

*****ATTACHMENTS*****

PARCEL NO. 629220
MAP NO. 15102008
ZONING CLASSIFICATION: NO

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: RLO Sign Inc
ADDRESS: 1030 Ontario Ave Sheboygan E-MAIL: Laura@rlo-sign.com
PHONE: (920) 457-6602 FAX NO. (920) 457-2399

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Wells Fargo
ADDRESS OF PROPERTY AFFECTED: 2800 Calumet Dr Sheboygan
LEGAL DESCRIPTION: Financial Instake.

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: BANK

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Removing old sign and putting up a new double sided illuminated sign with bleed back retainer system and flexible substrate base

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: new Monument sign to be moved from it's existing location of 11'6" to 12"

OFFICE USE ONLY

PARCEL NO.: 629720

MAP NO.: 15102 008

ZONING CLASSIFICATION: NO

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: RLO SIGN, INC.

ADDRESS: 1030 ONTARIO AVENUE, SHEBOYGAN WI 53081

E-MAIL ADDRESS: Laura@rloesign.com

PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: Wells Fargo

ADDRESS: 2800 Calumet Dr Sheboygan, wi

PHONE: (920) 451-7900 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Wells Fargo

ADDRESS OF PROPERTY AFFECTED: 2800 Calumet Dr Sheboygan, wi *2800 Calumet*

USE OF PROPERTY: Financial

TYPE OF SIGN: Illuminated Monument

DESCRIPTION OF PROPOSED SIGN: Remove existing sign. Install new double sided illuminated monument

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 6' 1 1/4" WIDTH: 7' 11" = TOTAL SQUARE FOOTAGE: 4856

AMOUNT OF PUBLIC STREET FRONTAGE: 5106 feet

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: N/A

SETBACK: 25'

METHOD OF ATTACHMENT: Screws

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: polycarbonate, Aluminum case

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.

Bobbi Blacklock
APPLICANT'S SIGNATURE

3-5-15
DATE

BOBBI BLACKLOCK
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.

To Whom it may concern:

RE: conditional Use – Wells Fargo 2800 Calumet Dr

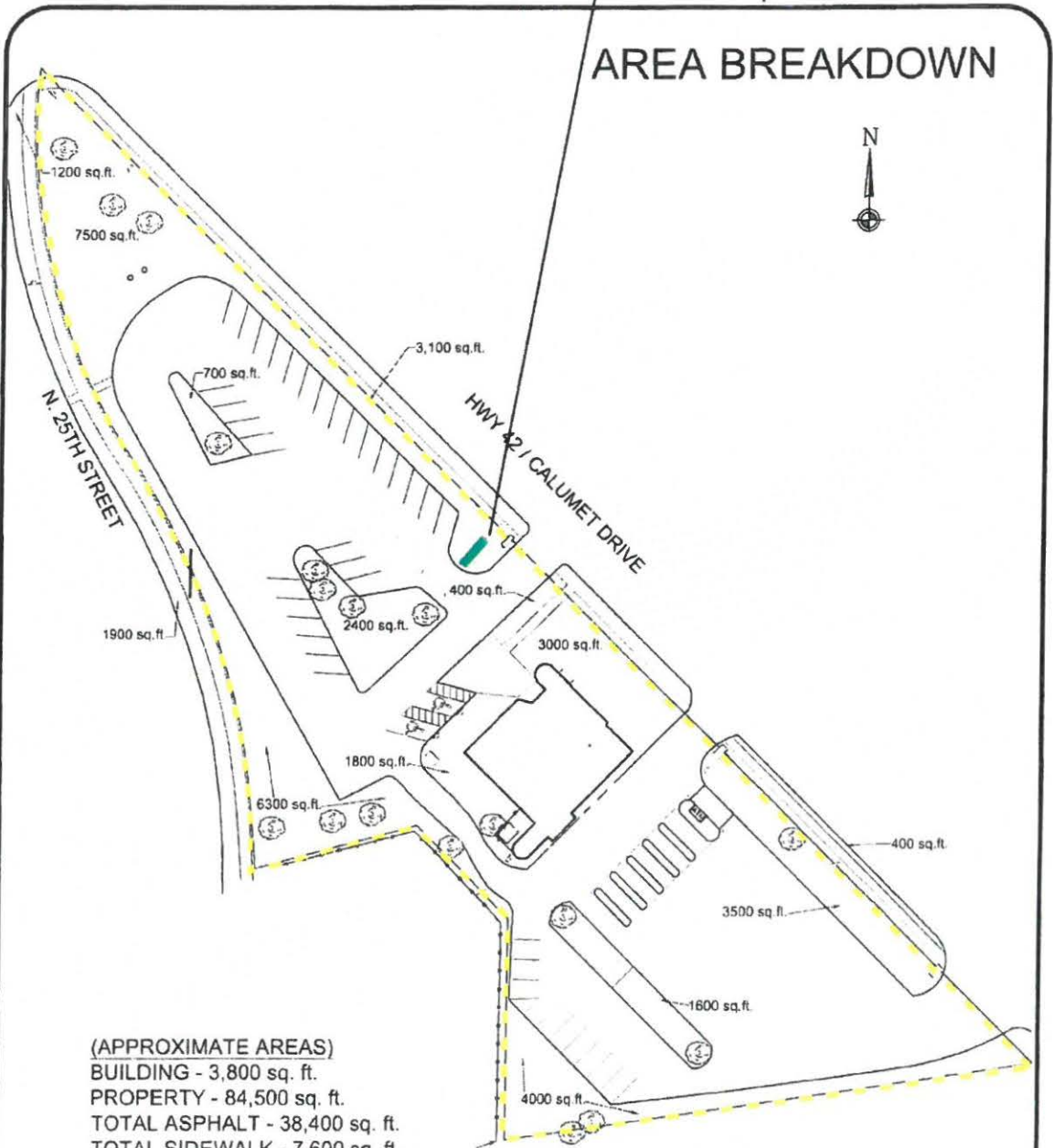
Currently this location has 1 monument sign and is a outdated image located on the northeast side of building. The sign is of their old logo and are updating their logo nationwide. The proposed sign is doubled sided illuminated monument sign with bleed face retainer system and flexible substrate faces. That is 6'1 ¼" high and 7'11" wide. They will be installing the new sign in the same location of existing sign to keep it in the existing planter and will not be in the customer's parking lot. The new sign will maintain the same size of old sign and will be more visible and appealing to the customers and neighborhood. The sign will remain on the northeast side of the property adjacent to Calumet Drive.

