

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

PARCEL NO. 709530  
MAP NO. 15226001  
ZONING CLASSIFICATION: UC

Office Use Only  
APPLICATION/FILE NC \_\_\_\_\_  
REVIEW DATE: 4/28/15

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

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

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: Lawrence Belonger retrotires@yahoo.com  
ADDRESS: 1505 Coolidge St. E-MAIL: ffredbear@yahoo.com  
New Holstein 53061  
PHONE: (920)615-2885 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Retro Quality Used Tires  
ADDRESS OF PROPERTY AFFECTED: 2408 N. 15<sup>th</sup> St. 53083  
LEGAL DESCRIPTION: 2809

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: mount,  
balance, repair used & new tires

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: no changes

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

RETRO QUALITY USED TIRES IS A BUSINESS THAT HAS BEEN IN OPERATION SINCE JULY 2013 AT 3005 N. 15TH.

WE SELL NEW AND USED TIRES, AND MOUNT AND BALANCE THEM AS WELL.

I AM IN THE PROCESS OF BUYING THE OLD NORTH GATE AUTO AT 2908 N. 15TH THAT HAS BEEN VACANT FOR APPROX. 3 YEARS.

MY PLAN IS TO CLEAN THE PROPERTY UP, PARKING LOT HAS WEEDS & GRASS GROWING IN THE CRACKS, TAKE DOWN OLD LIGHTS THAT ARE HANGING LOW ALL AROUND THE PARKING LOT, ALSO HAVING A NEW ROOF PUT ON.

AS FAR OUTSIDE VEHICAL THERE WILL BE A COUPLE OF BOX TRUCKS AND TRAILER PARKED ON THE BACK SIDE THAT WILL NOT BE AN EYE SORE.

AS FAR AS RESIDENTS THERE IS ONLY ONE HOME BEHIND THE BUILDING THAT HAS AN EXISTING FENCE BETWEEN THE HOME AND THE SHOP.

I PRETTY MUCH RUN THE BUSINESS MYSELF WITH ONE PART TIME HELPER.

BUSINESS HOURS ARE M-F 9AM - 5PM AND SAT. 9AM - 12:00.

IN A NOT SURE ALL I AM DOING IS MOVING 1 BLOCK DOWN FROM CURRENT LOCATION THAT I GOT GREW TO A VACANT BUILDING THAT HAS BEEN SITTING EMPTY FOR 3 PLUS YEARS

LARRY BELONGER  
Larry Belonger  
9/13/15

Signmeup



SIGN PANELS WILL LOOK LIKE THIS  
REPLACING EXISTING SIGN PANELS  
WORKING WITH GLEN FROM SIGN ME UP.  
EXISTING SIGN IS APPROX. 6x6

MARY JANE HAS NO MAPS,  
I LOOKED ONLINE AND COULD NOT FIND ANY

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### City Map



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### City Map



1493 School Ave, Sheboygan, Wisconsin  
Address is approximate

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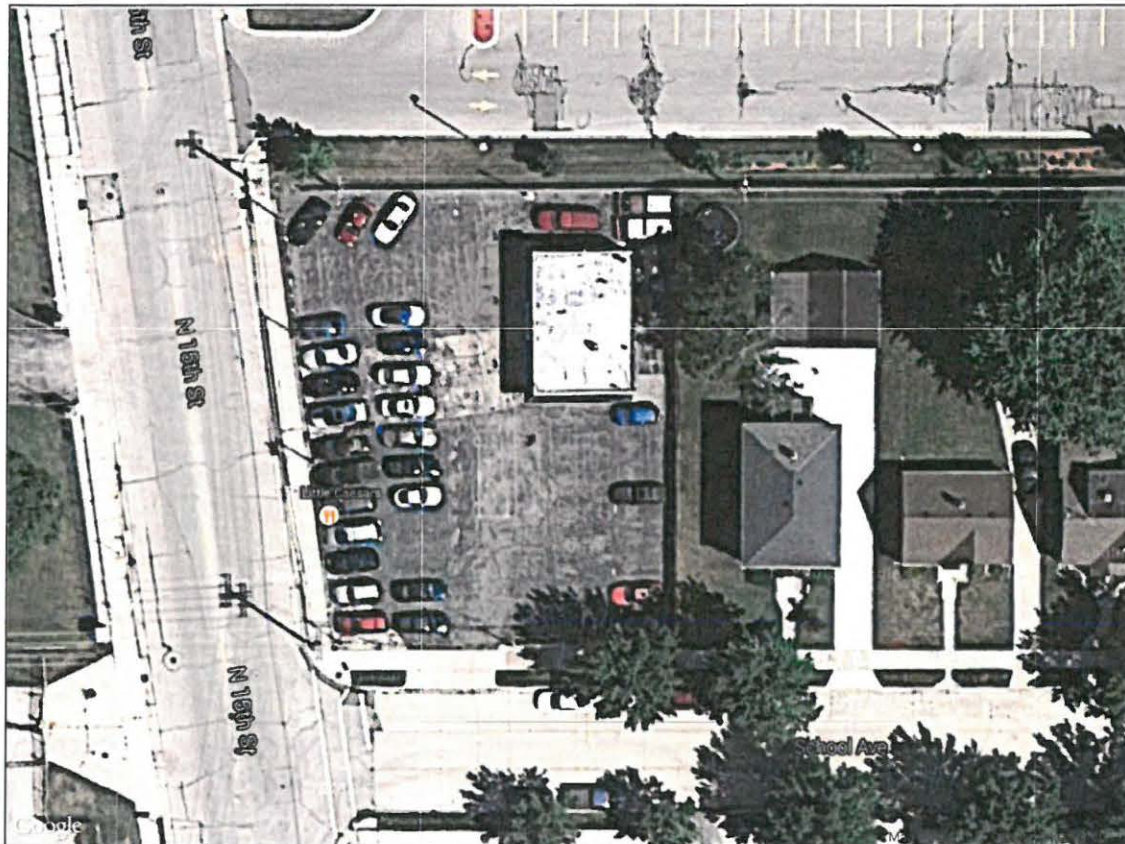
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### City Map



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PARCEL NO. 431180  
MAP NO. 34 352 003  
ZONING CLASSIFICATION: UC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 4/28/15

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

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

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: Dollhouse Dance Factory (Kayla Pittner)  
ADDRESS: 2121 S. Business Drive E-MAIL: \_\_\_\_\_  
PHONE: ( 920 ) 917-3015 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Dollhouse Dance Factory  
ADDRESS OF PROPERTY AFFECTED: 3321 S Business Dr., Sheboygan, WI  
LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Vacant  
furniture store

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

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

## Dollhouse Dance Factory

The Dollhouse Dance Factory opened in June 2013. Kayla Pittner opened the Dollhouse Dance Factory to create an Elite Competitive and Recreational studio in Sheboygan, WI. The first year, the Dollhouse was home to 109 dancers. Currently, the Dollhouse is home to 350 dancers from ages 3 to Adult. We pride ourselves on our high quality and level of dance training at our studio. The Dollhouse currently has 3 teachers/coaches working at the studio.

We have two main dance seasons. Fall dance runs the School Year of September-June. Summer Classes are 6 weeks long and are from July 1-August 15<sup>th</sup>. The Dollhouse Recreational program allows dancers from ages 3-18 years old to attend a dance class style of their choosing: Hip Hop, Ballet, Contemporary, or Tumbling. They attend this dance class once per week, and work on their dance technique, as well as a routine with their dance class. Recreational students perform at a Recital at the Dollhouse Recital at the end of their year for their friends and family. The recreational program provides dancers with training in the dance style of their choosing, and teaches them confidence, dedication, and hard work.

The Competitive Program is the next step for our recreational dancers. All participating dancers must audition to be on the competition teams. Our current competition program includes 88 dancers and those dancers are divided into 7 teams. These teams are divided by age and ability level. Competitive dancers will travel the Midwest to compete at 4-8 competitions each year. Our Competition Program helps dancers build Teamwork skills, and practice goal setting. This year, our oldest Competition team, made up of 12 dancers from ages 14-21; received a bid to the Dance Worlds in Orlando, Florida. The Dollhouse will represent the city of Sheboygan and the state of Wisconsin at the Dance worlds this year.

The current location for the Dollhouse, at 2121 S Business Drive, has become too small for our dancers' needs. In order to continue to grow and accept more students into our program, we need a larger, more state-of-the-art facility. Our new facility will allow our dancers to practice their training in a larger and higher quality dance room. Our new studio will be open on Monday-Friday from 4:00PM-9:30 PM and on Sundays from 12PM-7PM.

Kayla Pittner is the Founder and Artistic Director of Dollhouse Dance Factory. Kayla began dancing at the age of 3 and developed a passion for dance immediately. Kayla danced all the way through High School, ending her high school dance career with a WACPC Hip Hop State Championship in 2006.

After high school, Kayla danced for the NBA with the Milwaukee Bucks starting in 2007. Kayla was one of 6 dancers who was chosen to travel to China for the NBA 2008 Games. Kayla was able to work with artists and choreographers such as Usher, Tabitha and Napoleon D'umo, Darren Henson, and many more.

After dancing for the Bucks, Kayla became the Head Coach of the Sheboygan North High Varsity Dance Team. Since then, Kayla has been choreographing and teaching for studios and dance teams all over the U.S.

Dollhouse Dance Factory was founded in 2013 to establish a competitive and recreational dance studio for dancers of all ages. We strive to bring excellence in dance training to an area that is thriving in the art of dance. We specialize in Hip hop, Ballet, Jazz, Contemporary, Modern, Tap, African, and Zumba.

Our instructors will create a specific dance lesson plan for each and every class of each and every age and type of dancer. Our goal is for our dancers to grow and excel in the art of dance, using our facility, instructors, and passion to do so.

Our season follows that of the average school year, and begins in September. Each session will meet once a week for 9 months. At the end of the 9 months, we will have a recital for each and every class in the Dance Factory. All family and friends of our dance students will be invited to attend and watch what they have learned!! A costume fee will be charged in the Fall for the end of the year recital. Each dancer will have one costume per weekly class. If a dancer is registered for 3 classes, they will have 3 different costumes.

HOME

CLASSES

PRICING

SCHEDULE

FALL CLASSES

CREWS

ABC

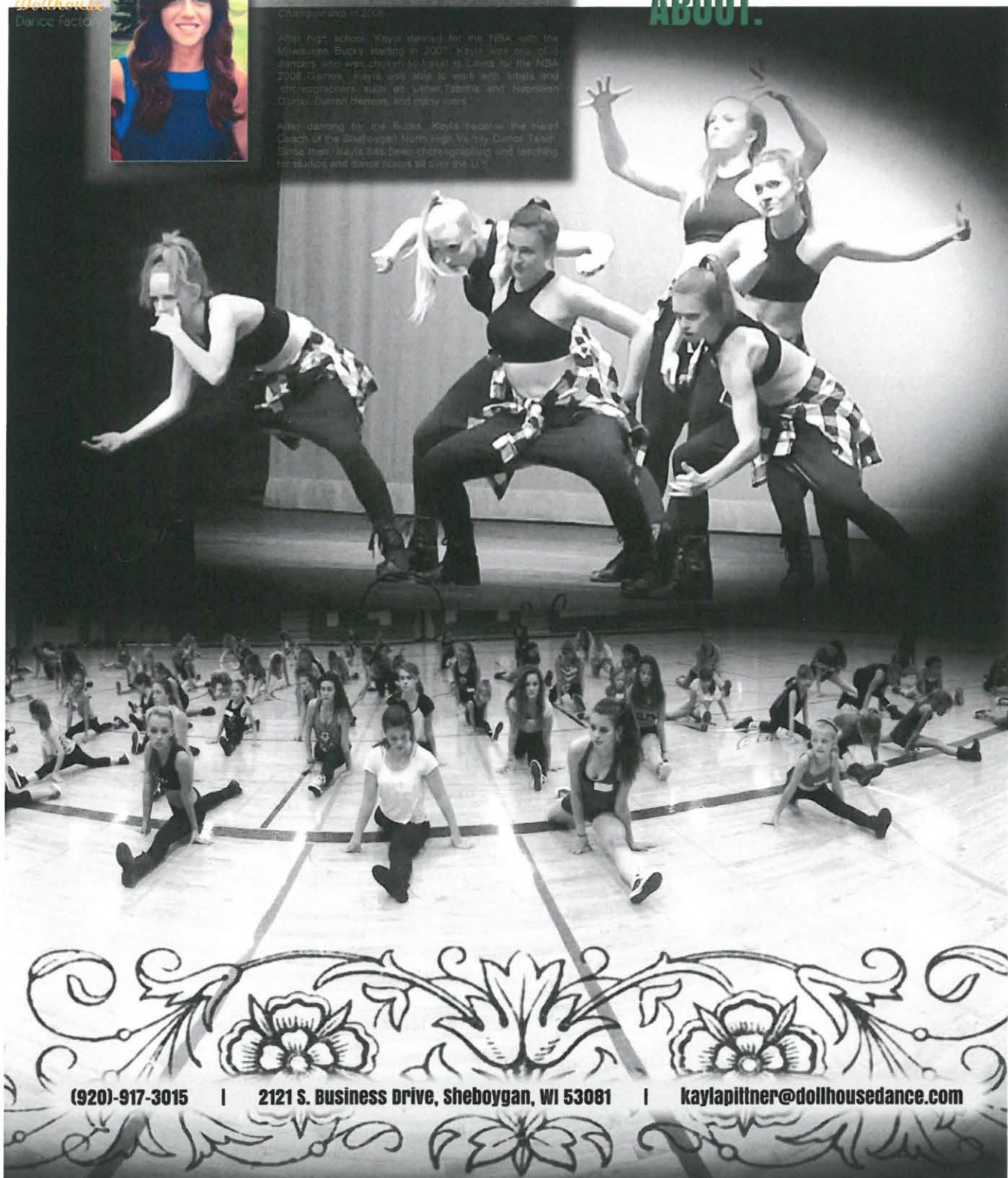


Kayla Pittner  
 Dollhouse Dance Factory  
 Age of 3-10  
 Kayla is  
 a  
 Champion in 2009

After high school, Kayla danced for the NBA with the Milwaukee Bucks starting in 2007. Kayla was one of 3 dancers who was chosen by David to China for the NBA 2008 Games. Kayla was able to work with titels and choreographers such as Witter, Tabriz, and Happon-Dumo, Garin Hermon, and many more.

After dancing for the Bucks, Kayla became the Head Coach of the Sheboygan North High Varsity Dance Team. Since then, Kayla has been choreographing and teaching for studios and dance teams all over the U.S.

# ABOUT.




(920)-917-3015

| 2121 S. Business Drive, Sheboygan, WI 53081

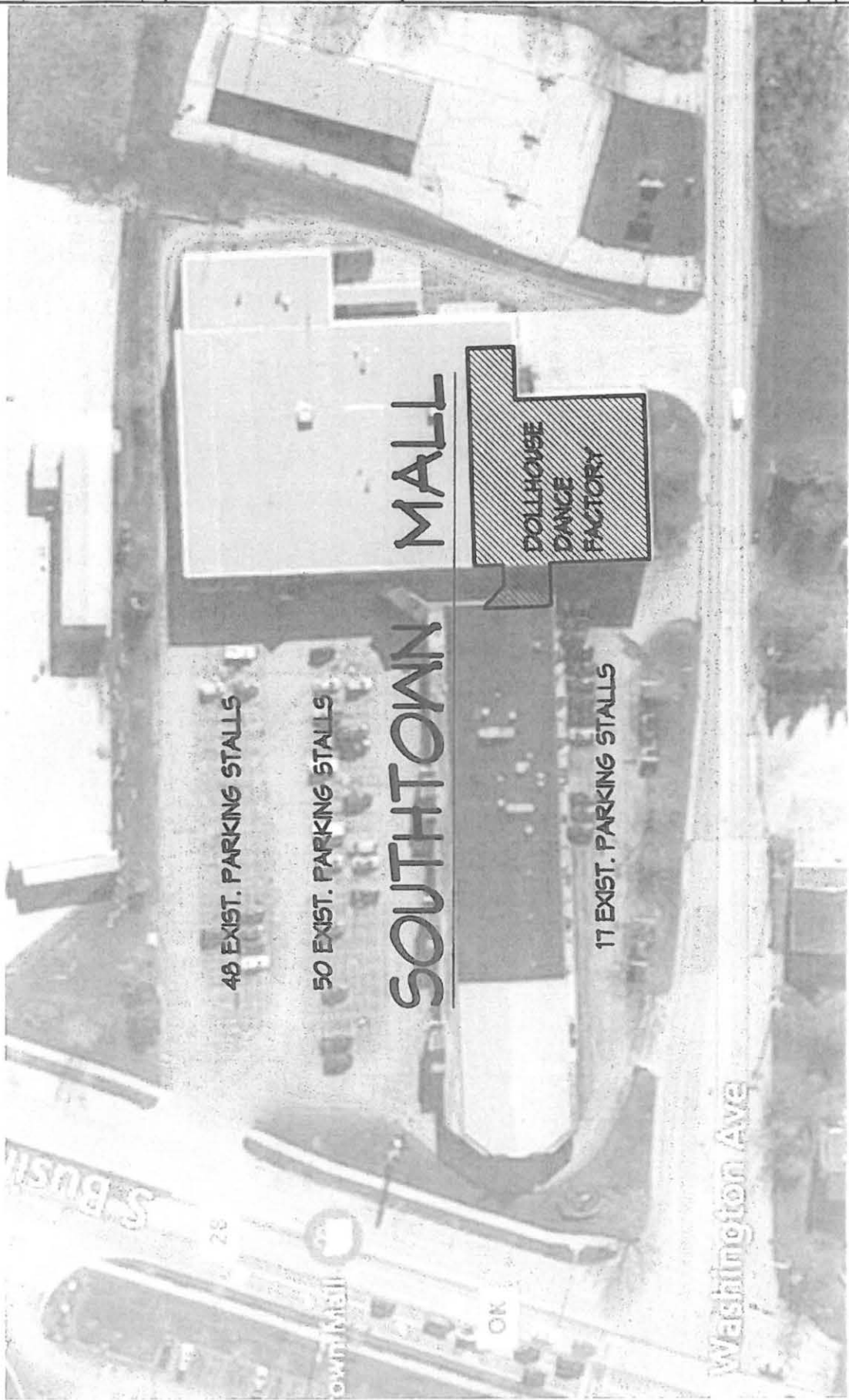
| [kaylapittner@dollhousedance.com](mailto:kaylapittner@dollhousedance.com)

