

*****ATTACHMENTS*****

PARCEL NO. 59281431085

MAP NO. 33 15/001

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

OFFICE USE ONLY

PARCEL NO.: 59281431085
MAP NO.: 33 151001
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, A Mutual Insurance Company
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, A Mutual Insurance Company

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, A Mutual Insurance Company

ADDRESS OF PROPERTY AFFECTED: 2516 South Taylor Drive 2800

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 temporary sign will highlight the monumental flagpole at the ACUITY Corporate Headquarters.

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.

Talvik
APPLICANT'S SIGNATURE

6-8-15
DATE

Paul Miller
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.

—★ acuity.com/flag ★—

**WORLD'S TALLEST
SYMBOL OF
FREEDOM**

ACUITY



(Yellow line is
from printer - will
not appear on banners.)

Sign + Mural + Garage

PARCEL NO. 628320 601930
MAP NO. 15 408002 15 256011
ZONING CLASSIFICATION: UI

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

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1. APPLICANT INFORMATION

APPLICANT: RCS Empowers, Inc.
ADDRESS: 1607 Geele Ave., Sheboygan, WI 53083
E-MAIL: rvanrooyen@rcsempowers.com
PHONE: (920) 458-8261 FAX NO. (920)458-8361

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: RCS Empowers, Inc.
ADDRESS OF PROPERTY AFFECTED: 2110 N 15th St., Sheboygan, WI 53081
LEGAL DESCRIPTION: 59281628321

WOOLVERTONS ADDN ALL OF LOTS 18,19,20 & 21 AND THOSE PARTS OF LOTS 15 & 16 LYING NELY OF A LN COMM AT A PT IN THE S LN OF LOT 15 WHICH IS 26.4' NELY AT R/A FROM THE CENTER LN OF THE MAIN TRACK OF C&NW RR CO TO A PT IN THE N LN OF LOT 16 WHICH IS 29.4' NELY AT R/A FROM THE CENTER LN OF SD MAIN TRACK, ALSO THOSE PARTS OF LOTS 17,22,23,25 & 27 & VAC HIGH ST E OF A LN WHICH IS 33' NELY AT R/A FROM THE CENTER LN OF THE MAIN TRACK OF SD C&NW RR CO & S OF A LN 33' S OF THE N LN OF SEC 15 T15 R23 BEING THE S LN OF GEELE AVE, ALSO ALL OF THE N-S ALLEY VAC BETW LOTS 1,2, 3,4 & 5 AND LOTS 18,19,20,21 & 22, EXC THE N 33' OF LOTS 1 & 22, ALSO THE PRT OF W1/2 OF VAC N/S ALLEY ADJ TO LOTS 15,16 & 17 1.83 A & ALSO INCL 0.3482 AC FROM SHEBOYGAN COUNTY DESC IN #1988934.

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

Community Rehabilitation Program providing work training for people with disabilities

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

No changes in use. Request is to immediately add a sign to west wall of facility that faces the Shoreline 400 Bike Trail and to allow for a future hand painted wall mural on the adjacent brick wall which faces southwest. The wall mural will feature bicyclists with disabilities riding adaptive bicycles.

Sign size: 24'x8'

Lighting: none being added to existing lighting on RCS buildings and trail

Sign Materials: RLO Sign will provide 6 white 4'x8' Alupanel decorated with die cut vinyl. Vinyl is 3m 8 year vinyl.

Mural Materials: RLO Sign will provide 4'x8' Alupanel which will be hand painted and sealed prior to mounting on brick wall.

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

Section 15.804(3)(d) of the City of Sheboygan Zoning Ordinance states:

Signs painted directly on a wall or other portion of a building are not permitted.

RCS respectfully requests a variance to allow for the 60th Anniversary sign as well as the painting and mounting of a wall mural. The mural would be painted on a hard surface and then mounted on the exterior wall. The mural will not be painted directly on the wall. It would be similar to the mural mounted on the Sheboygan Area School District building.

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 Shoreline 400 bike trail runs between the two RCS buildings referred to as North Plant, 2110 N. 15th St., and our main location at 1607 Geele Ave. The trail is used by a variety of citizens and visitors to our community. In 2014, RCS painted the exterior walls of our buildings which face the trail to improve the presentation of our facilities. We desire to add a sign and a mural to provide an attractive addition to this neighborhood. It will enhance the experience for bike trail users and improve the impression that people have of this neighborhood. Hopefully, it will entice more people to recognize the positive attributes of the trail.

In 2014, the community raised \$30,000 to provide special adaptive bikes for RCS citizens with disabilities to experience the joy of bike riding on the trail. This

summer, the riders will be using the adaptive bikes in the vicinity of RCS. The mural will help educate other trail users about empowering people with disabilities to be a part of everyday community activities.

A group of corporate volunteers will provide labor for the hand painted mural project. RCS has several artists on staff who will oversee the project. RCS has demonstrated a focus on beautifying our property and will ensure that the mural is kept in good condition.

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?

There is no anticipated adverse effect. This is a beautification project. The mural would face the Shoreline 400 bike trail. RCS owns the building on the opposite side of the trail so it would primarily be visible by people using the trail or people travelling between the two RCS buildings.

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

Beautification of the bike trail is consistent with the intent of the trail. Currently, there are sections of the trail in need of beautification.

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: RCS Empowers, Inc., Ron Van Rooyen, President

ADDRESS: 1607 Geele Ave., Sheboygan, WI 53083 E-MAIL: rvanrooyen@rcspkg.com

ARCHITECT: N/A

ADDRESS: N/A E-MAIL: _____

CONTRACTOR: N/A

ADDRESS: N/A E-MAIL: _____

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

6/3/15

DATE

Ronald L Van Rooyen, President
PRINT ABOVE NAME

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

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(November, 2009)

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1. APPLICANT INFORMATION

APPLICANT: RCS Empowers, Inc.

ADDRESS: 1607 Geele Ave., Sheboygan, WI 53083

E-MAIL: rvanrooyen@rcsempowers.com

PHONE: (920) 458-8261 FAX NO. (920)458-8361

2. OWNER INFORMATION

OWNER OF SITE: RCS Empowers, Inc

ADDRESS: 1607Geele Ave., Sheboygan, WI 53083

PHONE: (920) 458-8261 FAX NO. (920)458-8361

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

NAME OF PROPOSED/EXISTING BUSINESS: RCS Empowers, Inc

ADDRESS OF PROPERTY AFFECTED: 2110 N 15th St., Sheboygan, 53083

USE OF PROPERTY: RCS Empowers, Inc.

TYPE OF SIGN: Alupanel sign with die cut vinyl. Hand painted wall mural

DESCRIPTION OF PROPOSED SIGN: Sign will depict RCS logo, dates of serving the community and message about empowering people with special needs. Mural to be painted on a hard surface and mounted by RLO Signs to cement block wall.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 8 X WIDTH: 24 = TOTAL SQUARE FOOTAGE: 192

AMOUNT OF PUBLIC STREET FRONTAGE: None

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: _____

SETBACK: N/A

METHOD OF ATTACHMENT: RLO Sign to install panels flat to block walls

METHOD OF ILLUMINATION: None

SIGN MATERIALS: Sign is 4'x8' Alupanel with vinyl die cut 3m 8 year vinyl.
Mural is 4'x8' Alupanel which will be hand painted.

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: _____ AFTER PROPOSED SIGN: _____

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.

Ronald L Van Rooyen
APPLICANT'S SIGNATURE

6/3/15
DATE

Ronald L Van Rooyen, President

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.



June 3, 2015

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

Dear Sirs and Madam,

Please accept this request to allow RCS Empowers, Inc. to mount a sign and a hand painted mural on the walls of our facility that face the Shoreline 400 Bike Trail. The purpose of this request is to:

- Add an attractive visual piece to the bike trail to enhance the experience for trail users
- Improve the impression people have of the surrounding neighborhood
- Develop greater awareness of RCS within the community
- Improve acceptance of people with disabilities as community members

RCS is a nonprofit community rehabilitation program serving the Sheboygan community for 60 years. In 2014, the community raised \$30,000 to provide special adaptive bikes for citizens with disabilities to experience the joy of bike riding on the trail. This summer, RCS participants will begin using the adaptive bikes on the Shoreline 400 Trail. The sign and mural will help educate trail users about empowering people with disabilities to be a part of everyday community life.

The mural will be painted on a hard surface and then mounted on the exterior wall. The mural will not be painted directly on the wall. It would be similar to the mural mounted on the Sheboygan Area School District building. RLO Signs will provide the surface and will do the mounting to ensure that the project is completed with professional quality. RCS has a registered Art Therapist and two artists on staff who will oversee the painting of the mural. A group of corporate volunteers will provide labor for the project.

The Shoreline 400 Bike Trail is used by a variety of citizens as well as visitors to our community. It runs between the two RCS buildings referred to as North Plant, 2110 N. 15th St., and our main location at 1607 Geele Ave. RCS has demonstrated a focus on beautifying our property and will ensure that the mural is kept in good condition. In 2014, RCS painted the exterior walls of both buildings that face the trail to improve the presentation of our facilities. The walls selected for the sign and mural are cement block walls that will be improved by adding the mural.

The Application for Conditional Use Permit, the Sign Permit and required drawings and photos are enclosed.

Sincerely,

Ronald L Van Rooyen
President

RCS, Inc.
1607 Geele Avenue
Sheboygan, WI 53083
920-458-8261
Fax: 920-458-8361

www.rcsempowers.com



Ronald L. Van Rooyen
President



June 15, 2015

City of Sheboygan Plan Commission
Department of City Development
828 Center Ave., Suite 104
Sheboygan, WI 53081

Dear Sirs and Madam,

I am submitting additional information about the future mural RCS Empowers, Inc. would like to add to the wall of our building facing the Shoreline 400 Trail. In addition to the sign with the 60th Anniversary logo, RCS would like to add a hand-painted mural to the adjacent wall. The wall faces south and can be seen by people using the trail or travelling between the two RCS buildings separated by the trail.

The mural will depict people riding one of the new multi-passenger adaptive surrey bicycles that RCS participants will be using on the Shoreline 400 Trail. As our participants begin using the trail on a variety of adaptive bicycles, the mural will celebrate their access to the trail as well as the various services that RCS offers.

The mural painting will be done by community volunteers overseen by artists and an Art Therapist from RCS. The 12'x8' mural will be painted on three 4'x8' Alupanel panels supplied by RLO Signs. RLO will mount the panels on the brick wall after they are painted. The mural will be completed by October 30, 2015.

A black and white drawing as well as a color rendering are being submitted with this letter.

Thank you for your consideration.

Sincerely,

Ronald L. Van Rooyen
President

RCS Empowers Inc.