The sign will be manufactured using standard materials such as aluminum and polycarbonate.

Monument sign
133" from inside of curb.

PROPERTY LINE

AREA BREAKDOWN



(APPROXIMATE AREAS)
 BUILDING - 3,800 sq. ft.
 PROPERTY - 84,500 sq. ft.
 TOTAL ASPHALT - 38,400 sq. ft.
 TOTAL SIDEWALK - 7,600 sq. ft.
 TOTAL LANDSCAPE - 37,700 sq. ft.

0 25 50 75 100 125 150 FEET ONE INCH = 50 FEET

WELLS FARGO OCT 2003 180	WELLS FARGO 838 WISCONSIN AVENUE SHEBOYGAN FALLS, WI (920) 759-2151	MATER Engineering, Inc. 1112 First Avenue, Suite 100 Sheboygan Falls, WI 53085 Phone: (920) 759-2151 Fax: (920) 759-2152	LEGEND STORAGE DRAIN ELECTRIC GAS PHONE WATER WATER STORAGE DRAIN WATER FAUCET WATER HYDRANT WATER VALVE SIGNS CAMERA GAS METER POWER POLE ELECT. OUTLET ELECT. METER LIGHTING HIGH INTENSITY PARKING LOT LIGHT HIGH INTENSITY LIGHT STREET LIGHT POWER POLE WITH STREET LIGHT
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SHEBOYGAN NORTH BANK SITE PLAN

E01 Illuminated Monument (M-48) - Qty (1)

Remove existing sign. Install new double sided illuminated monument sign with bleed face retainer system and flexible substrate faces. Cabinet to be painted MP01126 Dark Red w/ Clearcoat, semi gloss and MP66985 Yellow with clearcoat, semi gloss on street side. Pole cladding to be painted MP75296 Light Bronze with semi gloss clearcoat.
 NOTE. Sign to be moved towards branch slightly. Existing is 11'-6" from curb and needs to be 12'-0"



before



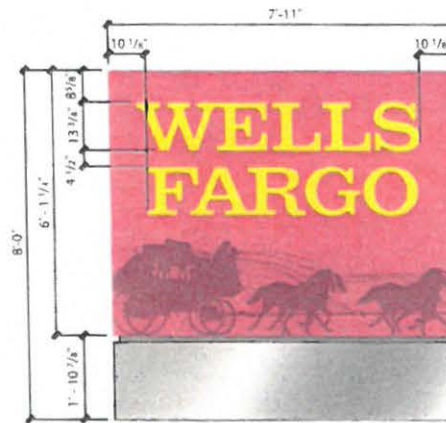
after



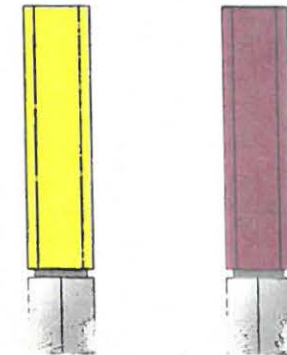
100 yds away looking north



100 yds away looking south



1 Elevation | 48 Square Foot Monument
 Scale: 1/4" = 1'-0"

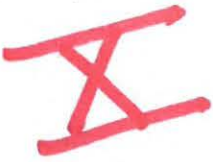


2 Side View (Street Elevation)
 Scale: 1/4" = 1'-0"

3 Side View
 Scale: 1/4" = 1'-0"

Sign Type	Height	Width	Depth	Overall Height	Sq.ft.
M-48	6'-1 1/4"	7'-11"	1'-5"	8'-0"	48sf

Revisions	1	2	3



6.1

Gen. Ord. No. 47 - 14 - 15. By Alderpersons VanderWeele and Van Akkeren.
March 2, 2015.