NO.	REVISIONS	DATE


  
**LJM Architects**
  
 813 Riverfront Drive
   
 Sheboygan, WI 53081
   
 Phone (920) 456-6900 Fax (920) 456-1466

**SHEET TITLE**
  
 DOLLHOUSE DANCE FACTORY
   
 SOUTHTOWN MALL
   
 3321 SOUTH BUSINESS DRIVE
   
 SHEBOYGAN, WI 53081

**DRAWN BY**
  
 JA
   
**CHECKED BY**
  
 CU
   
**DATE**
  
 04.14.15
   
**PROJECT NO.**
  
 1512
   
**SHEET NO.**
  
**C1**




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



NO.	REVISIONS	DATE

**LJM Architects**  
 813 Pinecroft Drive Sheboygan, WI 53081  
 Phone (920) 450-4200 Fax (920) 450-1485

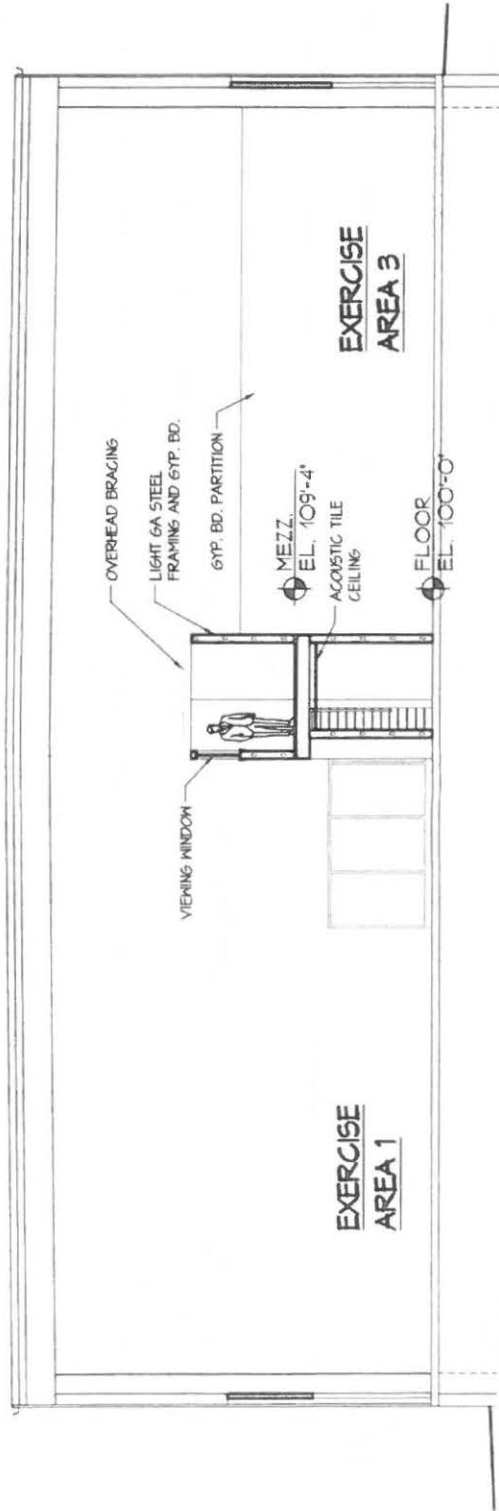
**DOLLHOUSE DANCE FACTORY**  
 SOUTHTOWN MALL  
 3321 SOUTH BUSINESS DRIVE  
 SHEBOYGAN, WI 53081

SHEET TITLE  
 DRAWN BY  
 SJ

CHECKED BY  
 EJ

DATE  
 04-14-12  
 PROJECT NO.  
 1812

SHEET NO.  
**A2**



SECTION  
 SCALE 1/8" = 1'-0"

PARCEL NO. 215133  
MAP NO. 21403004  
ZONING CLASSIFICATION: 5C

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 4/28/15

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

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

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: TESLA MOTORS, INC.  
ADDRESS: 3500 DEER CREEK RD. E-MAIL: Suarezc@bv.com  
PHONE: (541) 490 3080 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: TESLA SUPERCHARGER STATION  
FESTIVAL FOODS  
ADDRESS OF PROPERTY AFFECTED: 595 S. TAYLOR DRIVE  
LEGAL DESCRIPTION: 3E 1/4 OF SEC. 21 TOWNSHIP 15 NORTH  
RANGE 23 EAST, 4TH P.M. CITY OF SHEBOYGAN  
SHEBOYGAN COUNTY WISCONSIN  
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: \_\_\_\_\_

FESTIVAL FOODS MARKET

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: ELECTRIC CAR CHARGING STATION  
IN EXISTING MARKET PARKING LOT. (PLEASE SEE NARRATIVE)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: NO VARIANCES REQUIRED

Conditional Use Permit  
Tesla Motors, Inc.  
Supercharger Station  
595 South Taylor Drive  
Sheboygan, WI 53081

## NARRATIVE STATEMENT

Tesla Motors is a US-based company that designs and manufactures the world's leading electric vehicles. Tesla has delivered more than 56,000 electric vehicles to customers worldwide. In our mission to further the adoption of electric vehicles, Tesla has deployed a fast-charging solution called the Supercharger. Currently, 415 Supercharger Stations are installed worldwide. These Superchargers allow Model S owners to travel for free between cities along well-traveled highways in North America. These stations installed along popular and well-travelled routes to provide a fast and convenient network for long road trips, are able to recharge 50% battery capacity in as little as 20 minutes and complete a full charge in less than one hour (typically 40-50 minutes).

Our Supercharger station for Sheboygan is intended to enable Chicago and Milwaukee travelers heading north towards Green Bay and beyond. A Green Bay Supercharging station is proposed for 2016. The Sheboygan station will also serve those traveling easterly from Madison, WI, but can be used by regional, national and international travelers alike. The City of Sheboygan should derive economic gain from accommodating the Supercharger station within its City by providing Tesla drivers local amenities. Tesla drivers do not pay at the pump, but instead pay it forward by spending money at local shops, restaurants and market's while they charge. Given the unique location, just off I-43, the proposed Supercharger station at the Taylor Heights Shopping Center, in the existing Festival Foods parking lot will be a popular destination for Tesla drivers.

### Property Description

The subject parcel located at 595 South Taylor Drive, Sheboygan, WI 53081, is located in the SE ¼ of Section 21, Township 15 North, Range 23 East, 4<sup>th</sup> P.M., City of Sheboygan, Sheboygan County, Wisconsin. The property is zoned Suburban Commercial – SC. The property is owned by SheboyganFest Holdings, LLC, a Wisconsin limited liability company, and operates Festival Foods Market on the property. The property owner strongly supports the Tesla proposal. (*See Deed and Property Owner Letter of Authorization*)

Conditional Use Permit  
Tesla Motors, Inc.  
Supercharger Station  
595 South Taylor Drive  
Sheboygan, WI 53081

The Festival Food Market (principle building) is located along the east property line(s) from north to south. The north parcel line serves as access to Festival Foods as well as to Taylor Heights Shopping Center. A strip mall, housing various tenants is situated on the adjoining property to the northeast. To the south, the subject parcel adjoins a Kwik Trip Gas Station. This parcel also provides additional access to the Festival Foods Market parcel. *(See Aerial Map)*

The Tesla station is proposed to be located in the southwest corner of the subject parcel out of the operation of the Market. The west property boundary abuts Taylor Frontage Rd. and is visible from South Taylor Drive. The proposed equipment will be screened by an architecturally compatible wall enclosure designed to match the principle building and the site perimeter will be landscaped to soften the visual aspects of the site. *(See Photo Simulation)*

The proposed Tesla station will not use utilities such as water, sewer or garbage. The Supercharger station is powered solely by power, which is serviced by Alliant Energy. The site is unmanned, and shall be maintained by Tesla under agreement with the property owner.

#### Project Description

The proposed location for the Supercharger site has been strategically positioned and designed to integrate with the existing development's use, architecture and landscape.

Tesla has identified thirteen non-prime parking spaces along the far west parking aisle, on the southwest side of the parcel, to use as Supercharger stalls. These spaces are rarely used by store customers, and are commonly used as employee parking. These parking spaces are furthest from the Festival Food Market, out of the way of the market's operation, and still within comfortable walking distance for Tesla drivers. *(See Aerial Map)*

Conditional Use Permit  
Tesla Motors, Inc.  
Supercharger Station  
595 South Taylor Drive  
Sheboygan, WI 53081

Equipment Enclosure:

Four of the thirteen parking spaces along the west parking aisle will be used to create a curbed peninsula for Supercharger related equipment. This curbed peninsula will commence just inside the southwest property line and measure 34' x 17'. It will accommodate a 10' x 12' concrete pad for a new transformer and a 13' x 16' concrete pad for (4) Supercharger cabinets & Switchgear, approximately 7 foot in height. The equipment cabinets & switchgear will be screened by an 8 foot, split face block wall with (2) 4' X 8' single gate metal doors. The enclosure colors and style match the existing Festival Foods colors – Beige lower wall and Rust upper wall. The south side of the peninsula will be landscaped to soften the visual aspect of the equipment from the adjoining property. *(See Photo Simulation)*

The primary power route design is still being reviewed by Alliant Energy.

Supercharger Stalls:

The proposed Supercharger Stalls consist of nine (9) existing parking spaces, restriped to create eight (8) Supercharger Stalls. Each stall measures ten (10) feet across (stripe to stripe) by 17' 4" from curb to end of stall (the existing length).

The Supercharger Pedestal (charging unit) is 5' 6" in height and two (2) feet wide, and will be installed on a concrete footings on the stall on each parking stripe. The Supercharger Stalls are designed for "back-in" charging where the charge plug is inserted into the charge port at the driver side rear tail light. *(See Charge Port Photo)*

The eight charging stalls will be identified as "Dedicated" and "Enabled". Proposed are (4) "Dedicated" stalls for Tesla vehicle charging only; and (4) "Enabled" stalls, that will be shared for 30 minute general parking. *(See Parking Sign Proofs)*

Conditional Use Permit  
Tesla Motors, Inc.  
Supercharger Station  
595 South Taylor Drive  
Sheboygan, WI 53081

Parking Signs:

Each Supercharger Stall will be identified with a 12" X 18" Tesla parking sign. The steel sign is painted red with white logo and letters. Each sign is attached to a 72" steel post with the bottom of the sign being at approximately 54" and the top at 72". The parking sign will identify if the stall is dedicated to electric vehicle charging only or if they are shared with the general public. (*See Parking Sign Proofs*)

Access:

Access to the Supercharger station is provided through the main access road off Taylor Frontage Rd. Upon entering the parking lot, at the end of the green space, one would turn right onto the first aisle of Festival Food parking. Proceed southerly to the end of the row where the station is located. (*See Aerial Map*)

Access is provided to Tesla drivers 24/7. Precise address and directions to the Supercharger stations are provided to Tesla drivers through the car's GPS system.

The Supercharger station should not cause conflict or incident to general access around the parking lot. Back in stalls reduce conflict along access lanes by allowing drivers to pull out forward after charging.

Landscaping:

The Supercharger facility will be landscaped according to City of Sheboygan requirements. Due to the location of the proposed site, the emphasis would be to provide screening from the street frontage view. (*See Photo Simulation*) Festival Foods and Kwik Trip are both developed lots and have met the City's landscape requirement along the Right of Way of Taylor Frontage Rd. Tesla's effort will be to blend and soften the visual effect of the equipment enclosure without blocking additional line of sight to the principle building. Shrubs matching the existing vegetation and foliage are proposed along the west parking curb in the grassy areas. Shrubs have also been added along the southwest property boundary to soften the visual aspect of the transformer and equipment peninsula from the neighboring Kwik Trip.

The (SC) Suburban Commercial District requires 40 landscape points for 100 linear feet of street frontage. The proposed Tesla station is 116 linear feet. Tesla will provide landscape sufficient to meet the City of Sheboygan requirements and satisfy the necessary landscape points.

**LETTER OF AUTHORIZATION**

**APPLICATION FOR ZONING/USE/BUILDING PERMIT**

The undersigned, Tesla Motors, Inc., (Tesla), described Lessee, does hereby appoint Black & Veatch Corporation (Black & Veatch), and their employees, agents and contractors, as Lessee's agent for the purpose of filing and completing any approval or application necessary to ensure its ability to use and/or construct improvements to the Property leased or licensed to it for the purpose of installing an electric car charging facility and for constructing or installing charging stations and related equipment on the Property as Tesla Motors may require for its electric car charging system. I understand that the application may be denied, modified or approved with conditions and that those conditions or modifications must be complied with prior to issuance of building permits. Lessee hereby authorizes the employees of the City with jurisdiction to enter upon the Property during normal business hours as necessary to inspect the Property for the purpose of processing this application. Black & Veatch will be responsible for all costs, fees and expenses incurred in securing any approval.

Property Located at: **595 S. Taylor Drive, Sheboygan, WI 53081** ("Property")

Owner's Name (print): **SheboyganFest Holdings, LLC, a Wisconsin limited liability company**

Signature (and title, if applicable) of Property Owner:

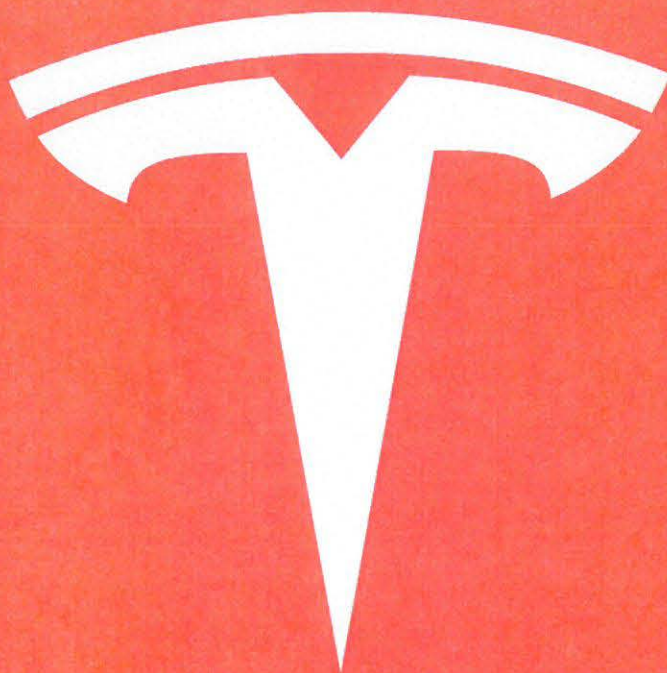
**SheboyganFest Holdings, LLC**

By: Mark Mogy

Title: CEO

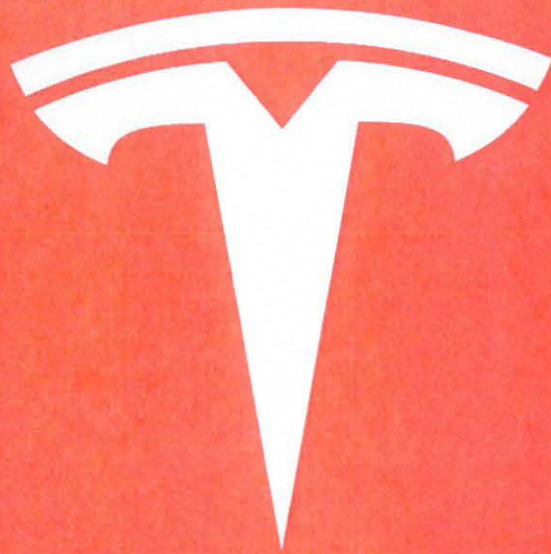
Date Executed: 4/13/15

Site Name: WI006 Sheboygan



TESLA

ELECTRIC  
VEHICLE  
PARKING  
ONLY



TESLA



**30 MINUTE  
GENERAL PARKING**

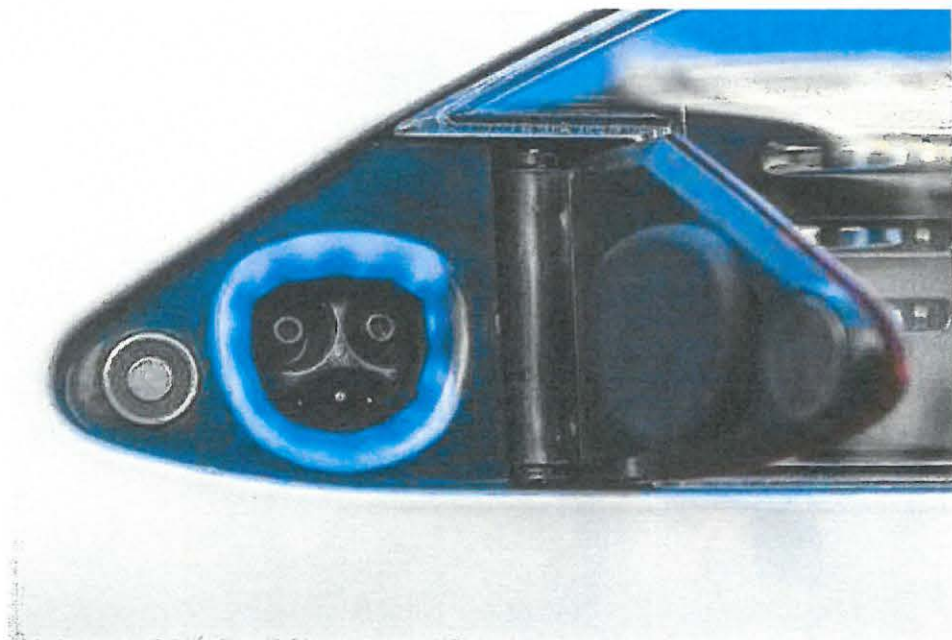
## Signage

**Dedicated Stall Sign Example**



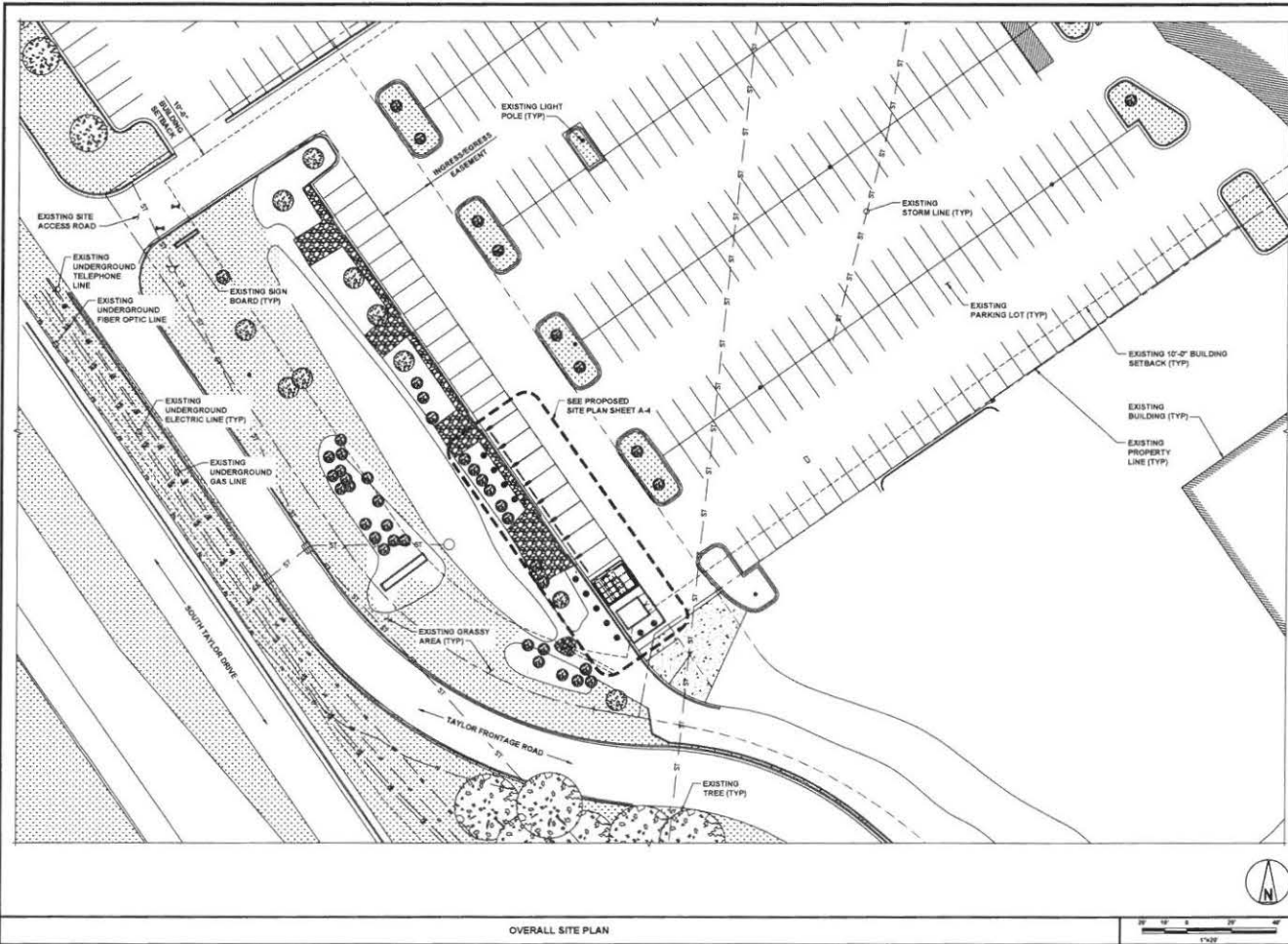
**Enabled Stall Sign Example**





CAR CHARGING PORT  
DRIVER SIDE REAR LIGHT





3500 DEER CREEK RD  
 PALO ALTO, CA 94304  
 (650) 421-4000



**BLACK & VEATCH**  
 1600 GRANDVIEW DRIVE  
 OVERLAND PARK, KS 66111  
 (913) 424-2000

PROJECT NO: 179056  
 DRAWN BY: VIK  
 CHECKED BY: MDC

C	04/15/19	REBIDDED FOR 9% REVIEW
B	03/28/19	REBIDDED FOR 9% REVIEW
A	03/17/19	REBIDDED FOR 9% REVIEW
REV	04/19	DESCRIPTION

**NOT TO BE USED FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTUALLY UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

W006, SHEBOYGAN  
 SHEBOYGAN  
 696 SOUTH TAYLOR DRIVE  
 SHEBOYGAN, WI 53081

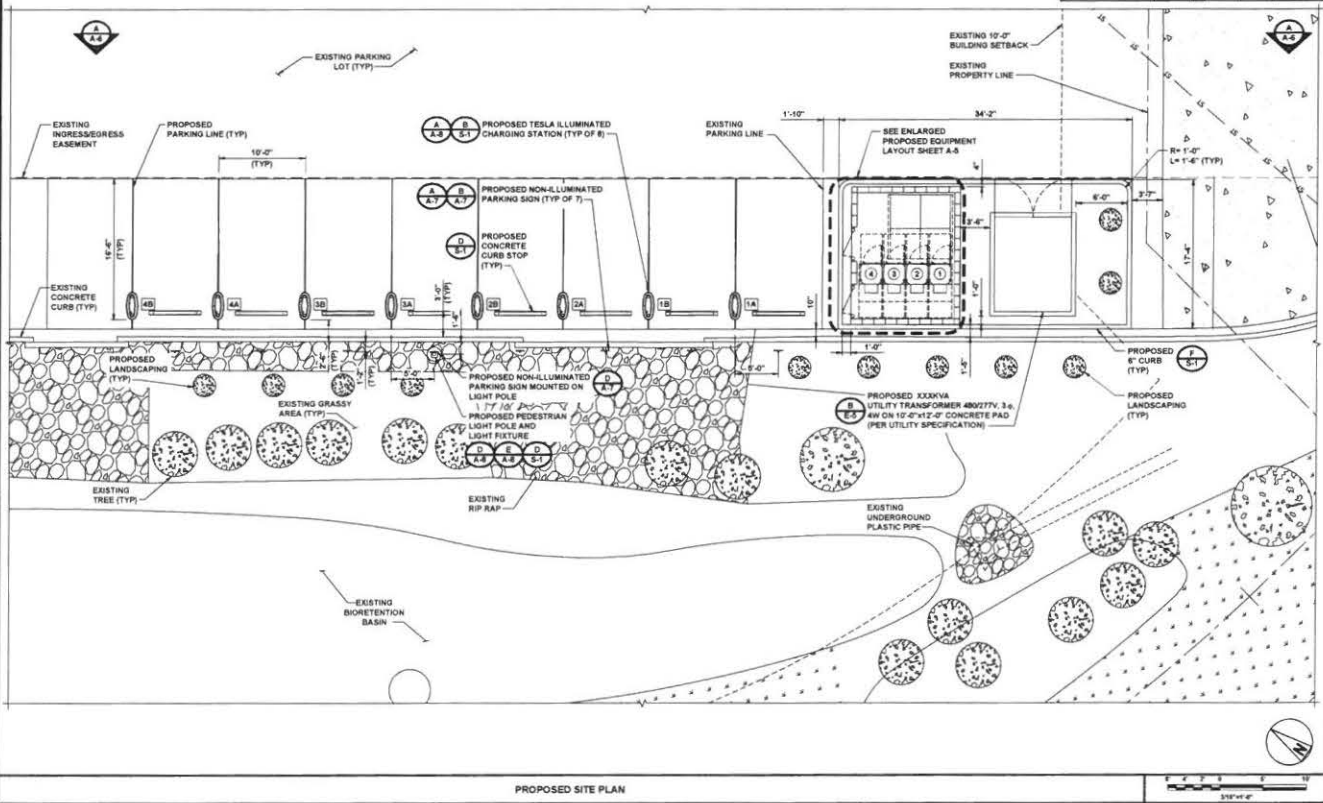
SHEET TITLE  
 OVERALL SITE PLAN

SHEET NUMBER  
**A-1**

**NOTE**

1. SOO PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOO NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOO CAN BE INSTALLED.

CHARGING POST CIRCUIT SCHEDULE		
SUPERCHARGER	CHARGE POST	DEDICATED / ENABLED
①	1A	DEDICATED
	1B	DEDICATED
②	2A	DEDICATED
	2B	DEDICATED
③	3A	ENABLED
	3B	ENABLED
④	4A	ENABLED
	4B	ENABLED



PROPOSED SITE PLAN



3880 CREEK ROAD  
PALO ALTO, CA 94304  
(650) 941-0000



1800 GRANDVIEW DRIVE  
OVERLAND PARK, KS 66119  
(913) 426-0200

PROJECT NO: 170056  
DRAWN BY: VJC  
CHECKED BY: MBO

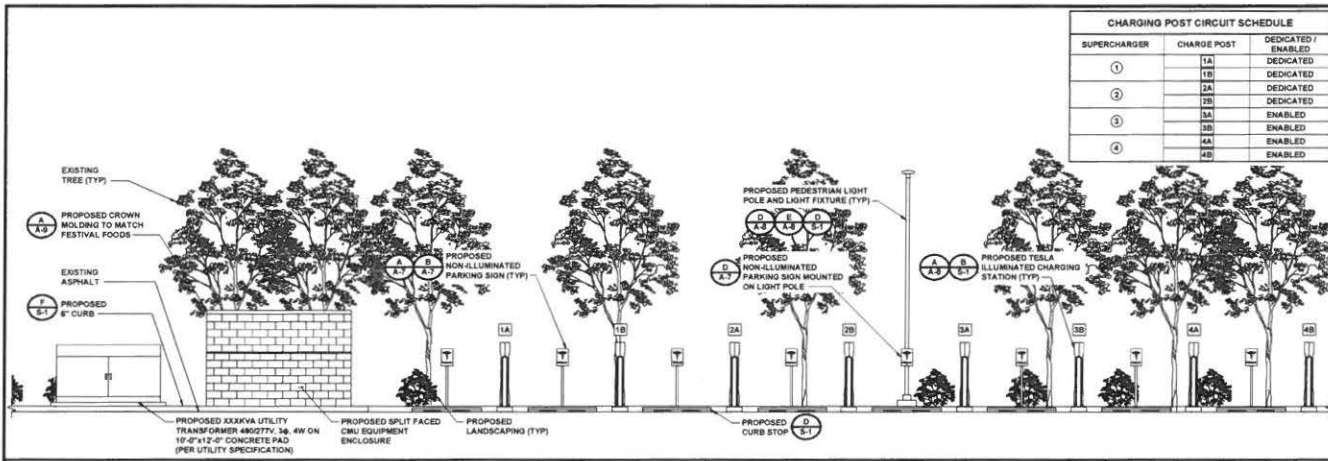
REV.	DATE	DESCRIPTION
C	01/13/15	ISSUED FOR RFL REVIEW
B	03/20/15	ISSUED FOR RFL REVIEW
A	02/11/15	ISSUED FOR RFL REVIEW

**NOT TO BE USED  
FOR CONSTRUCTION**

WIDDE, SHEBOYGAN  
SHEBOYGAN  
896 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WI 53081

SHEET TITLE  
**PROPOSED SITE PLAN**

SHEET NUMBER  
**A-4**

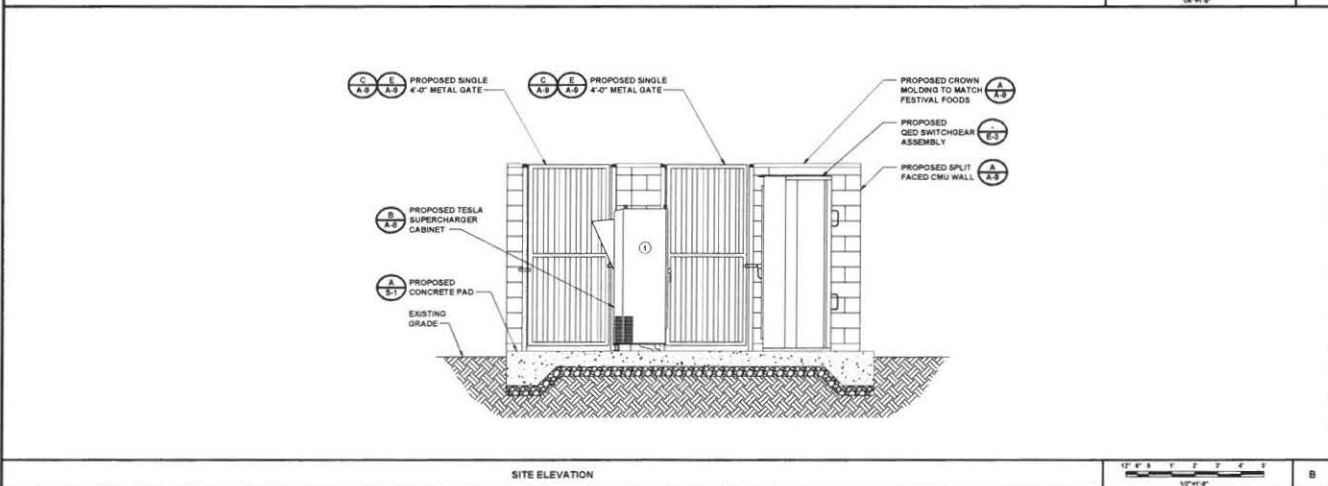


CHARGING POST CIRCUIT SCHEDULE		
SUPERCHARGER	CHARGE POST	DEDICATED / ENABLED
①	1A	DEDICATED
	1B	DEDICATED
②	2A	DEDICATED
	2B	DEDICATED
③	3A	ENABLED
	3B	ENABLED
④	4A	ENABLED
	4B	ENABLED



PROJECT NO:	178058
DRAWN BY:	VJK
CHECKED BY:	MRS

SITE ELEVATION



SITE ELEVATION



REV	DATE	DESCRIPTION
C	06/10/15	ISSUED FOR 5% REVIEW
B	03/20/15	ISSUED FOR 5% REVIEW
A	09/17/14	ISSUED FOR 5% REVIEW

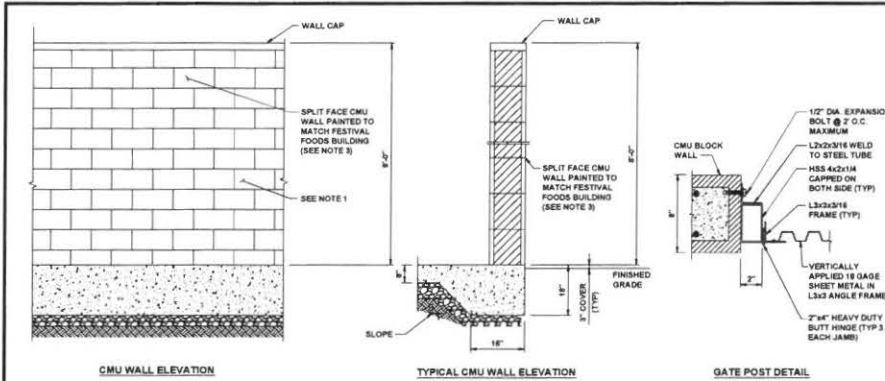
**NOT TO BE USED FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ASSESS THIS DOCUMENT.