1607 Geele Ave.
Sheboygan, WI 53083-8361

Phone: 920-458-8261

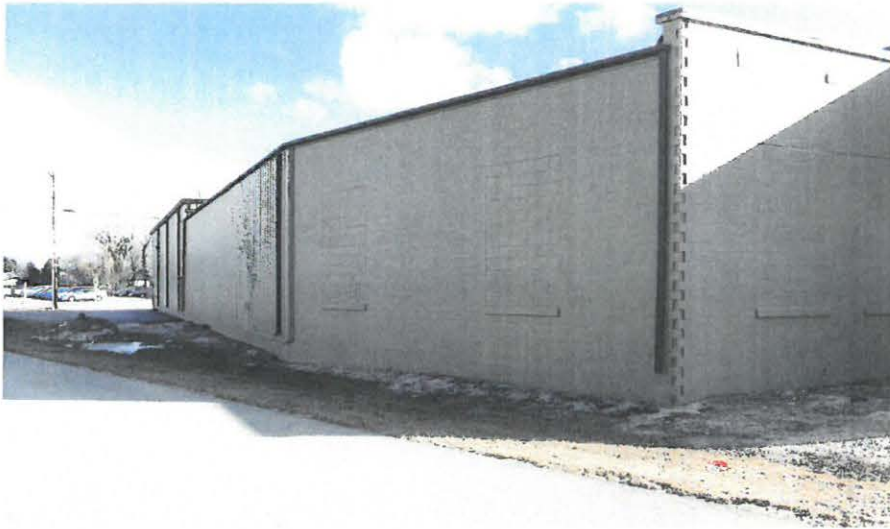
Fax: 920-458-8361

Web: www.rcsempowers.com



Ronald L. Van Rooyen
President

RCS Wall Facing Shoreline 400 Trail





Adaptive Bicycle Mural to be mounted on this wall

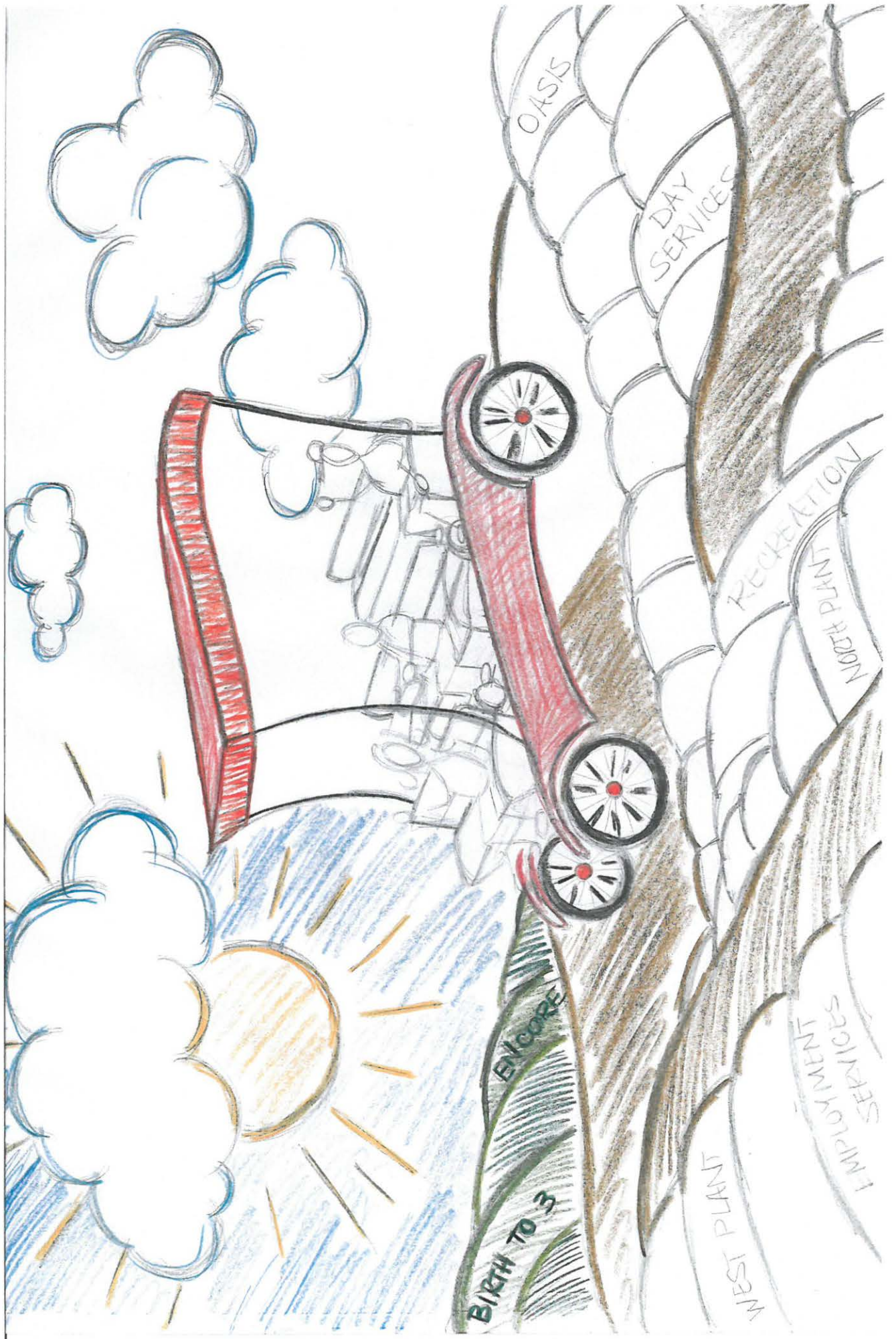
16 feet 6 inches

12 feet wide

8 feet high

22 feet 2 inches

03/27/



OASIS

DAY SERVICES

RECREATION
NORTH PLANT

EMPLOYMENT SERVICES

WEST PLANT

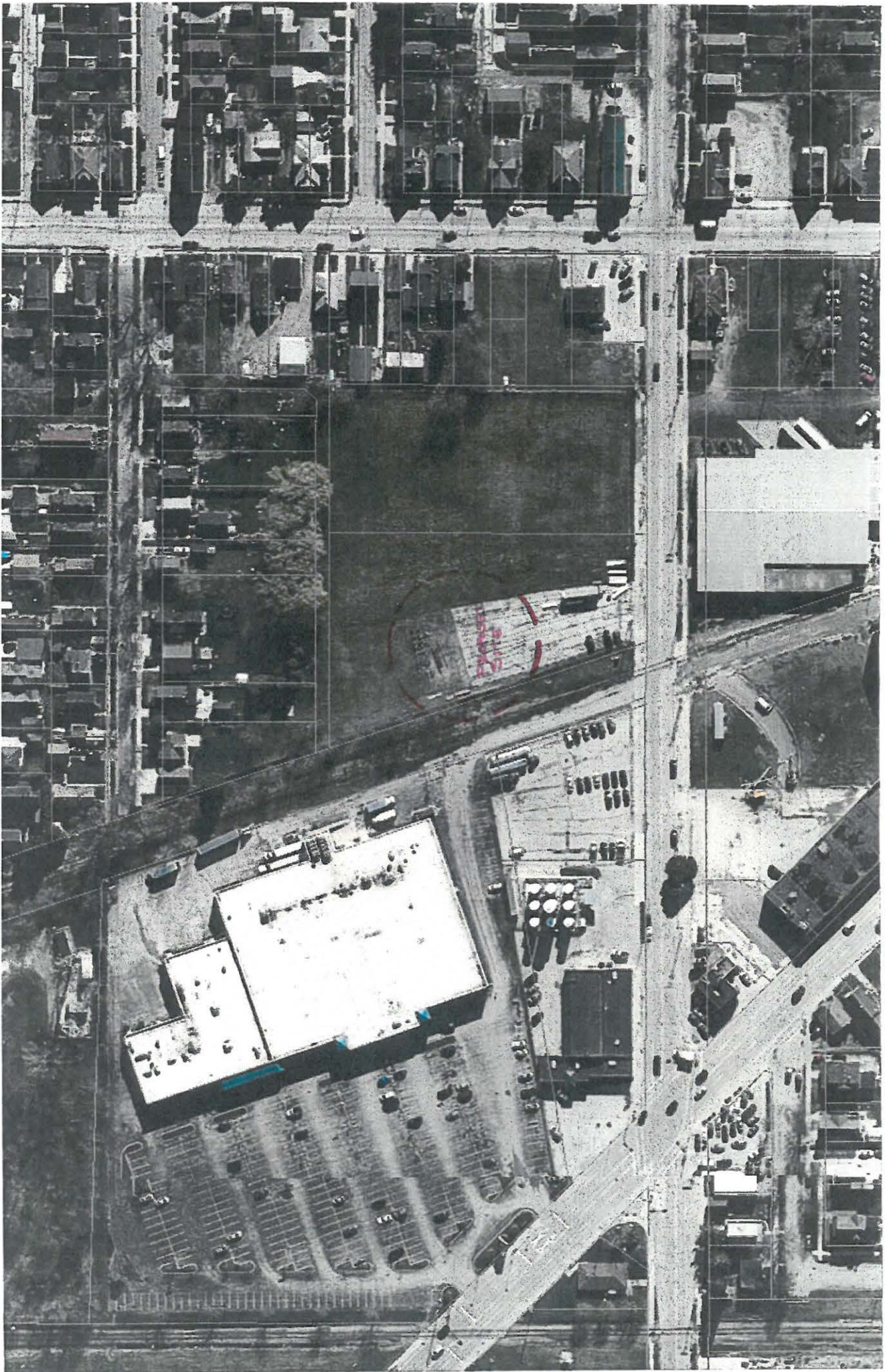
ENCORE
BIRTH TO 3

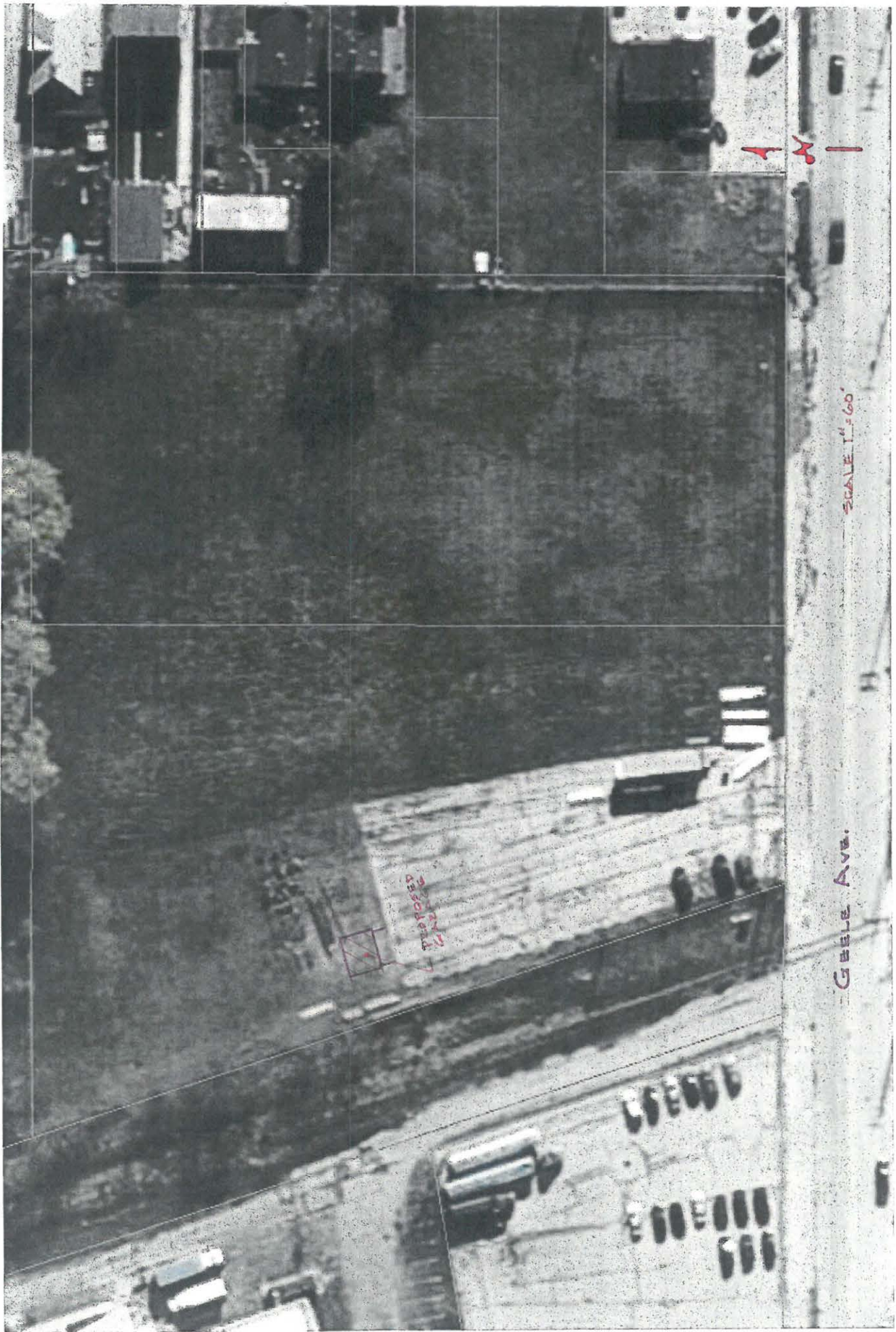
RCS North Lot Proposed Garage

RCS Empowers is proposing to locate a 26' x 28' wood frame two vehicle storage garage on the north end of the existing parking lot located on the north side of Geele Avenue between Calumet Drive and North 15th Street.