AN ORDINANCE amending the City of Sheboygan Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located at 3306 Saemann Ave. from Public Parks and Open Space to Institutional and Community Facilities Classification.

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

Section 1. Chapter 2 of the Sheboygan Comprehensive Plan establishing future land use classifications is hereby amended by changing the Future Land Use Maps thereof and Use Classifications of the following described lands from Public Parks and Open Space to Institutional and Community Facilities Classification:

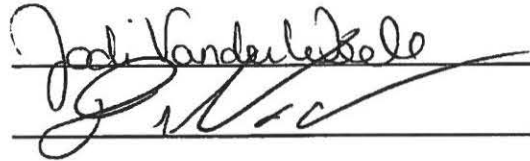
Property located at 3306 Saemann Ave.:

BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 16, T. 15 N., R. 23 E. LOCATED IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE CENTER OF SECTION 16, T. 15 N., R. 23 E., THENCE S 89°14'23" E ALONG THE NORTH LINE OF THE SW 1/4 OF SECTION 16 45.01', THENCE S 00°11'40" W 35.01' TO THE INTERSECTION OF THE SOUTH R/W LINE OF GEELE AVENUE WITH THE WEST R/W LINE OF TAYLOR DRIVE, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING. THENCE CONTINUING S 00°11'40" W ALONG SAID WEST R/W LINE 931.72' TO THE NE CORNER OF LOT 1 OF A C.S.M. RECORDED IN VOL. 8 OF CERTIFIED SURVEY MAPS, PAGE 270, THENCE S 88°35'53" W ALONG THE NORTH LINE OF SAID C.S.M. 300' TO ITS NW CORNER, THENCE S 00°11'34" W ALONG THE WEST LINE OF SAID C.S.M. TO ITS SW CORNER AND A POINT ON THE NORTH R/W LINE OF SEAMANN AVENUE, THENCE S 88°35'44" ALONG SAID NORTH R/W LINE 950.16' TO ITS INTERSECTION WITH THE EAST R/W LINE OF N. 36TH STREET, THENCE N 00°14'54" E ALONG SAID EAST R/W LINE 1245.85' TO ITS INTERSECTION WITH THE SOUTH R/W LINE OF GEELE AVENUE, THENCE N 89°14'34" E ALONG SAID SOUTH R/W LINE 1248.66' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1,457,345 SQ. FT. OR 33.46 ACRES.