WIDDE, SHEBOYGAN  
SHEBOYGAN  
895 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WI 53081

SHEET TITLE  
SITE ELEVATIONS

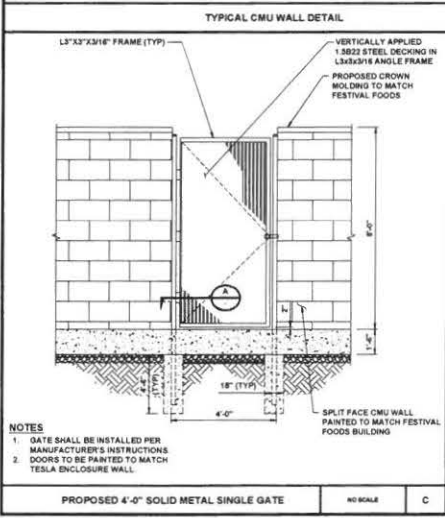
SHEET NUMBER  
A-6



**CMU WALL ELEVATION**  
**TYPICAL CMU WALL ELEVATION**  
**GATE POST DETAIL**

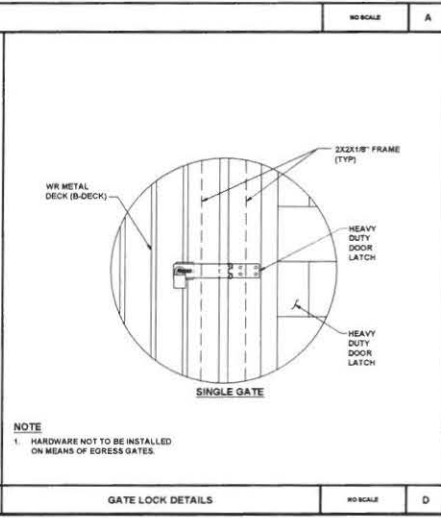
**NOTES**  
 1. FINISH ON CMU WALL TO BE A SAND STUCCO FINISH.  
 2. REFER TO S-1 FOR CMU AND FOUNDATION REINFORCEMENT DETAILS.  
 3. PROPOSED SPLIT FACE CMU EQUIPMENT ENCLOSURE TO BE PAINTED TO MATCH FESTIVAL FOODS BUILDING.

TYPICAL CMU WALL DETAIL		NO SCALE	A	DETAIL NOT USED		NO SCALE	B
-------------------------	--	----------	---	-----------------	--	----------	---



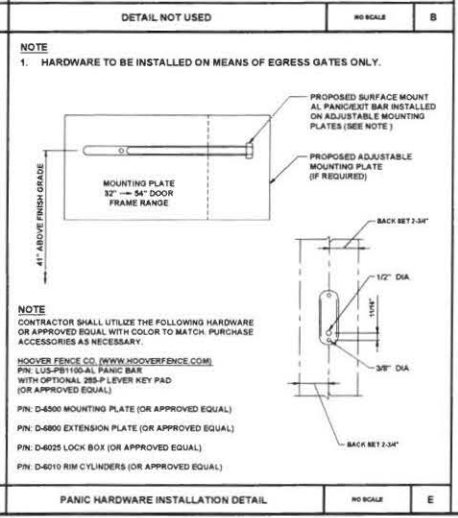
**PROPOSED 4"-0" SOLID METAL SINGLE GATE**

**NOTES**  
 1. GATE SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.  
 2. DOORS TO BE PAINTED TO MATCH TESLA ENCLOSURE WALL.



**GATE LOCK DETAILS**

**NOTE**  
 1. HARDWARE NOT TO BE INSTALLED ON MEANS OF EGRESS GATES.



**NOTE**  
 1. HARDWARE TO BE INSTALLED ON MEANS OF EGRESS GATES ONLY.

**NOTE**  
 CONTRACTOR SHALL UTILIZE THE FOLLOWING HARDWARE OR APPROVED EQUAL WITH COLOR TO MATCH. PURCHASE ACCESSORIES AS NECESSARY.  
 HOOVER FENCE CO. (WWW.HOOVERFENCE.COM)  
 PN: L33-FB1100-AL PANIC BAR WITH OPTIONAL 288-P LEVER KEY PAD (OR APPROVED EQUAL)  
 PN: D-6500 MOUNTING PLATE (OR APPROVED EQUAL)  
 PN: D-6800 EXTENSION PLATE (OR APPROVED EQUAL)  
 PN: D-6025 LOCK BOX (OR APPROVED EQUAL)  
 PN: D-6010 RIM CYLINDERS (OR APPROVED EQUAL)



PROJECT NO:	177006
DRAWN BY:	VJK
CHECKED BY:	MBG

REV	DATE	DESCRIPTION
C	06/10/13	REVISION FOR IPI REVIEW
B	02/05/13	REVISION FOR IPI REVIEW
A	02/01/13	REVISION FOR IPI REVIEW

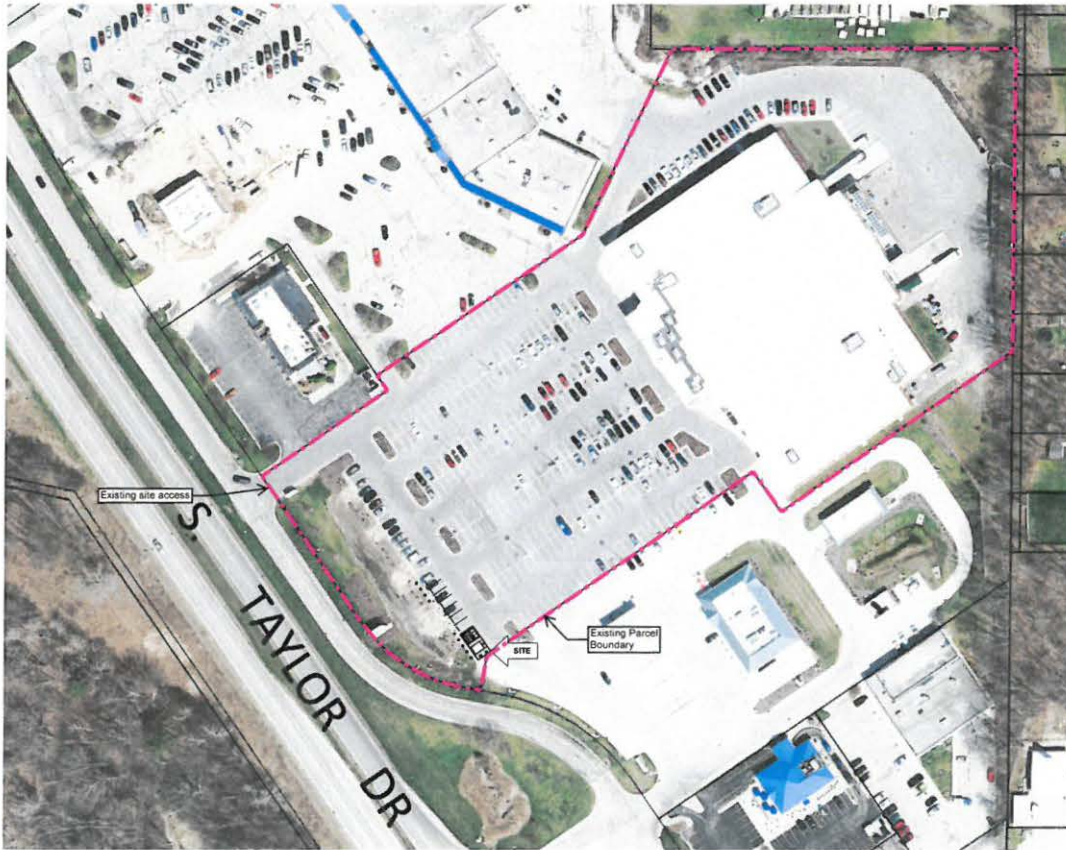
**NOT TO BE USED FOR CONSTRUCTION**

IF A HOLDING COMPANY FOR AN AFFILIATE, THE USER IS NOT ACTING UNDER THE GUIDANCE OF A LICENSED PROFESSIONAL ENGINEER. T.O. 11.105 THE DOCUMENT.

WIDDE\_SHEBOYGAN  
 SHEBOYGAN  
 595 SOUTH TAYLOR DRIVE  
 SHEBOYGAN, WI 53081

SHEET TITLE  
 FENCE DETAILS

SHEET NUMBER  
 A-9



**FOR REFERENCE ONLY**

ARIAL MAP W/ PARCEL OVERLAY



3866 DEER CREEK RD  
PALO ALTO, CA 94304  
(415) 331-4000



**BLACK & VEATCH**

1885 GRANDVIEW DRIVE  
OVERLAND PARK, KS 66219  
(913) 466-0000

PROJECT NO: 17008  
DRAWN BY: VRL  
CHECKED BY: MBO

REV	DATE	DESCRIPTION
1	04/12/18	REVISIONS FOR IPI REVIEW
2	03/02/18	REVISIONS FOR IPI REVIEW
3	02/17/18	REVISIONS FOR IPI REVIEW

**NOT TO BE USED  
FOR CONSTRUCTION**

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WISSE, SHEBOYGAN  
SHEBOYGAN  
585 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WI 53081

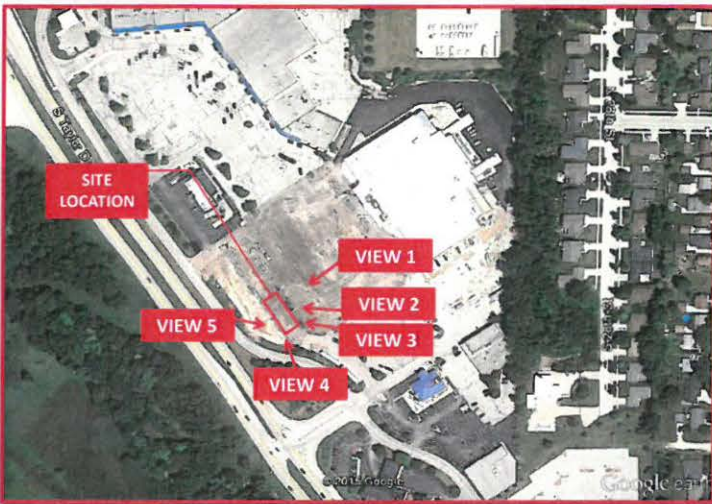
SHEET TITLE  
ARIAL MAP WITH  
PARCEL OVERLAY

SHEET NUMBER  
**AM-1**



# PHOTOGRAPHIC SIMULATION

PROPOSED CHARGING STATION



The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

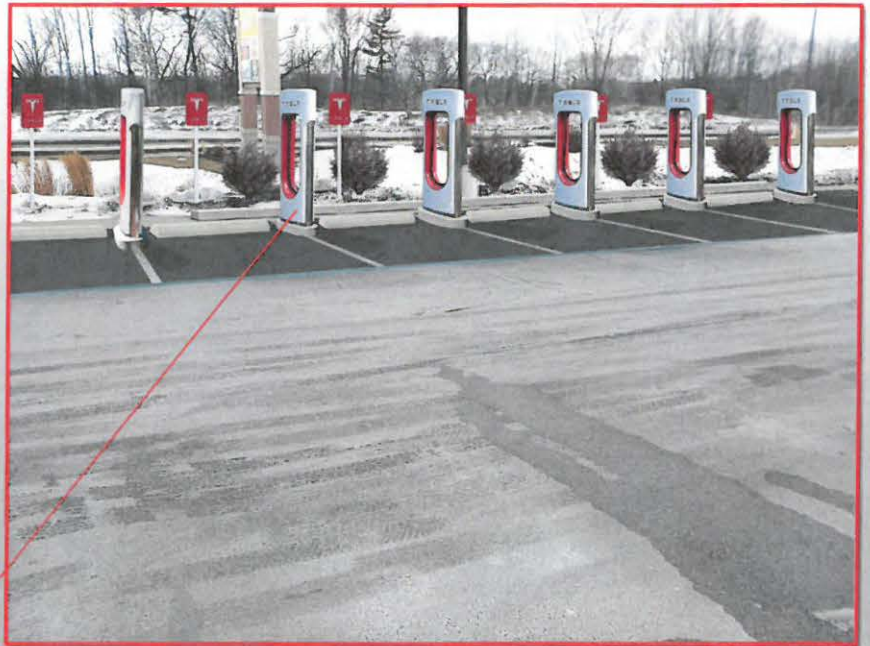
SITE NUMBER: WI006 SHEBOYGAN  
SITE NAME: SHEBOYGAN  
SITE ADDRESS: 595 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WI 53081  
DATE: 04/10/15  
APPLICANT: TESLA MOTORS INC.  
CONTACT: RUSSELL POLLOM  
BLACK & VEATCH  
(913) 458-6274



# VIEW 1



EXISTING CONDITIONS



PROPOSED  
SUPERCHARGING  
STATIONS

PHOTOGRAPHIC SIMULATION



VIEW 2



EXISTING CONDITIONS



PROPOSED  
SUPERCHARGING  
STATIONS

PHOTOGRAPHIC SIMULATION



### VIEW 3



EXISTING CONDITIONS



PROPOSED EQUIPMENT  
ENCLOSURE

PROPOSED  
SUPERCHARGING  
STATIONS

PHOTOGRAPHIC SIMULATION



# VIEW 4



EXISTING CONDITIONS



PROPOSED EQUIPMENT  
ENCLOSURE

PROPOSED  
TRANSFORMER

PHOTOGRAPHIC SIMULATION



# VIEW 5



EXISTING CONDITIONS



PROPOSED  
SUPERCHARGING  
STATIONS

PROPOSED EQUIPMENT  
ENCLOSURE

PHOTOGRAPHIC SIMULATION

PARCEL NO. 431085  
MAP NO. 33 151 001  
ZONING CLASSIFICATION: 50

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 4/28/15

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

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



Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: Eppstein Uhen Architects, Inc. Attention: Troy Jacoby

ADDRESS: 333 East Chicago Street, E-MAIL: troyj@eua.com  
Milwaukee, WI 53202

PHONE: ( 414 ) 298-2208 FAX NO. ( 414 ) 271-7794

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

NAME OF PROPOSED/EXISTING BUSINESS: Acuity

ADDRESS OF PROPERTY AFFECTED: 2800 South Taylor Drive, Sheboygan, WI

LEGAL DESCRIPTION: 2800 South Taylor Drive, Sheboygan, WI

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

Acuity is an insurance company headquartered in Sheboygan. The existing operation is devoted exclusively to the handling of information and administrative services. They seldom if ever provide services directly to customers on a walk - in or appointment basis.

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

There will be no changes in the proposed operation. The expansion is in response to personnel growth rather than a different mode of operation.

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

See Attachment A.

**CITY OF SHEBOYGAN  
APPLICATION FOR CONDITIONAL USE PERMIT**

**I. DESCRIPTION OF PROPOSED AMENDMENTS:**

**Material Substitutions**

- Buff colored architectural precast in lieu of dolomite limestone slabs are proposed for the east building addition. The building addition to the west will still be clad in dolomite limestone to match the existing.
- Prefinished aluminum window mullions in lieu of wood (teak) mullions are proposed for all new window openings in the office building.
- The pedestrian links that connect the parking structures to the office building originally had slate roofs. Architectural grade asphalt shingles are being proposed.

**Site Plan Modifications**

- Acuity would like to maintain some of their existing surface parking on the north and south side of the site.
- The northern lot would keep one row of parking adjacent to the flag pole +/- 100 stalls.
- The southern lot would keep the western 2/3 of the lot +/-160 stalls.

**II. PURPOSE AND RAMIFICATIONS OF PROPOSED AMENDMENTS:**

All of the proposed material amendments are intended to save the client money on front end as well as save them money on long term maintenance.

**Window Mullions**

Currently all of the wood mullions have exposed sealant joints which requires Acuity's building maintenance team to be in a continuous state of re-caulking. The wood mullions also require regular cleaning and treatment to avoid mold and mildew build up and discoloring. The proposed prefinished aluminum window mullions will have a custom color to match the existing wood mullions and a custom profile to mimic their shape.

**Exterior Limestone**

The buff colored architectural precast panels will only existing along the Taylor drive facade. From a material standpoint the Taylor drive elevation will appear consistent. The two parking structures flanking the office building as well as the office building addition will all be clad in the same material while the existing stone clad office building is screened by existing landscape. The existing dolomite limestone is a brittle and porous material, to mitigate cracking and water infiltration the facility team implements regular inspections, tuck pointing and replacement of faulty conditions. The precast panels are 7" thick solid concrete with reveals to mimic the lintel and sill conditions at the existing building. Long term maintenance only requires re-caulking every 5 to 10 years.

**CITY OF SHEBOYGAN  
APPLICATION FOR CONDITIONAL USE PERMIT**

**Pedestrian Link Roof**

Slate as a roofing material is brittle and prone to cracking. In the past Acuity has experienced cracked tiles falling off their roofs. Due to the high volume of people navigating around this area and its lower roof elevation we're proposing a material with a safer track record.

**Site Plan Modifications**

Acuity would like to maintain some of their existing surface parking on the north and south side of the site. The northern lot would keep one row of parking adjacent to the flag pole +/- 100 stalls for people viewing the flag.

The southern lot would keep the western 2/3 of the lot +/-160 stalls for visitor parking. Acuity has rethought visitor access opting for a more intuitive approach and an approach that is consistent with their current visitor experience. The previous design had visitor parking co-mingled with staff parking in the north parking deck. This arrangement required multiple security checkpoint before the visitor is greeted by an Acuity ambassador. The proposed solution segregates visitor and staff parking and provides the visitor with a dedicated point of entry.