The garage is currently located in the south parking lot at Sheboygan Memorial Hospital. Due to their need for additional parking it was scheduled to be demolished and removed. Aurora Memorial Medical and RCS have worked out a way to have the garage transported and relocated to the RCS Geele Avenue site. Quasius Construction will be coordinating the moving operation and pouring the concrete slab. EIS Structure movers have been in contact with the City to confirm the route and will secure the required permits.

The garage is an attractive structure and will be used to store two transport vans. The exterior is wood siding with two pre-finished overhead doors with dormers and decorative windows above. The garage is insulated, has O.S.B. liner and asphalt shingles (see attached photos).





GEELE AVE.

SCALE 1" = 60'

Proposed
LAD 2

STORM WATER MANAGEMENT INFORMATION

AREAS:

PARCEL TOTAL	1.5 ACRES
LAND DISTURBANCE (APPROX)	2,200 SF
PRE-CONSTRUCTION FOR AREA OF DISTURBANCE	IMPERVIOUS TOTAL 2,200 SF, 100% PERVIOUS TOTAL 0 SF, 0%
POST-CONSTRUCTION FOR AREA OF DISTURBANCE	IMPERVIOUS 2,200 SF, 100% PERVIOUS 0 SF, 0%
POST-CONSTRUCTION INCREASE IN IMPERVIOUS	0 SF, 0%

EROSION CONTROL NOTE:
THE WORK IS BEING PERFORMED ON EXISTING GRAVEL. THE GRASS AROUND THE GRAVEL WILL WORK AS A FILTERING AREA FOR STORM WATER RUNOFF. MONITOR AREA DURING CONSTRUCTION FOR ANY EROSION AND SEDIMENT LEAVING SITE.