City Plan

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



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

Dated _____ 20____. _____, City Clerk

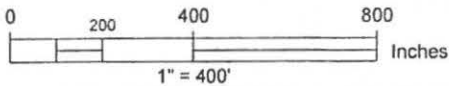
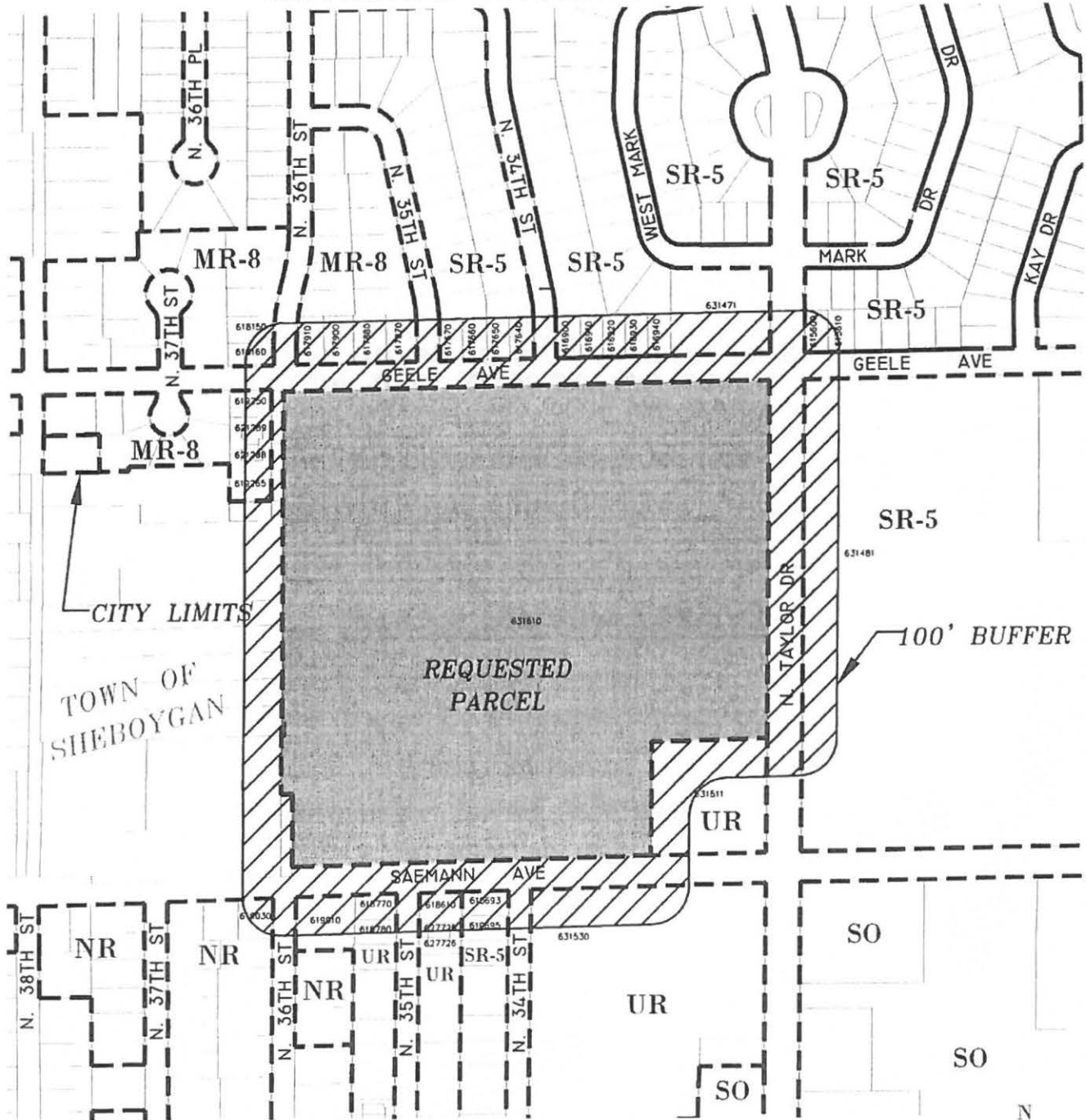
Approved _____ 20____. _____, Mayor

PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM PUBLIC PARKS AND OPEN SPACE

TO INSTITUTIONAL AND COMMUNITY FACILITIES

SECTION 16, T. 15 N., R. 23 E.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION



**PROPOSED COMPREHENSIVE PLAN AMENDMENT
FROM PUBLIC PARKS AND OPEN SPACE
TO INSTITUTIONAL AND COMMUNITY FACILITIES**

**SECTION 16, T. 15 N., R. 23 E.
SEE PAGE 1 OF 2 FOR VICINITY MAP**

**BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 16, T. 15 N., R. 23 E. LOCATED
IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE
PARTICULARLY DESCRIBED AS**