# Acuity Expansion 2800 South Taylor Drive Sheboygan, WI

## Index:

C1.0	Topographic Survey - Boundary and Existing Conditions
C1.1	Topographic Survey - Boundary and Existing Conditions
C1.2	Topographic Survey - Boundary and Existing Conditions
C1.3	Topographic Survey - Boundary and Existing Conditions
C101	Site Plan
C102	Site Plan
C103	Site Plan
AS100	Master Plan - Existing Site
AS101	Master Plan - Proposed Phase of Work
AS102	Master Plan - Full Build Out
A100	Lower Level Plan
A101	First Floor Plan
A102	Second Floor Plan
A103	Mezzanine Level
EP001	North Central Site - Photometrics
EP002	North Site - Photometrics
EP003	South Central Site - Photometrics
E600	Lighting Schedules



eppstein uhen : architects

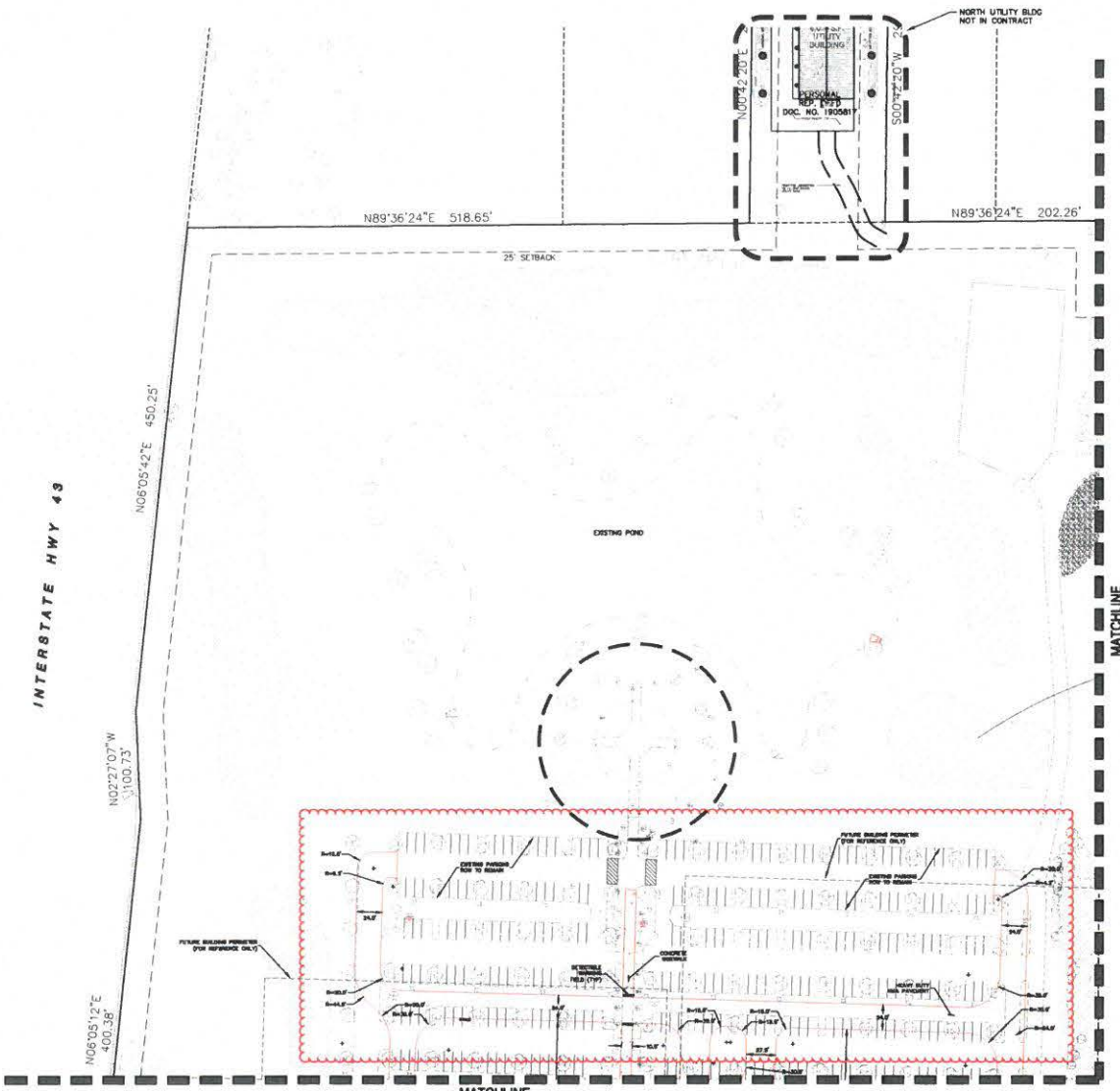
## Plan Commission

Issue Date:  
04/14/2015

PROJECT NUMBER: 2-12452



D  
C  
B  
A



**LEGEND**

<ul style="list-style-type: none"> <li>SECTION CORNER</li> <li>1" DIAMETER IRON PIPE FOUND (IPF)</li> <li>CONTROL POINT</li> <li>MANHOLE, PIPE UNKNOWN</li> <li>SANITARY MANHOLE</li> <li>STORM MANHOLE</li> <li>CAST IRON BATH ROOM</li> <li>CAST IRON BATH ROOM</li> <li>METAL POST</li> <li>BOLLARD</li> <li>MANHOLE</li> <li>COMPRESSED METAL PIPE</li> <li>REINFORCED CONCRETE PIPE</li> <li>PVC POLYETHYLENE GLYCOL (PEWG)</li> <li>COMPRESSED PLASTIC PIPE</li> <li>POST INDICATOR HOLE</li> <li>SHRINE</li> <li>OUTFALL PIPE</li> <li>LIGHT POLE</li> <li>SPRINKLER CONTROL VALVE</li> <li>FIRE HYDRANT</li> <li>RELAYING INFESTAL/TRANSFORMER</li> <li>BOX</li> <li>ELECTRICAL INFESTAL/TRANSFORMER</li> <li>GAS VALVE</li> <li>CONCRETE TREE</li> <li>RECREOUS TREE</li> <li>BIOM</li> </ul>	<ul style="list-style-type: none"> <li>EXISTING LINE</li> <li>SETBACK LINE</li> <li>LOT LINE</li> <li>ADJACENT LOT LINE</li> <li>SECTION LINE</li> <li>WATER MAIN</li> <li>UNDERGROUND GAS</li> <li>SANITARY SEWER</li> <li>STORM SEWER</li> <li>FIBER OPTIC</li> <li>UNDERGROUND TELEPHONE</li> <li>UNDERGROUND ELECTRIC</li> <li>FLASER</li> <li>CONCRETE</li> <li>BAR BAR</li> <li>CAUTION UNDERGROUND UTILITY</li> <li>PROPOSED SANITARY MANHOLE</li> <li>PROPOSED STORM MANHOLE</li> <li>PROPOSED ASSET</li> <li>PROPOSED WATER VALVE</li> <li>PROPOSED FIRE HYDRANT</li> <li>PROPOSED WATER MAIN</li> <li>PROPOSED STORM SEWER</li> <li>PROPOSED SANITARY SEWER</li> <li>PROPOSED ASPHALT PAVEMENT</li> <li>PROPOSED CONCRETE SIDEWALK</li> <li>PROPOSED PAVEMENT MARKING SYMBOL</li> </ul>
--	---

**eu.a**  
eppstein uhen : architects

milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 8280 fax 414 2717794

madison 222 West Washington Ave, Suite 800  
Madison, Wisconsin 53703  
tel 608 442 8350 fax 608 442 0800

**ACUTY**

**Mortenson**  
CONSTRUCTION

**JSD** International Services, Inc.  
• Engineering • Surveying • Planning

MEL WALZ DESIGN ARCHITECTURAL OFFICE  
100 W. MOUNTAIN AVENUE, SUITE 100  
MADISON, WISCONSIN 53703  
TEL 608 261 1111 FAX 608 261 1112  
www.melwalz.com

**CONSTRUCTION DOCUMENTS**

DATE	DESCRIPTION
02-20-2014	CONSTRUCTION DOCUMENTS
03-20-2014	CONSTRUCTION DOCUMENTS UPDATE
05-17-2014	CONSTRUCTION SET (PH-02)

**PROJECT INFORMATION**

**ACUTY CORPORATE HEADQUARTERS EXPANSION**

2800 South Taylor Drive  
Sheboygan, WI

PROJECT NUMBER: 130374  
PROJECT MANAGER: JJJ

**SHEET INFORMATION**

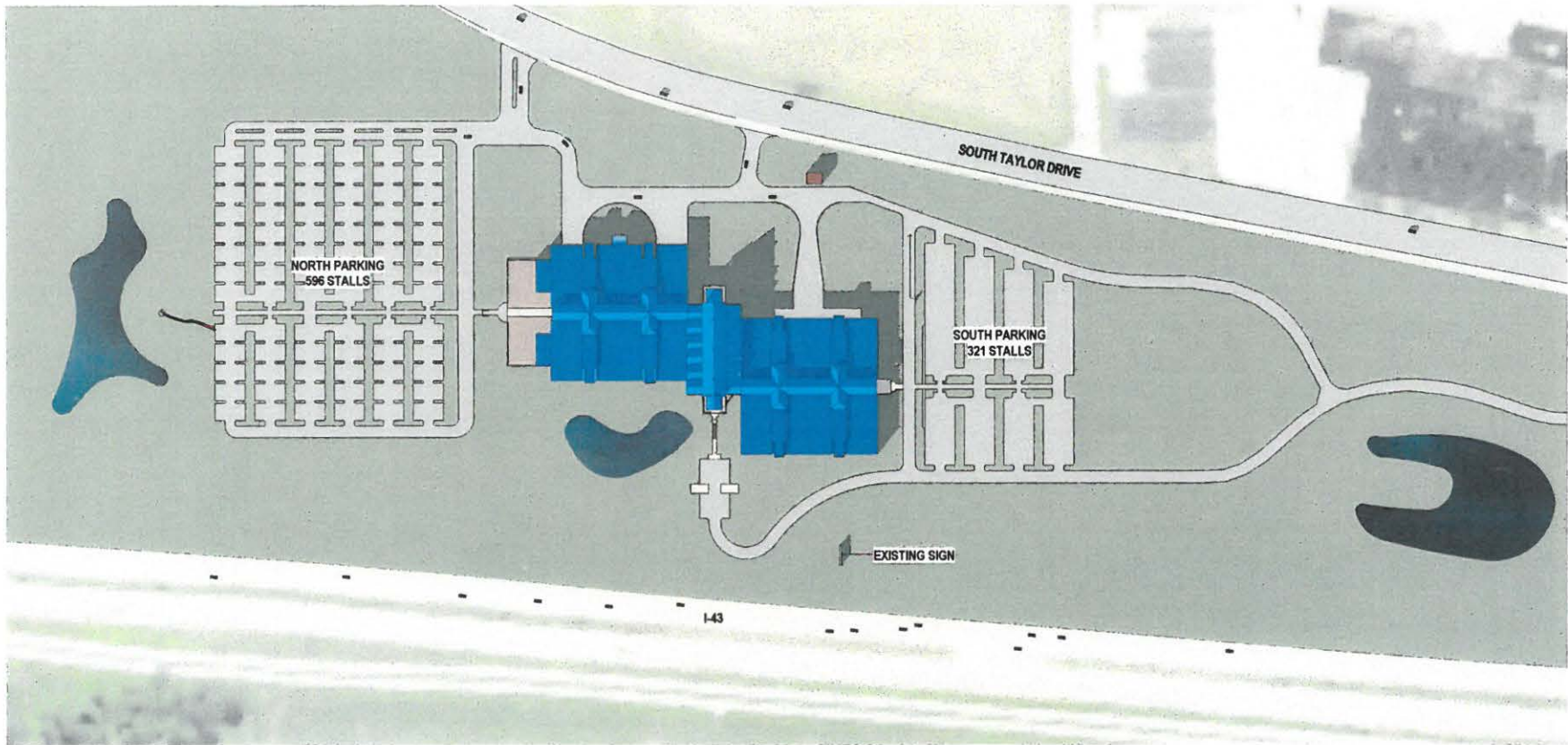
DATE: 03-20-2014

SHEET NAME: **SITE PLAN**  
**C101**

SHEET NUMBER: JJJ

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**Master Plan - Existing Conditions**



eppstein uhen : architects

milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414.271.9330 fax 414.271.7794

madison 222 West Washington Ave. Suite 650  
Madison, Wisconsin 53703  
tel 608.442.5700 fax 608.442.9800

KEY PLAN

ISSUANCE AND REVISIONS

Plan Commission

#	DATE	DESCRIPTION

PROJECT INFORMATION



2800 South Taylor Drive  
Sheboygan, WI

PROJECT NUMBER 2104D

PROJECT MANAGER CD

SHEET INFORMATION

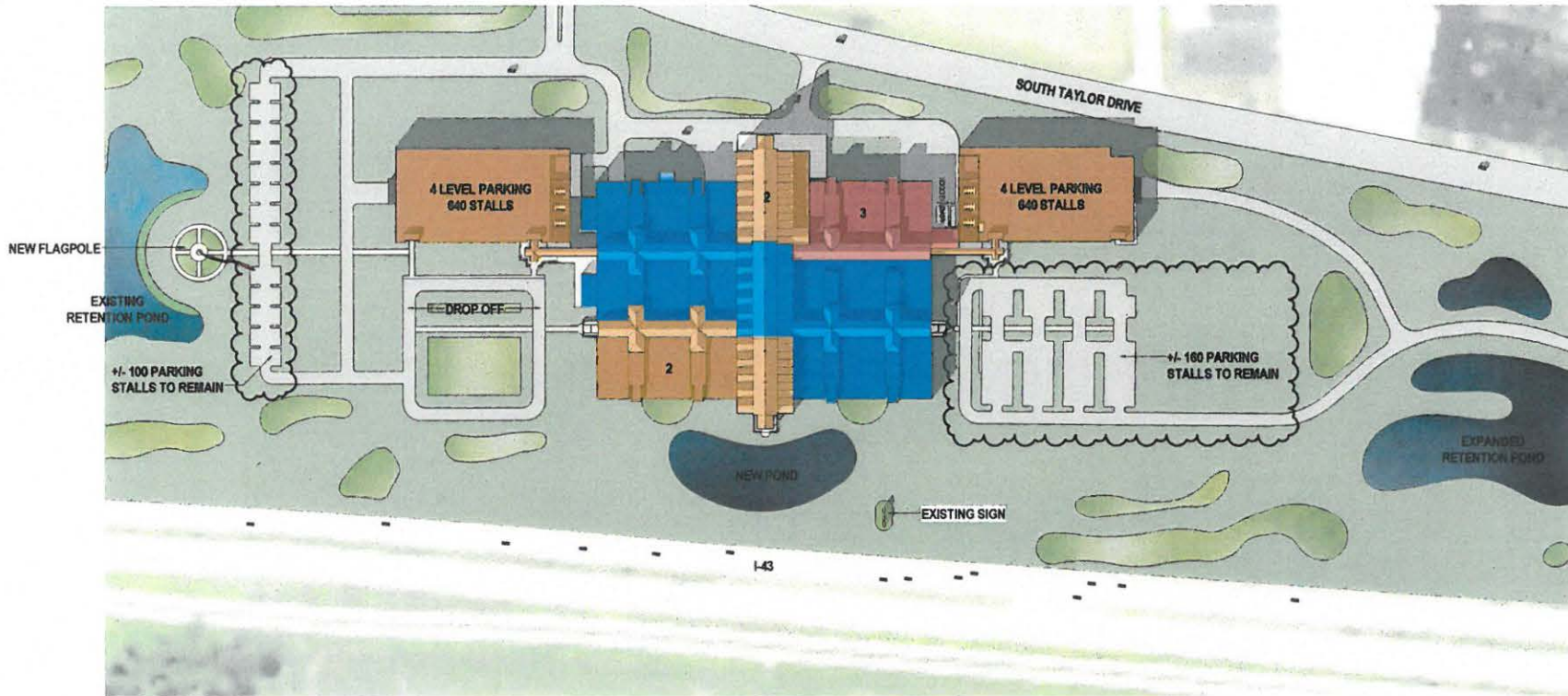
DATE 04/16/2015

Issue Date 04/16/2015

SHEET NAME Master Plan - Existing Site

SHEET NUMBER **AS100**

© Eppstein Uhen Architects, Inc.