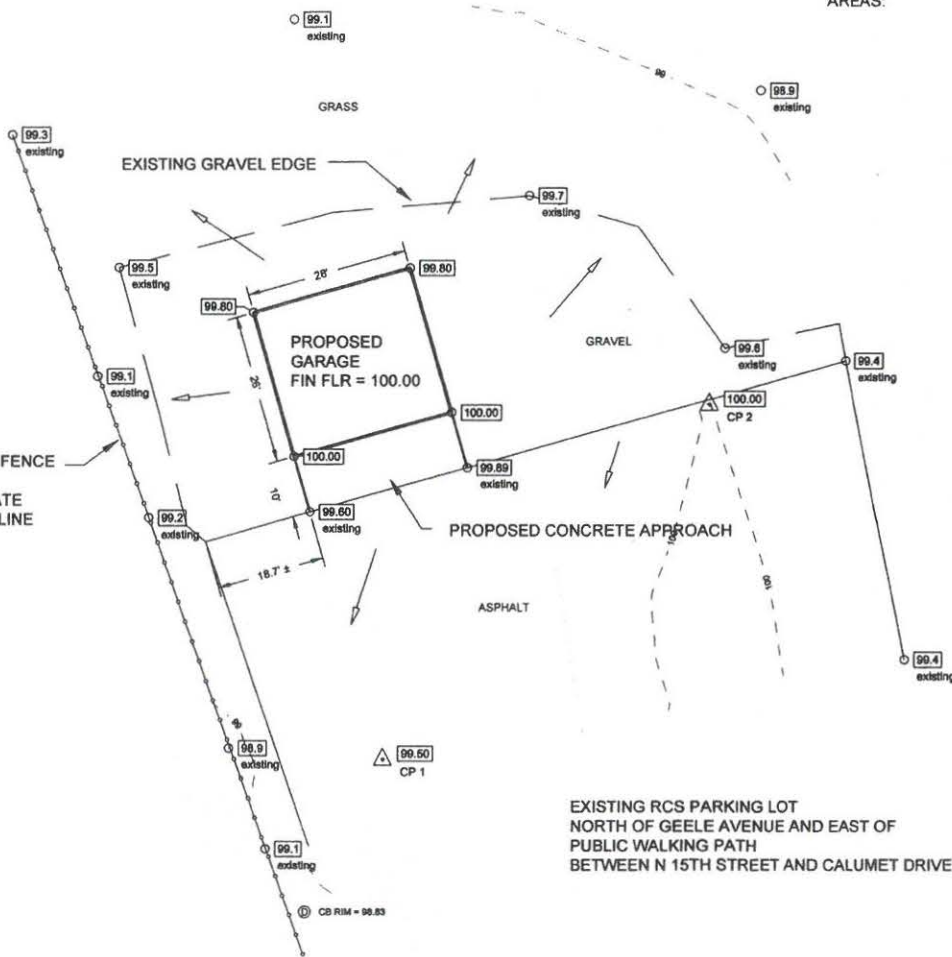


New Garage
RCS
North Parking Lot
Sheboygan, Wisconsin

DATE
6/08/15

1

No.	Revision	Date
1		
2		
3		
4		
5		

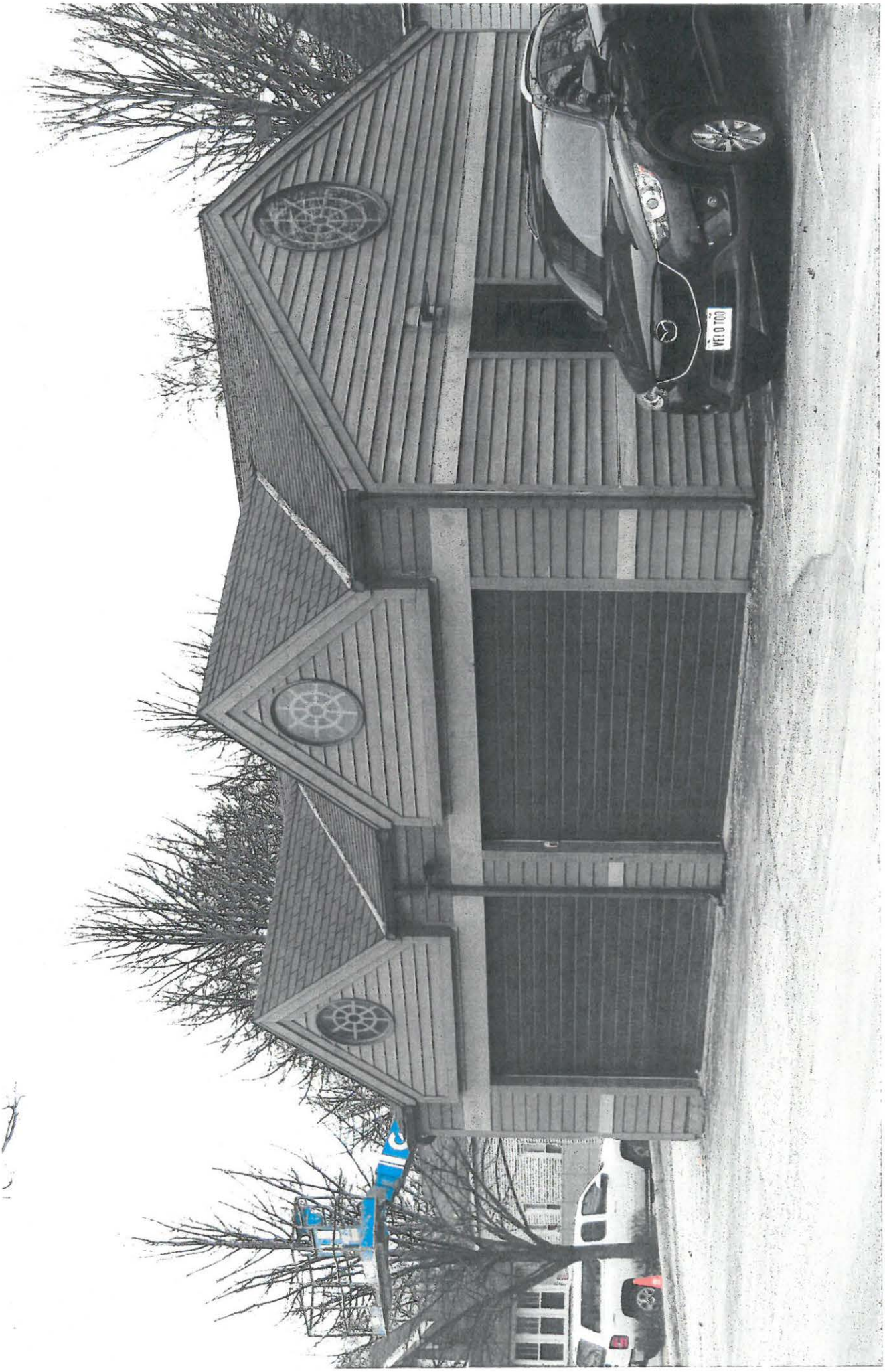


EXISTING RCS PARKING LOT
NORTH OF GEELE AVENUE AND EAST OF
PUBLIC WALKING PATH
BETWEEN N 15TH STREET AND CALUMET DRIVE

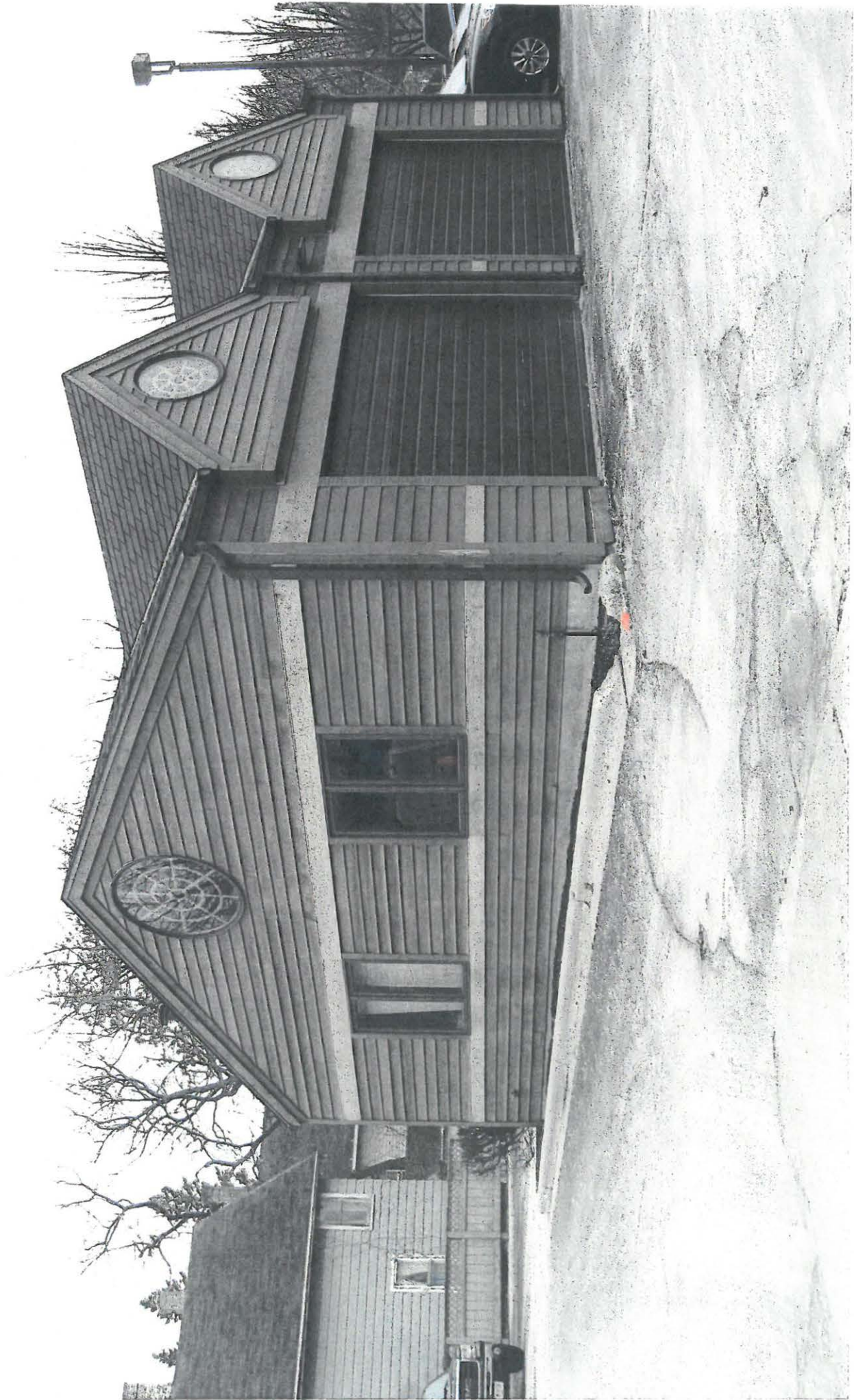


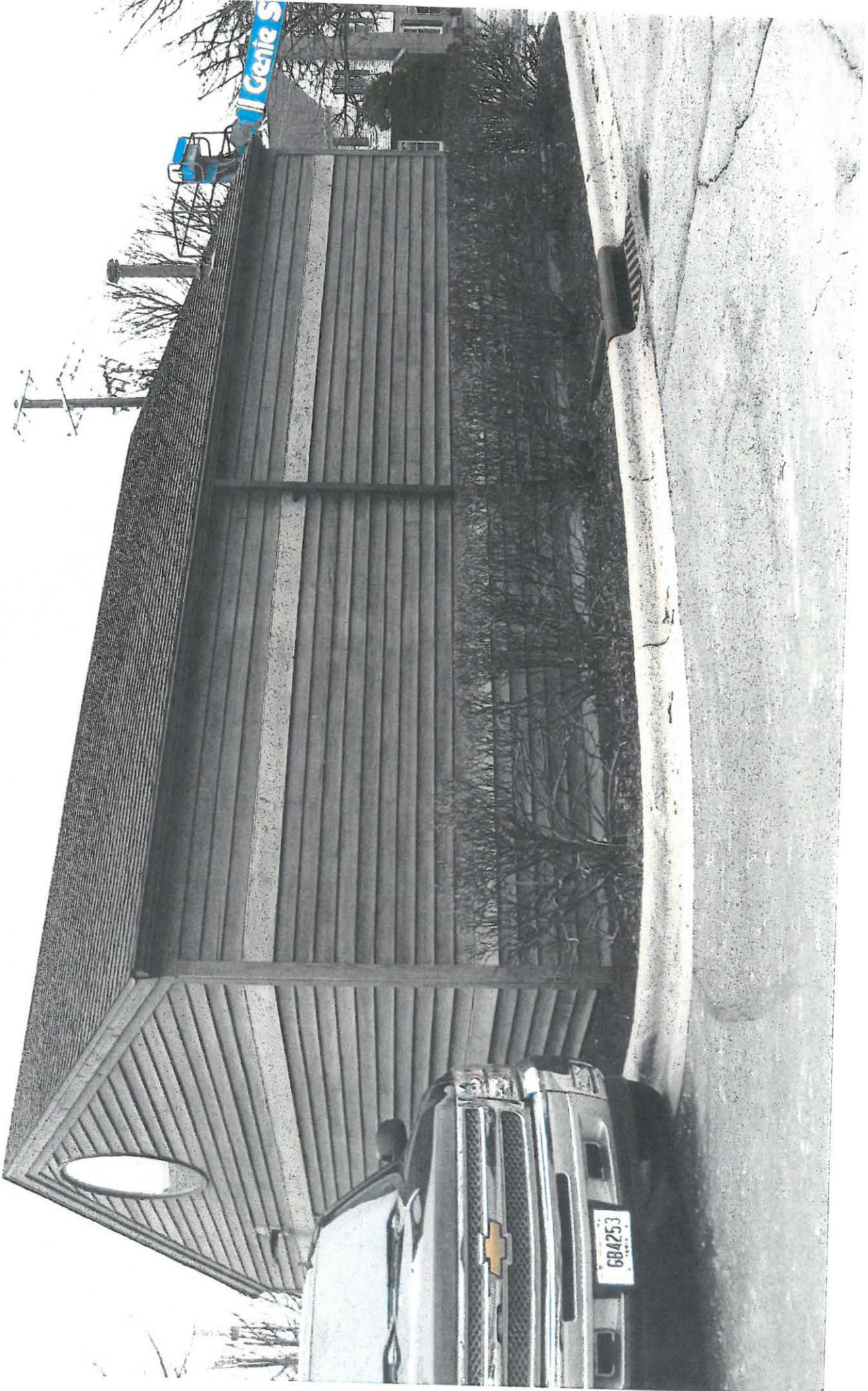
SCALE: 1" = 20'

SITE AND EROSION CONTROL PLAN



VEI 0 T00





PARCEL NO. 629007
MAP NO. 10 376 001
ZONING CLASSIFICATION: UI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 6/23/15

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: SHEBOYGAN COUNTY HUMAN SOCIETY
ADDRESS: 4107 N 20TH STREET E-MAIL: edhe.leahh@gmail.com
PHONE: (920) 458-2012 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: NEUBSCHOFF
ADDRESS OF PROPERTY AFFECTED: 3115 N 21ST STREET
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: OLD

NEUBSCHOFF FURNITURE MANUFACTURING

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: SCHS MULTI TENANT FACILITY

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

Steven Schmitt

To: Sokolowski, Steve
Subject: RE: Conditional Use Permit Process and Procedure to permit the Sheboygan County Humane Society to propose using a portion of the facility at 3115 N. 21st Street - UI Zone

From: Sokolowski, Steve [mailto:Steve.Sokolowski@sheboyganwi.gov]
Sent: Friday, May 29, 2015 5:13 PM
To: 'schs.leah@gmail.com'
Cc: Steven Schmitt; Pelishek, Chad; VanDer Weele, Jack
Subject: Conditional Use Permit Process and Procedure to permit the Sheboygan County Humane Society to propose using a portion of the facility at 3115 N. 21st Street - UI Zone

Leah:

This email is a process and procedure email for the Sheboygan County Humane Society to propose using a portion of the facility at 3115 N. 21st Street as described in your May 28, 2015 letter. The letter states the Humane Society is looking to do the following in a portion of the building located at 3115 n. 21st Street:

- SCHS would like to occupy the office portion of the building for office space, storage, small meetings and activities.
- You also discuss the use of the facility/property for Summer Camps – 3 times a summer, 1 week from 9:00am to 3:00pm.
- You state that a large amount of activity will take place outside of the facility.

Below is the conditional use permit and architectural review process and procedure involved in such a proposal:

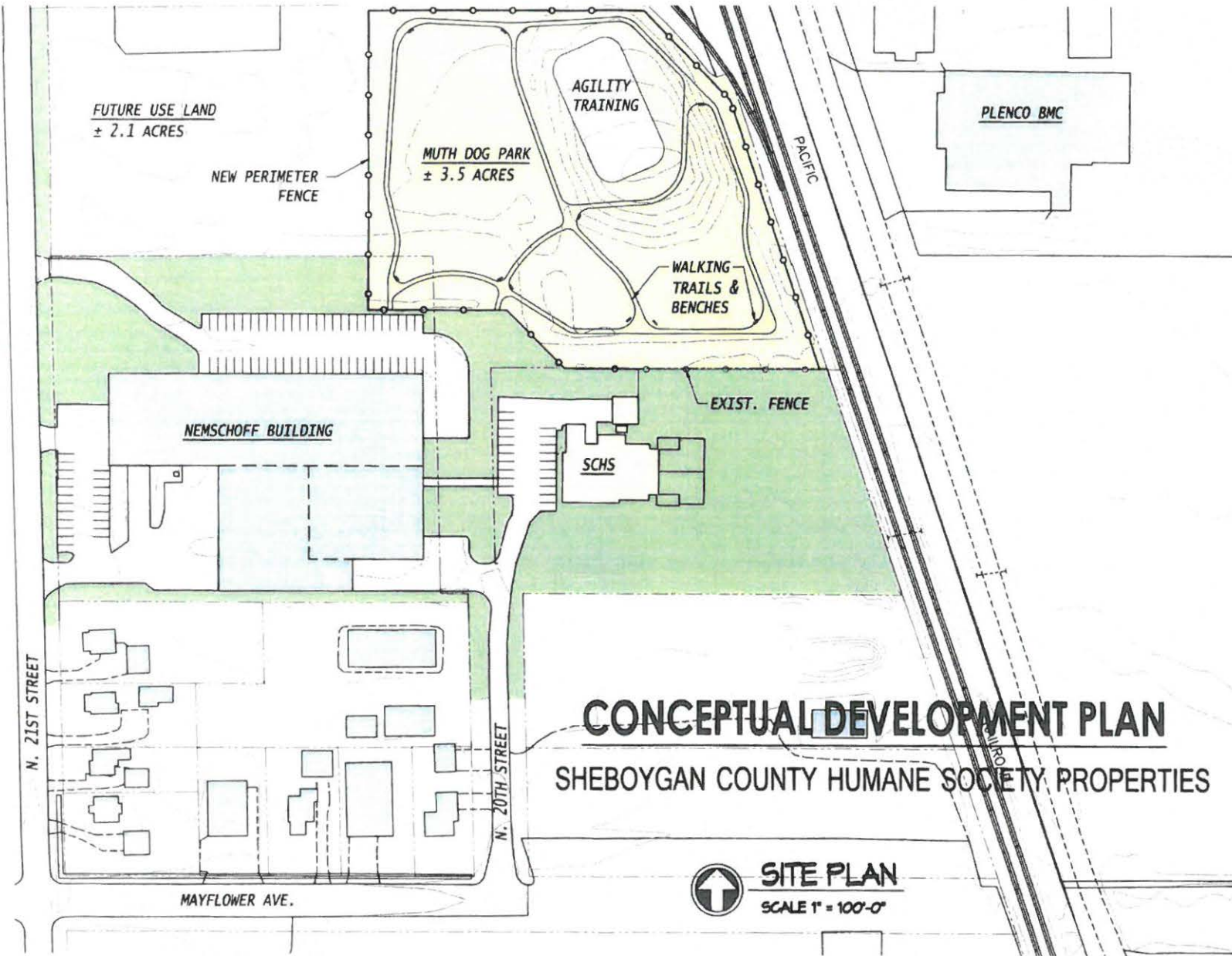
CONDITIONAL USE PERMIT PROCESS (variance may be included if necessary):

The conditional use permit and variance application will need to include the following:

1. Fill out conditional use permit application and submit required fee of \$250.00 fee.
2. You will provide written documentation specifically explaining/detailing the proposed use:
 - Why was this facility/site selected? Adjacent to the SCHS Facility
 - An explanation of the previous use. Nemschoff Furniture North Plant
 - An explanation of the proposed use and all business activities to take place onsite (both indoor and outdoor). **Manufacturer/ Warehouse Space**- approximately 34,500 sf- Light Manufacturing facility with office- Approximately 20-25 employees. Operating 4 day a week, 10 hour shifts. **Sheboygan County Food Bank**- 15,458 sf- Warehouse collection and distribution of food to the needy in Sheboygan County. Employees- 1 staff, 4-12 volunteers daily, M- Fri. **SCHS Dog Training**

Facility- 12,500 sf- For use by the SCHS as a dog training facility and education facility (Day Camp) 20 visitors.