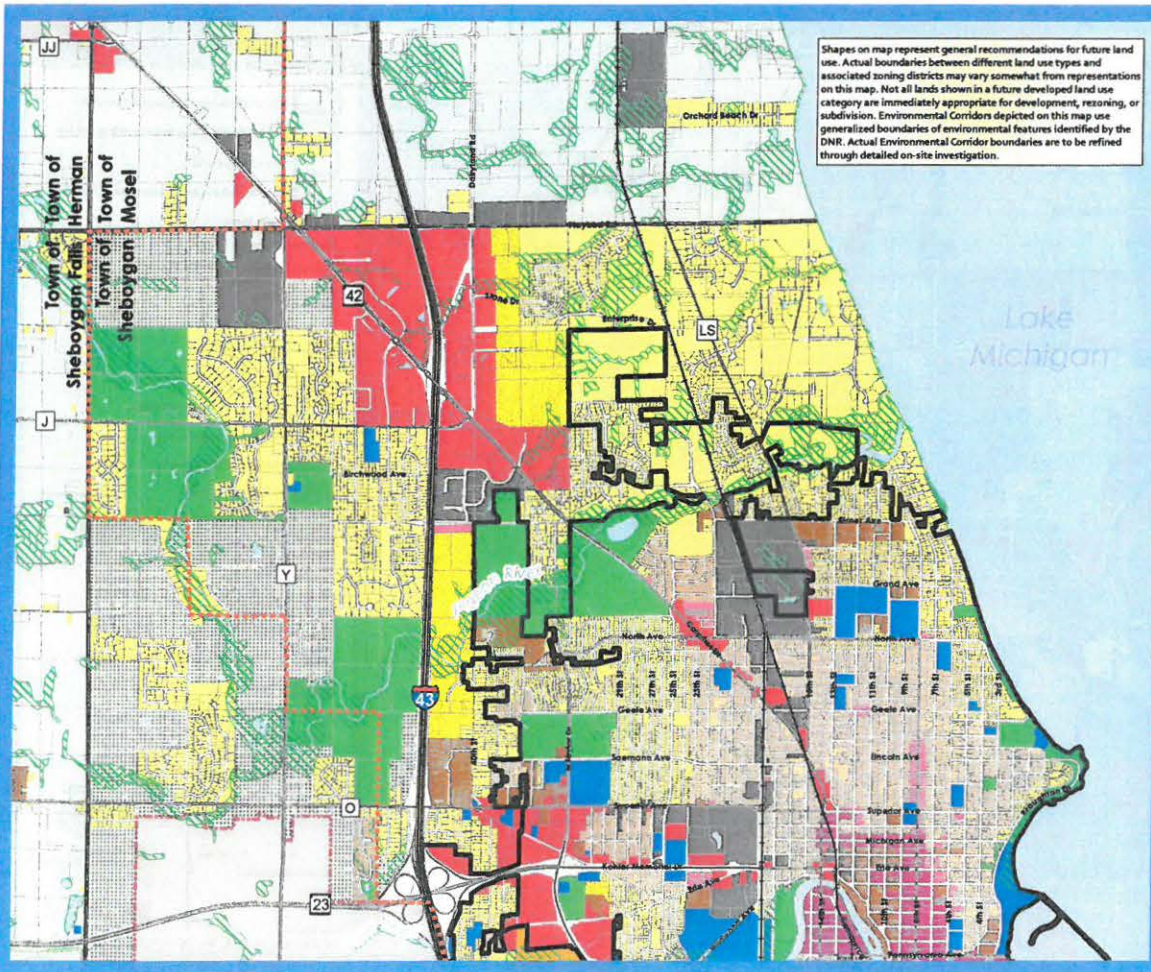
**COMMENCING AT THE CENTER OF SECTION 16, T. 15 N., R. 23 E., THENCE S 89°14'23" W
ALONG THE NORTH LINE OF THE SW 1/4 OF SECTION 16 45.01', THENCE S 00°11'40" W
35.01' TO THE INTERSECTION OF THE SOUTH R/W LINE OF GEELE AVENUE WITH THE WEST
R/W LINE OF TAYLOR DRIVE, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING.
THENCE CONTINUING S 00°11'40" W ALONG SAID WEST R/W LINE 931.72' TO THE NE
CORNER OF LOT 1 OF A C.S.M. RECORDED IN VOL. 8 OF CERTIFIED SURVEY MAPS, PAGE
270, THENCE S 88°35'53" W ALONG THE NORTH LINE OF SAID C.S.M. 300' TO ITS NW
CORNER, THENCE S 00°11'34" W ALONG THE WEST LINE OF SAID C.S.M. 300' TO ITS SW
CORNER AND A POINT ON THE NORTH R/W LINE OF SAEMANN AVENUE, THENCE
S 88°35'44" W ALONG SAID NORTH R/W LINE 950.16' TO ITS INTERSECTION WITH THE EAST
R/W LINE OF N. 36TH STREET, THENCE N 00°14'54" E ALONG SAID EAST R/W LINE
1245.85' TO ITS INTERSECTION WITH THE SOUTH R/W LINE OF GEELE AVENUE, THENCE
N 89°14'34" E ALONG SAID SOUTH R/W LINE 1248.66' TO THE POINT OF BEGINNING. SAID
TRACT CONTAINS 1,457,345 SQ. FT. OR 33.46 ACRES.**

ZONING CODE LEGEND

**MR-8 - MIXED RESIDENTIAL
NR - NEIGHBORHOOD RESIDENTIAL
SO - SUBURBAN OFFICE
SR-5 - SUBURBAN RESIDENTIAL 5 UNITS/ACRE
UR - URBAN RESIDENTIAL**

PAGE 2 OF 2





Map 2-2 Future Land Use - North
City of Sheboygan Comprehensive Plan

- City of Sheboygan Municipal Boundary
- Other City or Village Municipal Boundaries
- Town Boundaries
- City of Sheboygan Extraterritorial Jurisdiction
- Major Road
- Interstate
- Railroad
- Water
- Agricultural/Rural
- Single Family Residential
- Neighborhood Preservation
- Two Family Residential
- Multi Family Residential
- Mobile Home Park
- Planned Neighborhood
- Neighborhood Mixed Use
- Office Park
- Community Mixed Use
- Central Mixed Use
- Institutional and Community Facilities
- Employment
- Public Parks and Open Space
- Town Development Area
- Environmental Corridor