PHASE 2+3: 1460 PARKING STALLS



Master Plan - Phase 2+3 (Proposed Phase of Work)



milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5300 fax 414 271 7794

madison 222 West Washington Ave, Suite 600  
Madison, Wisconsin 53703  
tel 608 442 3200 fax 608 442 1800

eppstein uhlen : architects

KEY PLAN

ISSUANCE AND REVISIONS

Plan Commission

#	DATE	DESCRIPTION
1	06/11/2013	ISSUED

PROJECT INFORMATION



2800 South Taylor Drive  
Sheboygan, WI

PROJECT NUMBER: 21242  
PROJECT MANAGER: CD

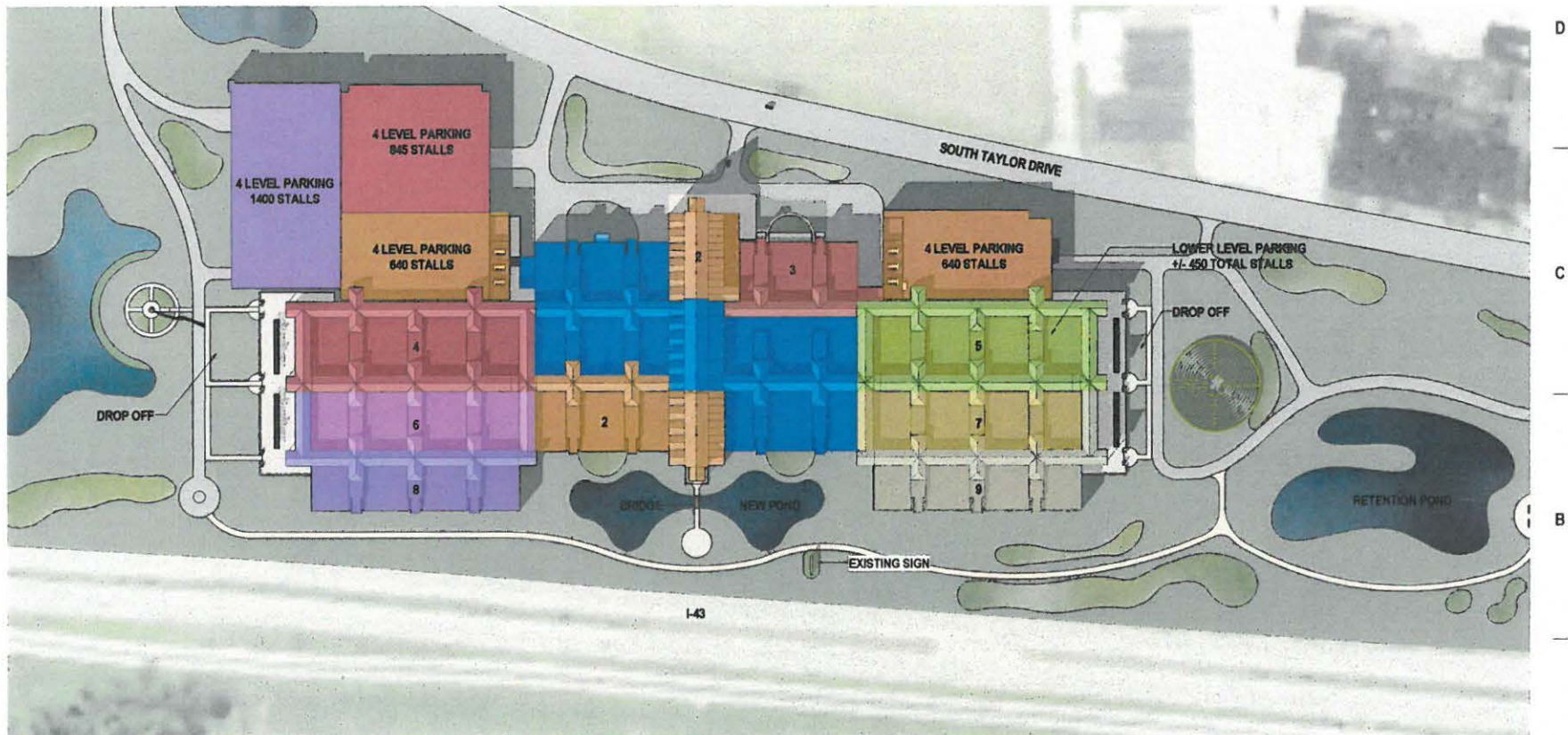
SHEET INFORMATION

DATE: 06/14/2013 Issue Date: 06/14/2013

SHEET NAME: Master Plan - Phase 2+3

SHEET NUMBER: AS101

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PHASE 9: 4000 TOTAL EMPLOYEES  
4041 PARKING STALLS



**Master Plan - Full Build-Out (For Reference Only)**



MILWAUKEE 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

MADISON 222 West Washington Ave Suite 600  
Madison Wisconsin 53703  
tel 608 442 5350 fax 608 442 9990

eppstein uhen : architects

KEY PLAN

ISSUANCE AND REVISIONS

Plan Commission

#	DATE	DESCRIPTION

PROJECT INFORMATION



2800 South Taylor Drive  
Sheboygan, WI

PROJECT NUMBER 21242  
PROJECT MANAGER CD

SHEET INFORMATION

DATE: 06/20/25 Issue Date: 06/24/25

SHEET NAME Master Plan - Full Build-Out

SHEET NUMBER **AS102**

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**CITY OF SHEBOYGAN  
APPLICATION FOR CONDITIONAL USE PERMIT**

**Narrative**

**Office Building Additions**

Acuity Insurance is proposing an addition to the existing Acuity facility. The bulk of the addition will be a replication of the existing facility in terms of scale, massing, and detailing. The east and west additions will be a two-story office with a full basement. The existing center galleria will also have additions to the east and west that replicate the existing design vocabulary, consisting of a glass element with a gable roof. The referenced galleria additions will have a full basement and it will house training facilities and lecture hall at grade level and Acuity's dining area on the second level. The second level will be a two-story high space under the gabled roof. The total gross square footage of the addition will be +/- 390,000 square feet. The footprint of the addition will be +/- 121,000 square feet.

**Parking Structures**

Flanking the building on the north and south will be two parking structures, providing approximately 1280 total stalls. Each structure has four levels of parking with one level below grade. The height of the structures matches the scale and massing of the existing two story office building.

**Exterior Building Materials**

The office portion will be clad in the same buff colored stone or precast concrete to match the existing facility. Punched windows will match the existing windows. Flat roof will be a single ply loose laid ballasted system. Gabled roof will be slate tile or synthetic slate tile to match existing appearance. The parking structures will be clad in a buff colored architectural precast to match the stone of the office building. The center galleria will be predominantly glazed with an aluminum window system. The center galleria will be the focal point of the design standing at approximately 85 feet tall at the peak.

**Community Impact**

The building addition will greatly reinforce the City of Sheboygan's goals in the ability for the City to have one of its largest employers and community leaders continue to grow in its current setting. This expansion of a high quality, first-rate business and campus at this highly visible location projects an image of quality at a major gateway to the community.

**CITY OF SHEBOYGAN  
APPLICATION FOR CONDITIONAL USE PERMIT**

**ATTACHMENT A**

1. Section 15.807(2) – Temporary Signs:  
Current regulations allow one project sign per site at 32 s.f. (4'x8') per sign.  
Because of the vastness of the site, we would like the Plan Commission to grant us the use of two temporary construction signs, each a minimum of 128 s.f. (8x16). One sign would be directed at I-43, the other toward the intersection of Taylor Drive and Washington Avenue.
  
  2. Section 15.704(6)(b) – Curbing in Parking Areas:  
We currently plan to have no curbing on drives or in any parking areas. All runoff is to be collected / controlled via contour management and design. This scheme matches the existing parking to the north. The general landscape scheme will match the existing also.
  
  3. Section 15.206(4)(a)(4) – Commercial Land Use Parking Regulations:  
Plans currently provide for new structured parking to be constructed as the proposed addition is built, while maintaining surface parking during construction. The addition is planned in such a way that while the entire addition will be built at one time, the addition contains future growth; it will be occupied in phases over 5+ years to accommodate future projected growth. The parking shown planned now matches the occupant load of the addition at the time of completion rather than the gross area of the building. As the occupant load increases, parking currently designated as future will be installed to keep pace with occupant loads. Ultimately, when the building is full, first parking plus future parking will be in conformance to regulations. The following calculations are based on the campus as a whole:  
LL = 188,075 SF (unoccupied)  
LL = 27,045 SF (Occupied)  
1<sup>st</sup> = 288,756 SF  
2<sup>nd</sup> = 242,166 SF  
Mezz = 33,551 SF  
Total = 779,593 SF / 300sf = 2598 Parking Stalls  
Total planned square footage = 591,518 SF / 300sf = **1971 Parking Stalls Required**
- 
- |                                |  |
|--------------------------------|--|
| Existing parking spaces:       | 917 Surface Stalls                                   |
| Existing parking to remain:    | 260 Surface Stalls                                   |
| New Structured Stalls:         | +/-1300 Stalls (includes 20 underground at addition) |
| <b>Total Parking Provided:</b> | <b>+/- 1560 Parking Stalls</b>                       |

4. Section 15.105(3)(b)- Suburban Office (SO) District Maximum Building Height 35 Feet: The proposed corporate expansion mimics the existing facility in terms of scale, massing, materials, and building height. The existing gable roofs exceed 35 feet in height; therefore we would like the Plan Commission to grant permission to exceed 35 feet in height.

Height of the office building additions

Top of Coping =	30'-7"
Peak of Side Galleria's =	53'-0"

Height of the parking structures

Top of Coping =	30'-7"
Top of Glass Entry=	36'-10"

5. Section 15.105(4)(b)(B) – Nonresidential Bulk Requirements: Minimum Setbacks: Building to Front or Street Side Lot Line: 25 feet. The corner of the south parking deck encroaches into the 25 foot building setback for South Taylor Drive. Due to the triangular arrangement of the site the southeast corner of the garage is +/- 24.35' off the r-o-w line, while the northeast corner is +/- 60' off the r-o-w line. The proposed master plan incorporates the north and south parking structures into the design of the future gallerias; the positions of the parking structures are dictated by the axial arrangement and repetitive nature of these gallerias. Due to the future phase of work and minimal encroachment, we would like the Plan Commission to grant permission to encroach on the 25 foot building setback along South Taylor Drive.
6. Section 15.605- Landscaping Requirements for Developed Lots: This section requires that certain lots developed after the effective date of this Chapter contain a minimum amount of landscaping. Due to the timing, project complexity, and overall scope of the development we will be implementing a phased approach to the landscape submittals. The submittals will each focus on specific areas of development as they are released for construction but will be considered with respect to the design of the entire developed lot. Therefore we request that the Plan Commission review the incremental submittals considering the project in its entirety. It is our intent to fulfill the city's landscape point requirements at the conclusion of the project.
7. Section 15.607(1)(4) – Landscape Requirements for Paved Areas: This chapter requires a minimum amount of landscape within 10 feet of paved area. Based on the area of pavement a minimum of 30% of all points shall be devoted to climax and/or tall trees and a minimum of 40% of all points shall be devoted to shrubs. Based on the idea of blending in with campus's existing landscape aesthesis (open spaces intermingled with screening techniques) we would like the Plan Commission to grant us some latitude on this requirement.

**CITY OF SHEBOYGAN  
APPLICATION FOR CONDITIONAL USE PERMIT  
ATTACHMENT B**

The building addition will greatly reinforce the City of Sheboygan's goals in the ability for the city to have one of its largest employers and community leaders continue to grow in its current setting. This expansion of a high quality, first rate business and campus at this highly visible location projects an image of quality at a major gateway to the community.

**CITY OF SHEBOYGAN  
APPLICATION FOR CONDITIONAL USE PERMIT  
ATTACHMENT C**

With an addition to the current building site, the land use is maintained. The landscaped campus is already established and the open space is more attractive than surrounding retail and industrial use.

PARCEL NO. 629040  
MAP NO. 15201003  
ZONING CLASSIFICATION: UI

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: 4/28/15

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

**CITY OF SHEBOYGAN**  
**SITE PLAN REVIEW APPLICATION** *pd*  
(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: Plastics Engineering Co.  
ADDRESS: 3518 Lakeshore Rd , Sheboygan, WI 53083  
E-MAIL: wkleine@plenco.com  
PHONE: ( 920 ) 458-2121 FAX NO.: ( 920 ) 451-3804

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

NAME OF PROPOSED/EXISTING BUSINESS: Plastics Engineering Co.  
ADDRESS OF PROPERTY AFFECTED: 2732 N 15th St , Sheboygan 53083  
LEGAL DESCRIPTION: \_\_\_\_\_

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

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: The proposed project is a 7,130 SF expansion of Building #21 for added manufacturing area. The added space will contain new equipment & machinery for increased resin production.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: One-story with mezzanine, steel frame, metal siding



April 21, 2015

New Addition for Building #21 at Plastics Engineering Company

Plastics Engineering is a producer of plastic resins. Added space is required for increased resin production, which now occurs in Building 21. The addition will contain high bay space for installation of new resin kettles, electrical equipment, and related machinery. Total area is 7,130 SF.

Enclosed is a site plan showing a large portion of the Plastics Engineering campus. Also enclosed is a first floor plan drawing and an aerial photo of the Plenco complex, annotated to indicate the new addition area.

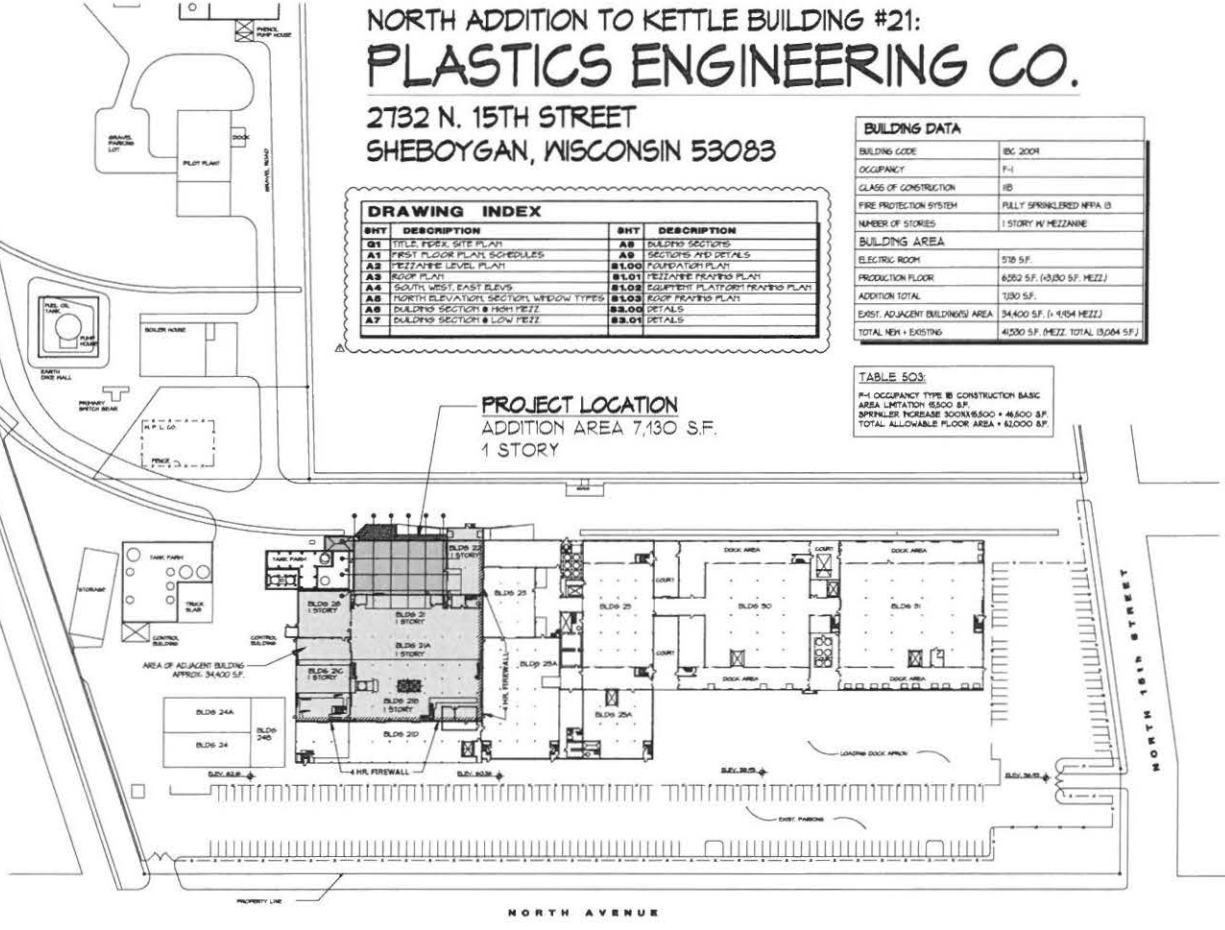
NORTH ADDITION TO KETTLE BUILDING #21:  
**PLASTICS ENGINEERING CO.**  
 2732 N. 15TH STREET  
 SHEBOYGAN, WISCONSIN 53083

DRAWING INDEX	
SHT	DESCRIPTION
01	TITLE, INDEX, SITE PLAN
A1	FIRST FLOOR PLAN, SCHEDULES
A2	MEZZANINE LEVEL PLAN
A3	ROOF PLAN
A4	SOUTH WEST EAST ELEV.
A5	NORTH ELEVATION SECTION, WINDOW TYPES
A6	BUILDING SECTION @ HIGH MEZZ.
A7	BUILDING SECTION @ LOW MEZZ.
A8	BUILDING SECTIONS
A9	SECTIONS, VEE DETAILS
B1.00	FOUNDATION PLAN
B1.01	MEZZANINE FRAMING PLAN
B1.02	EQUIPMENT PLATFORM FRAMING PLAN
B1.03	ROOF FRAMING PLAN
B2.00	DETAILS
B2.01	DETAILS

BUILDING DATA	
BUILDING CODE	IBC 2001
OCCUPANCY	F-1
CLASS OF CONSTRUCTION	IB
FIRE PROTECTION SYSTEM	FULLY SPRINKLERED NFPA 13
NUMBER OF STORES	1 STORY W/ MEZZANINE
BUILDING AREA	
ELECTRIC ROOM	578 S.F.
PRODUCTION FLOOR	6552 S.F. (4300 S.F. MEZZ.)
ADDITION TOTAL	7130 S.F.
EAST ADJACENT BUILDING AREA	34,400 S.F. (1-1/4 MEZZ.)
TOTAL NEW + EXISTING	41,530 S.F. (MEZZ. TOTAL 3,004 S.F.)

TABLE 503:	
F-1 OCCUPANCY TYPE B CONSTRUCTION BASIC	AREA LIMITATION: 65,000 S.F.
SPRINKLER INCREASE: 300% x 65,000	+ 46,500 S.F.
TOTAL ALLOWABLE FLOOR AREA	+ 82,000 S.F.

**PROJECT LOCATION**  
 ADDITION AREA 7,130 S.F.  
 1 STORY



**SITE PLAN**  
 SCALE 1" = 60'-0"



DATE	
DESIGNED BY	
CHECKED BY	
DATE	
PROJECT NO.	
SHEET NO.	
<b>G1</b>	

**PLASTICS ENGINEERING COMPANY**  
 2732 N. 15TH STREET  
 SHEBOYGAN, WISCONSIN

**NORTH ADDITION TO KETTLE BUILDING #21**  
 PLASTICS ENGINEERING COMPANY  
 2732 N. 15TH STREET  
 SHEBOYGAN, WISCONSIN

**SHEET TITLE**  
 SITE PLAN

**DRAWN BY**  
 KD/JA

**CHECKED BY**  
 CJ

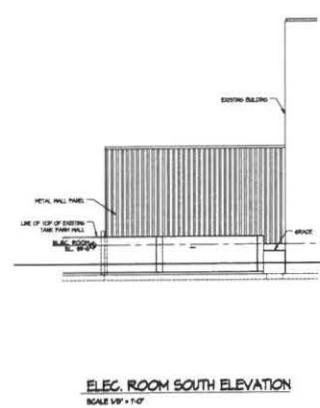
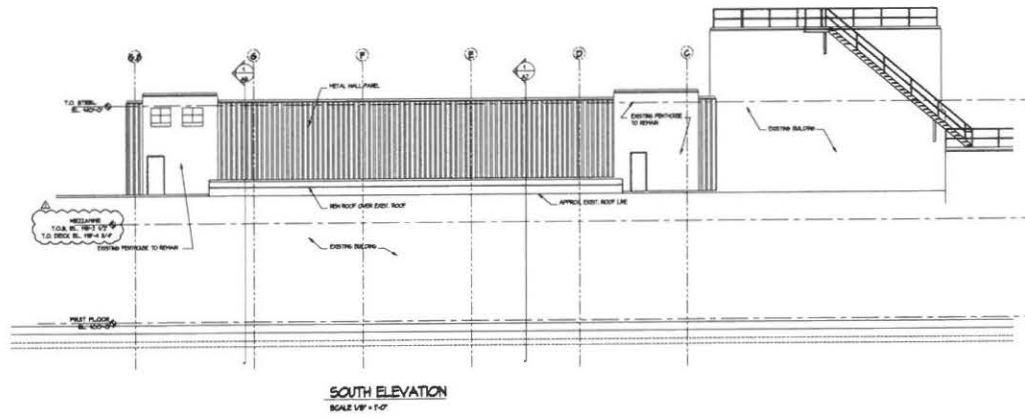
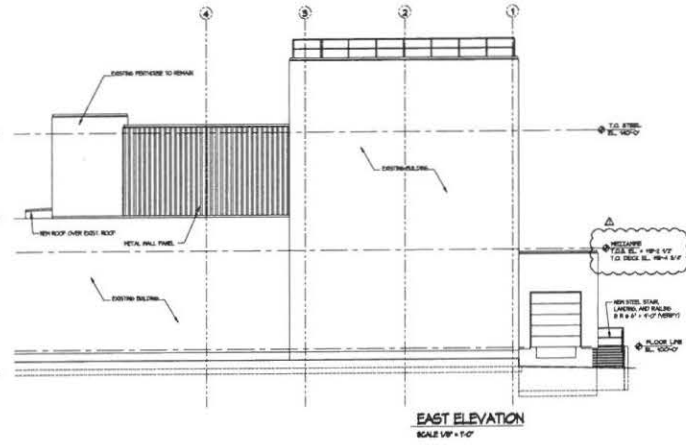
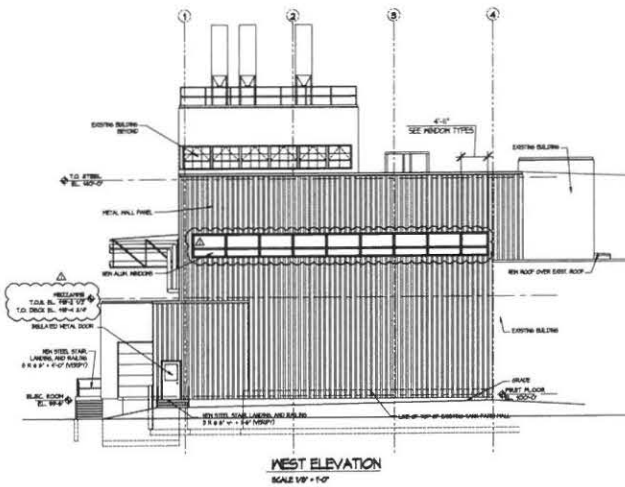
**DATE**  
 04.05.06

**PROJECT NO.**  
 1425

**SHEET NO.**  
 G1







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100	04-20-16

NO. REVISIONS  
DATE

**LJM**  
Architects  
PLASTICS ENGINEERING COMPANY  
2732 N. 15TH STREET  
SHEBOYGAN, WISCONSIN

**NORTH ADDITION TO KETTLE BUILDING #21**  
PLASTICS ENGINEERING COMPANY  
2732 N. 15TH STREET  
SHEBOYGAN, WISCONSIN

**SHEET TITLE**  
ELEVATIONS  
**DRAWN BY**  
KDJ/A  
**CHECKED BY**  
EJ  
**DATE**  
04-20-16  
**PROJECT NO.**  
1428  
**SHEET NO.**  
**A4**

NO.	REVISIONS	DATE

**LJM**  
**Architects**  
 813 Riverfront Drive  
 Sheboygan, WI 53081  
 Phone (920) 458-4800  
 Fax (920) 458-1485

**PLASTICS ENGINEERING COMPANY**  
**NORTH ADDITION TO KETTLE BUILDING #21**  
**2732 N. 18TH STREET**  
**SHEBOYGAN, WISCONSIN**

SHEET TITLE

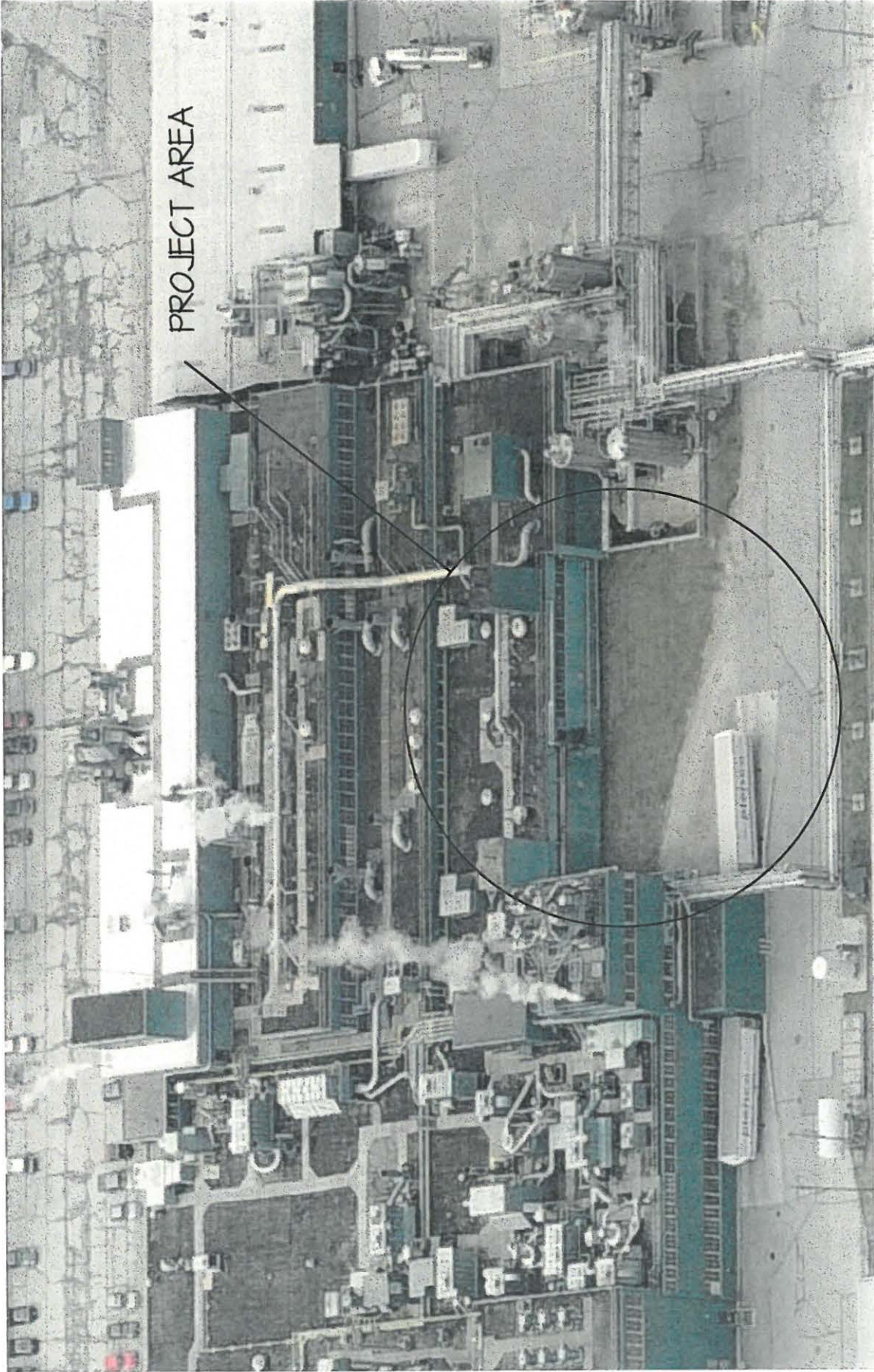
DRAWN BY  
 WJ/JA

CHECKED BY  
 CJ

DATE  
 04-21-15

PROJECT NO.  
 1428

SHEET NO.  
**C1**



**BIRDSEYE AERIAL IMAGE LOOKING SOUTH**

SCALE: NOT TO SCALE



Jayne Bertram Ries, 1112 Michigan Avenue, Sheboygan, WI 53081 Phone 920-254-6751

April 17, 2015

Mr. Steve Sokolowski  
Manager of Planning and Zoning  
City of Sheboygan  
828 Center Avenue  
Sheboygan, WI 53081

Dear Mr. Sokolowski:

We are requesting an extension for the parking lot requirement for 1106/1110/1112 Michigan Avenue for an additional five years to June 30, 2020.

We purchased this building in April of 2012 as a foreclosure which had been empty for at least two years prior. We walked into this mess and had to basically replace everything –

- 3 furnaces
- 2 water heaters
- 2 air conditioners
- New roof-
- New windows
- New rain gutters
- New doors
- New brick work on front of 1106 Michigan Ave.
- Repair brick work on foundation in back and front of 1110 and 1112 Michigan Ave.

Renovations to 1110 Michigan Ave. Upper UNIT:

- New windows
- Completely renovated kitchen
- Completely renovated bathroom
- Electrical service brought up to code, upgraded to breaker box and an emergency shut off put outside because it was not up to code.
- Plumbing needed upgrading - Sanitary sewer in basement of 1112/1110/1106 was broken and causing backups and clogging and needed to be repaired, stack was cracked for 1110/1112 Michigan Ave.
- New carpeting

Renovations to 1112 Lower UNIT (Jams, Jellies and More Commercial Kitchen):

- New plumbing
- New electrical (electrical brought up to code as most of the previous electrical was not done by licensed contractors).

- New exhaust hood and grease trap (NOT required by the licensing agent WI. Dept. of Agriculture).
- New flooring
- New Walls
- New equipment
- New front porch/deck
- New front sign (ordered and to be installed the end of April)
- Fronts of both buildings newly painted
- Basement venting system

Additional renovations that NEED to be done:

- Large tree in back yard needs to be removed
- 1106 Michigan Ave. (side building) is up for rent and needs some work done prior to leasing per recommendation of Jack Van Der Weele, Building Inspector (North Side)
- Landscaping in front of 1112 Michigan Ave. (Jams, Jellies and More)

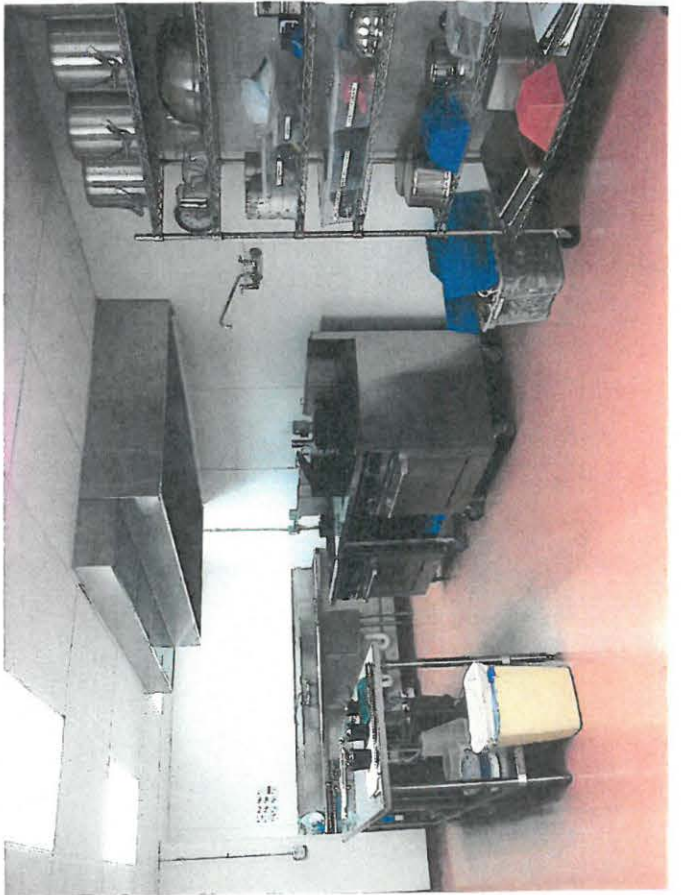
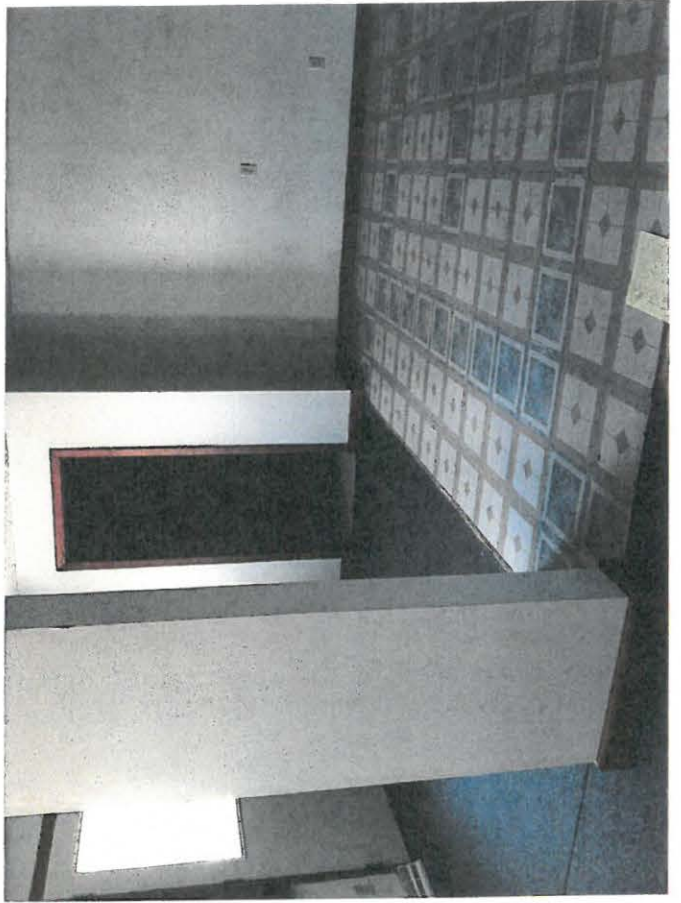
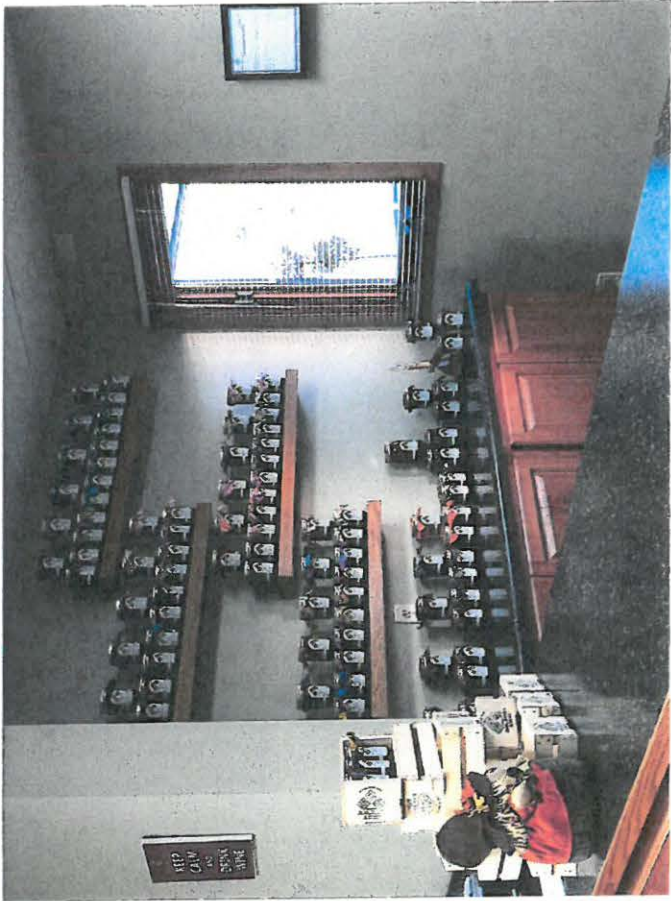
At this time, we do not have the funds to do the parking lot and we would like five year extension so we don't have to come back every year to discuss this. As we've said before, this does NOT mean we do not want to put in the parking lot, it means we DON'T have the means to fund it at this time. We need to get the side building fixed up and rented so that we have additional money coming in.