- Please specifically detail the summer camp use of the facility and property (number of people, dogs, activities, where people stay, etc.). See above- no overnight stays.
 - Description of proposed building and all new site improvements (square footage of proposed building, storm drainage, landscaping, lighting, parking, access, dumpster enclosure, outdoor kennels, dog park, etc.). See attached site plan.
 - Will there be animals in this facility (kennels, training areas, etc.). Yes in SCHS Dog Training area.
 - How many employees will you have? 2-4
 - How will site be accessed and where are the proposed access points? South walk door and overhead door.
 - How will site be serviced with streets and utilities? 20th Street entrance, current utilities.
 - Explain site lighting. Current Lighting, wall packs on building.
 - Explain all site improvements – parking, sidewalk, retaining walls, lighting, landscaping, screening, storm drainage, dog park, etc. See attached drawings.
 - How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials, vehicles, equipment, lighting, noise, smells, etc.)? Currently no complaints with adjacent SCHS facility. All access with be on 20th Street and not 21st Street.
 - Are you proposing any fencing and landscaping? Yes, fencing around 3.5 Acre Dog Park and possibly around Future Land Use area of 2.1 Acre Parcel for raised bed garden area for Sheboygan County Food Bank.
 - Number of parking spaces you have and the number of parking spaces required. Approximately 90 provided and 62 required.
 - What are your future plans with the use of this facility (multi-tenant). See attached Plans
 - Any other information that will be useful for the Plan Commission to understand your proposed business
3. A site plan/floor plan showing the property, existing/proposed buildings, parking lot, storm drainage facilities, etc. These plans will show the following:
- The overall property/site.
 - Proposed building locations on the property.
 - The proposed parking lot and the areas that are to be landscaped/fenced on the property.
 - The distance of the parking lot and/or structures to property lines.
 - The parking space locations and ingress/egress driveway cuts on the property.
 - All site improvements.
 - Floor plan showing the facility and how the space in the building is being used. Proposed use and potential future uses.
 - All information necessary to understand the proposal
4. Sign Permit Application (**this may be submitted at a later date**):
- A sign permit (applications attached).
 - A scale drawing of the proposed sign(s) listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.
 - Provide three 11 x 17 color renderings of proposed sign. Attach any superimposed photos or drawings that may help in reviewing sign application.
 - Site Plan showing location of the sign - if free standing.
 - The Plan Commission and staff have consistently attempted to have lower, high quality design monument signage in very visible corridors of the City like N. 21th Street.

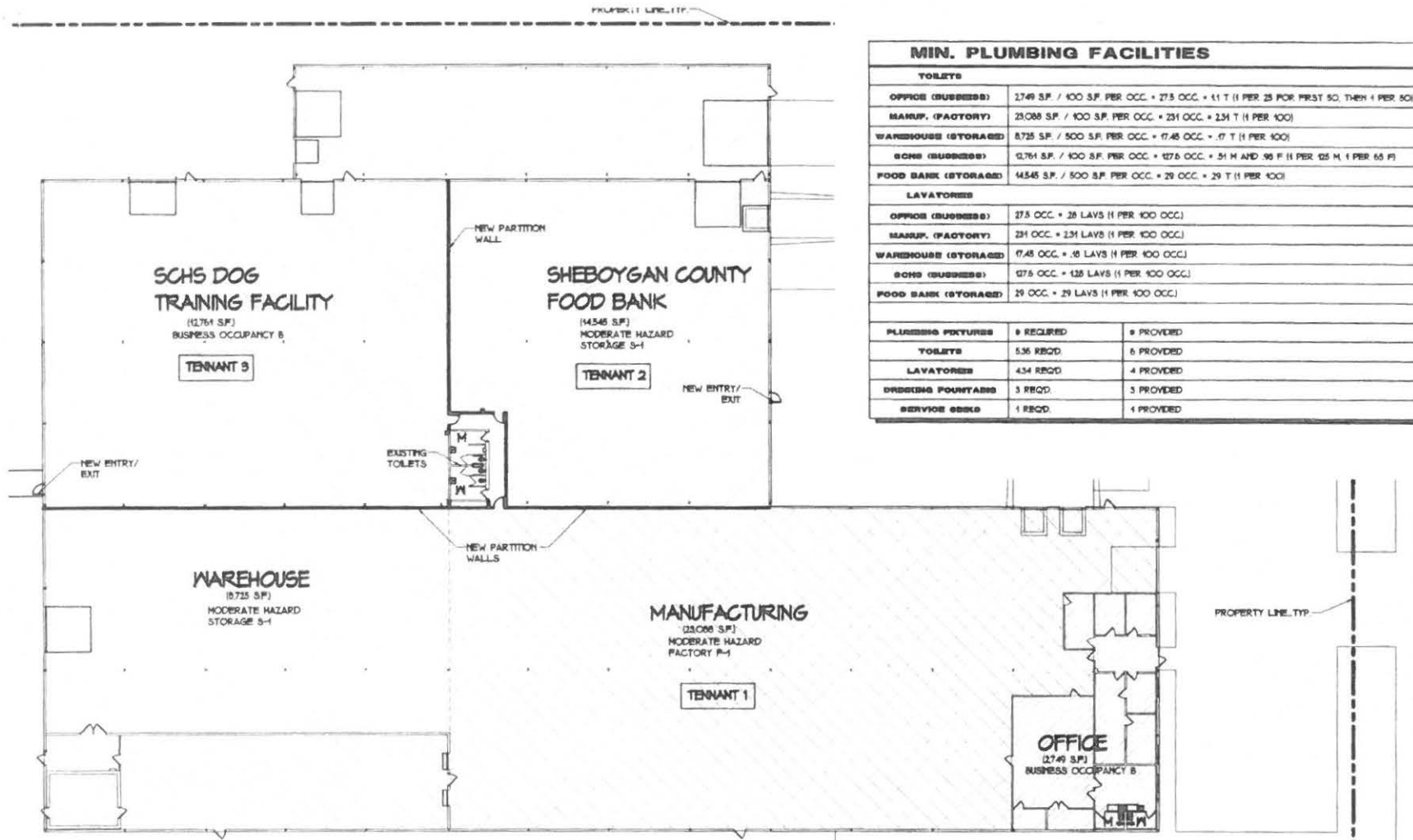


CONCEPTUAL DEVELOPMENT PLAN

SHEBOYGAN COUNTY HUMANE SOCIETY PROPERTIES

SITE PLAN
 SCALE 1" = 100'-0"

	DATE
	NO. REVISIONS
LJM Architects <small>113 Sheboygan Drive Sheboygan, WI 53081 Phone (820) 462-6800 Fax (820) 464-1426</small>	
SHEBOYGAN COUNTY HUMANE SOCIETY CONCEPTUAL DEVELOPMENT PLAN <small>3107 NORTH 20TH STREET SHEBOYGAN, WI 53083</small>	
SHEET TITLE	
DRAWN BY JA	
CHECKED BY EJ	
DATE 06-05-15	
PROJECT NO. PROJECTNO.	
SHEET NO. C1	



MIN. PLUMBING FACILITIES		
TOILETS		
OFFICE (BUSINESS)	2749 S.F. / 100 S.F. PER OCC. = 27.5 OCC. + 11 T (1 PER 25 FOR FIRST 50, THEN 4 PER 50)	
MANUF. (FACTORY)	23,086 S.F. / 100 S.F. PER OCC. = 231 OCC. + 231 T (1 PER 100)	
WAREHOUSE (STORAGE)	8,725 S.F. / 500 S.F. PER OCC. = 17.45 OCC. + .17 T (1 PER 100)	
SCNS (BUSINESS)	12,761 S.F. / 100 S.F. PER OCC. = 127.6 OCC. + 31 M AND 96 F (1 PER 125 M, 1 PER 65 F)	
FOOD BANK (STORAGE)	14,545 S.F. / 500 S.F. PER OCC. = 29 OCC. + 29 T (1 PER 100)	
LAVATORIES		
OFFICE (BUSINESS)	27.5 OCC. = 28 LAVS (1 PER 100 OCC.)	
MANUF. (FACTORY)	231 OCC. = 231 LAVS (1 PER 100 OCC.)	
WAREHOUSE (STORAGE)	17.45 OCC. = .18 LAVS (1 PER 100 OCC.)	
SCNS (BUSINESS)	127.6 OCC. = 128 LAVS (1 PER 100 OCC.)	
FOOD BANK (STORAGE)	29 OCC. = 29 LAVS (1 PER 100 OCC.)	
PLUMBING FIXTURES	# REQUIRED	# PROVIDED
TOILETS	536 REQ'D	6 PROVIDED
LAVATORIES	434 REQ'D	4 PROVIDED
DRESSING FOUNTAINS	3 REQ'D	3 PROVIDED
SERVICE SINKS	1 REQ'D	1 PROVIDED

FLOOR PLAN
SCALE 1" = 30'-0"

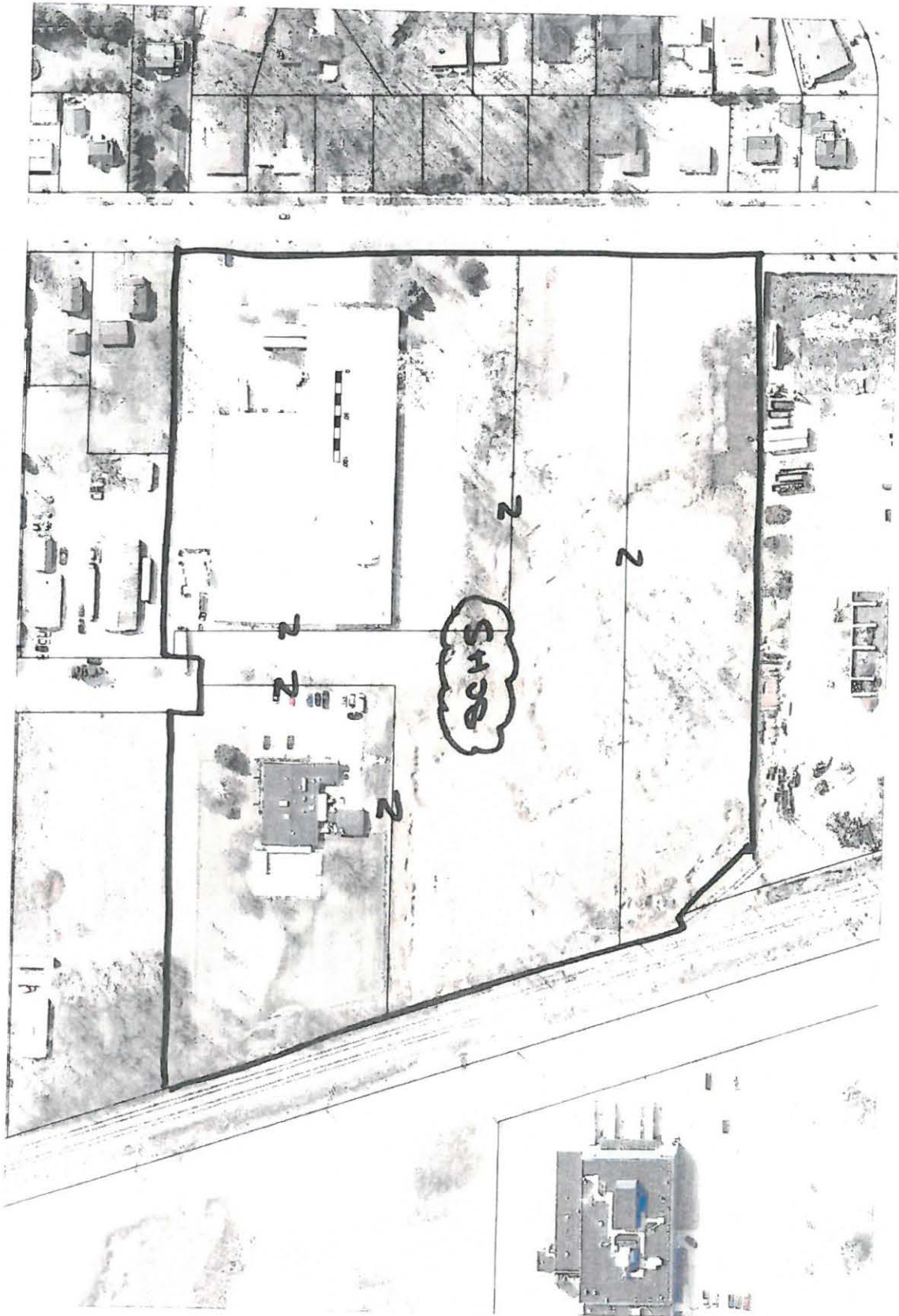
TOTAL PERIMETER = 1162 L.F.
PERIMETER WITH >20' W. DIMENSION = 1,015 L.F.