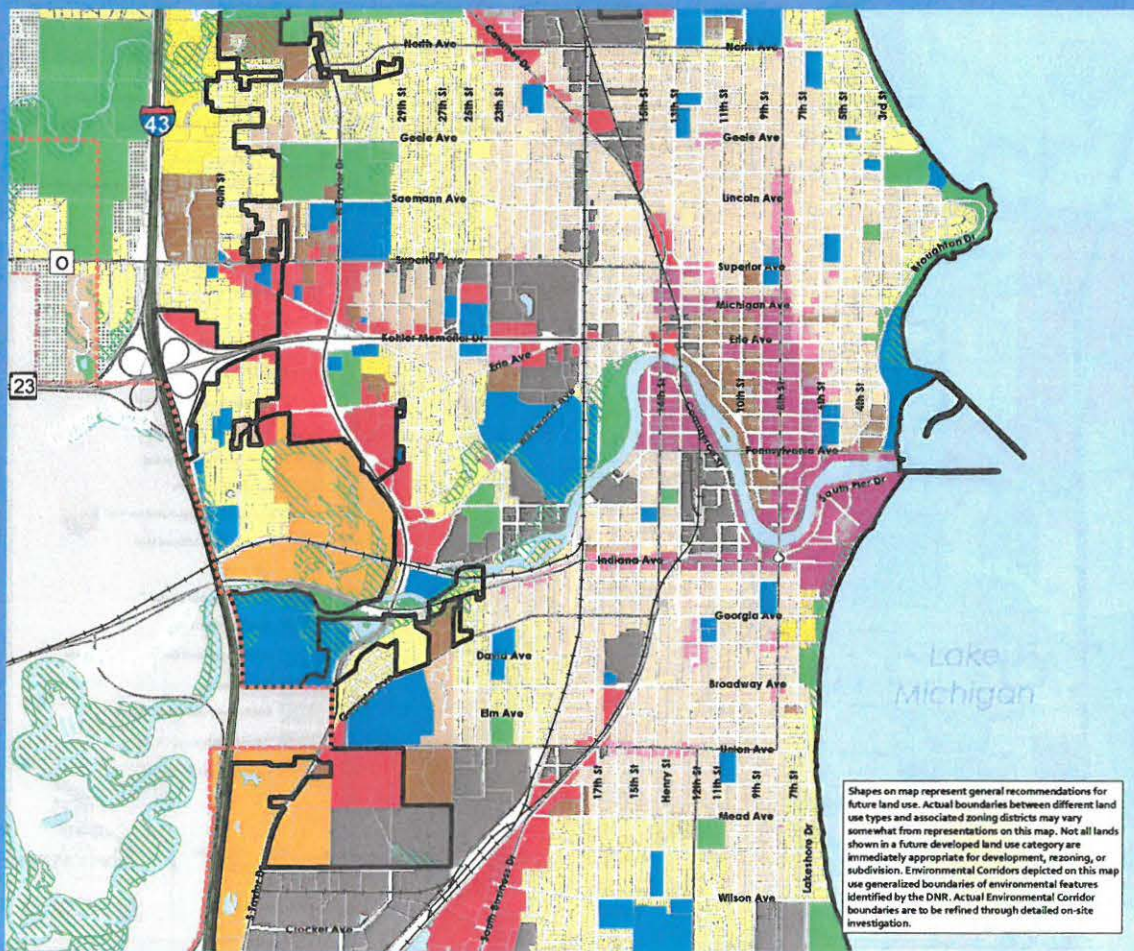
0 0.25 0.5 Miles

Adopted: 12/5/2011

Data Sources: City of Sheboygan, DNR, Bay Lake RPC, V&A, Sheboygan County



Map 2-3 Future Land Use - Central
City of Sheboygan Comprehensive Plan

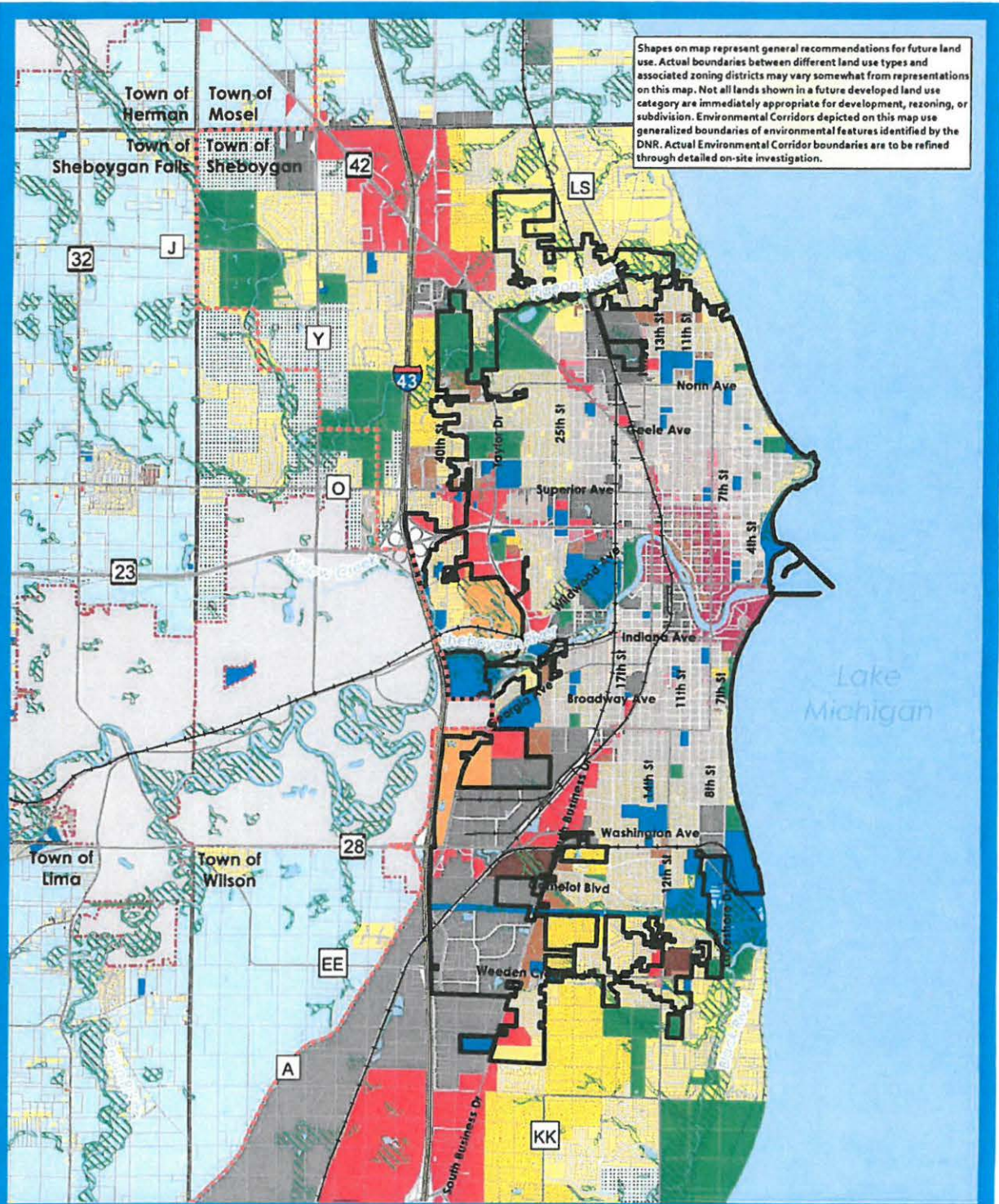


Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

- City of Sheboygan Municipal Boundary
- Other City or Village Municipal Boundaries
- Town Boundaries
- City of Sheboygan Extraterritorial Jurisdiction
- Major Road
- Interstate
- Railroad
- Water
- Agricultural/Rural
- Single Family Residential
- Neighborhood Preservation
- Two Family Residential
- Multi Family Residential
- Mobile Home Park
- Planned Neighborhood
- Neighborhood Mixed Use
- Office Park
- Community Mixed Use
- Central Mixed Use
- Institutional and Community Facilities
- Employment
- Public Parks and Open Space
- Town Development Area
- Environmental Corridor

0 0.2 0.4 Miles
Adopted: 12/5/2013
Data Sources:
City of Sheboygan, DNR, Bay Lake RPC, V&A, Sheboygan County





Map 2-1 Future Land Use City of Sheboygan Comprehensive Plan

City of Sheboygan Municipal Boundary	Agricultural/Rural	Community Mixed Use
Other City or Village Municipal Boundaries	Single Family Residential	Central Mixed Use
Town Boundaries	Neighborhood Preservation	Institutional and Community Facilities