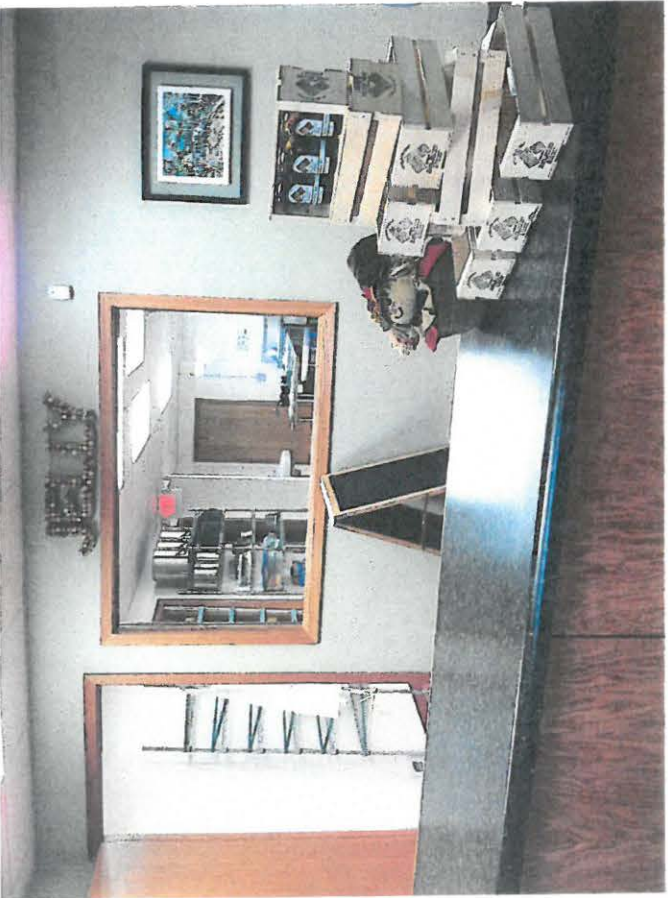
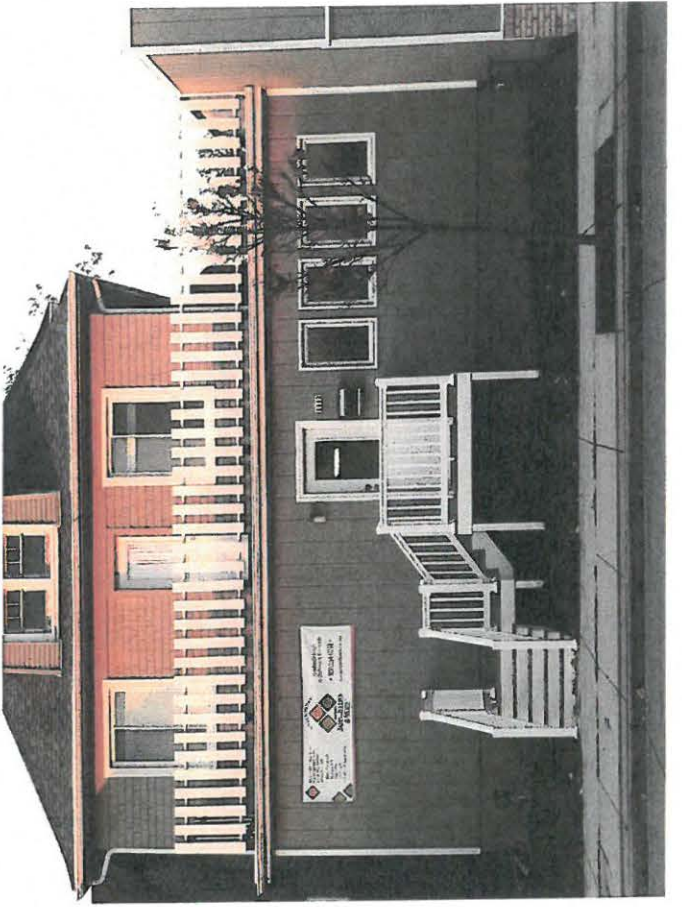
Jams, Jellies and More, LLC is only two years old and we all know how difficult it is to get a small business started. We have put everything we can into this building to bring it back to life. I've enclosed several before and after photos so you can see all the improvements we've made since purchasing this wreck of a building.

Sincerely,

Jayne Bertram Ries  
Member  
Jams, Jellies and More, LLC

Randy R Ries  
Member  
JANDY PROPERTIES, LLC







FURNITUR SALE

Gerr's HOME FURNISHING



BERTRAM'S  
**JAMS, JELLIES  
& MORE™**

March 29, 2012

Jane and Randy Ries  
Jandy Properties, LLC  
733 Audubon Road  
Sheboygan, WI 53081

Dear Mr. and Mrs. Ries:

The City Plan Commission, at their meeting of March 27, 2012, approved the Site Plan application by Jandy Properties, LLC to operate Jams, Jellies and More from 1106/1110/1112 Michigan Avenue with the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc.
2. Applicant shall obtain all necessary licenses/permits to operate including but not limited to the City of Sheboygan, Sheboygan County Health, State of Wisconsin, etc.
3. Dumpster 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 dumpster. Dumpster shall be constructed prior to occupancy.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. 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.).
6. 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 the proposed parking lot (site plan showing location of parking area, paving setbacks, etc.). Applicant/owner shall pave the rear parking lot by June 28, 2013.
7. Prior to paving the parking lot, the applicant/owner shall submit a proposed storm drainage plan for City Engineering approval. Applicant shall also obtain the required building permits.
8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping by no later than August 2, 2013.
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
10. Applicant shall obtain sign permits prior to the installation of any new signage at the site.

11. In no instance shall the proposed use create a nuisance for neighboring properties (noise, smells, garbage, etc.). If any issues arise, the Plan Commission may again review the site plan permit.
12. If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

Steve Sokolowski  
Manager of Planning and Zoning



July 8, 2013

Jane and Randy Ries  
Jandy Properties, LLC  
733 Audubon Road  
Sheboygan, WI 53081

Dear Mr. and Mrs. Ries:

The City Plan Commission, at their meeting of April 9, 2013, approved the request for an **extension of the deadline** to pave the parking lot by Jandy Properties, LLC to operate Jams, Jellies and More from 1106/1110/1112 Michigan Avenue with the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc.
2. Applicant shall obtain all necessary licenses/permits to operate including but not limited to the City of Sheboygan, Sheboygan County Health, State of Wisconsin, etc.
3. Dumpster 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 dumpster. Dumpster shall be constructed prior to occupancy.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. 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.).
6. **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 the proposed parking lot (site plan showing location of parking area, paving setbacks, etc.). Applicant/owner shall pave the rear parking lot by **June 28, 2014.****
7. Prior to paving the parking lot, the applicant/owner shall submit a proposed storm drainage plan for City Engineering approval. Applicant shall also obtain the required building permits.
8. **All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping by no later than **August 2, 2014.****
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
10. Applicant shall obtain sign permits prior to the installation of any new signage at the site.

DEPARTMENT OF  
PLANNING AND  
DEVELOPMENT

828 Center Avenue,  
Suite 104  
Sheboygan, WI 53081

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

11. In no instance shall the proposed use create a nuisance for neighboring properties (noise, smells, garbage, etc.). If any issues arise, the Plan Commission may again review the site plan permit.
12. If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.
13. **Applicant shall remove all signage on the building that refers to Jerr's Home Furnishing prior to occupancy and operation of Jams, Jellies and More from the property.**

If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

Steve Sokolowski  
Manager of Planning and Zoning



June 26, 2014

Jayne and Randy Ries  
Jandy Properties, LLC  
1110 Michigan Ave  
Sheboygan, WI 53081

Dear Mr. and Mrs. Ries:

The City Plan Commission, at their meeting of June 24, 2014, approved the request for an **extension of the deadline** to pave the parking lot by Jandy Properties, LLC to operate Jams, Jellies and More from 1106/1110/1112 Michigan Avenue with the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc.
2. Applicant shall obtain all necessary licenses/permits to operate including but not limited to the City of Sheboygan, Sheboygan County Health, State of Wisconsin, etc.
3. Dumpster 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 dumpster. Dumpster shall be constructed prior to occupancy.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. 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.).
6. **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 the proposed parking lot (site plan showing location of parking area, paving setbacks, etc.). Applicant/owner shall pave the rear parking lot by **June 26, 2015.****
7. Prior to paving the parking lot, the applicant/owner shall submit a proposed storm drainage plan for City Engineering approval. Applicant shall also obtain the required building permits.
8. **All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping by no later than **August 3, 2015.****
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
10. Applicant shall obtain sign permits prior to the installation of any new signage at the site.

DEPARTMENT OF  
PLANNING AND  
DEVELOPMENT

828 Center Avenue,  
Suite 104  
Sheboygan, WI 53081

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

11. In no instance shall the proposed use create a nuisance for neighboring properties (noise, smells, garbage, etc.). If any issues arise, the Plan Commission may again review the site plan permit.
12. If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.
13. **Applicant shall remove temporary banner by August 1, 2014.**

If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

Steve Sokolowski  
Manager of Planning and Zoning

II

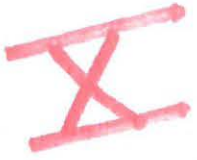
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R. O. No. 299-14-15. By CITY CLERK. April 20, 2015.

Submitting a communication from Gottsacker Real Estate Services, Inc., requesting encroachments for a proposed exhaust hood and existing canopy at 1217 N. 8<sup>th</sup> St. (located on the alley that lies between St. Clair Ave. and Michigan Ave.).

*City Plan*

*Susan Richards*  
\_\_\_\_\_  
City Clerk



7.1

Gen. Ord. No. 50 - 14 - 15. By Alderperson Hammond. April 20, 2015.

AN ORDINANCE granting Gottsacker Real Estate Services, Inc., its successors and assigns, the privilege of encroaching upon described portions of the alley that lies between St. Clair Ave. and Michigan Ave. located at 1217 N. 8<sup>th</sup> St. in the City of Sheboygan for the purpose of building and maintaining an exhaust hood and maintaining a canopy.

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

Section 1. Subject to the terms and conditions contained herein, Gottsacker Real Estate Services, Inc., is hereby granted the privilege of encroaching upon described portions of the alley that lies between St. Clair Ave. and Michigan Ave. located at 1217 N. 8<sup>th</sup> St. as follows:

THAT PART OF THE EAST/WEST ALLEY, ADJACENT TO LOT 6 BLOCK 64 ORIGINAL PLAT FOR THE CITY OF SHEBOYGAN, LOCATED IN SECTION 23 T.15N. R.23E., CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 BLOCK 64 ORIGINAL PLAT FOR THE CITY OF SHEBOYGAN THENCE EAST 36.00 FEET ALONG THE SOUTH LINE OF SAID LOT 6 ALSO BEING THE NORTH LINE OF THE EAST/WEST ALLEY IN SAID BLOCK 64 TO THE POINT OF BEGINNING, THENCE SOUTH 3.2 FEET, THENCE EAST 3.8 FEET, THENCE NORTH 3.2 FEET TO THE SOUTH LINE OF SAID LOT 6, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 6 3.8 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL CONTAINS 12.16 SQUARE FEET.

for the purpose of building and maintaining an exhaust hood and maintaining a canopy, in accordance with the sketch attached hereto and made a part hereof.

Section 2. The privilege as granted above is granted only on the condition that by the acceptance of the privilege, the said Gottsacker Real Estate Services, Inc., its successors and assigns:

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

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

*City Plan*

done by the said Gottsacker Real Estate Services, Inc., its successors and assigns, or by the State of Wisconsin or by the City of Sheboygan.

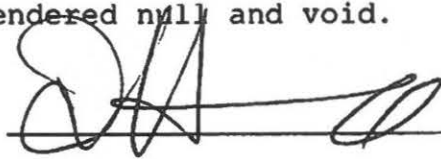
c. Shall pay such compensation to the City of Sheboygan for the grant of this privilege as may be determined by a board consisting of the Mayor, the Director of Public Works and the City Attorney; the compensation shall be paid into the General Fund.

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

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

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

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

  
\_\_\_\_\_

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

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

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

# GOTTSACKER

REAL ESTATE SERVICES

April 7, 2015

Re: Application for an Encroachment.

To the Common Council of the City of Sheboygan,

Dear Council Members,

It has come to my attention that the new restaurant located at 1217 N. 8<sup>th</sup> St. is intending to install a new kitchen hood that will need to be vented to the outside.

As you may know, this property is located on the alley that lies between St. Clair Avenue and Michigan Avenue.

The Building Inspector informed me today that we would need to apply for an encroachment on the City's property. It was also brought to my attention that there is an existing canopy over an ally entrance doorway that enters the building which may not have an approved City encroachment (see attached photo).

At this time, I would like to request the City's approval for the encroachment of the proposed exhaust hood and the existing canopy for this property.

Your consideration is greatly appreciated.

Sincerely,

  
Greg Gottsacker

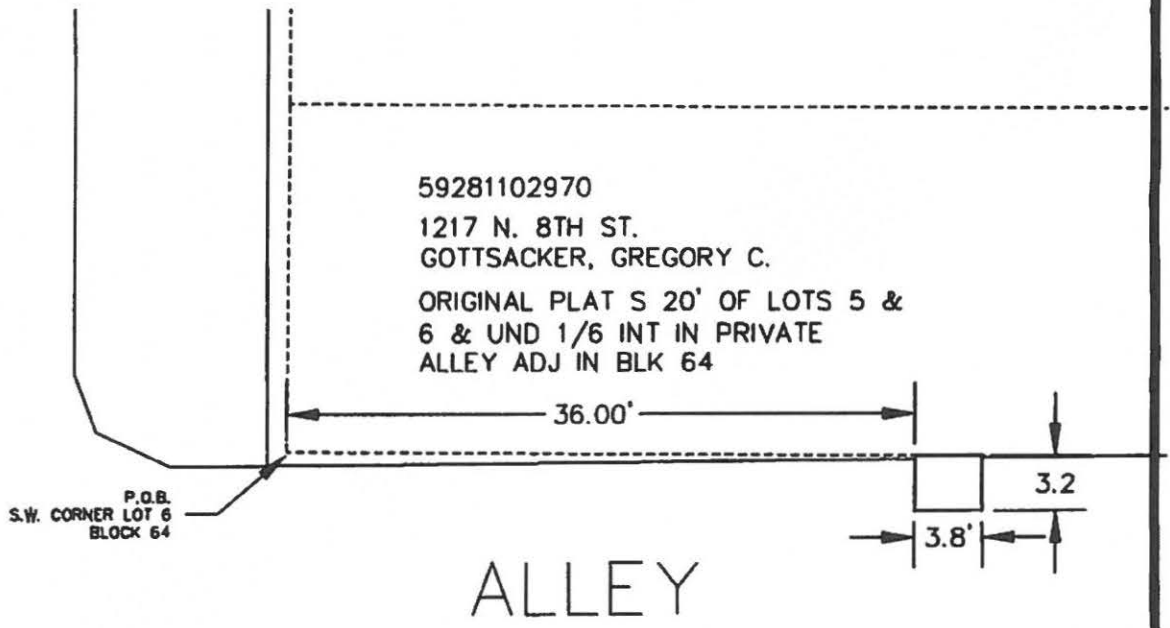


**ENCROACHMENT DESCRIPTION**  
**AT 1217 N. 8TH STREET FOR PROPOSED ENCROACHMENT INTO**  
**THE EAST WEST ALLEY FOR BLOCK 64**  
**ORIGINAL PLAT CITY OF SHEBOYGAN**

THAT PART OF THE EAST/WEST ALLEY, ADJACENT TO LOT LOT 6 BLOCK 64 ORIGINAL PLAT FOR THE CITY OF SHEBOYGAN, LOCATED IN SECTION 23 T.15N. R.23E., CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 BLOCK 64 ORIGINAL PLAT FOR THE CITY OF SHEBOYGAN THENCE EAST 36.00 FEET ALONG THE SOUTH LINE OF SAID LOT 6 ALSO BEING THE NORTH LINE OF THE EAST/WEST ALLEY IN SAID BLOCK 64 TO THE POINT OF BEGINNING, THENCE SOUTH 3.2 FEET, THENCE EAST 3.8 FEET, THENCE NORTH 3.2 FEET TO THE SOUTH LINE OF SAID LOT 6, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 6 3.8 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL CONTAINS 12.16 SQUARE FEET.

N. 8 TH STREET



59281102980  
 1201 N. 8TH ST.  
 ORIGINAL PLAT ALL OF  
 LOTS 7,8,9 & 10 BLK 64



SCALE 1"=10'

CITY OF SHEBOYGAN ENGINEERING DEPT.  
 DRAFTED BY: BRIAN SANDBERG  
 DATE: 4\14\2015