BASIC ALLOWABLE AREA = 15,500 S.F.
SPRINKLER INCREASE = 46,500 S.F.
FRONTAGE INCREASE = 9,600 S.F.
TOTAL ALLOWABLE AREA = 71,600 S.F.

TOTAL BUILDING AREA = 62,450 S.F.
TYPE III CONSTRUCTION, NON-SEPARATED OCCUPANCIES (508.3) TABLE 503
F-1 15,500 S.F. ALLOWABLE AREA
S-1 17,500 S.F. ALLOWABLE AREA
B 23,000 S.F. ALLOWABLE AREA
F-1 OCCUPANCY GOVERNS
SPRINKLER INCREASE = 300% = 15,500 X 3 = 46,500 S.F.
FRONTAGE INCREASE = $11 = (1/15 - .25) = 62\%$
15,500 X .62 = 9,600 S.F.

DATE	
NO. REVISIONS	
LJM Architects 813 Newschoff Drive Sheboygan, WI 53081 Phone (920) 451-4800 Fax (920) 451-1405	
FORMER NEWSCHOFF BUILDING AN S.C.H.S. PROPERTY 3115 N. 21ST STREET SHEBOYGAN, WISCONSIN	
SHEET TITLE	
DRAWN BY JA	
CHECKED BY EJ	
DATE 06-05-05	
PROJECT NO. PROJECTNO.	
SHEET NO. A1	

NORTH 21ST STREET



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Google

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PARCEL NO. 4790661, 470677 & 479076
MAP NO. 04-352-001, 002 & 004
ZONING CLASSIFICATION: SI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 6/23/15

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: Fifth Generation Properties, L.L.C.
ADDRESS: 2104 Union Ave. PO Box 1084 E-MAIL: _____
Sheboygan, WI 53802
PHONE: (920) 457-4426 FAX NO. (920) 457-9474

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Nemak Warehouse Distribution Center

ADDRESS OF PROPERTY AFFECTED: 4464 Gateway Dr. Sheboygan, WI

LEGAL DESCRIPTION: All of Lot 8B Recorded in Vol. 17, Certified Survey Maps, Pg 68 and Part of Lot B of the Plat of Sheboygan Business Center, Recorded in Vol. 13, Plots, Pg 207 and also Part of the Southeast 1/4 of the Southwest 1/4 of Section 4, T14N-R23E, City of Sheboygan, Sheboygan County, Wisconsin

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Existing building is a warehouse/storage facility. See attached description

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Proposed addition is to expand capacity for tenant storage. See attached description.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: No variance. Located in suburban industrial zone where warehouse/storage facility is allowed.

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? Provides expansion of an existing facility that is needed

Allows tenant/business to remain a viable employees in the City of Sheboygan while also expanding job opportunities.

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 is

an expansion of a existing warehouse facility in the Sheboygan Business Center. Expansion of parking & maneuvering areas for traffic will also occur.

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

is for expansion of facility. Same usage of building & grounds will occur from tenant.

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, it

is located directly off of Gateway Drive.

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

OWNER OF SITE: FIRST GENERATION PROPERTIES, LLC

ADDRESS: 2104 Union Ave E-MAIL: rschmitt@jschmitt.com

ARCHITECT: Integrity Engineering & Design, LLC

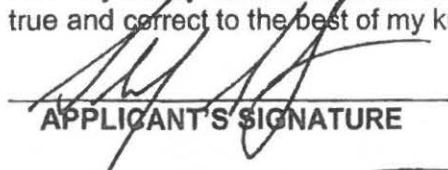
ADDRESS: 2627 Tulip Ln. Green Bay, WI 54303 E-MAIL: Jin@IntegrityEngineering.biz

CONTRACTOR: JOS. SCHMITT & SONS

ADDRESS: 2104 Union Ave E-MAIL: sschmitt@jschmitt.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

6/9/15
DATE

STEVEN J SCHMITT
PRINT ABOVE NAME

June 8, 2015

City of Sheboygan
828 Center Ave., Suite 104
Sheboygan, WI 53081
Attn: Planning and Development

RE: Proposed Use Explanation

The following description pertains to a 124,750 square foot addition to an existing warehouse facility located in Sheboygan, WI. The addition will be to the south of the existing 135,000 square foot warehouse located at the corner of Gateway Drive and Weeden Creek Road. Upon completion of expansion, the new facility will total 259,750 square feet.

Occupancy and Usage

The existing facility is currently utilized as a warehouse and distribution center for the storage of aluminum dies by Nematik in the Sheboygan Business Center. The current facility also encompasses a designated area for finish processing of the stored product. This process is conducted by Magna-Tech Manufacturing.

The new facility will act as additional storage for dies and will be operated by Nematik. An increase in storage is required due to Nematik's customer requirements that all components must be kept for future application. Similar business ventures between the existing and new facility should not cause and problems with neighboring businesses. There may be some additional traffic on Gateway Drive, but this issue has been addressed in the Loading Dock & Parking section below.

Upon completion of the existing facility, the new complex will run a continuous, 24 hour, seven day a week work schedule. Approximately 14 total employees will comprise first shift and seven employees on second and third shifts.

Architectural Appearance

The addition will be a pre-engineered metal building that will be constructed to match both the color and style of the existing facility. The new building will utilize an inset-outset wall condition on both the east and south elevations. This style of construction is identical to the existing facilities east and north elevations. The lower wall will utilize a oyster gray colored wall panel that extends from the foundation to 12'6" above finished floor. At this 12'6" elevation, the outset wall condition begins and extends to the roof line. The outset wall condition is compromised of a gulfstream blue colored wall panel

that extends 8" outward beyond the lower wall. The west elevation will match the existing facilities design. This exterior wall will utilize both the oyster gray and gulfstream blue colored wall panels with a panel lap at the 12'6 elevation.

The east elevation will compromise shipping and receiving dock doors in addition to the office entrance. To provide a varying contrast to this elevation, a single slope canopy will cover the dock doors. This canopy in conjunction with the inset-outset wall condition along the east and south elevations will provide a visual contrast seen from both Gateway Drive and Weeden Creek Road.

Loading Dock & Parking

To facilitate the new addition, 47 parking stalls were added next to the existing parking area. New pavement will connect the expanded parking area with the new loading dock maneuvering area. Two additional entrances will be added south of the existing warehouse entrance that will allow access to the new loading dock maneuvering area. The new entrances off of Gateway Drive will allow all tractor-trailer operation to occur on site. This will prevent any obstruction to traffic on Gateway Drive. These additional entrances will also provide ease of access for fire personnel and vehicles if so required.

Construction & Landscaping

The new facility will require an extensive amount of soil to be removed due to the existing grading of the site, specifically the south elevation of the addition. Earthwork has already begun, this occurred to facilitate the fill material required for a local construction site. Depending on scheduling and approvals from all governing agencies, construction of the building is anticipated to begin in the fall of 2015.

Upon enclosure of the new facility, shade trees will be planted along both Gateway Drive and Weeden Creek Road. The remaining grade will be seeded in grass to achieve a green space that exceeds the 25 percent landscape ratio.

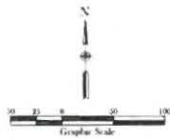
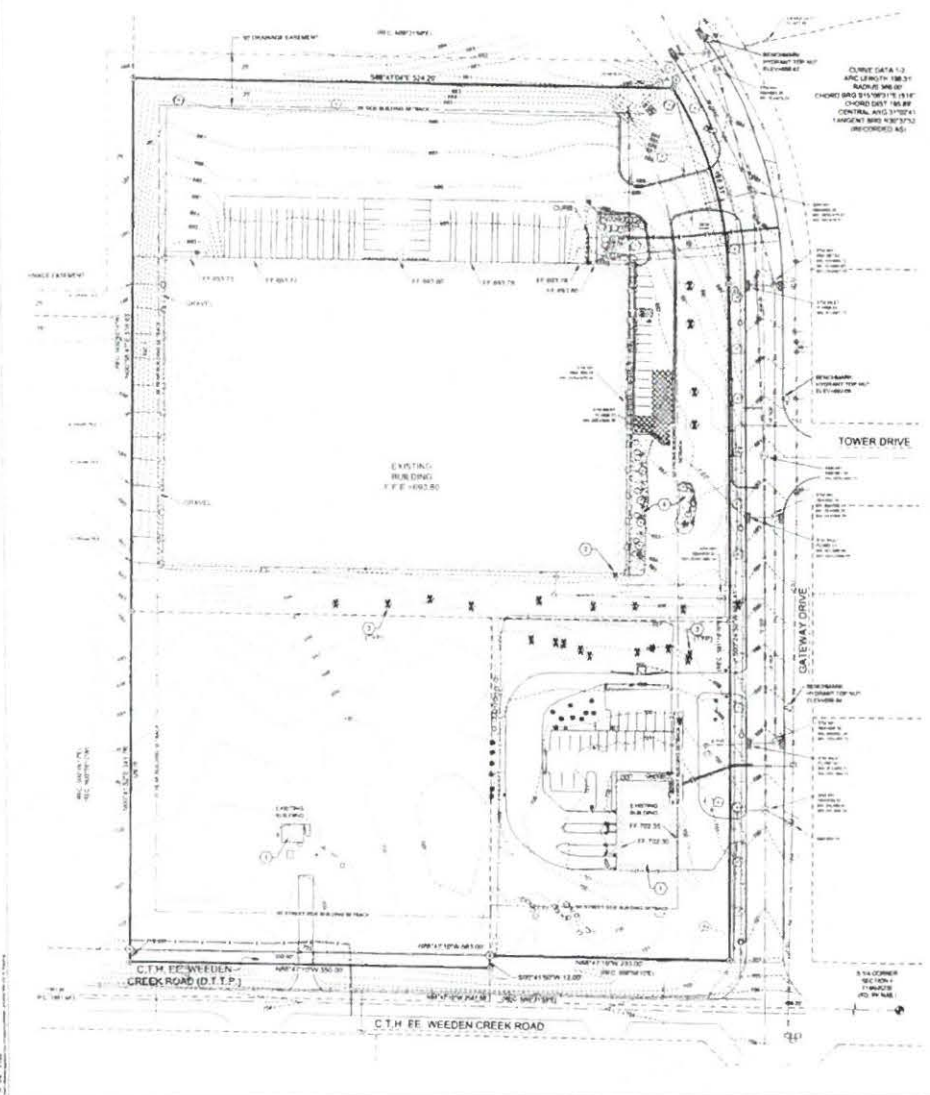
Upon completion of construction, the building envelope will not encroach on the 25 and 50 foot setback lines that are required for construction.

Summary

The following has given a brief overview of the proposed facility expansion. To summarize, the look and usage of the facility will remain identical with that of the existing facility. Landscaping will provide a curb side appeal to passing motorists. The site layout will keep traffic disturbance low on the adjoining roadways.

Combining all of these qualities together will allow the current tenant, Nematik, to achieve continued success while also providing extended economic growth to the local business community.