City of Sheboygan Extraterritorial Jurisdiction	Two Family Residential	Employment
Major Road	Multi Family Residential	Public Parks and Open Space
Interstate	Mobile Home Park	Town Development Area
Railroad	Planned Neighborhood	Environmental Corridor
Water	Neighborhood Mixed Use	
	Office Park	

0 0.25 0.5 1 Miles

City of Sheboygan
spirit on the lake

Adopted: 12/5/2011
VANDEWALLE & ASSOCIATES INC.
DRIVING PROGRESS, ENHANCING CHANGE

Data Sources: City of Sheboygan, DNR, V&A, Bay Lake RPC, Sheboygan County

II

Other Matters

8.3

R. O. No. 255- 14 - 15. By CITY CLERK. March 2, 2015.

Submitting a communication from CVS Store #10549 Sheboygan, WI, being a signed and notarized Certified Survey Map.

City Plan

Susan Richards
City Clerk



Gail L. Beaulieu
Legal Assistant, Real Estate
One CVS Drive
Woonsocket, RI 02895
Gail.Beaulieu@cvscaremark.com
Phone: (401) 770-7031
Fax: (401) 765-7887

February 26, 2015

Sent Via UPS Overnight Mail

City of Sheboygan Dept of Planning and Development
Attn. Steve Sokolowski
828 Center Avenue, Suite 104
Sheboygan, WI 53081

Re: CVS Store #10549 Sheboygan, WI

Dear Mr. Sokolowski:

Enclosed with regard to the above location is the Certified Survey Map signed and notarized by CVS.

Thank you for your assistance with this closing.

Sincerely,

A handwritten signature in cursive script that reads "Gail Beaulieu".

Gail L. Beaulieu
Legal Assistant, Real Estate

Enclosures

CERTIFIED SURVEY MAP NO. _____

A division of Lots 1, 2, 3, 10 and 11, part of Lots 4, 9 and 12, and a portion of an 18' vacated public alley, in Block 82, in the Original Plat of the City of Sheboygan, in the Southeast 1/4 of the Northeast 1/4 of Section 22, Town 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
 :SS
SHEBOYGAN COUNTY)

I, STEPHAN G. SOUTHWELL, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and a division of Lots 1, 2, 3, 10 and 11, part of Lots 4, 9 and 12, and a portion of an 18' vacated public alley, in Block 82, in the Original Plat of the City of Sheboygan, in the Southeast 1/4 of the Northeast 1/4 of Section 22, Town 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin:

COMMENCING at the Northeast corner of said 1/4 section; thence North 89°48'42" West along the North line of said 1/4 section 924.77 feet to a point; thence South 00°02'12" East 1384.18 feet to a point on the West line of North 14th Street and the point of beginning of lands to be described; thence continuing South 00°02'12" East along said West line 215.68 feet to a point; thence South 12°05'41" West along said West line 21.48 feet to a point; thence South 00°00'00" East along said West line 38.25 feet to a point; thence Southwesterly 58.50 feet along said West line and the arc of a curve whose center lies to the West, whose radius is 43.50 feet and whose chord bears South 38°31'27" West 54.19 feet to a point on the North line of Erie Avenue; thence North 89°36'02" West along said North line 171.68 feet to a point; thence North 00°02'12" West 167.91 feet to a point on the South line of said Lot 4; thence North 89°36'02" West along said South line 5.38 feet to a point; thence North 00°04'38" West 149.68 feet to a point on the South line of St. Clair Avenue; thence South 89°36'02" East along said South line 215.48 feet to the point of beginning.

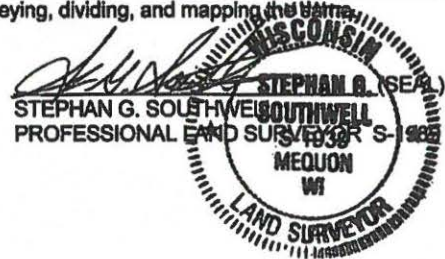
Containing 66,721 square feet or 1.5317 acres.

THAT I have made such survey, land division and map by the direction of CVS 10549 WI, L.L.C., owner.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Municipal Codes of the City of Sheboygan, in surveying, dividing, and mapping the same.

02/04/15
DATE



CERTIFIED SURVEY MAP NO. _____

A division of Lots 1, 2, 3, 10 and 11, part of Lots 4, 9 and 12, and a portion of an 18' vacated public alley, in Block 82, in the Original Plat of the City of Sheboygan, in the Southeast 1/4 of the Northeast 1/4 of Section 22, Town 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

CVS 10549 WI, L.L.C., a Wisconsin limited liability company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the requirements of the City of Sheboygan Municipal Code.

CVS 10549 WI, L.L.C., does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Sheboygan

IN WITNESS WHEREOF, the undersigned, has caused these presents to be signed by

Toni A. Motta, its Assistant Secretary, this 26 day of February, 2015.

CVS 10549 WI, L.L.C., a Wisconsin limited liability company

By: [Signature]
Toni A. Motta

CVS LEGAL APPROVAL:
Hinckley, Allen & Snyder LLP
Daniel L. Monger

STATE OF RHODE ISLAND }
 :SS
PROVIDENCE COUNTY }

PERSONALLY came before me this 26 day of February, 2015, the above named Toni A. Motta, to me known to be the person who executed the foregoing instrument, and to me known to be such Assistant Secretary of said corporation and acknowledged that he executed the foregoing instrument as such officer, by its authority.

STE

[Signature]
Notary Public, State of Rhode Island
My commission expires _____
Mary Alice Kleiber
Notary Public
State of Rhode Island

My Commission Expires 03/13/2016



CERTIFIED SURVEY MAP NO. _____

A division of Lots 1, 2, 3, 10 and 11, part of Lots 4, 9 and 12, and a portion of an 18' vacated public alley, in Block 82, in the Original Plat of the City of Sheboygan, in the Southeast 1/4 of the Northeast 1/4 of Section 22, Town 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

CITY OF SHEBOYGAN PLANNING COMMISSION APPROVAL

This Certified Survey map is hereby approved by the Planning Commission of the City of Sheboygan on this _____ day of _____, 2015

DATE

CHAIRMAN

DATE

SECRETARY

CITY OF SHEBOYGAN COMMON COUNCIL

APPROVED by the Common Council of the City of Sheboygan in by Resolution No. _____ signed on this _____ day of _____, 2015.

MICHAEL VANDERSTEEN, MAYOR

SUSAN RICHARS, CITY CLERK

