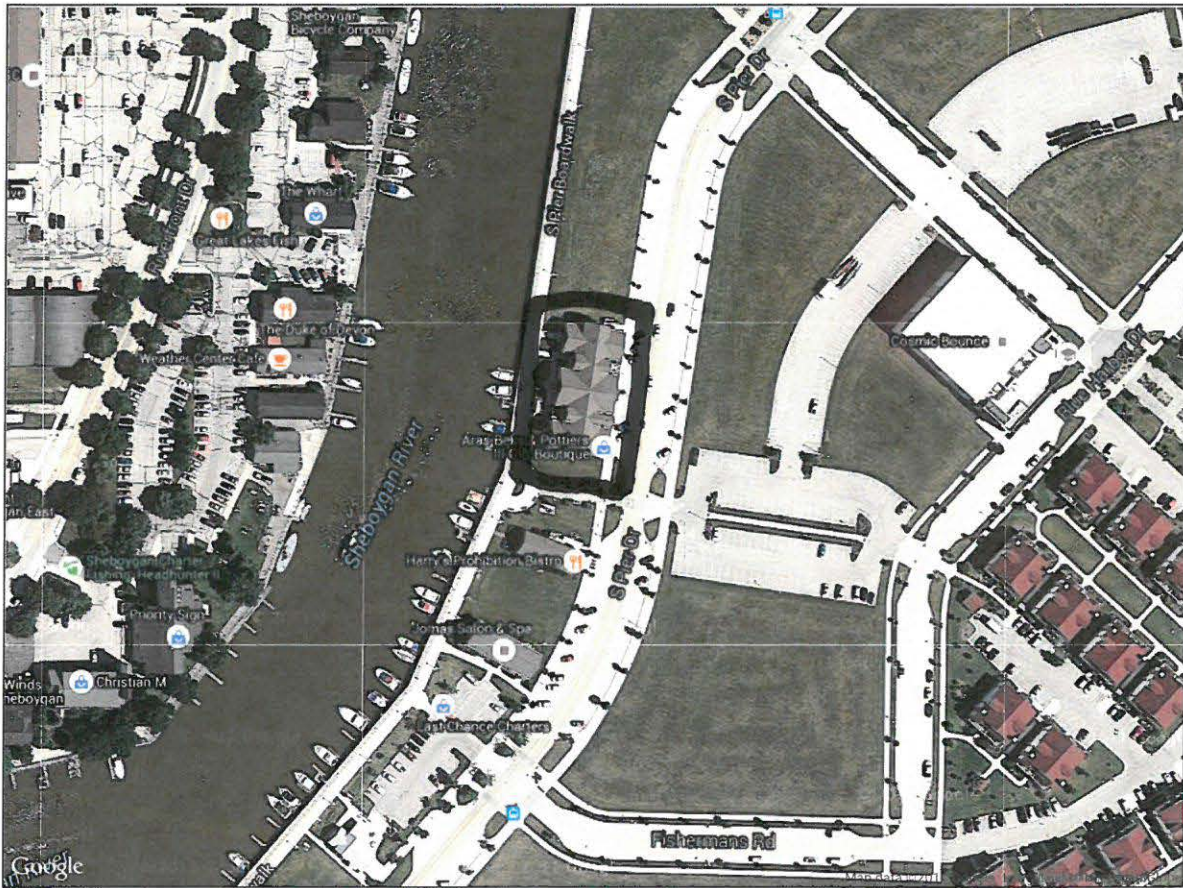
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S Pier Dr, Sheboygan, Wisconsin
Address is approximate

Google

Rept20150301e1e

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PARCEL NO. 623840
MAP NO. 15427004
ZONING CLASSIFICATION: UC

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APPLICATION/FILE NO. _____
REVIEW DATE: 7/14/15

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



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1. APPLICANT INFORMATION

APPLICANT: Josh Lammers and Mike Testroete

ADDRESS: 3403 S. 12th Sheboygan E-MAIL: Lammers & C @ Gmail.com
3403 S 10th PL Sheboygan lammers46@gmail.com

PHONE: (920) 207-4708 FAX NO. () N/A
920 946 4459

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: See Attachment

ADDRESS OF PROPERTY AFFECTED: 2029 N 15th

NA LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: See Attachment

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

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

NAME OF PROPOSED BUSINESS:

L&T Auto Sales

ADDRESS OF PROPERTY AFFECTED:

2029 Nth 15th Street
Sheboygan, WI 53083

LEGAL DISCRIPTION:

Used Automotive Sales

BREIF DISCRIPTIONS OF EXISTING OPERATIONS OR USE:

We use this building as a hobby shop. We make repairs on used vehicles we purchase, and then we put them up for sale.

DETAILED USE:

Our goal has always been to operate as a used car dealership. We have had success in selling our vehicles and have been limited by only selling five vehicles per year per person. We would use this space to purchase used vehicles, make the necessary repairs, and then sell them.

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

DISCRIPTIONS OF PROPOSED OPERATIONS OR USE INCLUDING ANY CHANGES TO THE EXISTIND

?

HOW IS THE PROPOSED CONDITIONAL USE, (INDEPENDENT OF ITS LOCATION) IN HARMONY WITH THE PURPOSES, GOALS, OBJECTIVES, POLICES AND STANDARDS OF THE CITY OF SHEBOYGAN COMPREHENSIVE MASTER PLAN?

2029 Nth 15th Street is located near Sheboygan's Gateway Revitalization Project. Our company can take this empty building and add another business to this neighborhood. There are multiple car part stores and dealerships located within the neighborhood that we would use to get auto parts.

We both have over fifteen years of experience in the auto repair industry. I started working for Depot Auto and Towing in my early twenties as a tow truck operator. I have worked as a mechanic for over twelve years and have now been promoted to Service Writer and manage the shop floor. My whole career has been with Depot Auto and Towing.

Mike Te Stroete has worked in the auto repair industry for 24 years. He is AS certified and was Assistant Manager at Pomps tire service.

DOES THE CONDITIONAL USE, IN ITS PROPOSED LOCATION, RESULT IN ANY SUBSTANTIAL OR UNDUE ADVERSE IMPACT OF NEARBY PROPERTY THE CHARACTER OF THE NEIGHBORHOOD, ENVIRONMENT, TRAFFIC, PARKING, PUBLIC IMPROVEMENTS, PUBLIC PROPERTY, OR RIGHTS -OF-WAY?

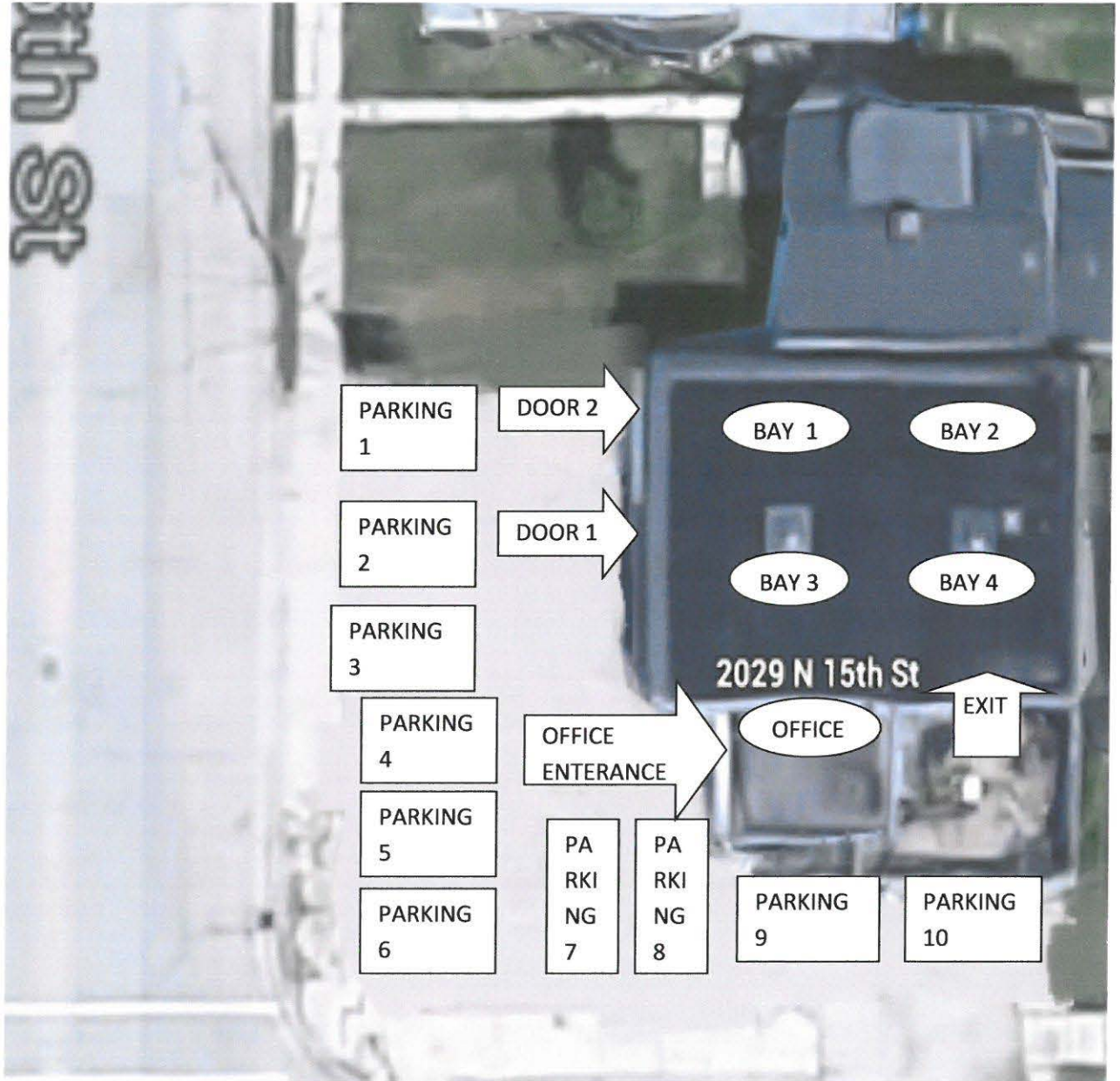
We do not see any negative impact our business would have on the neighborhood. We will follow all environmental regulations set for businesses in the City of Sheboygan. Traffic will not be affected nor will parking be an issue. We will comply with all public improvements, public property and rights-of-way.

HOW DOES THE PROPOSED CONDITIONAL USE MAINTAIN THE DISERED CONSISTANCE OF LAND USES IN RELATION TO THE SETTING WITHIN WHICE THE PROPERTY IS LOCATED?

The location of 2029 Nth 15th Street has been a commercial property in the neighborhood serving the community since 1966 as an auto repair shop. We do not want to operate as a repair shop. We envision this property to be a sales lot. We are only using the shop to make repairs on vehicles we need to repair to sell.

IS THE PROPOSED CONDITIONAL USE LOCATED IN AN AREA THAT WILL BE ADEQUATELY SERVED BY UTILITIES, OR SERVICES PROVIDED BY PUBLIC AGENCIES?

Yes.



L & T (920) 980-4459
OR
(920) 207-4708
AutoSales

UNIROYAL



*Would use old
Sign and use
New vinyl





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PARCEL NO. 505820
MAP NO. 26 110 003
ZONING CLASSIFICATION: UT

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1. APPLICANT INFORMATION

APPLICANT: Ruben Torres Jr
ADDRESS: N777Z Lakeshore Rd E-MAIL: chris@aleasylum.com
PHONE: (920) 980-3209 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: The Brew Hub LLC
ADDRESS OF PROPERTY AFFECTED: 1015 S. 10th St
LEGAL DESCRIPTION: Bar / Sidewalk Cafe

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Bar no longer
in use

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Bar / Sidewalk Cafe

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

Conditional Use Permit Summary

We are extremely excited and honored to be considered for a conditional use permit to open The Brew Hub craft beer tavern at 1015 S 10th St. The craft beer movement has been gaining momentum for the last fifteen years. During that time, the amount of craft breweries has skyrocketed from 1,100 to over 4,000 nationwide with many more in planning. With so many breweries to choose from it becomes hard for consumers to gain access to these high quality products.

Chris Riphenburg is the Head Brewer/Co-Owner of Ale Asylum in Madison WI. He was raised and grew up in Sheboygan. He has been in the professional craft beer industry for fifteen years. He produces and recognizes the importance and availability of high quality products. His passion and expertise in craft beer production and distribution will help The Brew Hub be the place to find the finest selection of craft beer.

Ruben Torres is a former tavern owner in Sheboygan and a share holder of Ale Asylum. He was raised and lives in Sheboygan. His knowledge of the local market trends, tavern environment, and local business owners will be a key component to help The Brew Hub become a destination spot for all craft beer enthusiasts.

We plan to work with the city to bring a new, vibrant, and enthusiastic approach to a craft beer destination. Thank you again for your consideration of a conditional use permit for The Brew Hub.

The Brew Hub has a goal to take a small, unoccupied, ugly looking building and turn it into a safe, comfortable, and educational refuge for craft beer enthusiasts and connoisseurs. The city has forged a phenomenal rebuilding effort on the south shore harbor area of Sheboygan. We plan to join that effort by bringing an old building back to life. We desire to engage and help the city bring this area of Sheboygan back to life. Our knowledge, desire, and passion will be the fuel for a successful craft beer destination.

We plan to open The Brew Hub in mid to late August. Our operating hours will be from Monday – Saturday 2pm – 2am and Sunday Noon – 2am. We plan to apply for a beer/wine and liquor licenses that will become available in August.

We plan to serve extremely limited and simple food options such as pizza, pretzels, popcorn, peanuts, and chex mix. We feel it's very important to provide a food option to our customers. But with such limited space, we have chosen to keep it very simple.

We are planning to have an outdoor patio off of the south facing wall. It will be approximately 800 square feet. Alcohol will be permitted on the patio. The only entrance to the patio will be from the inside of the building. This will help us police the traffic in and out of the patio. There will be comfortable eye pleasing furniture and umbrellas for customers to enjoy good weather days. Having customers visible on a patio lets people passing by that people are enjoying themselves and we are open for business. We believe that having a patio will add to the overall culture the city is striving to create in that area.

The patio would be open to customers year round during normal business hours. This will help accommodate our customers that smoke cigarettes. From May 1st – October 31st patio furniture will be available.

There will be lighting on the patio for night time use. There will be light sensors on the fixtures to ensure proper lighting during night time use.

There will be bartenders and servers regularly sweeping the patio. They will be responsible to ensure all garbage and glassware removed regularly. They will be responsible for maintaining proper usage and capacity for the space.

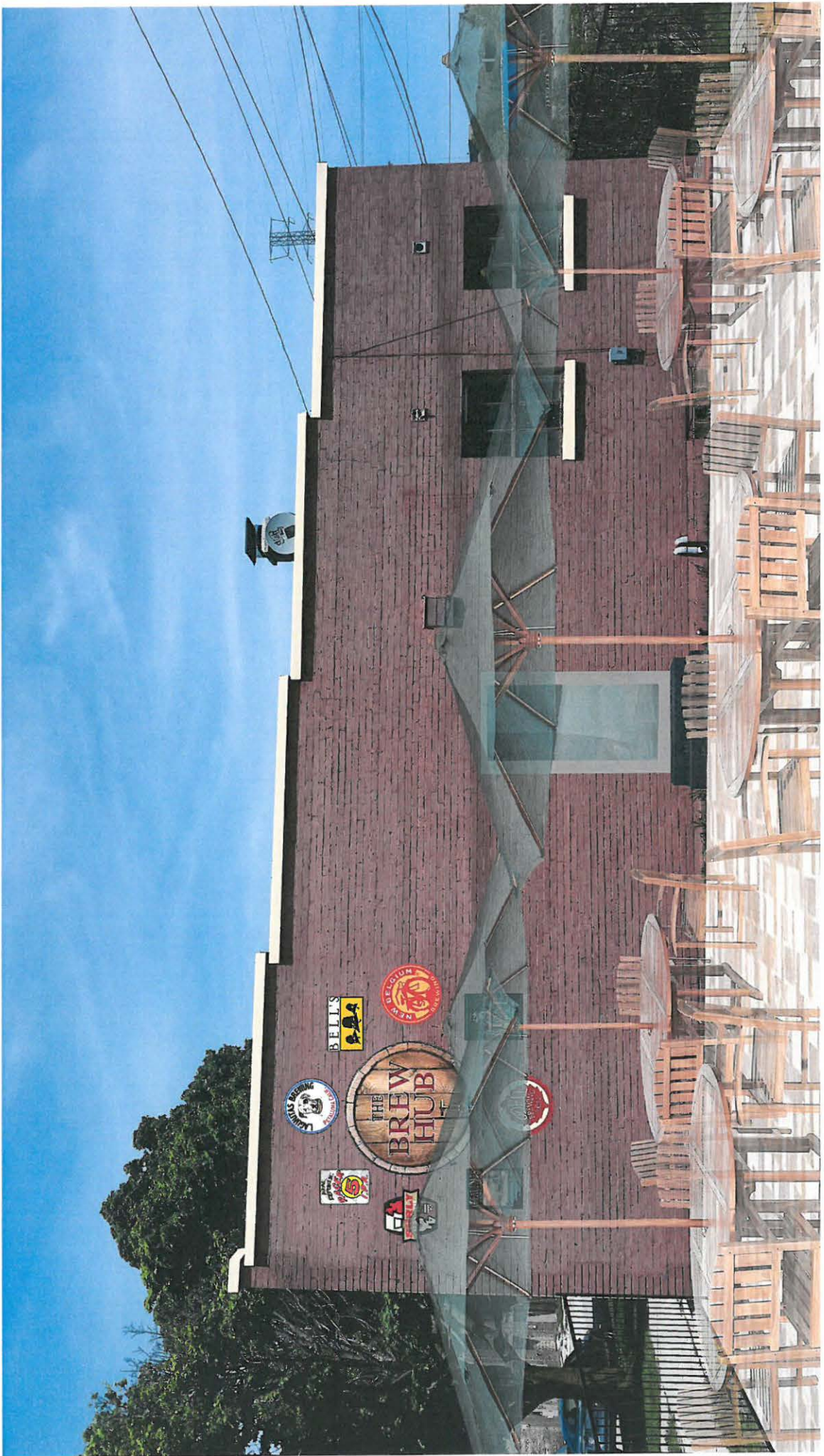
There is a residential property on the north side of the building. Our proposal for the outdoor patio is on the south wall of the building. We have been in contact with the current resident letting them know what we intend to do. We have assured them that noise or keeping the peace won't be an issue. We want to make sure that all businesses and residents in the area are aware and excited about our plans.

We are planning to secure the patio space with a tall rod iron fence. There will be no doors for access from the fenced area. It will be tall enough to prevent people from climbing over to enter the area. This type of fence allows customers to see out of the area. But also allows people passing by to see inside the patio area. This also helps local law enforcement visually see that we are maintaining the area.

We plan to start with four employees to start. As we progress, we will hire more employees as needed.

We plan to put our "The Brew Hub" logo lighted signs on the front west and south facing walls. This will allow people to see the signs from Indiana Ave and South 10th St.





BELL'S

NEW BELGIUM

THE BREW HUB

LAGER

LAGER

LAGER

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PARCEL NO. 215090
MAP NO. 21253012
ZONING CLASSIFICATION: SR-3

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 7/14/15

FILING FEE: \$100.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION
(Requirements Per Section 15.908)
Revised May, 2012



Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Joseph Clarke - Project Manager, Groth Design Group, Inc.
ADDRESS: N58 W6181 Columbia Road, Cedarburg, WI 53012
E-MAIL: jclarke@gdg-architects.com
PHONE: (262) 377-8001 FAX NO.: (262) 377-8003

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan County - Taylor Park
ADDRESS OF PROPERTY AFFECTED: 3110 Erie Avenue, Sheboygan
LEGAL DESCRIPTION: PART OF THE SW1/4 NE1/4, PART OF THE NW1/4 SE1/4, PART OF THE NE1/4 SW1/4, AND PART OF THE SE1/4 NW1/4 SECTION 21, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

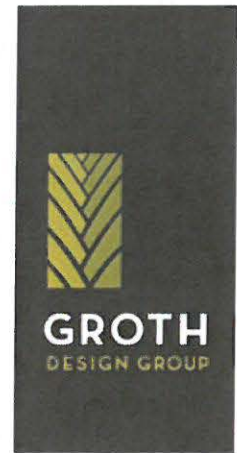
BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
Please see attached documentation

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: _____
Please see attached documentation

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: _____
Please see attached documentation

June 2015 | 25

Mr. Steve Sokolowski
Manager of Planning & Zoning
Sheboygan City Hall
828 Center Avenue, Suite 104
Sheboygan, WI 53081-4908



Re: Proposed New Shelter Building for Sheboygan County - Taylor Park

GDG # 15.028

Dear Steve,

Groth Design Group is pleased to have been hired by Sheboygan County to design a new building to replace the existing, dilapidated shelter building at Taylor Park. The following Project Narrative is provided as supplemental documentation for both the City of Sheboygan's Architectural Review Application and Site Plan Review Application.

Project Description

Taylor Park is located east of Taylor Drive and is bounded on the north by Kohler Memorial Drive and on the south by Erie Avenue. The property surrounds the old brick water tower structure, and is distinctive as the home of the Sheboygan County Historical Museum, the Sheboygan County Veterans' Memorial, and the County's radio tower.

At the top of the access road leading up the hill, the Mueum erected a large brown storage barn in the last few years. To the north of the new barn (and unknown to much of Sheboygan's population) is a public park with expanses of grass, numerous trees, recently-updated play-equipment, an open gazebo shelter, and an enclosed park shelter building that formerly provided toilet facilities to park-users and a covered area with service-openings for serving picnic-goers.

The park itself is relatively tranquil and secluded given its in-town setting. The shelter building has, until recently, been rented out to groups using the park. Unfortunately, the building is in poor condition and is too small to provide covered space for more than about one picnic table. The shelter is typically used to serve food through the shuttered service-openings, rather than to provide a covered picnic area. The shutters, however, are too heavy to use easily, and also present some safety concerns. The toilet facilities are operable, but very old and do not meet current practicalities or Code requirements. The seclusion of the park also makes the shelter building susceptible to vandalism, and the windows to the toilet-rooms have been broken so many times that the County has just boarded them up. The current building is also located about 250-feet (350-feet via the path) from the parking area, and vehicle-access is not permitted via the paths. While this puts the building in a nice site location, it is not convenient for hauling picnic/grilling supplies and provides a significant challenge for ADA-accessibility.

The proposed new building takes its design cues (both basic form and colors) from the adjacent storage barn. It will have a total area of 1,382-sq.ft. and is 30' x 48'-8", compared to the existing shelter's 744-sq.ft. at approximately 20'-6" x 36'-6". The dedicated shelter area in the existing building is approximately 18' x 18' (324-sq.ft.), compared to the 784-sq.ft. shelter area in the proposed building (roughly 28' x 28'-8"). That sized space will accommodate several different configurations of picnic tables (including the two requisite ADA-accessible seats) allowing seating for up to 49 occupants. The County also plans to have additional picnic

tables on the grass around the new facility (similar to the current configuration) to accommodate larger groups.

The impervious area of the existing facility (to be demolished) is 1,130.7-sq.ft. The City allows an increase of 1,000-sq.ft. of impervious area before storm-water detention is required. The proposed new replacement facility has an impervious area of 2,128.8-sq.ft., so falls 1.9-sq.ft. below that threshold. Therefore, no storm water detention is being proposed for the new construction.

Hours of operation for the facility will be the same as the original shelter building, and will be limited to the park hours. The new facility is not expected to have a significant impact on total numbers of people using the park or to increase traffic flow. Parking (including ADA-spaces) is currently provided for the existing amenities. It is possible that the County might relocate the spaces designated for ADA-use to the east end of the parking lot at some point in the future to make them more convenient for accessing the new shelter building, but this would also require reconfiguration of the existing paths and is NOT being considered currently.

The new building is expected to be used in a manner consistent with facility it is replacing. No “nuisances” are being introduced, therefore the proposed development complies with all requirements of Sub-Chapter 15-7.

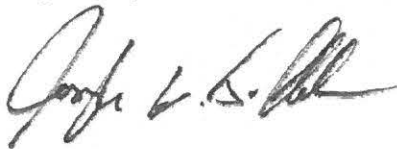
The dumpster currently on-site in the parking lot is used by the County Historical Museum, and is not used by the park or the proposed new shelter building. Garbage and recycling generated by users of the new shelter will be stored in the building’s dedicated interior Utility/Storage Space and removed from the site by staff when they inspect the building after it has been rented.

No new signage is proposed as part of this project.

Review of the proposed plans with City Staff has determined that no new landscaping will be required for this structure since it is already surrounded by grass and trees. Two trees (30”-diameter Elm, and 28”-diameter Oak) will be removed to provide enough open space for the new building. Multiple options were considered for locating the new building, all of which (including at the existing building’s location) required the removal of trees. The currently proposed location was determined to provide the best combination of amenities: cost of construction/site-work, proximity to parking, visibility for security, line-of-sight to play-area, site-drainage, and adequate separation between different groups using the new shelter and the gazebo shelter while also making the toilet facilities convenient to both groups.

Please let me know if you have questions or require any additional information.

Respectfully,



Joseph E. J. Clarke
GROTH Design Group, Inc.

**PROPOSED REPLACEMENT SHELTER FOR
SHEBOYGAN COUNTY - TAYLOR PARK
SHEBOYGAN, WI**



① **CONTEXTUAL VIEW FROM SOUTHWEST**



June 25, 2015

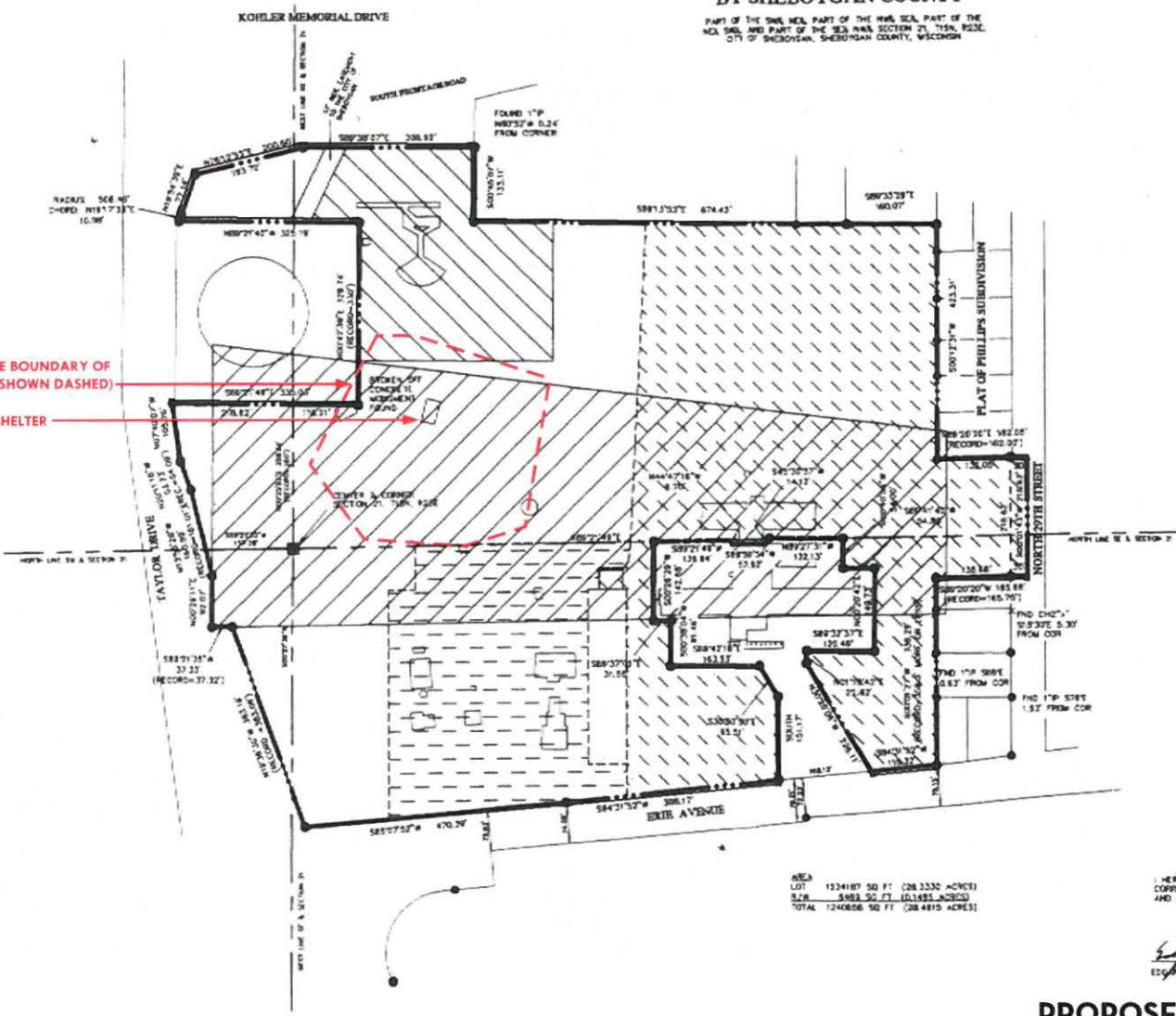
PLAT OF SURVEY

TAYLOR HILL PROPERTY OWNED BY SHEBOYGAN COUNTY

PART OF THE SW/4, NE/4, PART OF THE NW/4, SE/4, PART OF THE NE/4, SW/4 AND PART OF THE SE/4, PAR. SECTION 21, T15N, R22E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN



APPROXIMATE BOUNDARY OF SITE SURVEY (SHOWN DASHED)
EXIST. PARK SHELTER



LEGEND

- AREA DEDICATED FOR PARK PURPOSES BY SHEBOYGAN COUNTY BOARD RESOLUTION NO. 22, 1920
- AREA DEDICATED FOR PARK PURPOSES BY SHEBOYGAN COUNTY BOARD RESOLUTION NO. 22, 1920-82 AND AMENDED BY COUNTY BOARD RESOLUTION NO. 18, 1981-82
- AREA SET ASIDE FOR USE AS GREEN SPACE TO THE OPERATOR OF THE HEALTH CARE CENTER
- AREA OCCUPIED BY THE SHEBOYGAN COUNTY HISTORICAL MUSEUM
- 1" IRON PIPE FOUND
- SAVED CROSS FOUND IN CONCRETE

AREA
LOT 1334187 50 FT. (28.3330 ACRES)
S.W. 1/4 5482 50 FT. (10.1482 ACRES)
TOTAL 1340008 100 FT. (38.4812 ACRES)

I HEREBY CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

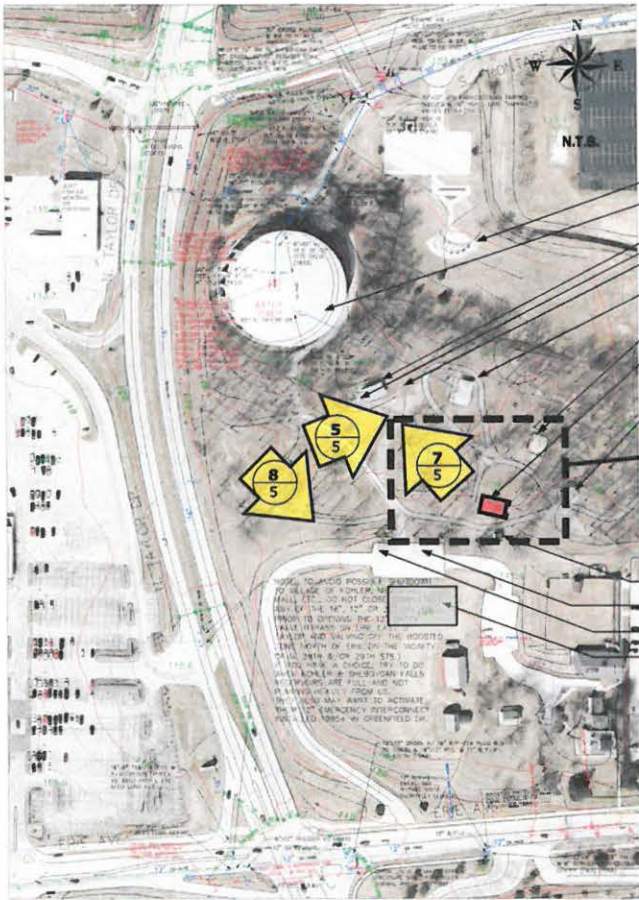
Edgar Harvey, Jr.
10-25-2007
EDGAR HARVEY, JR. WISCONSIN REGISTERED LAND SURVEYOR NUMBER S-1489



June 25, 2015

PROPOSED TAYLOR PARK SHELTER

SHEBOYGAN, WI

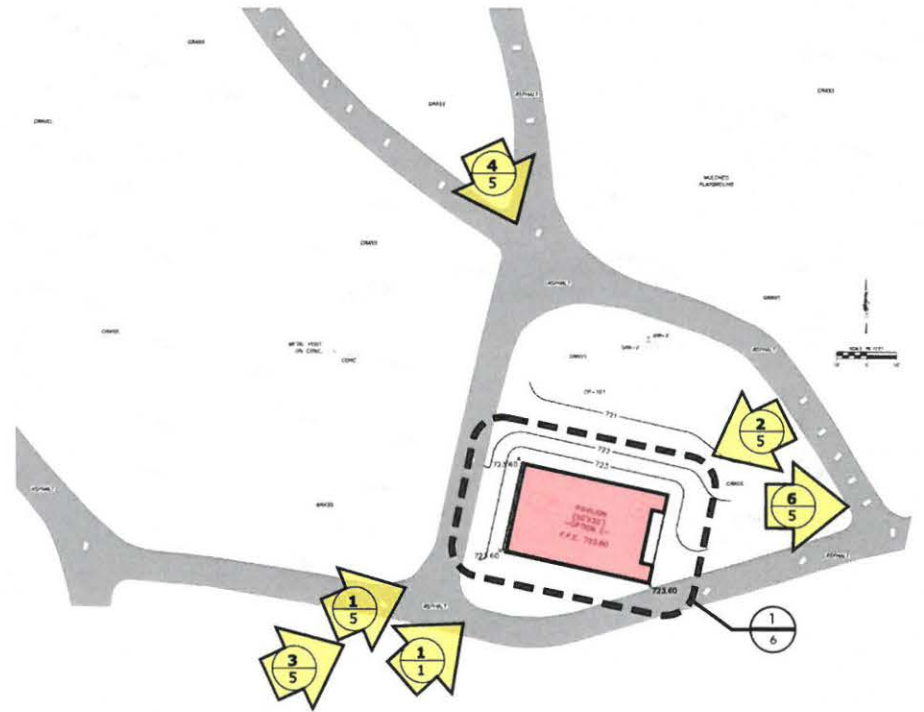


- EXIST. VIETNAM MEMORIAL
- EXIST. WATER TOWER
- EXIST. RADIO TOWER SHED
- EXIST. RADIO TOWER
- NEW RADIO TOWER LOCATION
- EXIST. SHELTER TO BE DEMOLISHED
- EXIST. PLAY EQUIPMENT
- PROPOSED NEW SHELTER LOCATION**
- EXIST. GAZEBO

2
4

- EXIST. MAINT. EQUIP. SHED
- EXIST. PARKING LOT W/ADA PKG.
- EXIST. DUMPSTER
- EXIST. MUSEUM BARN

1 **OVERALL SITE PLAN**
4 SCALE: N.T.S.



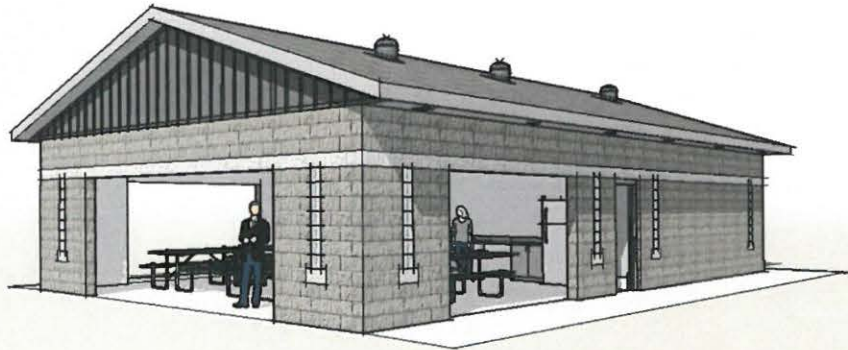
2 **SITE PLAN**
4 SCALE: 1" = 40'-0"



June 25, 2015

PROPOSED TAYLOR PARK SHELTER

SHEBOYGAN, WI



1
5 CONCEPTUAL VIEW FROM SOUTHWEST



2
5 CONCEPTUAL VIEW FROM NORTHEAST



3
5 EXISTING SITE FROM SOUTHWEST



4
5 EXISTING SITE FROM NORTH



5
5 EXISTING SHELTER



6
5 EXISTING GAZEBO



7
5 EXISTING TOWER SHED



8
5 EXISTING MUSEUM BARN



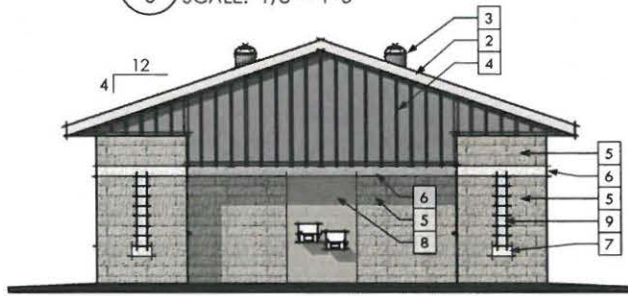
June 25, 2015



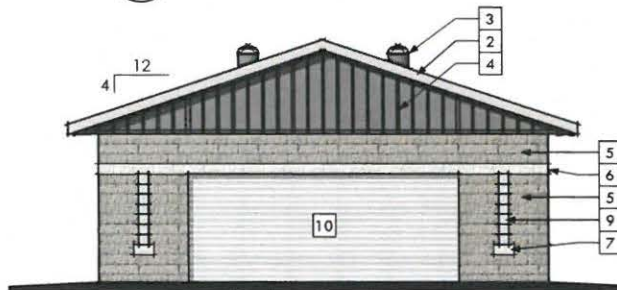
5 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

MATERIALS LEGEND:

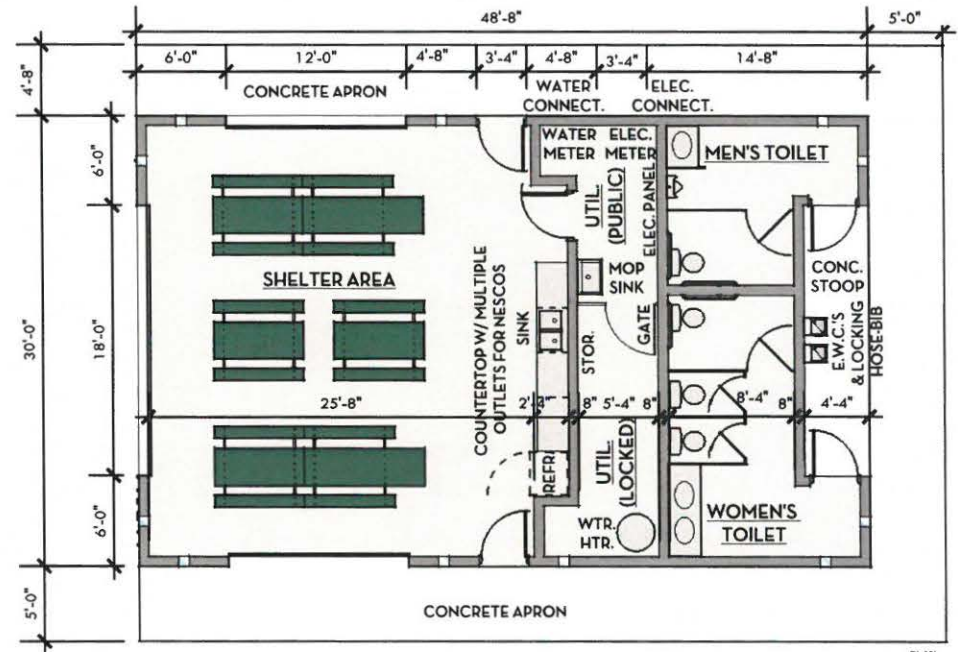
- 1 ASPHALT SHINGLE ROOF
- 2 PRE-FIN. MTL. FASCIA
- 3 TUBULAR SKYLIGHT ASSEMBLY (ALT. BID)
- 4 VERTICAL BOARD & BATTEN SIDING (EQ. TO LP-SMART-SIDE PANELS) (PAINTED C-3)
- 5 SPLIT-FACE CMU (PAINTED C-1)
- 6 SPLIT-FACE CMU ACCENT BAND (PAINTED C-2)
- 7 SPLIT-FACE CMU SILL-BLOCK (PAINTED C-2)
- 8 SMOOTH-FACE CMU PANEL (PAINTED C-1)
- 9 8" GLASS BLOCK
- 10 COILING METAL DOOR
- 11 H.M. DOOR & FRAME (PAINTED C-2)
- 12 UTILITY CONNECTIONS



4 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



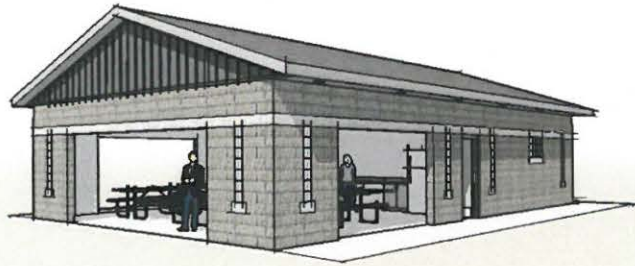
June 25, 2015

PROPOSED TAYLOR PARK SHELTER

SHEBOYGAN, WI

6

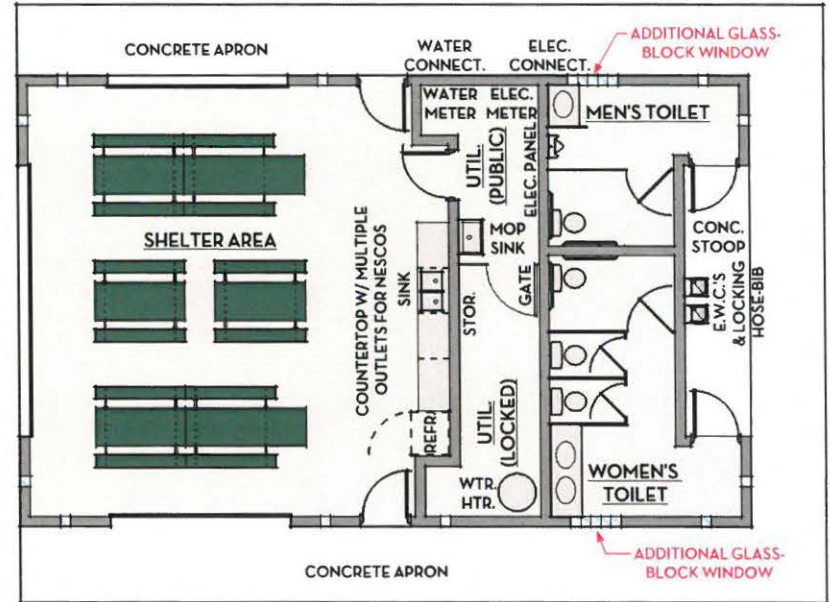
OF 7



5
7 **CONCEPTUAL VIEW FROM SOUTHWEST**
ALT. BID OPTION



4
7 **CONCEPTUAL VIEW FROM NORTHEAST**
ALT. BID OPTION



1
7 **PLAN**
SCALE: 1/8" = 1'-0" ALT. BID OPTION



3
7 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0" ALT. BID OPTION



2
7 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0" ALT. BID OPTION

POTENTIAL ALTERNATE BID:

AN ALTERNATE BID IS BEING SOLICITED TO DETERMINE THE POTENTIAL COST-SAVINGS TO ELIMINATE THE SIX TUBULAR SKYLIGHTS (LABELED #3 ON SHEET-6 ELEVATION DRAWINGS) AND TO ADD A 3'-4"-W x 2'-0"-H GLASS BLOCK WINDOW AT EACH TOILET ROOM FOR ADDITIONAL NATURAL LIGHT.

June 25, 2015



PARCEL NO. 705930
MAP NO. 15477014
ZONING CLASSIFICATION: NR

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 7/14/17

FILING FEE: \$100.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION
(Requirements Per Section 15.908)
Revised May, 2012

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: SASD RECREATION DEPT
ADDRESS: 607 SOUTH WATER STREET
E-MAIL: TRESCH@SHEBOYGAN.WI.US
PHONE: (920) 980-1681 FAX NO.: (920) 459-4021

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: KUEHNE CT.
ADDRESS OF PROPERTY AFFECTED: _____

N/A LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: PARK

BRIEF DESCRIPTION OF PROPOSED OPERATION OR USE: CONVERT TENNIS COURT TO PARKING LOT.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: _____

Sheboygan Area School District

Community Recreation Department
607 South Water Street
Sheboygan, Wisconsin 53081-4431
(920) 459-3773
Fax (920) 459-4021

Kuehne Court Parking Lot Project

7/6/2015

- Convert tennis court into parking lot
- Remove perimeter fence
- Add concrete approach (6" concrete)
- Divert sidewalk (4" concrete)
- Fill cracks and seal surface
- Stripe surface for parking stalls





**KUEHNE
CT**

KT

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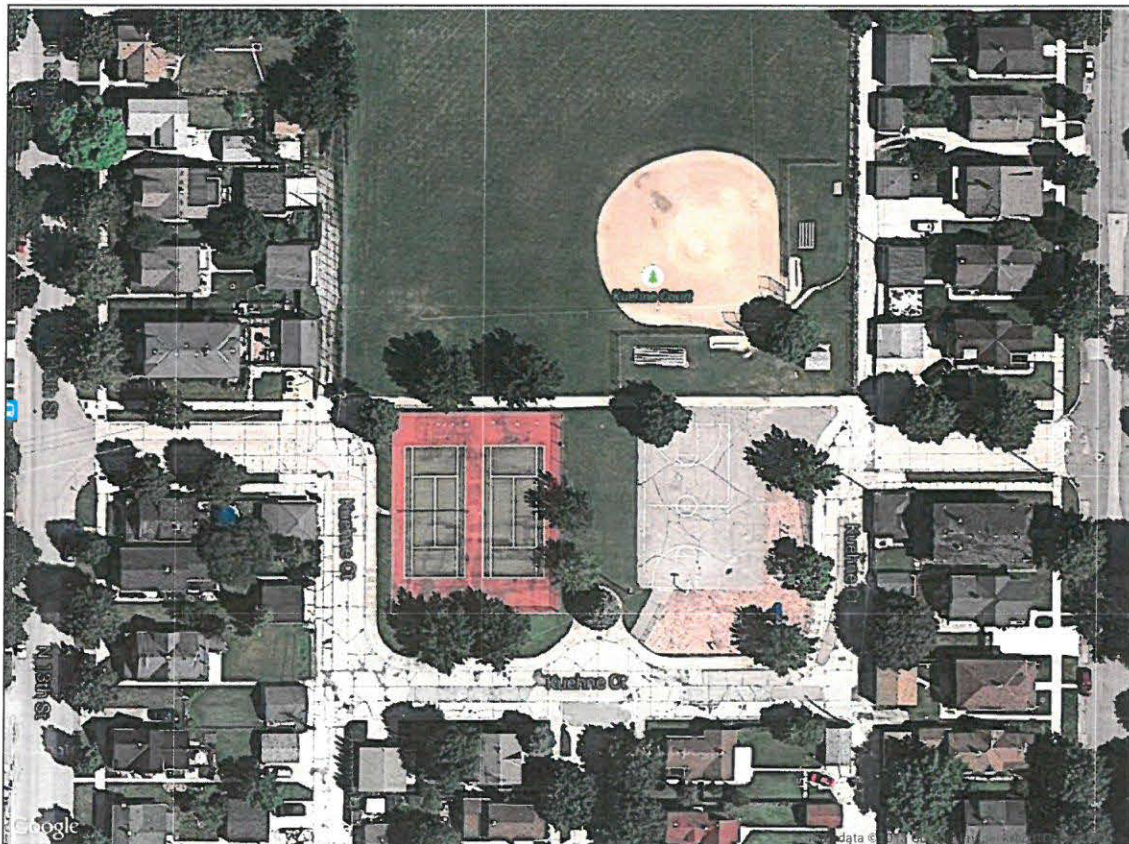
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SANTANA'S PLACE



To the city of Sheboygan planning department.

Dear Mr. Steve Sokolowski,

This letter is to officially request an extension for the paving of the drive way of the south side area of building. The repair is due by September 04, 2015 and report to the City of Sheboygan Planning and development department. I would like to request to an extension of 365 days from the current due date.

The reasons for my request are the following:

1. Currently purchasing furnishing items and equipment for smooth operation of SANTANA'S PLACE LLC.
2. Using current money, time and energy to develop employment for new employees. Need to create policies, systems and procedures before I hire full staff.
3. Currently using current money to clean up and better present the front view of the building. Including walls, signs, windows, etc.
4. Stocking business with necessary supplies and materials necessary to serve quality products to customers. I had started with no chairs, tables, bar supplies which in all it takes several thousands of dollars to invest before I can serve my first product to a customer.

With this in mind, I wish you will grant me the opportunity to continue serving the community with Santana's place LLC and in the near future I should be able to fulfill the paving the driveway requirements by the City of Sheboygan Planning and development.

Thank you very much for your time.

Sincerely,

Rey Santana
Santana's Place LLC
1019 Erie Avenue
Sheboygan, WI 53081
Phone: 920-698-6082
Phone: 920-912-6940



October 30, 2014

Reynel Santana
2724 Main Ave.
Sheboygan, WI 53083

Mr. Reynel Santana:

The City Plan Commission at their meeting of October 28, 2014, approved the Conditional Use Permit application by the Reynel Santana to operate banquet hall at 1019 Erie Avenue with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain the necessary liquor license in order to serve alcohol in the banquet hall area. Applicant may serve alcohol at the banquet hall if and only if all required liquor licenses are obtained/amended.
3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity of a light source in order to promote traffic safety and to prevent the creation of nuisances.
4. If a dumpster is to be used, the dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpsters.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
7. Applicant shall obtain the necessary conditional use/sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed sign for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
8. All areas used for parking or maneuvering of vehicles shall be paved. Applicant/Owner shall submit a plan to the City of Sheboygan Department of City Development detailing how the proposed gravel

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

828 Center Avenue,
Suite 104
Sheboygan, WI 53081

920-459-3377 (Phone)
920-459-7302 (Fax)

driveway/parking area is to be improved and shall obtain all necessary permits and approvals prior to paving (permits, storm drainage, etc.). Applicant/owner shall pave the driveway by September 4, 2015.

9. Applicant shall paint the rear/south building elevation by November 28, 2014.
10. If applicant leases space to additional tenants, the tenants will obtain all necessary land use and building approvals/permits prior to occupancy.
11. If there are any amendments to the approved plan, the applicant will be required to submit a new application reflecting those amendments.

If you have any questions concerning this matter, please do not hesitate to contact me at 920/459-3382.

Sincerely,

Steve Sokolowski
Manager of Planning and Zoning

CC: Aspire Architects, Scott Matula, 417 St Clair Ave, Sheboygan WI 53081



III

5.5

Res. No. 47 - 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 the 700 block of New York Avenue.

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

22

III

74

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 six (6) feet in width and described as follows:

The south six (6) feet of Lots 9, 10, 11 and 12, Block 129, of the Original Plat, City of Sheboygan, Sheboygan County, Wisconsin.

Being located within the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

See Exhibits "A" and "B" 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.
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.

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):

59281104310

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

PROPOSED UTILITY EASEMENT ORIGINAL PLAT, BLOCK 129 SECTION 23, T. 15 N., R. 23 E.

THE SOUTH 6' OF LOTS 9, 10, 11 AND 12, BLOCK 129, OF THE ORIGINAL PLAT, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SAID TRACT CONTAINS 1440 SQ. FT.

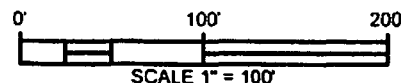
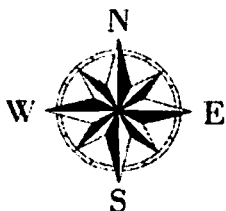
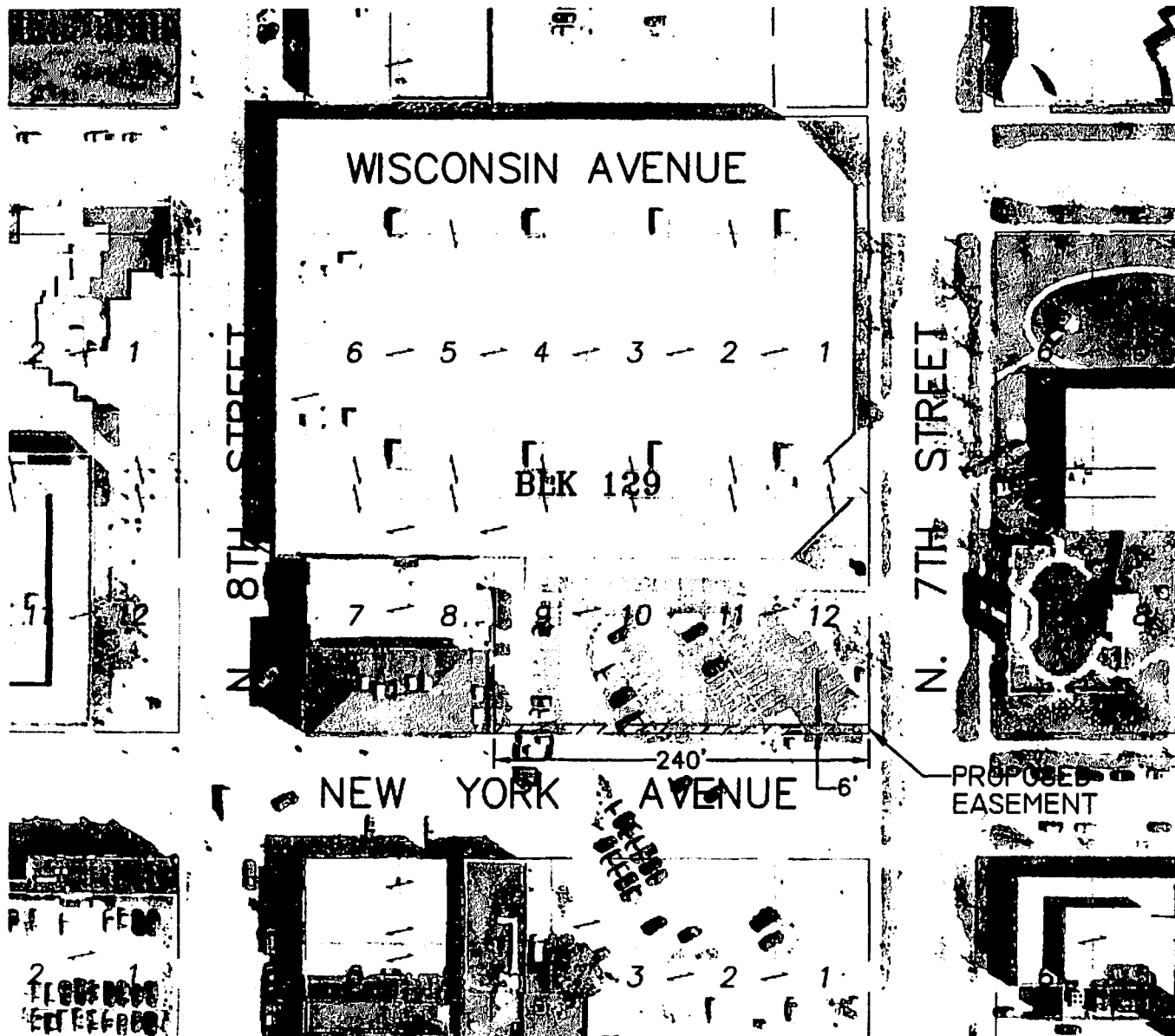
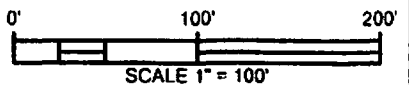
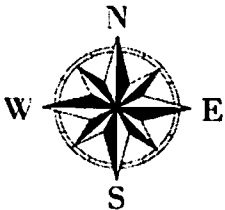
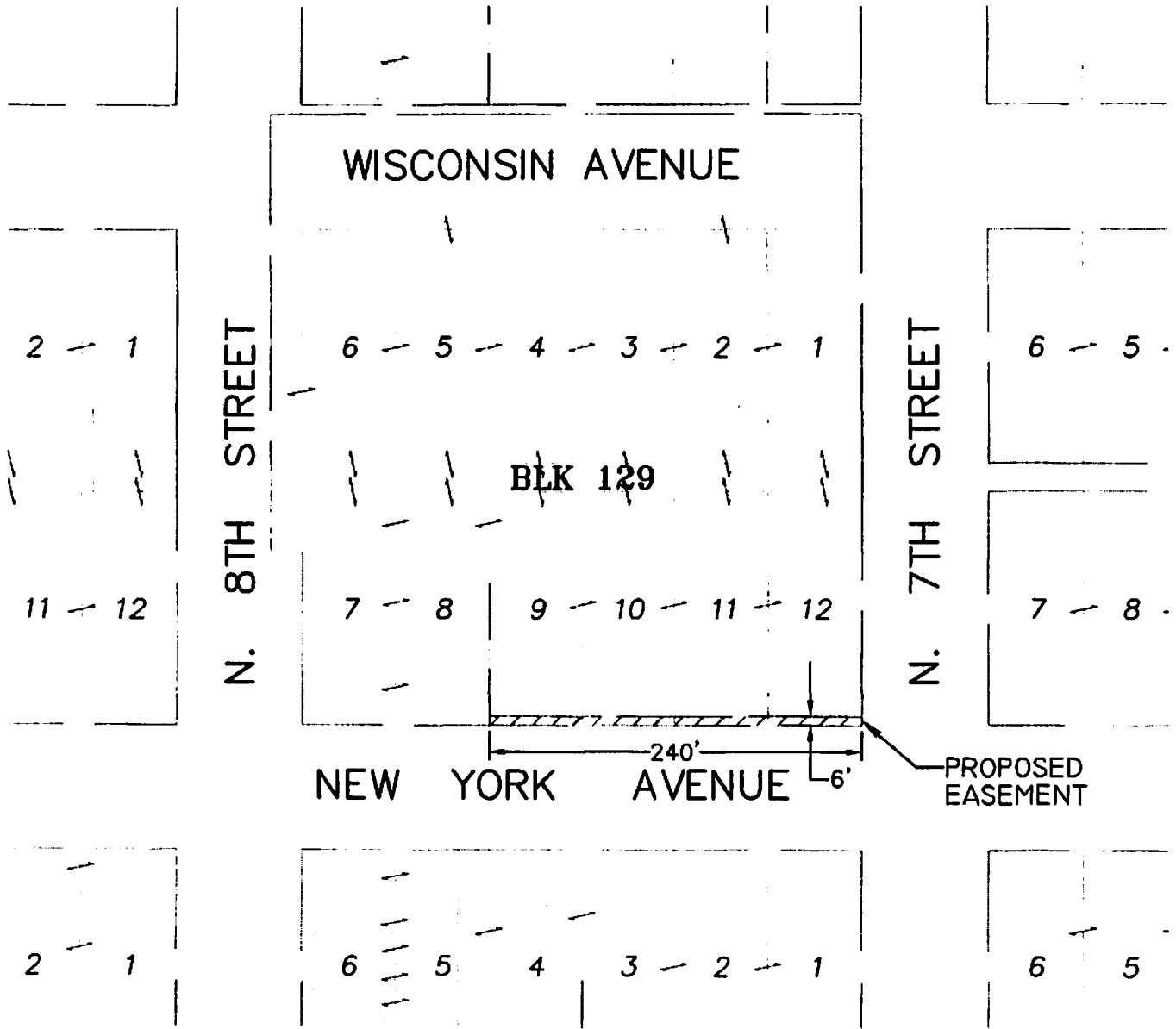


EXHIBIT
B

**PROPOSED UTILITY EASEMENT
ORIGINAL PLAT, BLOCK 129
SECTION 23, T. 15 N., R. 23 E.**

THE SOUTH 6' OF LOTS 9, 10, 11 AND 12, BLOCK 129, OF THE ORIGINAL PLAT, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SAID TRACT CONTAINS 1440 SQ. FT.



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. 9th 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.
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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.

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

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

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

BLOCK 183

BLOCK 182

BLOCK 181

VACATED ALLEY

VACATED 9TH STREET

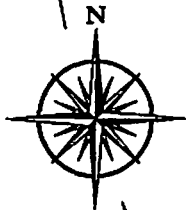
S. 8TH ST.

VIRGINIA AVE.

S. WATER ST.

BLOCK 204

BLOCK 205



LEGEND

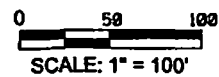
-  EASEMENT AREA
-  BUILDING FOOTPRINT



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