EXISTING SITE / DEMOLITION PLAN



SHEET KEY NOTES:

- ① REMOVE BUILDING FOUNDATION AND RAISE/ABANDON EXISTING UTILITIES IN ACCORDANCE WITH UTILITY OWNER'S STANDARD SPECIFICATIONS
- ② COORDINATE RELOCATION OF EXISTING GAS WITH UTILITY OWNER
- ③ SPACE EXISTING TREE FOR RELOCATION
- ④ SALVAGE FOR REUSE EXISTING LANDSCAPING

DIGGERS HOTLINE
 CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
PROVIDER & STATE REGISTRATION NUMBERS REQUIRE MIN. 2 WORK DAYS NOTICE BEFORE YOU LOCATE
THE LOCATION OF THE DIGGING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDISCOVERED UTILITY INSTALLATIONS BETWEEN THE PROJECT AREA AND NEIGHBORING AREAS.

Mach IV
 Engineering & Surveying LLC
2117 S. Shoshone, Suite 111, Coeur d'Alene, ID 83815
 Ph: 208-668-5743 Fax: 208-668-5747
 Project Number: 0706-02-18 Drawing Number: 300



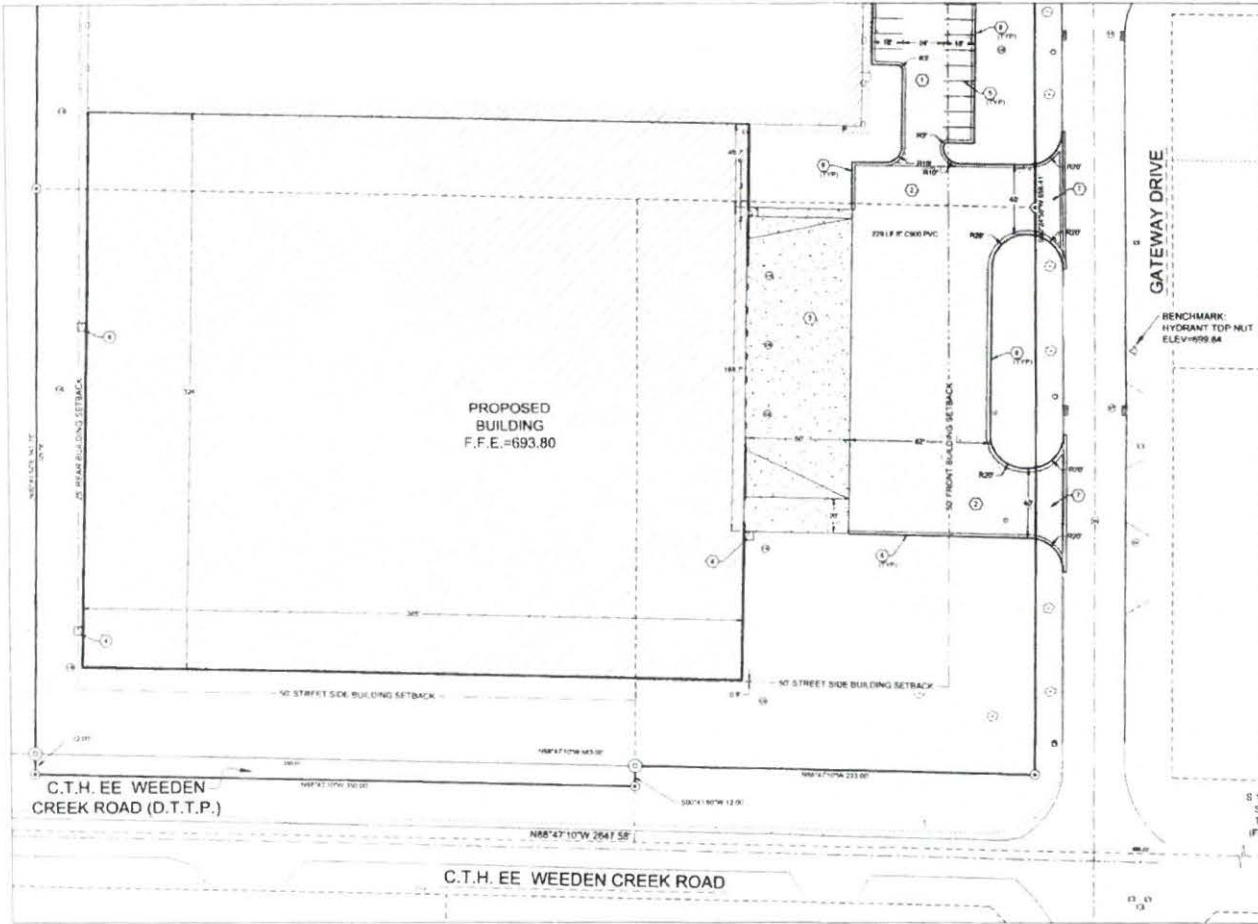
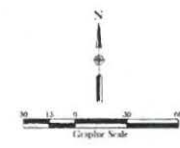
INTEGRITY
CONSTRUCTION
 4837 Hwy. One South, Ste. 203, Coeur d'Alene, ID 83815
 Phone: 208-668-3900 Fax: (208) 668-3901
 Email: info@integrityconstruction.com

PROPOSED ADDITION FOR
FIFTH GENERATION
SUBDIVISION #8

PRELIMINARY
 DRAWINGS
 NOT FOR
 CONSTRUCTION

TITLE SHEET	
REVISIONS	
TITLE NO.	
JOB NUMBER	13101
DRAWN BY	DPH
DATE	JUNE 09, 2015
SHEET	C1.0

SITE PLAN SOUTH



- SHEET KEY NOTES:**
- ① STANDARD DUTY ASPHALT PAVEMENT: SEE DETAIL A SHEET C02
 - ② HEAVY DUTY ASPHALT PAVEMENT: SEE DETAIL B SHEET C02
 - ③ CONCRETE PAVEMENT: SEE DETAIL C SHEET C02
 - ④ STOOPE
 - ⑤ 4" WIDE PAINT STRIPE (WHITE)
 - ⑥ CURB & GUTTER: SEE DETAIL D SHEET C02
 - ⑦ NOTIFY MUNICIPALITY A MIN. OF 3 BUSINESS DAYS PRIOR TO WORKING IN ROW



COMMON WEAP MARKING & BOOK (2)

INTEGRITY
CONSTRUCTION

16277 Lake Lane Green Bay, WI 54203-3
Phone: (920) 449-3300 Fax: (920) 449-4000
E-mail: info@integrityconstruction.com

PROPOSED ADDITION FOR
FIFTH GENERATION
MACHIVAN #

**PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION**

DATE	
REVISIONS	
NO.	
DATE	
JOB NUMBER	13101
DRAWN BY	DDH
DATE	JUNE 09, 2015
SHEET	C2.0

Mach IV
Engineering & Surveying LLC
1171 Brookside, Suite 111, Green Bay, WI 54203
PH: 920-589-1700 FAX: 920-564-1707
Project Number: 0156423-15 Drawing Number: 300

PLANT SCHEDULE				
CLASSIFICATION	COMMON NAME	BOTANICAL NAME	INSTALLATION SIZE	QUANTITY
CLIMAX TREE	SUGAR MAPLE	ACER SACCHARUM	7"	15
TALL DECIDUOUS TREE	RED MAPLE	ACER SP	1.5"	15
MEDIUM DECIDUOUS TREE	RIVER BIRCH	BETULA SP	6"	3
LOW DECIDUOUS TREE	CRAB APPLE	MALUS SP	4"	9
TALL DECIDUOUS SHRUB	DOGWOOD	CORNUS SP	36"	15
MEDIUM DECIDUOUS SHRUB	FORSYTHIA	FORSYTHIA SP	24"	2
MEDIUM EVERGREEN TREE	ARBORVITAE	THUJA OCCIDENTALIS	4"	40
LOW EVERGREEN TREE	JUNIPER	JUNIPERUS SP	3"	13

LANDSCAPE CALCULATIONS				
	LINEAL FOOTAGE OR SQUARE FEET	POINTS REQUIRED	POINTS NEEDED	POINTS PROVIDED
TOTAL BUILDING FOUNDATION FRONTAGE	1,233 LF	40 / 1,000 LF	414	415
DEVELOPED LOT	124,740 SF	10 / 1,000 SF	1,248	1,260
STREET FRONTAGE	913 LF	20 / 100 LF	183	185
TOTAL AMOUNT OF PAVED AREA	43,053 SF	80 / 10,000 SF	345	349
		TOTAL	2,190	2,209

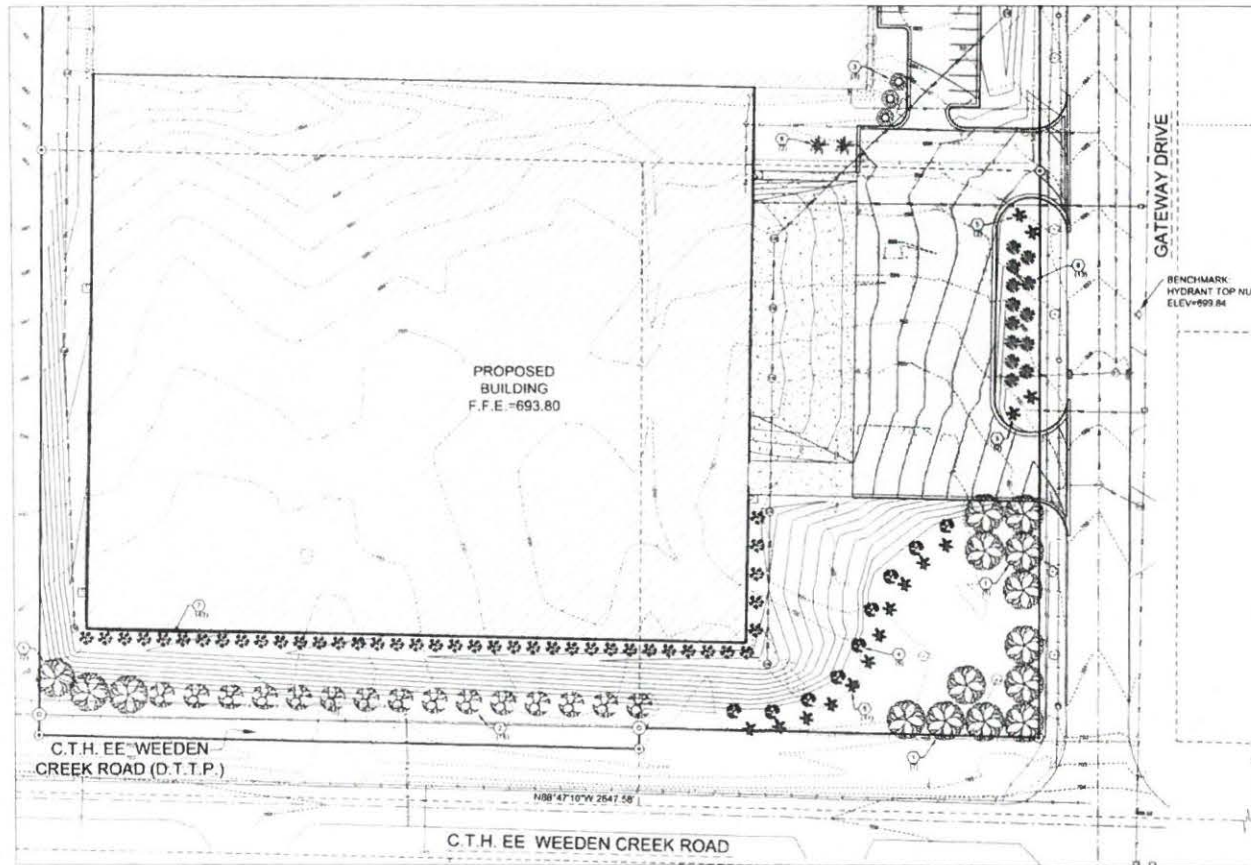
LANDSCAPE PLAN



PROPOSED ADDITION FOR
FIFTH GENERATION
MANSION

PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION

SCALE	
REVISIONS	
TITLE NO.	
JOB NUMBER	13101
DRAWN BY	RPM
DATE	JUNE 09, 2015
SHEET	L10



SHEET KEY NOTES:

- 1 CLIMAX TREE
- 2 TALL DECIDUOUS TREE
- 3 MEDIUM EVERGREEN TREE
- 4 MEDIUM DECIDUOUS TREE
- 5 LOW EVERGREEN TREE
- 6 LOW DECIDUOUS TREE
- 7 TALL DECIDUOUS SHRUB
- 8 MEDIUM DECIDUOUS SHRUB

DIGGERS HOTLINE
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WHEN WORKING IN THE FIELD, ALWAYS WEAR YOUR SAFETY GEAR AND
BE CAREFUL OF YOUR SURROUNDINGS.

THE LOCATIONS OF THE BENCHMARK METALLATIONS
AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE
MAY BE OTHER UNDESIRABLE UTILITY INSTALLATIONS
WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

Mach IV
Engineering & Surveying LLC
211 N. Broadway, Suite 111, Silver Spring, MD 20910
PH: 301-584-9100 FAX: 301-584-9101
Project Number: 2106-02-18 Drawing Number: 002

City of Sheboygan Sheboygan Chamber Sheboygan Tourism Sheboygan County Tourism Harbor Centre

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II

3.2

R. O. No. 49 - 15 - 16. By CITY CLERK. June 15, 2015.

Submitting a communication from Randall J. Oettinger, Mach IV Engineering and Surveying regarding attached preliminary survey map for Gateway Dr. and Weeden Creek Dr. The owner is dedicating and the city is accepting a strip of land for public street purposes as shown on the map and labeled "D.T.T.P." (Dedicated to the Public).

City Clerk

signature

Mach IV

Engineering & Surveying LLC

Mr. Steve Sokolowski
Manager of Planning & Zoning
Sheboygan County Planning & Zoning Department
828 Center Avenue, Suite 104
Sheboygan, WI 53081

Re: Combination Certified Survey Map Gateway Drive and Weeden Creek Drive


Dear Mr. Sokolowski,

Please find the attached preliminary certified survey map and check with the submittal fee for the review. The property currently is in three parcels and the client wishes to combine them into one.

If you have any questions, please call me.

Sincerely,


Randall J. Oettinger
Mach IV Engineering & Surveying



June 10, 2015

Steve Sokolowski
Manager of Planning and Zoning
Department of Planning and Development
828 Center Avenue, Suite 104
Sheboygan, WI 53081

Re: 605 S. Wildwood Avenue

Dear Mr. Sokolowski:

When we met in October of 2014 I had just removed a large tree. At that time the plan was to install stone that would become the base for the future hard surface driveways. Through the winter drainage issues and the frost and freeze have caused the structure to heave and hoe as well as the stone to settle and sink 4-6 inches. Had I already installed the hard surface it would most likely have been ruined.

Due to this I am requesting additional time to resolve the drainage issues and allow for the yard to go through another winter freeze and thaw to ensure that the substrate is secure before installing a hard surface over it.

I would greatly appreciate your consideration in this matter. Please call me at (920) 980-1954 if you have any questions or would like to discuss.

Sincerely,

Tim Menzer



June 11, 2015

Tim Menzer
3740 S. 10th Street
Sheboygan, WI 53081

Re: Driveway Paving – 605 S. Wildwood

Dear Mr. Menzer:

As you are aware, you are to pave the driveway at 605 S. Wildwood Avenue by July 3, 2015, as agreed upon by you and the City of Sheboygan (see attached October 17, 2014 letter).

You recently submitted a June 10, 2015 letter requesting an extension for the required paving. The Department of City Development is informing you that this request will be forwarded to and considered by the City of Sheboygan Plan Commission. The Plan Commission will review your request, listen to your testimony and then make a decision to approve or deny this request.

This matter will be placed on the Tuesday, June 23, 2015 Plan Commission agenda. The Plan Commission meets at 4:00pm in the 3rd Floor Conference Room of City Hall. Your attendance is required at this meeting in order for you to explain your request and why you believe your request is justified.

Please feel free to contact me with any questions at (920) 459-3382.

Sincerely,

Steve Sokolowski
Manager of Planning and Zoning

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

828 Center Avenue,
Suite 104
Sheboygan, WI 53081

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



October 17, 2014

Tim Menzer
3740 S. 10th Street
Sheboygan, WI 53081

Re: 605 S. Wildwood Avenue

Dear Mr. Menzer:

It was nice to meet with you at 605 S. Wildwood Avenue on Thursday, October 16, 2014 for everyone to understand what you are doing with the property. The following was understood by all parties at the meeting:

- A business is not presently operating from the building/property. As you have been previously made aware, 605 S. Wildwood is zoned Suburban Residential (SR-5) and the SR-5 zone does not permit or conditionally permit businesses. Thus, you will not be able to use this structure for business purposes. The structure may be used for personal storage and use only.
- You will need to landscape (grass) all the areas that have been disturbed and are presently just dirt.
- You will be required to obtain a HVAC permit for the heating unit that has been installed in the building by **October 24, 2014**.
- The dumpster needs to be removed from the site by **November 28, 2014**.
- The driveway, parking lot and the rear trailer storage area paving projects shall be completed by **July 3, 2015**. Prior to constructing, you shall submit a paving plan to the Department of City Development that will be drawn to scale and show all dimensions of the areas to be paved.

For your information, you will be required to continue complying with the following sections:

- Section 15.105(2)(c) - The Suburban Residential (SR-5) zone

The Suburban Residential (SR-5) zone permits single-family dwellings. The SR-5 zone does not permit or conditionally permit businesses.

- Section 15.706(2)(f) - Requirements for Exterior Storage in Residential Zoning Districts

Commercial vehicles, except for one pick-up or van operated by the occupant of a dwelling, may **not** be stored in residential districts.

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

828 Center Avenue,
Suite 104
Sheboygan, WI 53081

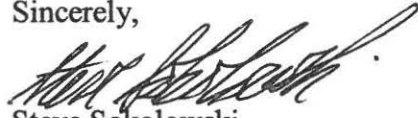
920-459-3377 (Phone)
920-459-7302 (Fax)

- Section 15.704(5) - Maintenance of Off-Street Parking and Traffic Circulation Areas:

All off-street parking and traffic circulation areas shall be paved with asphaltic concrete or Portland cement.

Feel free to contact me with any questions at (920) 459-3377.

Sincerely,



Steve Sokolowski
Manager of Planning and Zoning

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City Map



602 S Wildwood Ave, Sheboygan, Wisconsin
Address: Sheboygan, WI

Google

Rep:2015-06-08

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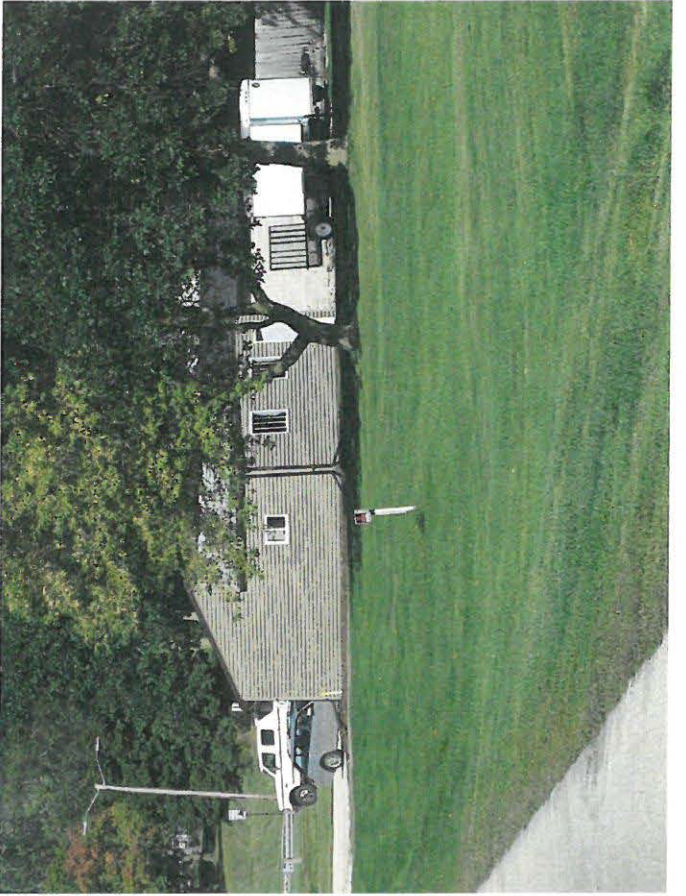
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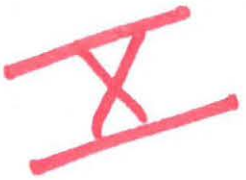
City Map



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6.1

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

AN ORDINANCE amending Sections 15.902 and 15.903 of the City of Sheboygan Zoning Ordinance, relating to the supermajority requirement for amendment of zoning regulations and the official zoning map.

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

Section 1. Section 15.902 of the City of Sheboygan Zoning Ordinance, entitled "Amendment of Zoning Regulations" is hereby amended in subsection (8) to read as follows:

"Sec. 15.902. *Amendment of Zoning Regulations*

. . .

(8) Protest: In the event of a protest against such amendment to the regulations of this Chapter filed with the City Clerk, duly signed and acknowledged either by the owners of 20% or more of the areas of the land included in such proposed change, or by owners of 20% or more of the area of land immediately adjacent extending 100 feet therefrom, or by the owners of 20% or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, then such amendment shall not become effective except by the favorable vote of three-fourths of the members of the Common Council present and voting.

. . ."

Section 2. Section 15.903 of the City of Sheboygan Zoning Ordinance, entitled "Amendment of Official Zoning Map" is hereby amended in subsection (8) to read as follows:

"Sec. 15.903. *Amendment of Official Zoning Map*

. . .

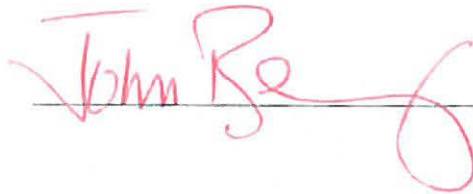
(8) Protest: In the event of a protest against such amendment to the Official Zoning Map filed with the City Clerk, duly signed and acknowledged either by the owners of 20% or more of the areas of the land included in such proposed change, or by owners of 20% or more of the area of land immediately adjacent extending 100 feet therefrom, or by the owners of 20% or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, then such amendment of the Official Zoning Map shall not become effective except by the favorable vote of three-

City
June 15, 2015

fourths of the members of the Common Council present and voting.

..."

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

 _____

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

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

III

Other Matters

7.2

Res. No. 35 - 15 - 16. By Alderperson Belanger. June 15, 2015.

A RESOLUTION authorizing the sale of City-owned property formerly known 1036 Erie Avenue.

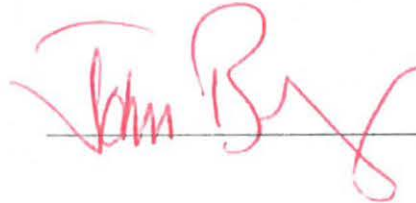
WHEREAS, the City purchased and demolished this property; and

WHEREAS, Habitat for Humanity is interested in purchasing the property for \$10,000 to construct a new single-family, owner-occupied home on the property; and

WHEREAS, a requirement on transferring these properties to Habitat for Humanity is that the properties shall not be re-sold and their primary use shall be to construct new single-family homes to match the current architectural of the housing units within the nearby neighborhood (at least two stories) and to comply with the Erie Avenue Design Guidelines.

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

City Plan



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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor