

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

PARCEL NO. 432000  
MAP NO. 3443010  
ZONING CLASSIFICATION: SO

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@rloSign.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: 1251 Wilson Ave Sheboygan

LEGAL DESCRIPTION: Financial Institute

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 monument sign with bleed face retainer system and flexible substrate faces.

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

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

OFFICE USE ONLY  
REVIEW DATE: \_\_\_\_\_  
APPROVAL: \_\_\_\_\_  
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN  
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081  
Phone: (920) 459-3377 Fax: (920) 459-7302  
E-Mail: development@ci.sheboygan.wi.us

**SIGN PERMIT APPLICATION**  
(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

**1. APPLICANT INFORMATION**

APPLICANT: 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: 1251 Wilson Ave Sheboygan, WI  
PHONE: (800)869-3551 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: 1251 Wilson Ave Sheboygan  
USE OF PROPERTY: Financial  
TYPE OF SIGN: Illuminated Pylon  
DESCRIPTION OF PROPOSED SIGN: Remove existing sign. Install new double sided illuminated monument sign

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 6'1 1/4' X WIDTH: 7'11" = TOTAL SQUARE FOOTAGE: 418 sq

AMOUNT OF PUBLIC STREET FRONTAGE: 159 ft

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 30 feet 5 inches

SETBACK: W 1A

METHOD OF ATTACHMENT: Screws

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: polyCarbinated

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.

Laura Detrie  
APPLICANT'S SIGNATURE

2-5-15  
DATE

Laura Detrie  
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 1251 Wilson Ave

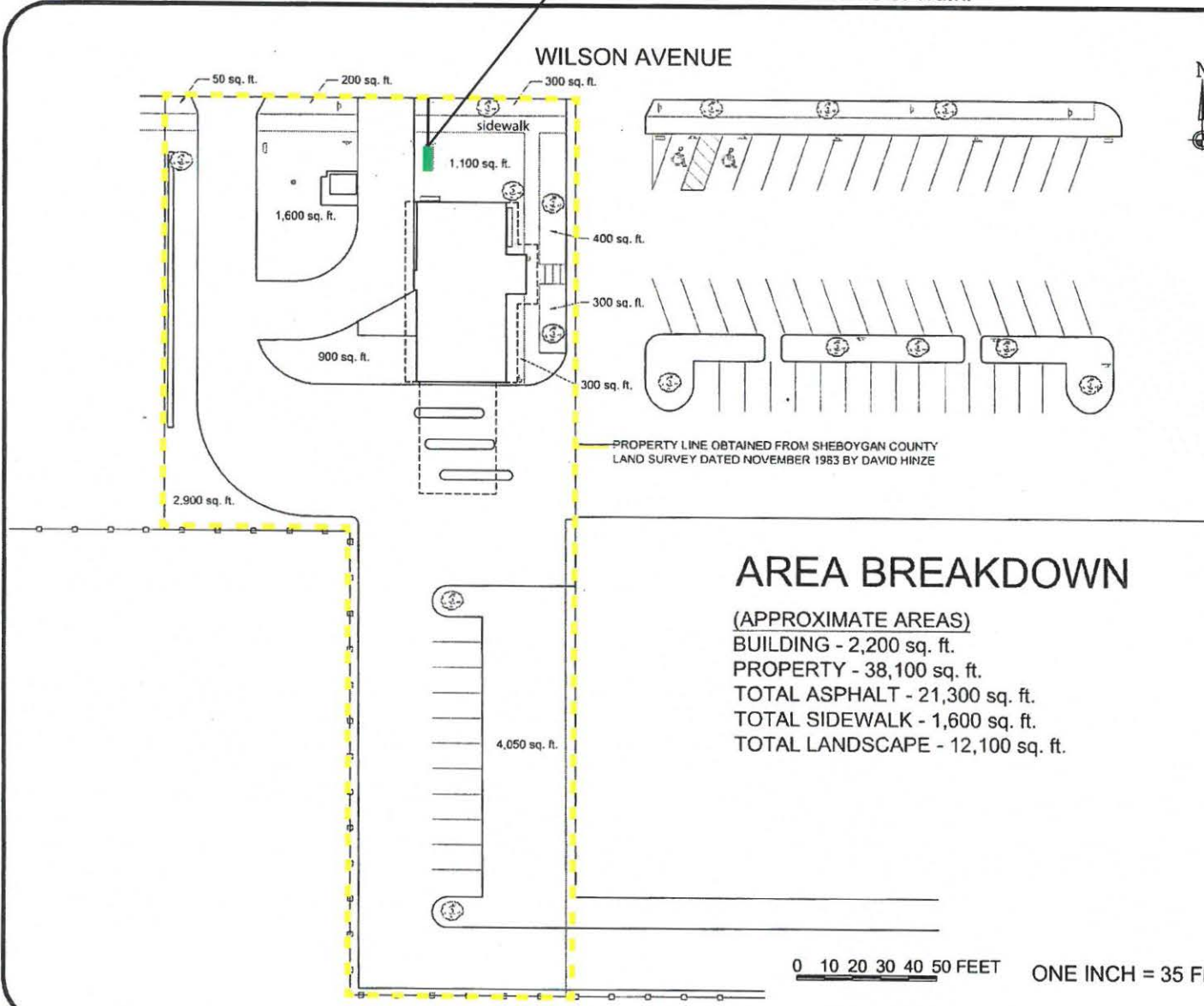
Currently this location has 1 pole sign and wants to replace it with 1 monument sign that is located on the north side of building. They are updating their logo nationwide and they want to stay uniform throughout. The proposed sign is double sided illuminated monument sign with bleed face retainer system and flexible substrate faces. The sign is 6' 1 ¼" high and 7'11" wide.

The new sign will be more appealing and visible to the customers and neighborhood.

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

Monument sign  
 70" from back of walk,  
 88" from 1.5 ft. from inside of walk.

PROPERTY LINE



LEGEND	
	ELECTRIC
	GAS
	PHONE
	WATER
	FENCE
	STORM DRAIN
	GAS METER
	TREE
	WATER FAUCET
	WATER HYDRANT
	WATER VALVE
	SIGNS
	POWER POLE
	DRAIN
	ADA BUTTON
	ELECT. OUTLET
<b>LIGHTING</b>	
	HIGH INTENSITY PARKING LOT LIGHT
	HIGH INTENSITY LIGHT
	OPEN/CLOSE SIGN
	FLOOD

**MAIER**  
 Engineering, Inc.  
 415 2nd Street East  
 Sheboygan, WI 53081  
 www.maier-eng.com

WELLS FARGO  
 636 WISCONSIN AVE  
 SHEBOYGAN FALLS, WI 53801  
 1-800-242-8511

WELLS FARGO	
Date	2B
Rev	
1:35	GL

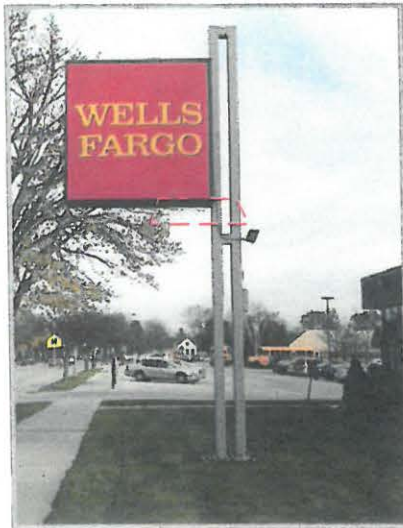
SHEBOYGAN SOUTH BANK SITE PLAN

0 10 20 30 40 50 FEET ONE INCH = 35 FEET

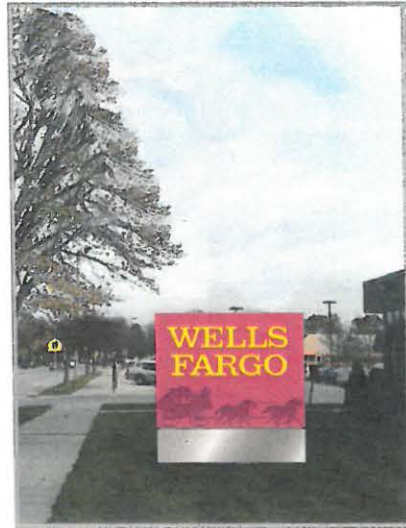
# E01 Illuminated Pylon ( M-48 ) - Qty (1)

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



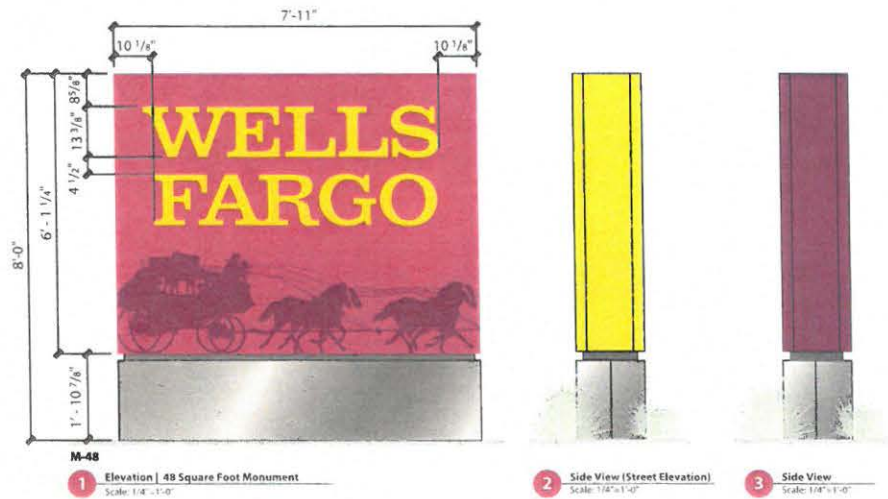
after



100 yds away looking north on 6th st.



100 yds away looking south on 6th st.



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

PARCEL NO. 629720  
MAP NO. 15 102008  
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** *Ad*  
Requirements Per Section 15.905  
Revised May 2012

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**1. APPLICANT INFORMATION**

APPLICANT: RLO Sign Inc  
ADDRESS: 1030 Ontario Ave Sheboygan E-MAIL: Laura@rlosign.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: 2807 Calumet Dr Sheboygan  
LEGAL DESCRIPTION: Financial Instate.

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 face retainer system and flexible substrate face

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.: 15102008  
ZONING CLASSIFICATION: NO

OFFICE USE ONLY  
REVIEW DATE: \_\_\_\_\_  
APPROVAL: \_\_\_\_\_  
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN  
DEPARTMENT OF CITY DEVELOPMENT**

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**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

USE OF PROPERTY: Financial

TYPE OF SIGN: Illuminated Monument

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

*2802 Calumet*

**4. CONFIGURATION OF PROPOSED SIGN:**

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

AMOUNT OF PUBLIC STREET FRONTAGE: 566 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.

Laura Dots  
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

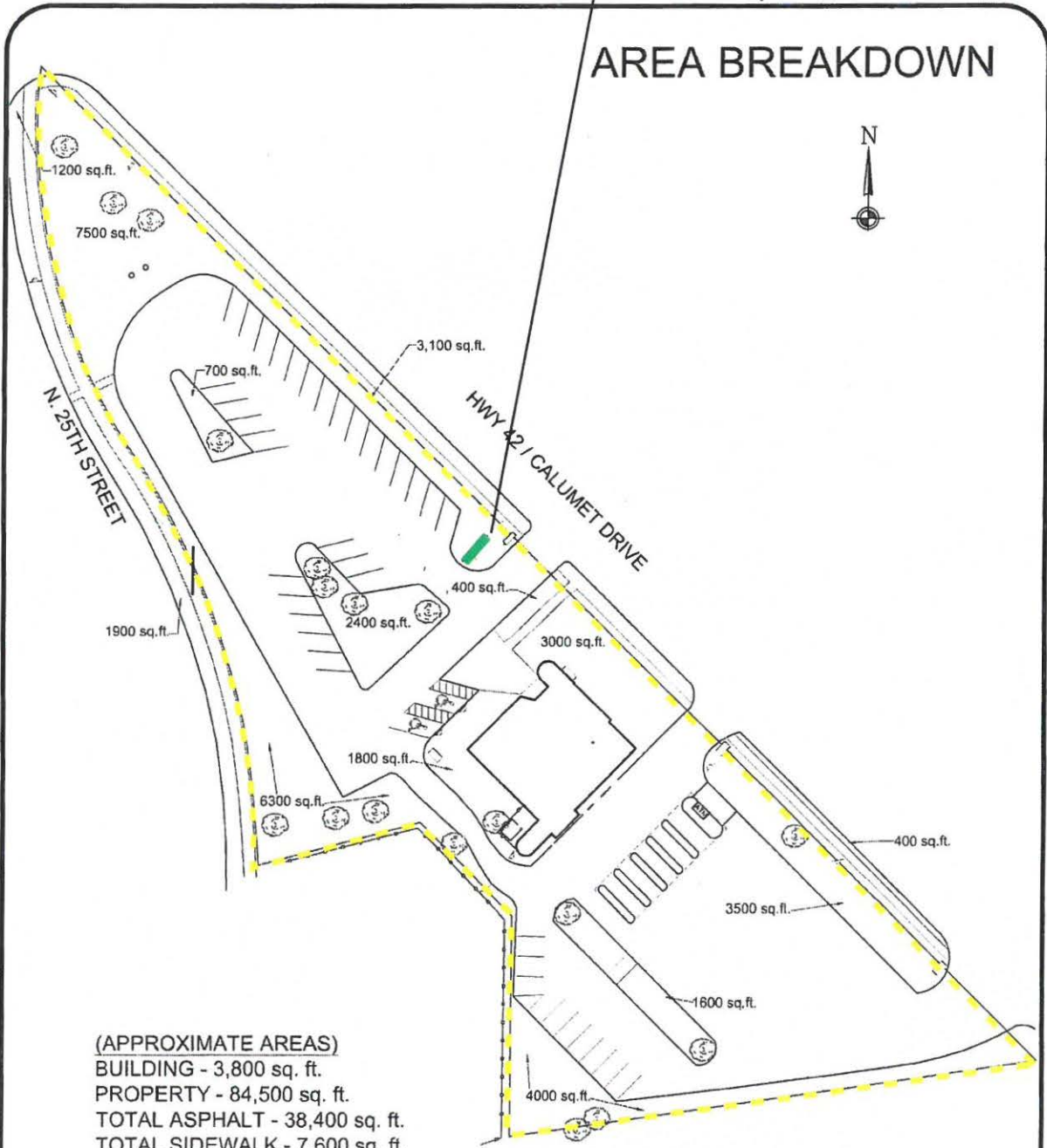
Currently this location has 1 monument sign and is a outdated image located on the northwest side of building. The sign is of their old logo and are updating their logo nationwide. The proposed sign is doubled sided illuminated monument sign with bleed face retainer system and flexible substrate faces. 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 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 150	WELLS FARGO 636 WISCONSIN AVENUE SHEBOYGAN FALLS, WI (920) 455-2191	<p><b>MATER</b>                  Engineering, Inc.                  1133 1/2 W. National Road, Suite 1200                  Wauwatosa, WI 53226                  www.matereng.com</p>	<b>LEGEND</b> STORM DRAIN ELECTRIC GAS PHONE WATER FENCE STORM DRAIN WATER FACET WATER HYDRANT WATER VALVE SIGNS CAMERA GAS METER POWER POLE ELECT. OUTLET ELECT. METER LIGHTING HIGH INTENSITY PARKING LOT LIGHT 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



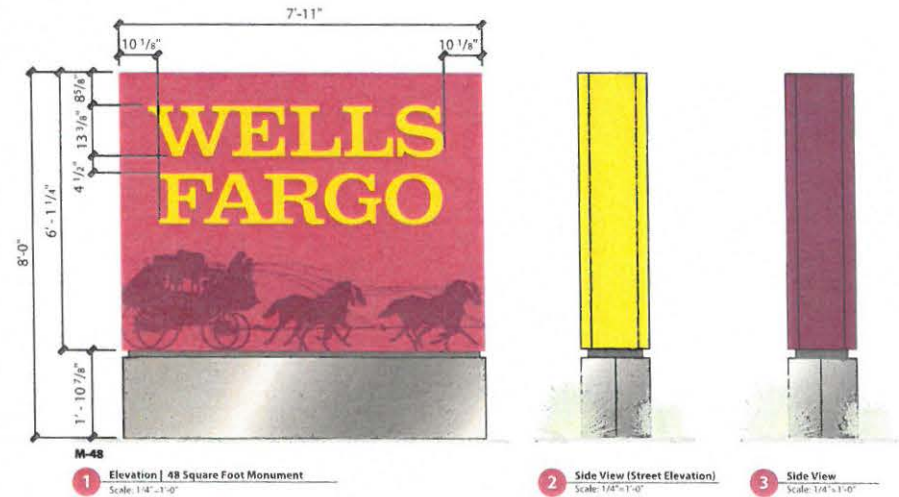
after



100 yds away looking north



100 yds away looking south



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

PARCEL NO. 606800  
MAP NO. 15459 001  
ZONING CLASSIFICATION: NR

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** *dl*  
Requirements Per Section 15.905  
Revised May 2012

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**1. APPLICANT INFORMATION**

APPLICANT: RL0 Sign Inc  
ADDRESS: 1030 Ontario Sheboygan WI 5301 E-MAIL: Laura@rl0sign.com  
PHONE: (920) 457-4602 FAX NO. (920) 457-2399

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

NAME OF PROPOSED/EXISTING BUSINESS: Jefferson Elementary School  
ADDRESS OF PROPERTY AFFECTED: 1538 North 15th St Sheboygan, WI  
LEGAL DESCRIPTION: New LED Sign for school

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: School

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: no change except the updating of sign

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: change from current changeable sign to an updated form of full color message center with the ability to electronically change on a daily basis to alert passerbys of changes of events

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

OFFICE USE ONLY  
REVIEW DATE: \_\_\_\_\_  
APPROVAL: \_\_\_\_\_  
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN  
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081  
Phone: (920) 459-3377 Fax: (920) 459-7302  
E-Mail: development@ci.sheboygan.wi.us

**SIGN PERMIT APPLICATION**

(November, 2009)

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**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: Sheboygan School District

ADDRESS: 830 Virginia Ave Sheboygan

PHONE: (920) 459-3500 FAX NO: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Jefferson Elementary School

ADDRESS OF PROPERTY AFFECTED: 1538 North 15<sup>th</sup> St Sheboygan

USE OF PROPERTY: School

TYPE OF SIGN: Single Sided LED Illuminated Message Sign

DESCRIPTION OF PROPOSED SIGN: Single Sided LED illuminated Cabinet with LED Message Center.

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 5' X WIDTH: 8' = TOTAL SQUARE FOOTAGE: 40  
West: 271 ft.

AMOUNT OF PUBLIC STREET FRONTAGE: North: 369 ft.  
West: 155 ft.

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: North: 349 ft.

SETBACK: 26'4" to Road, 6'9" to Sidewalk

METHOD OF ATTACHMENT: Dolts

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: Aluminum, Polycarbonate

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 10,14 AFTER PROPOSED SIGN: N/A

**5. CERTIFICATE**

I hereby certify that all of the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

  
APPLICANT'S SIGNATURE

2-10-15  
DATE

Laura Detrie  
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: Jefferson Elementary School 1538 North 15<sup>th</sup> st

Currently this location has 1 monument sign on the northwest side of building. Sign is outdated and not very appealing to the eye. They want to modernize the sign to keep the public up to date on current events. The proposed sign is full color LED electronic message center. Customer would like to use existing base . The sign is 4'8" high and 8' wide.

The sign will be more appealing the public and neighborhood.

The sign will be manufactured using standard material such as aluminum and polycarbonate. It will be pleasing to the eye in both color and texture.

# Jefferson Elementary

## Front Cabinet

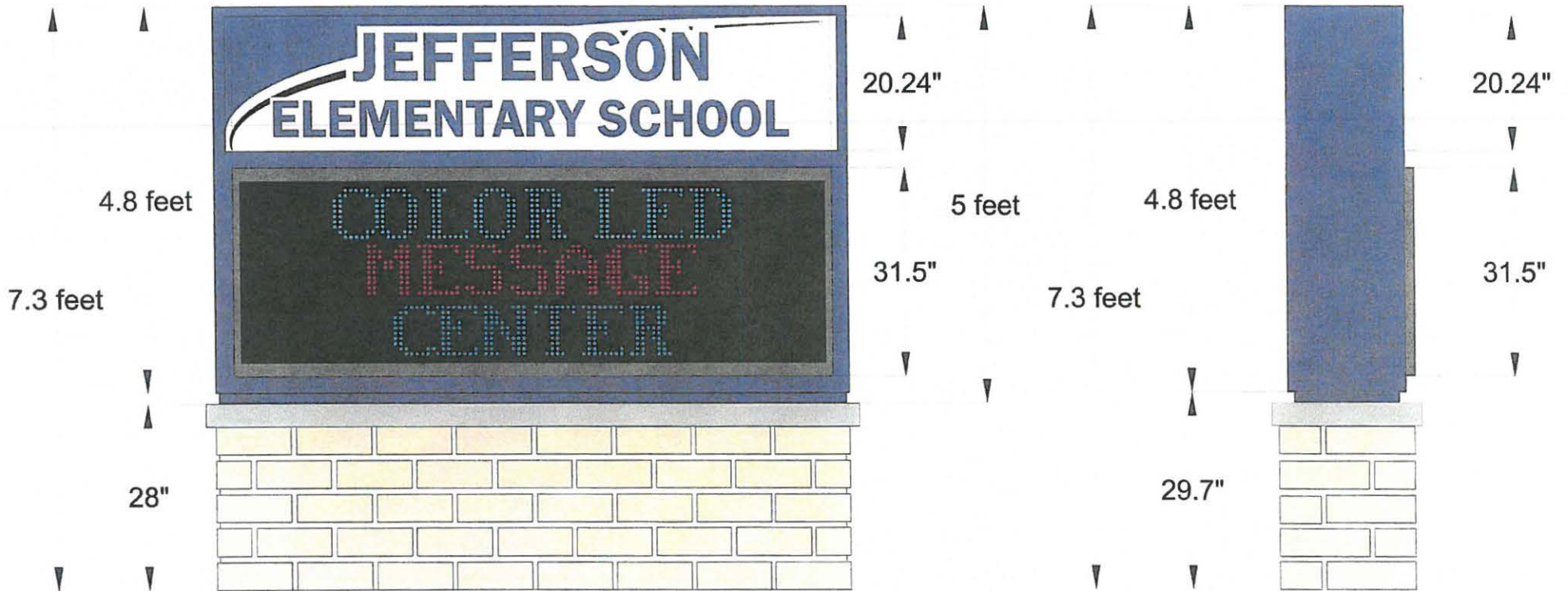
LED Lamps in Top of Cabinet

8 feet

7.6 feet

## Side View of Cabinet

18"



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

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

This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.

CUSTOMER: Jefferson Elementary

CLIENT: Zachary Pethan

DATE: 9-25-14

DESIGNER: Jonathan Mickelson

EXISTING SIGN



NEW SIGN





**JEFFERSON**  
**ELEMENTARY SCHOOL**

6'3" to  
sidewalk

6'9" to  
sidewalk

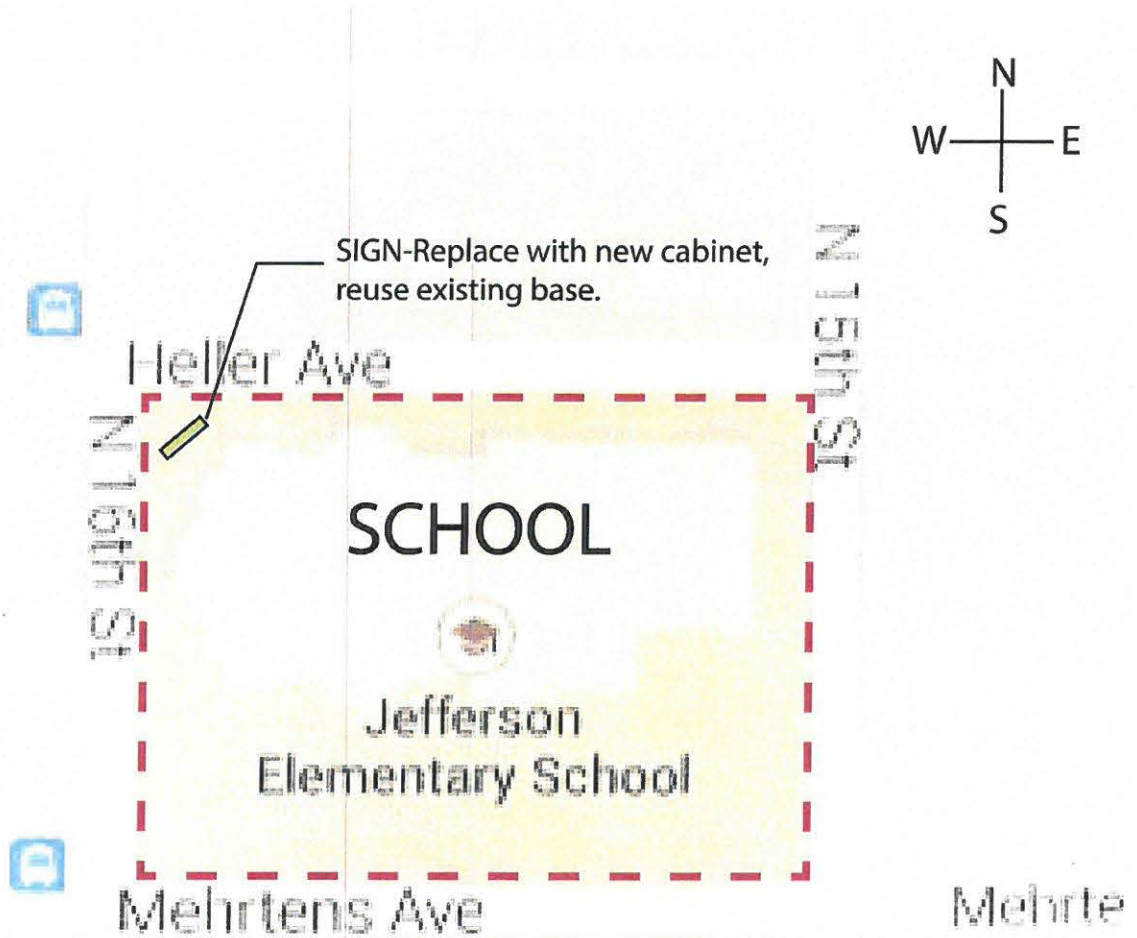
18'6" to road

24'5" to road

26'4" to road

# Jefferson Elementary School site plan

1538 N. 15th Street Sheboygan, WI



- - - Property line
- Existing sign/ replace with new

## Sokolowski, Steve

---

**From:** Kurt Davis <KDavis@abacusarchitects.net>  
**Sent:** Friday, February 13, 2015 2:47 PM  
**To:** Sokolowski, Steve  
**Cc:** David Hughes  
**Subject:** LCHC - Extension of Conditional Use Permit

Steve

On behalf of Lakeshore Community Health Care (Sheboygan Area Community Clinics)

LCHC requests extension of the conditional use permit that was awarded last year. LCHC has been challenged to secure the funding needed to purchase the American Orthodontics (AO) property at 1714 Cambridge (including the adjacent church and 3-bedroom house). They are requesting to be placed on the February 24<sup>th</sup>, 2015 Planning Commission Agenda to be formerly granted this extension by the Plan Commission.

In response to your email, we offer the following:

- Date of LCHC Conditional Use approval.
  - The city of Sheboygan granted the Conditional Use permit on February 25<sup>th</sup>, 2014 on the condition that the property be rezoned to Urban Commercial. The property was rezoned (Urban Commercial) last year following the Conditional Use Permit being granted.
- A new date specific deadline.
  - LCHC intends to close on the financing in the next 30-45 days. The extension of the Conditional Use permit should be allowed to start upon closing of financing.
- LCHC expectation of when they will become owner of the property.
  - LCHC intends to close on the financing in the next 30-45 days or approximately March 31<sup>st</sup>, 2015
- LCHC expectation of when they will begin operating from the property.
  - LCHC intends to be operation approximately July 1<sup>st</sup>, 2015.
- Detailed explanation justifying request.
  - In late October 2014, LCHC's offer agreement with AO expired due to lack of funding. At this time, LCHC is working with a lender, the Primary Care Development Corporation (PCDC), to provide a loan to LCHC to purchase and renovate a portion of the building for occupation.
- American Orthodontics would need to provide something in writing saying that AO is acceptable with LCHC making such a time extension request since AO still owns the property (owner authorization).

- AO should be providing an email or other form of correspondence under separate delivery.

Can you please let me know if there is anything else LCHC or Abacus can provide?

**Kurt E. Davis, NCARB, AIA**

Principal

Registered Architect



Serving from Sheboygan and Milwaukee

1135A Michigan Ave.  
Sheboygan, WI 53081  
920 452-4444 Phone  
920 207-4829 Mobile

225 East St. Paul Ave.  
Suite 305  
Milwaukee, WI 53202  
414 837-6150 Phone

**RELATIONAL ARCHITECTURE**

## Sokolowski, Steve

---

**From:** Rory Riesterer <rriesterer@americanortho.com>  
**Sent:** Wednesday, February 18, 2015 10:04 AM  
**To:** Sokolowski, Steve  
**Subject:** American Orthodontics - SCHC Conditional Use Permit Extension

Steve,

On behalf of American Orthodontics, I would like to support the conditional use permit time extension request by Sheboygan Area Community Clinics to operate Lakeshore Community Health Clinic (LCHC) from the property located at 1714 Cambridge Avenue, Sheboygan, WI 53081.

Thank you,

**RORY RIESTERER**

Manager – Special Projects and Continuous Improvement

3524 Washington Avenue, Sheboygan, WI 53081

Phone: +1 920.457.5051 x 4188 Fax: +1 920.457.5773

[www.americanortho.com](http://www.americanortho.com)



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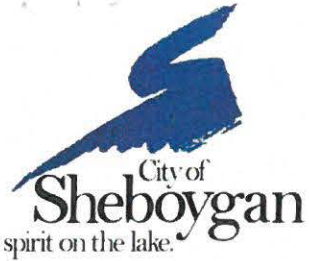


You are here: [Home](#) » [History & Info](#) » [City Map](#)

### City Map



City of Sheboygan Copyright © 2011 City of Sheboygan. All Rights Reserved.



February 26, 2014

David Hughes  
Sheboygan Area Community Clinics  
1931 N. 8<sup>th</sup> Street  
Sheboygan, WI 53081

Dear Mr. Hughes:

The City Plan Commission at their meeting of February 25, 2014, approved the Conditional Use and Variance application by Sheboygan Area Community Clinics to operate Lakeshore Community Health Clinic at 1714 Cambridge (former American Orthodontics Administrative Office Facility) with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Dumpster(s) shall be screened and enclosed and constructed of like materials and colors of the facility. The gates on the existing dumpster enclosure need to be reinstalled and maintained.
3. 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.).
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
6. All areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
8. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation.
9. If there are any amendments to the approved floor and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.
10. This conditional use permit is for LCHC use of the administrative office facility only (former AO offices - 1714 Cambridge Avenue). If the applicant proposes any other modifications, improvements, etc. (combining properties, razing of structures, installation of new parking, building additions, etc.), a new conditional use application will need to be submitted for consideration by the Plan Commission prior to any improvements taking place.
11. The applicant shall adequately maintain the church (1704 N. 17<sup>th</sup> Street) and single-family (1712 N. 17<sup>th</sup> Street) buildings/properties.

DEPARTMENT OF  
PLANNING AND  
DEVELOPMENT

828 Center Avenue,  
Suite 104  
Sheboygan, WI 53081

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

12. The conditional use permit and variance is approved if and only if the Common Council rezones the parcel(s) to Urban Commercial (UC). If the Common Council denies the proposed rezone to UC, the conditional use permit is null and void.

Variance granted:

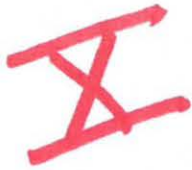
- To have 51 parking spaces – minimum number of parking spaces required is 69.

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

Sincerely,

Steve Sokolowski  
Manager of Planning and Zoning

CC: Kurt Davis, Abacus Architects, Inc., 1135A Michigan Ave, Sheboygan  
WI 53081



Gen. Ord. No.     - 14 - 15. By Alderpersons VanderWeele and Van Akkeren.  
February 16, 2015.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 3306 Saemann Ave. from Class SR-5 Suburban Residential to Class SO Suburban Office Classification.

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

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class SR-5 Suburban Residential to Class SO Suburban Office 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.

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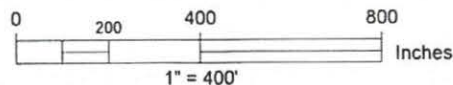
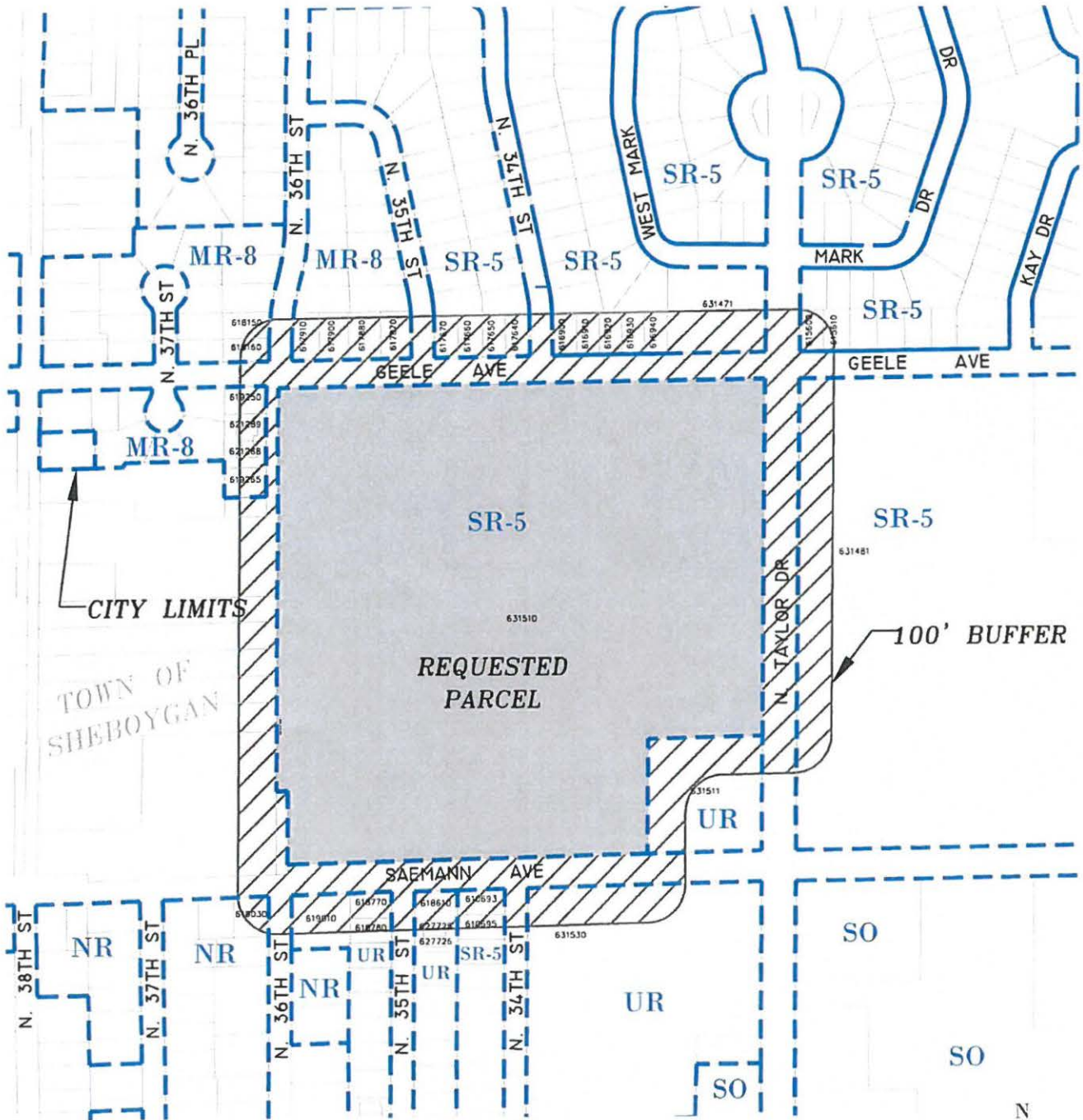
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I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

**PROPOSED ZONING CHANGE  
FROM SR-5 TO SO**  
SECTION 16, T. 15 N., R. 23 E.  
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION



**PROPOSED ZONING CHANGE  
FROM SR-5 TO SO  
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

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**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

II

R. O. No. \_\_\_\_\_ - 14 - 15. By CITY CLERK. February 16, 2015.

Submitting an application from Jay Wall, The Boldt Company (on behalf of Aurora Health Care), for a change in the zoning classification of property located 3306 Saemann Ave. from Class SR-5 Suburban Residential to Class SO Suburban Office Classification.

*City Plan*

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

OFFICE USE ONLY

APPLICATION NO.: \_\_\_\_\_  
RECEIPT NO.: 150166  
FILING FEE: \$200.00 (Payable to City of Sheboygan)

FEB 12 '15 4:21:02

**CITY OF SHEBOYGAN  
APPLICATION FOR  
AMENDMENT OF OFFICIAL ZONING MAP**  
(Requirements Per Section 15.903)  
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (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: Jay Wall w/ The Boldt Company (on behalf of Aurora Health Care)  
PHONE NO.: (414) 276-4626  
ADDRESS: 1110 N Old World 3rd St, Suite 610, Milwaukee, WI, 53203  
E-MAIL: jay.wall@boldt.com  
OWNER OF SITE: Sheboygan Area School District      PHONE NO.: (920) 459-3500

**2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: 3306 Saeman Ave  
LEGAL DESCRIPTION: SEC 16 T15N R23E THE NE SW OF SEC 16, EXC THAT PRT DEDICATED AS GEELE AVE, N TAYLOR DR, SAEMANN AVE, & N. 36TH ST.; AND EXC THAT PRT DESC AS LOT 1 OF CSM REC IN VOL 8 PG 270 & ALSO EXC PRT LOT 2 CSM V21 P210-211 #1768906.  
PARCEL NO. 59281631510      MAP NO. \_\_\_\_\_  
EXISTING ZONING DISTRICT CLASSIFICATION: S-R5 (Suburban Residential)  
PROPOSED ZONING DISTRICT CLASSIFICATION: SO (Suburban Office)  
BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: \_\_\_\_\_  
Athletic fields(Baseball, Softball, and Soccer)  
BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: Medical Facility

### 3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency?

Please see the attached narrative for responses associated with Question #3.

---

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- Explain: Please see the attached narrative.

---

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? \_\_\_\_\_

Please see the attached narrative.

---

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

Please see the attached narrative.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. CERTIFICATE**

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Jay Wall  
**APPLICANT'S SIGNATURE**

02/12/2015  
**DATE**

Jay Wall  
**PRINT ABOVE NAME**

**APPLICATION SUBMITTAL REQUIREMENTS**

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 200 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

**CITY OF SHEBOYGAN  
APPLICATION FOR  
AMENDMENT OF OFFICIAL ZONING MAP  
(NARRATIVE)**

**3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT**

**How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency?**

Aurora Health Care's Sheboygan Memorial Hospital and Sheboygan Clinic facilities have been operating at capacity for a number of years. The organization has been searching for a site within the City of Sheboygan to construct an outpatient surgery center and medical office building that would better address patient demand and free up capacity at the existing facilities. Based on the space and amenity needs, this site presents the best option in terms of site size, and accessibility to patients by bus or car.

- Amending the Official Zoning Map for this site satisfies the intent of the Sheboygan Zoning Ordinances as outlined in Section 15.005 by:
  - Relieving congestion on the streets around the site by designing adequate off street parking to support the new medical facility. This will alleviate the parking issues the neighborhood currently experiences during athletic events. The proposed amendment would also relieve congestion at the current Aurora Sheboygan Memorial Medical Center and Aurora Sheboygan Clinic locations by relocating some services to the new site, and freeing up capacity at the existing sites.
  - Promoting health and general welfare by providing better access to health care services for the community at both the proposed site and the existing Aurora facilities.
  - Addressing the need to protect groundwater resources, prevent overcrowding of land, avoid undue concentration of population and to facilitate the adequate provision of transportation, water, sewerage, parks and other public requirements through thoughtful and appropriate design including:
    - Primary site access from Taylor Drive to minimize traffic impact to the surrounding residential neighborhood.

- On-site storm water management through the use of retention ponds.
- Screening the site from the surrounding neighbors through the use of berms, trees and other landscaping features.
- ...and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency:
  - To the WDNR rules and regulations, there are no plans to disturb or affect any of the existing wetlands on the site.
  - FEMA currently classifies the site as "Zone X", and is considered a "low to moderate flood risk zone" and a "Non-Special Flood Hazard Area (NSFHA)". No special provisions are required for this classification.

**Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?**

- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map
- Explain:
  - Current trends in healthcare are moving towards outpatient procedures in lieu of inpatient hospital stays.
  - The proposed new Outpatient Surgery Center and Medical Office Building, is consistent with the health care related development in the area.
  - Amending the Zoning Map allows Aurora Health Care the opportunity to better serve the community by providing better access to health care services for the people of the City of Sheboygan, and the residents in the surrounding communities within Sheboygan County by developing a new Outpatient Surgery Center and Medical Office Building.
  - Upgraded replacement athletic facilities will be built directly across the street to maintain a park-like setting for the neighborhood.

**How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?**

- The amendment to the Official Zoning Map would continue the development of institutional and community facilities along Taylor Drive, north of Highway 23, maintaining the existing density already in place, and providing primary access to the site from the main thoroughfare, Taylor Drive, minimizing the traffic impact to the surrounding residential neighborhoods.
- The overall project plan maintains significant publicly accessible green space directly east of the proposed amendment site.

**Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.**

- The proposed amendment to the Official Zoning Map is one piece of a larger project that as a whole, will simultaneously improve access to health care in the community and expand Sheboygan's recreational facilities:
  - Butzen Farm: The Butzen Farm property will be developed as a 54 acre, youth sports complex. This will become the new single-site home to Lakeshore United F.C. and Sheboygan Youth Football. Upon completion, this facility promises to become a regional destination for youth sports in Wisconsin which will generate revenue, and increase tourism to the area.
  - East Parcel of Saemann Avenue and Taylor Drive: The Sheboygan Area School District will relocate several fields from the Field of Dreams across the street. That location will include two new and upgraded baseball fields and soccer fields, and maintaining a significant accessible green space for the neighborhood.
  - Roosevelt Park: Roosevelt Park will receive upgrades to its existing baseball field.
  - Optimist Park: The existing Community Gardens will be relocated on property owned by the Sheboygan Area School District, next to Optimist Park.
  - West Parcel of Saemann Avenue and Taylor Drive: Once all of the recreation projects are completed or underway, Aurora Health Care will construct a new outpatient surgery center and medical office building to alleviate over-crowding at their existing medical campuses and improve local access to health care.

- This large investment in the City of Sheboygan will have a positive impact on city finances:
  - In total, Aurora Health Care is making an \$86.4 million investment in Sheboygan.
  - Aurora Health Care is contributing more than \$5 million towards the development of the new recreation facilities:
  - Estimates call for Aurora's new building to generate more than \$200,000 in annual property taxes, adding new revenue to the city's tax base.
  - Operation of the new facility will also add highly-skilled jobs in Sheboygan.



**SHEBOYGAN**  
**AREA SCHOOL DISTRICT**  
*Learning Today. Leading Tomorrow.*

**Mark Boehlke**  
*Assistant Superintendent*  
*Business & Operational Services*

830 Virginia Avenue  
Sheboygan, Wisconsin 53081  
Ph. (920) 459-3523  
Fax: (920) 459-4300

February 6, 2015

Steve Sokolowski  
City of Sheboygan

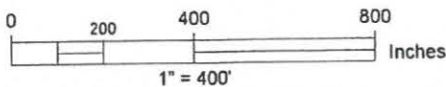
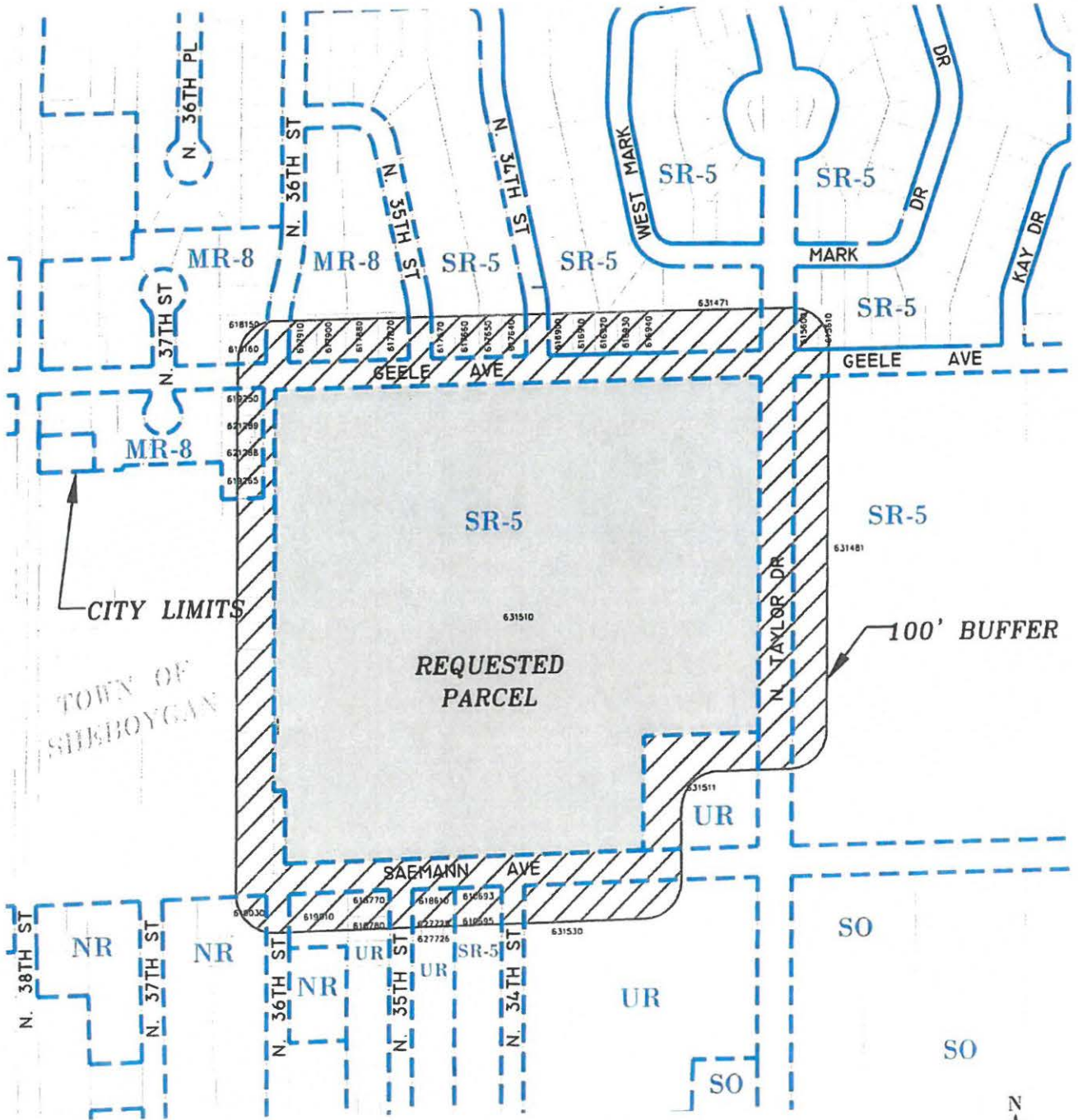
Dear Mr. Sokolowski,

This letter confirms that the Sheboygan Area School District authorizes Jay Wall of Boldt to act as our agent to submit a rezoning application and conditional use application for the property which is located at the southwest corner of Taylor Drive and Geele Avenue for the purpose of building a medical facility.

Sincerely,

Mark Boehlke  
Sheboygan Area School District  
Assistant Superintendent, Business and Operational Services

**PROPOSED ZONING CHANGE  
FROM SR-5 TO SO**  
SECTION 16, T. 15 N., R. 23 E.  
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION



**PROPOSED ZONING CHANGE  
FROM SR-5 TO SO  
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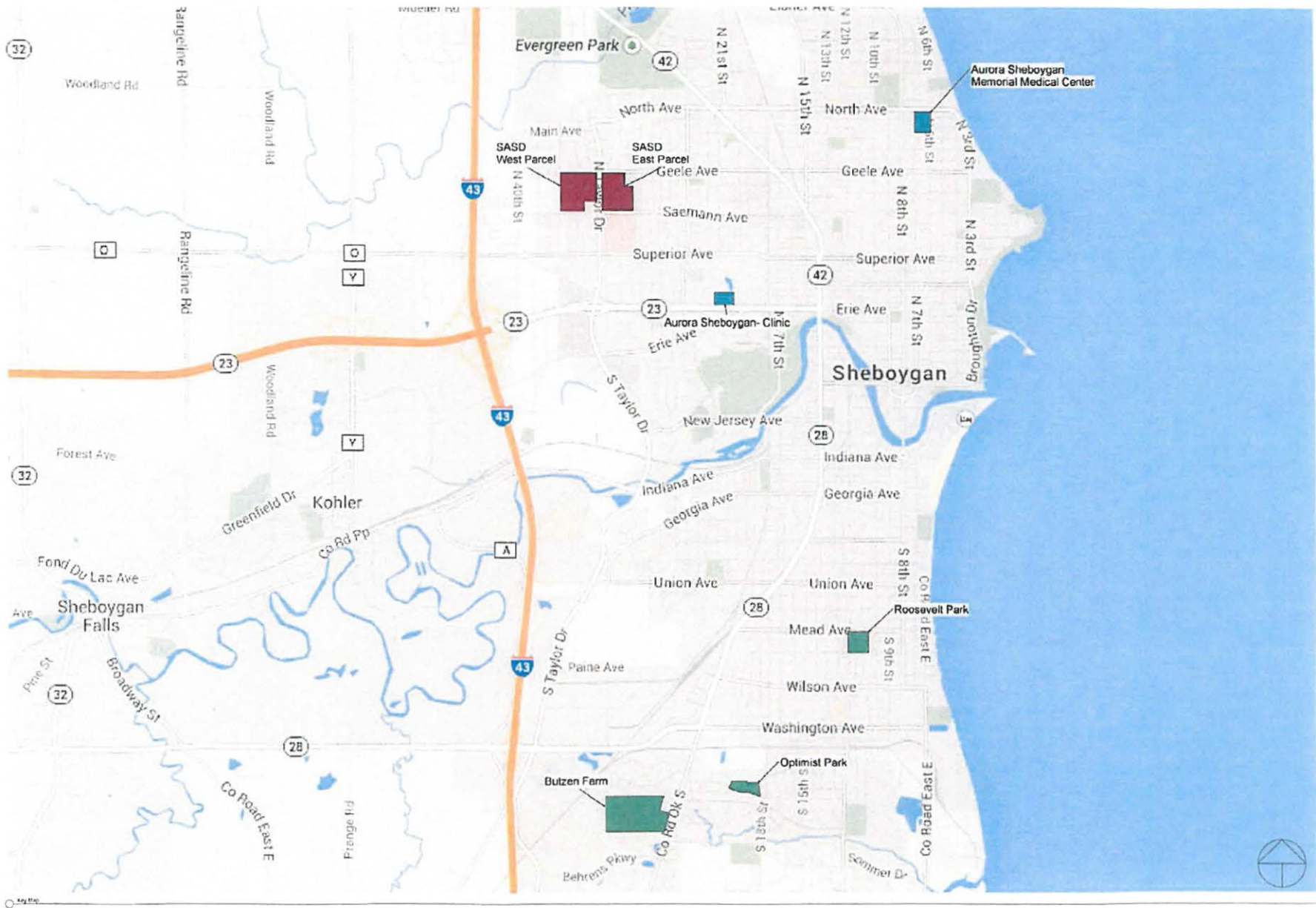
SEE PAGE 1 OF 2 FOR VICINITY MAP

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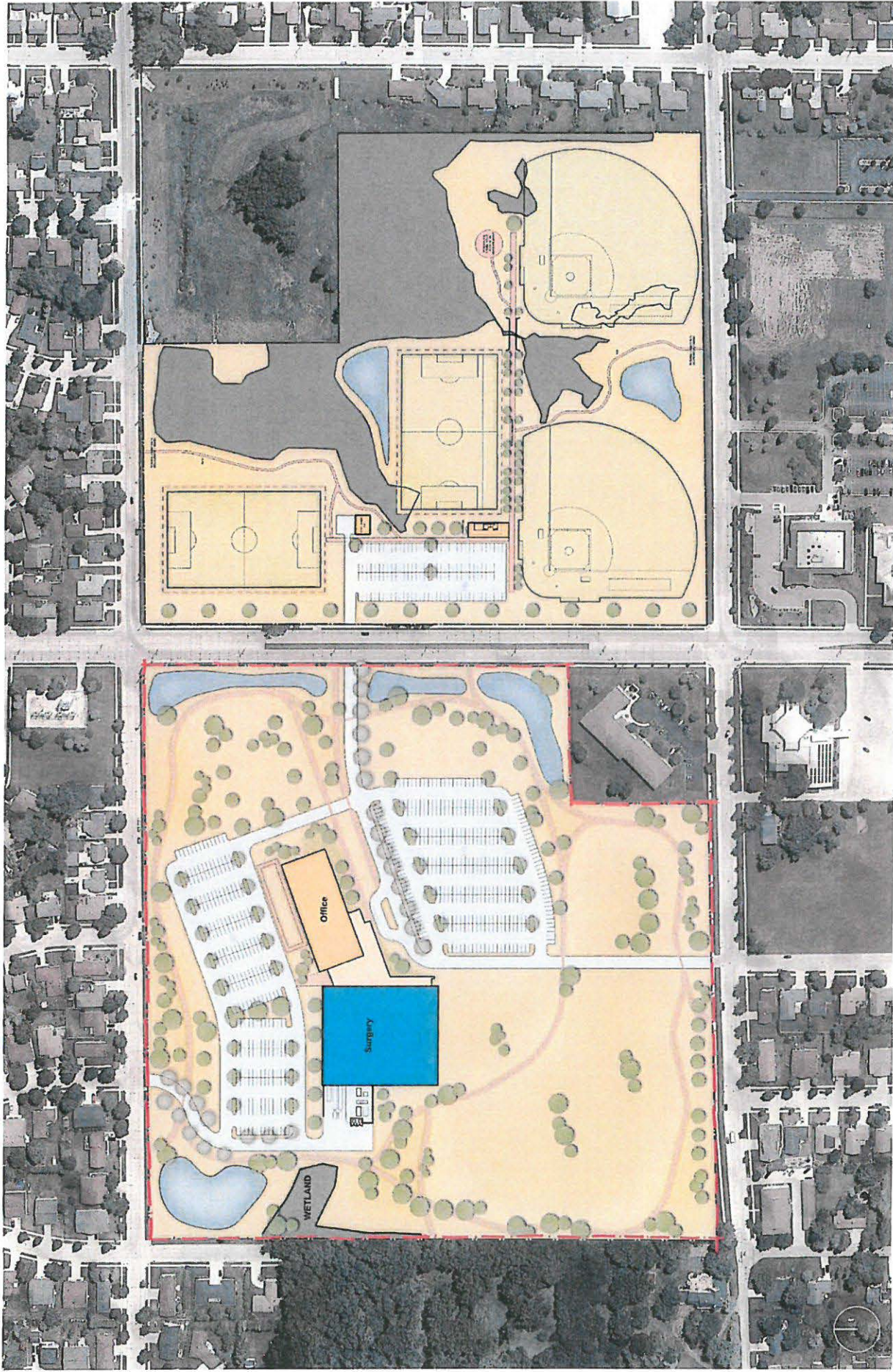
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**ZONING CODE LEGEND**

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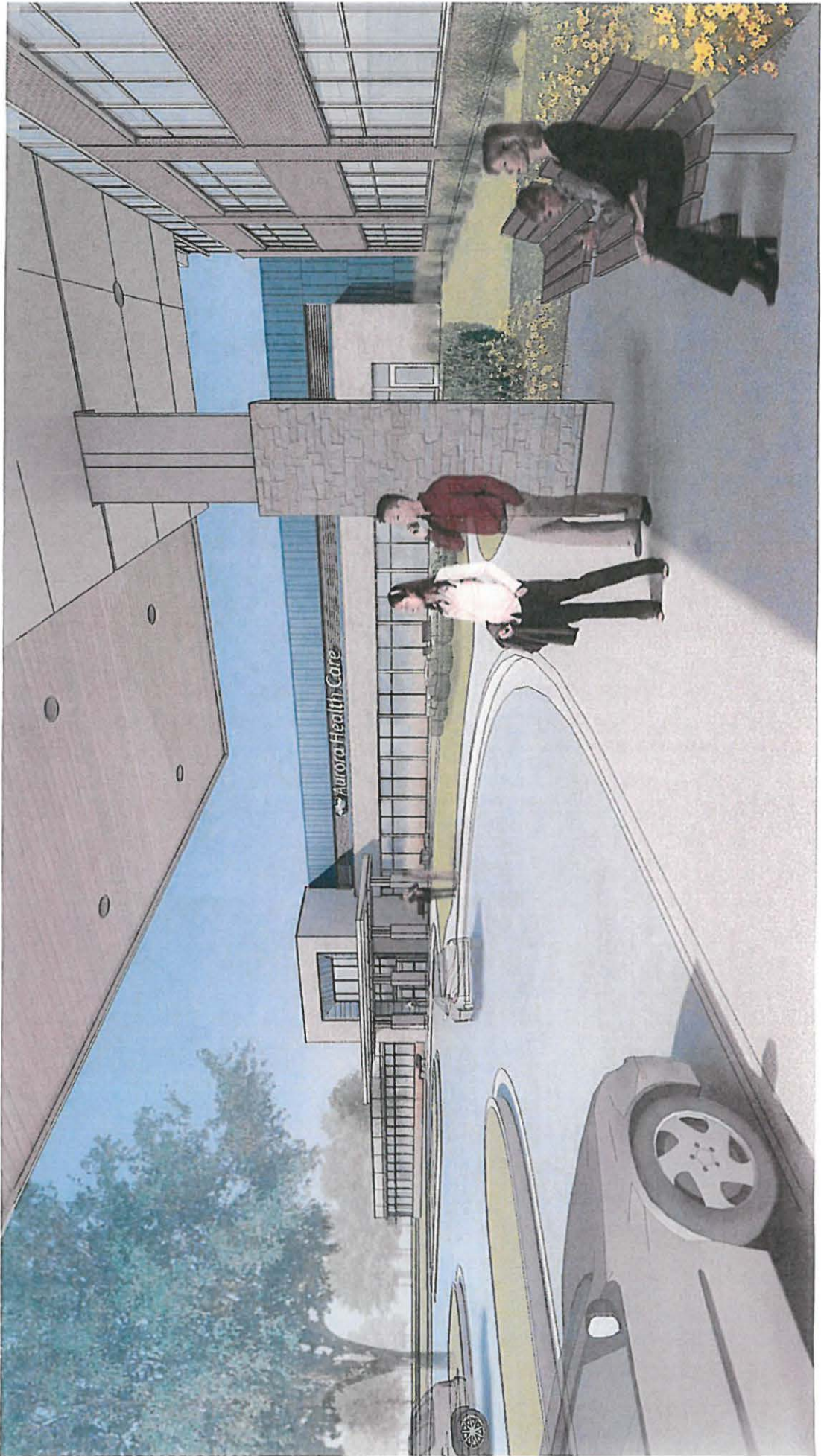


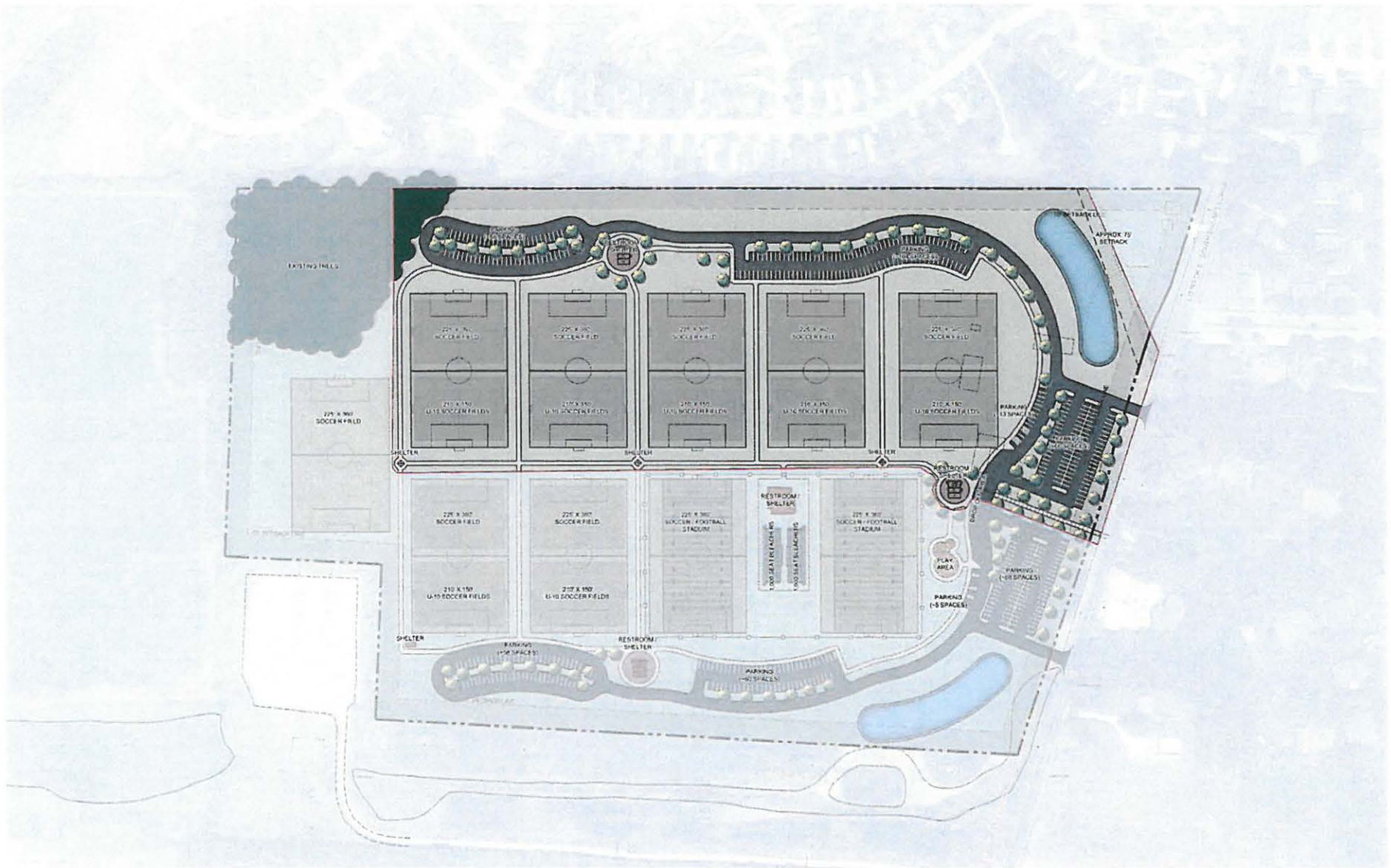
KEY MAP



Aurora Sheboygan Surgery Center and Medical Office Building







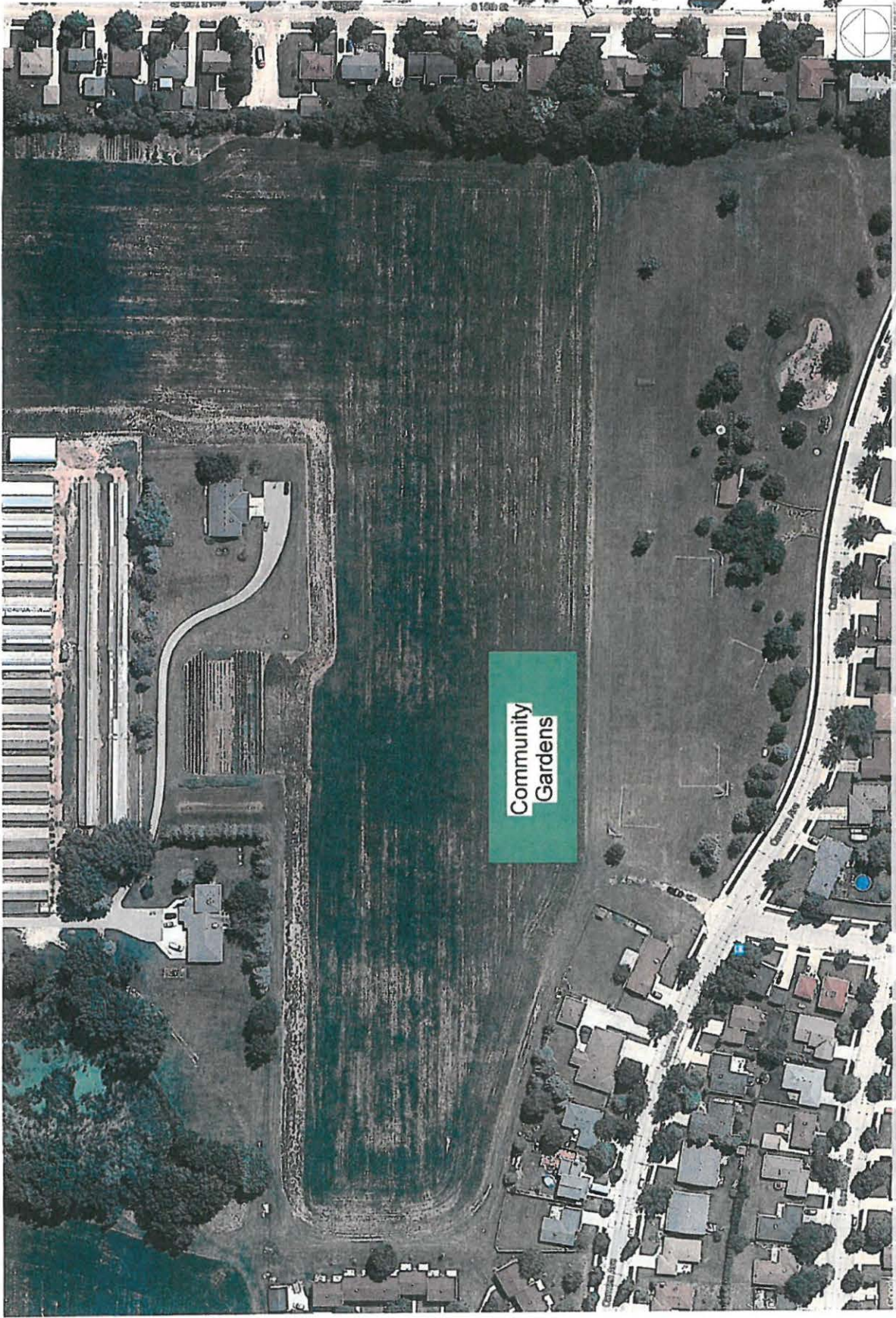
**SHEBOYGAN BUTZEN RECREATION CAMPUS  
PREFERRED CONCEPT ~ PHASE 1**

**RETTLER**  
Corporation  
3317 BUSINESS PARK DRIVE  
STEVENS POINT, WI 54482  
PROJECT #: 14.072  
DATE: 12-16-2014

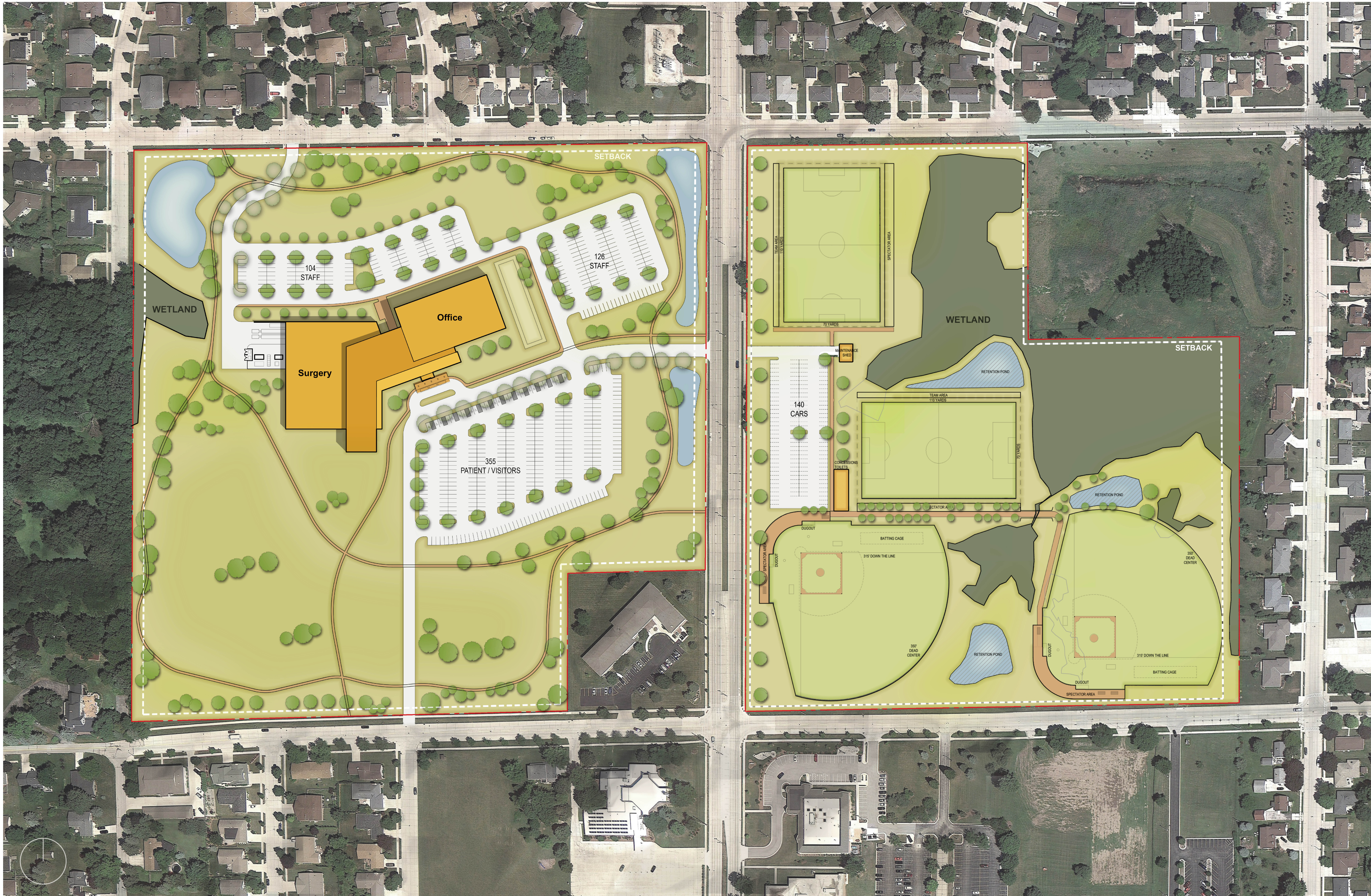




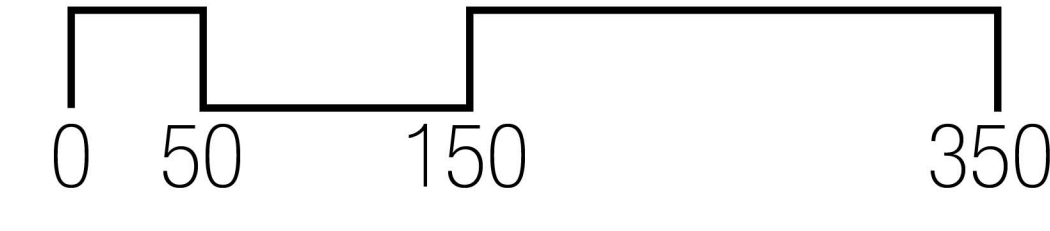
ROOSEVELT PARK



OPTIMIST PARK



Aurora Sheboygan Surgery Center / Medical Office Building and East Parcel Athletic Fields



## Sokolowski, Steve

---

**From:** Heidt, Michael <michael.heidt@aurora.org>  
**Sent:** Thursday, February 19, 2015 11:23 AM  
**To:** Sokolowski, Steve  
**Subject:** SPAM Sheboygan Planning Commission- letter of supports

Hello Mr. Sokolowski-

Please see my below letter of support for Aurora's proposed building of an Ambulatory Surgery Center and Athletic Field complex.

Thank you- MIKE

### **Mike Heidt**

Market Manager, Growth and Business Development  
Aurora Health Care  
Greater Milwaukee North Service Area  
[Michael.heidt@aurora.org](mailto:Michael.heidt@aurora.org)  
920.451.5634

Attention City Planning Commission

My name is Mike Heidt, and I have been a county resident for the last five years and my employer, Aurora Sheboygan Memorial Medical Center is located within the City of Sheboygan.

Sheboygan County currently has 1,200 open jobs- many requiring advanced skills that require recruitment efforts. To satisfy our growing economy and appeal to job seekers we need additional community draws like high-end athletic complexes and modern health care facilities. Aurora's willingness to upgrade the current athletic facilities and reinvest in the community in the form of a new Ambulatory Care Center are significant signals of growth and prosperity to job seekers.

As an individual that has performed a lot of recruiting and hiring of high-end professional positions, I can tell you that potential candidates are impressed with our natural resources in Sheboygan but express concern over the aged medical facilities and opportunities for youth sports. Additional people moving into our community will increase our property values and contribute more to our tax base. While I understand the neighbors of the Field of Dreams being upset by change, this enhancement will revitalize Sheboygan and could be the start of significant momentum for the entire community.

Thank you- Mike Heidt



2414 Kohler Memorial Drive  
Sheboygan, WI 53081

T (920) 457 4461  
[www.AuroraHealthCare.org](http://www.AuroraHealthCare.org)

February 19, 2015

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

Dear Mr. Sokolowski:

I am writing to you to show my support for the proposed Aurora Health Care project. As a General Surgeon who started with Aurora 8/1/14, I can tell you firsthand that Aurora Sheboygan Memorial Medical Center is at capacity, and we have many space issues at Aurora Sheboygan Clinic. When I joined the Clinic I was informed that Aurora had plans for expansion of a surgery center and medical office building to help with these problems.

The investment by Aurora in our community for a new outpatient surgery center and medical office building will solve our capacity and space problems and allow for greater access to health care. Having needed space available helps with recruitment and retention of physicians as well.

Additionally, the support for the athletic facilities will enhance opportunities for youth sports in the community and provide economic support to our community. I look forward to raising my family here and being a long-term resident and active citizen of the City of Sheboygan.

Please stand behind this project as it is very important for the entire City of Sheboygan. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "ND", with a long horizontal stroke extending to the right.

Nicholas Draeger, D.O.  
General Surgeon

Jessica Dehn  
Aurora Sheboygan Memorial Medical Center  
2629 North 7<sup>th</sup> Street  
Sheboygan, WI 53083  
920-451-5559

February 19, 2015

City of Sheboygan Planning Commission  
Mr. Chad Pelishek  
828 Center Avenue  
Suite 104  
Sheboygan, WI 83081

For the Attention of Director of Planning and Development

Dear Mr. Pelishek,

I am writing in support of the Butzen Farm project and Aurora's commitment to build an \$86.4 million outpatient facility in the City of Sheboygan. My husband and I are not originally from the area, but have called Sheboygan County home since I started my career in the rehabilitation department at Aurora Sheboygan Memorial Medical Center in the fall of 2010.

As many in healthcare often say, I chose my occupation to help others. I am excited that the proposed outpatient facility will allow us to do just that for the Sheboygan community. Not only will the new facility improve access for community members, but it will keep our superb physicians and medical professionals in Sheboygan and attract high-level caregivers in the future.

I have been privileged to witness the positive difference we make in our community on a daily basis. My colleagues truly care for the health and well-being of the people they serve. We have outgrown our current space and need the new facility to meet the needs of the community.

Along with the improvement in healthcare facilities and additional \$200,000 annually in property tax revenue, Aurora will also invest \$5 million to the development of recreational facilities across from the current Field of Dreams, Butzen Farm, and Roosevelt Park.

Our community deserves this investment in healthcare and recreational facilities. Please support the project so we do not miss this opportunity.

Thank You,

Jessica Dehn

February 19, 2015

Dear Steve Sokolowski:

I am writing this letter in support of the proposed Aurora Health Care Medical Office Building and Outpatient Surgery Center.

As a neighbor of Aurora Sheboygan Memorial Medical Center (the hospital) for more than 20 years, I can attest that a medical facility does not ruin your neighborhood as some fear. On the contrary, I felt that the presence of the hospital actually made the neighborhood safer – and mind you, I lived across the street from a 24/7 facility, not an outpatient center as is proposed. The hospital and its staff were always respectful and mindful of the neighbors, and there is no reason to believe that this would be any different with the proposed outpatient facility.

As a former School Board President, I can sympathize with the difficult decision the board faces. However, as a senior citizen who desires easy access to quality healthcare, a grandfather who looks forward to seeing his grandchildren excel in sports, and a taxpayer eager to have local business to support the tax-base, the decision to approve this proposal seems quite obvious.

The residents of Sheboygan deserve continued local access to the quality of care provided by Aurora Health Care, as they've become accustomed to. Aurora's dedication to our community goes beyond providing easy access to excellent care. Their commitment is evident in their generous monetary contribution for relocating the current Field of Dreams as well as developing the Butzen Farm sports complex.

I understand that additional land options within the city have been exhausted. If this proposal is not approved, and Aurora is forced to build this facility outside of the city limits, we are creating barriers for the residents to access quality healthcare within the city, and hurting the city's taxpayers.

Thank you,

Wyman Drake, Jr.

## Sokolowski, Steve

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**From:** Joseph Voelkner <josephvoelkner@olsenkloetlaw.com>  
**Sent:** Thursday, February 19, 2015 1:11 PM  
**To:** Sokolowski, Steve  
**Subject:** Sheboygan Planning Commission/Aurora Development

Steve:

I hope all is well. I wish I could tell you that this email is about my streaky jumpshooting in muni league ball, but it is not.

I write on behalf of Lakeshore United FC.

I know you are likely to be inundated with different emails on this subject, but I am hoping you will give ours your attention as the Planning Commission prepares to consider the zoning request of Aurora for the Field of Dreams Development on February 24, 2015.

I am a board member of Lakeshore United FC, Sheboygan's youth soccer club. LUFC encompasses more than 1,700 kids between its recreational, select, and academy programs.

As you are aware, the proposed Aurora development includes the relocation of the existing Field of Dreams site to the east side of Taylor Drive. That development will include two baseball fields, two soccer fields, and will relocate many of the amenities currently at the existing FOD site. Aurora will be financing this relocation and will include the following upgrades (amenities not at current site) to the baseball fields:

1. 2 batting cages;
2. 2 scorers boxes with storage; and
3. a Public Address system.

The soccer fields will be for public use, but will be primarily utilized by Sheboygan North's soccer programs.

The other proposed development in replacing the existing FOD site is a 54 acre development at Butzen Farm. As you are no doubt aware, this land was gifted to the City of Sheboygan for recreational use only. Aurora has generously offered to provide \$5M towards its development and it is envisioned that this facility will represent one of Wisconsin's finest community athletic facilities with field turf tournament fields, grass fields, lights, concessions, and other amenities. It will represent a home for LUFC and other youth sports programs. It is projected and envisioned that this development will generate significant revenue for local business and would represent a community asset that we can all be extremely proud of.

LUFC is prepared to make a substantial investment in the development of Butzen Farm, along with Aurora.

While some persons in our community are arguing that these facilities would be "built anyway", the fact of the matter is that these facilities would not be "built anyway". These facilities become even more attractive when people understand that they are privately financed, managed, and maintained.

Not to mention, these facilities would represent a **net gain of 41 acres** of recreational greenspace, a huge increase in space for ALL of Sheboygan, not just the north or south sides of our community.

I write this email to you from the perspective of LUFC and its obvious status as a recipient of the goodwill of Aurora in making an \$86.4M investment in our community, but I also write as a resident of the City of Sheboygan.

These opportunities are a fantastic addition to our community along with the increase in Sheboygan's tax base, tax revenue, short and long term job creation, as well as sending a fantastic message to potential commercial investors and developers that Sheboygan is a great community to consider for future development.

We are excited about the opportunity presented by Aurora and this development and on behalf of LUFC, we thank you for your consideration of our views.

Thank you. And...keep shooting...each miss makes you one step closer to the next make. :)

**Joseph J. Voelkner**  
Member- Board of Directors  
**LAKESHORE UNITED FC**  
**[www.lakeshoreunitedfc.org](http://www.lakeshoreunitedfc.org)**

## Sokolowski, Steve

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**From:** Scott Schaefer <[scottsys@att.net](mailto:scottsys@att.net)>  
**Sent:** Thursday, February 19, 2015 1:28 PM  
**To:** Sokolowski, Steve  
**Subject:** Field of dreams property

To whom it may concern,

In regards to the offer to purchase the field of dreams property by Aurora Health Care, I think as a taxpayer, parent of school aged children, and President of Sheboygan Youth Football, this is a responsible move on behalf of the school district to sell this land. The opportunity to have newly upgraded facilities on both sides of the city is exciting with the ability to have the new park up and running with the donation of funds through Aurora, much quicker than if the city would have to try to build with tax payer dollars. Added tax base, new jobs, newly upgraded youth sports facilities at both side of this city, and over 2 million dollars to fill the shortfall in the school budget to name a few benefits. Any project comes with some sacrifice, but the city as a whole will benefit greatly. The soccer and football programs will also bring in new revenue through tournaments and regulation play that was not possible in the past. Please think of the opportunity of the youth of Sheboygan and the needs of the city as a whole when making this decision. You have the full support of Sheboygan Youth Football.

Thank you

**Scott A. Schaefer**  
**President SYF**

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**3823 Enterprise Drive**  
**Sheboygan WI 53083-2069**  
**Cell 920-377-0165**  
**Office 920-452-1925**  
**Fax 920-803-0847**

- Email [scottsys@att.net](mailto:scottsys@att.net)



To: Sheboygan Planning Commission  
From: Penny Maletzke, Aurora neighbor

This letter is in support of Aurora being an excellent neighbor. I have lived at 511 Blackstock Ave, Sheboygan, WI 53083 since April 1990. My house is less than a block from Aurora Sheboygan Memorial Medical Center.

We have never had a problem with Aurora as our neighbor. When issues did arise they were always received by Aurora with understanding and a fair solution. Examples include restricting parking by employees on our streets, construction projects and heavy truck traffic on our streets.

They keep us informed (mail notification) when activities on the campus may affect the neighborhood, such as the resurfacing of the parking lot. The neighborhood is also personally invited to an evening of food and entertainment for the children on a yearly basis as a jester of good will.

I have found that those who have an issue with Aurora need only to ask for a solution.

Penny Maletzke  
920-918-8682

February 19, 2015

To Whom It May Concern:

We are writing to you to show our support for the proposed Aurora Health Care and Youth sports fields. This investment by Aurora in our community with a new outpatient surgery center and medical office building will allow for greater access to health care at a continued high-level of quality patient care. The additional athletic facilities being committed for this project will enhance opportunities for youth sports in the community and surrounding area, and provide economic support to our community for years to come.

As coaches of high school sports (football/softball/golf) in Sheboygan County for over twenty years, we have seen the kind of excitement that is fostered when a community has a chance to make this kind of investment in an area's youth. Providing more opportunities for our youth to participate, as well as having the ability to host regional sporting events within our county is a win for all student/athletes, as well as for the economics of our county. These are 'wins' that our area will see for many years to come with the approval of this project.

We ask you to please stand behind this proposal, take a step in supporting the future of this area, and bring home the 'wins' for Sheboygan County.

Gale Grahn  
Assistant Varsity Football Coach  
Former Varsity Softball Coach  
Plymouth High School

Dan Knaus  
Head Football Coach  
Head Golf Coach  
Plymouth High School

Dear Steve Sokolowski,

As a lifelong resident of the area, I fully support the proposed building project on Sheboygan's NW side by Aurora. This proposal will provide a HUGE benefit to our community in many ways. In terms of health care, we will benefit from a state of the art outpatient surgery center and a modern office complex. Economically, an estimated \$200,000 will added to the city's coffers through annual property tax payments. Local businesses will profit by aiding in the construction and furnishing of the buildings. Additionally, more staff will be hired by Aurora to maintain their operations.

Also, creating modern athletic facilities will be an incentive for more youth and their parents to get outside and involved in sports and reap the benefits of living an active, healthy lifestyle both mentally and physically. We need to be proactive in keeping people healthy as opposed to reactive when it is too late and having these athletic upgrades will help address this issue.

I also think the location will be a benefit to our citizens as to proximity to doctors and other health care professionals that are in the neighborhood.

I hope you agree with my brief summation as to why I am strongly for this proposal. It will be good for Sheboygan and the outlying communities in so many positive ways for years to come.

Thank you,

Bob Radzins

Sheboygan Falls

II

R. O. No.        - 14 - 15. By CITY CLERK. February 16, 2015.

Submitting a communication from Dale Hoffmann, EHS Specialist-Air & Landfill Management, Kohler Co., proposing to construct a vertical expansion for continued disposal of nonhazardous industrial solid waste at the Twin Oaks Landfill.

*City Plan*

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



February 5, 2015

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

FEB 9 15 PM 12:43

Susan Richards  
City Clerk  
City of Sheboygan  
828 Center Ave. Suite 100  
Sheboygan, WI 53081

RE: Vertical Landfill Expansion  
Kohler Co.

Dear Ms. Richards,

Please be advised, pursuant to §289.22(1m), Wis. Stats., the Kohler Co., of Kohler, Wisconsin 53044 desires to construct a vertical expansion for continued disposal of nonhazardous industrial solid waste at the Twin Oaks Landfill. The landfill is located in the NE ¼ of the SE ¼ of Section 29, T15N, R23E, in the Village of Kohler, Sheboygan County. A map indicating the location of the proposed expansion is enclosed.

Kohler Co. is proposing to construct the vertical expansion over portions of the existing landfill having capacity for additional waste volumes. The expansion will be constructed according to Wisconsin Administrative Code for industrial non-hazardous waste landfills.

According to §289.22(1m), Wis. Stats., Kohler Co. requests that within 15 days after receipt of this notification the City of Sheboygan specify all local approvals for which applications are required, or issue a statement that there are no applicable local approvals.

Please also find enclosed a copy of the "Standard Notice of the State of Wisconsin Waste Facility Siting Board", as required under §289.22(2), Wis. Stats.

The affected municipalities of the proposed site are Village of Kohler, Town of Sheboygan, City of Sheboygan and Sheboygan County, all in Sheboygan County, Wisconsin. Per §289.01(1)(a) and (b), an affected municipality is any town, city, village or county in which all or a portion of a solid waste facility is proposed to be located, or whose boundary is within 1,500 feet of that portion of the proposed facility designated for the disposal of solid waste.

All communications or inquiries relating to this letter should be directed to:

Dale Hoffmann  
EHS Specialist-Air & Landfill Mgmt  
Environmental Health & Safety  
Kohler Co.  
Kohler, Wisconsin 53044  
Telephone (920) 457-4441

Natalie Maciolek  
Senior Staff Attorney  
Legal  
Kohler Co.  
Kohler, Wisconsin 53044  
Telephone (920) 457-4441

or

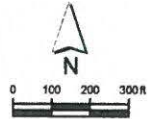
Respectfully submitted,

A handwritten signature in cursive script that reads "Dale Hoffmann". The signature is written in black ink and has a long, horizontal flourish extending to the right.

Dale Hoffmann  
EHS Specialist-Air & Landfill Mgmt  
Kohler Co.

Enclosures

Cc: Mead Public Library  
Atty. Natalie Maciolek (Kohler Co. Attorney)  
Atty. Stephen G. McLean (City of Sheboygan Attorney)



**LEGEND**

- HISTORICAL WASTE LIMIT
- PROPOSED VERTICAL EXPANSION AREA
- MONITORING WELL LOCATION

**SITE PLAN  
 PROPOSED VERTICAL  
 LANDFILL EXPANSION  
 KOHLER CO. LANDFILL  
 KOHLER CO.  
 Kohler, Wisconsin**





Gen. Ord. No.     - 14 - 15. By Alderperson Belanger. February 16, 2015.

AN ORDINANCE rededicating the vacated portion of North 8th Street from a point 6 feet south of the north line of Wisconsin Avenue to a point 38.5 feet south of the north line of Lot 7, Block 129, Original Plat.

WHEREAS, by way of Gen. Ord. No. 97-83-84 dated October 17, 1983, recorded in the Sheboygan County Register of Deeds office as Document No. 1095503, that portion of the east 20 feet of North 8th Street from a point 6 feet south of the north line of Wisconsin Avenue to a point 38.5 feet south of the north line of Lot 7, Block 129, Original Plat, being adjacent to Lot 6 and the north 38.5 feet of Lot 7, Block 129, Original Plat, was vacated and discontinued; and

WHEREAS, the City of Sheboygan has recently acquired ownership of said formerly vacated street right of way along with the adjacent property; and

WHEREAS, the City of Sheboygan, as owner of said property, finds and determines that it is in the public interest to rededicate said vacated property so as to return this portion of North 8th Street to its originally platted 80 feet width.

NOW THEREFORE:

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

Section 1. That the portion of North 8th Street that was vacated by way of Gen. Ord. No. 97-83-84, and that is now owned by the City of Sheboygan, more fully described as:

The 20 foot wide vacated portion of North 8th Street from a point six (6') feet south of the north line of Wisconsin Avenue to a point 38.5 feet south of the north line of Lot 7, Block 129, Original Plat, being west of and adjacent to Lot 6, the north 38.5 feet of Lot 7, and the vacated east-west alley lying between Lots 6 and 7, Block 129, Original Plat of the City of Sheboygan, County of Sheboygan, State of Wisconsin, containing 5,600 square feet, more or less

be, and hereby is, rededicated as North 8th Street right of way.

*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.

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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\_\_\_\_.

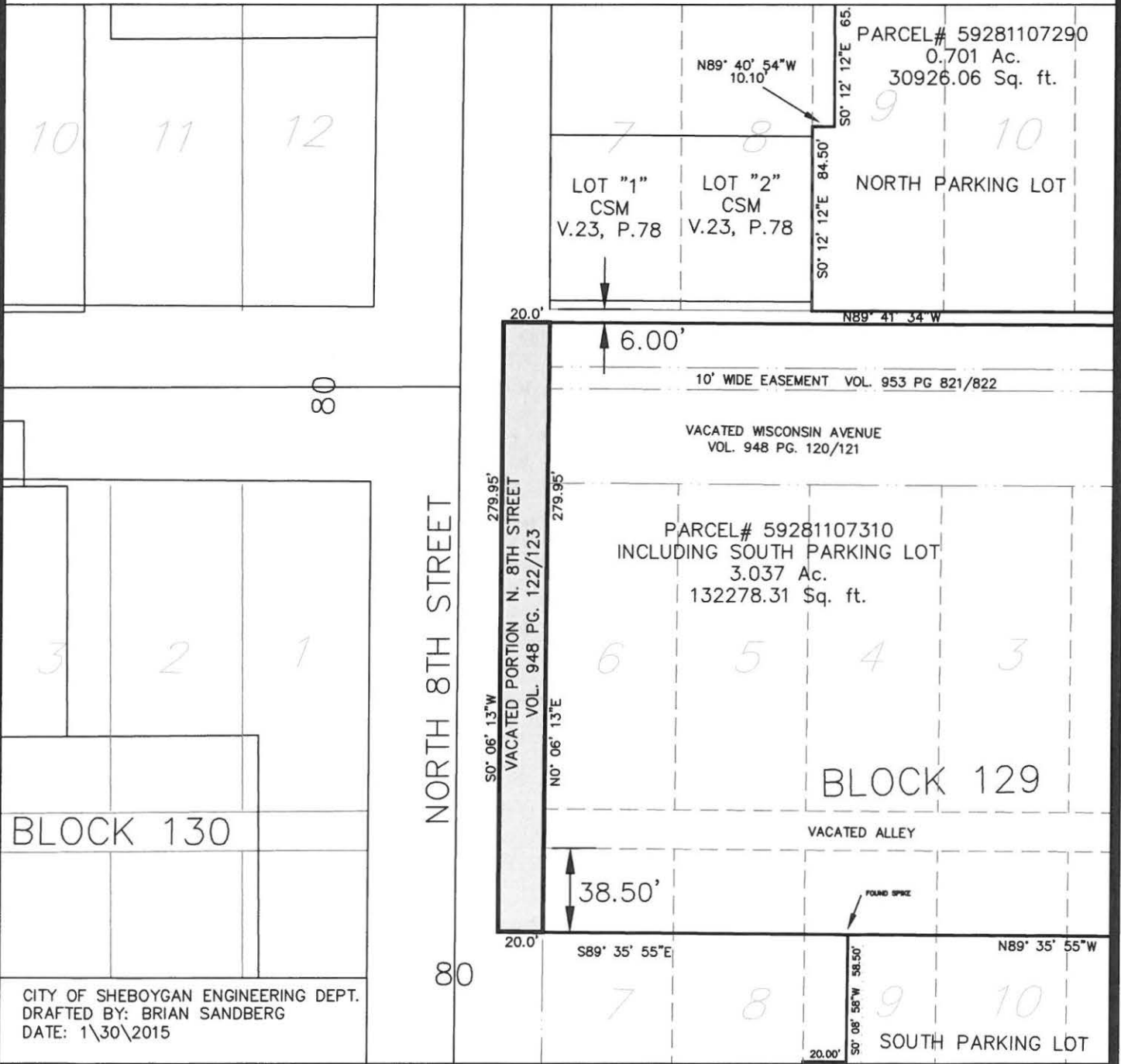
Dated \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, City Clerk

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

PROPOSAL TO RE-DEDICATE S. 8TH STREET RIGHT OF WAY  
 ADJACENT TO BLOCK 129 IN THE ORIGINAL PLAT FOR THE CITY OF SHEBOYGAN,  
 SHEBOYGAN COUNTY, WISCONSIN  
 TOWNSHIP 15 NORTH, RANGE 23 EAST

VACATION DOCUMENT #1095503

THAT PORTION OF THE EAST 20 FEET OF NORTH 8TH STREET FROM A POINT 6 FEET SOUTH OF THE NORTH LINE OF WISCONSIN AVENUE TO A POINT 38.5 SOUTH OF THE NORTH LINE OF LOT 7, BLOCK 129, ORIGINAL PLAT, BEING ADJACENT TO LOT 6 AND THE NORTH 38.5 FEET OF LOT 7, BLOCK 129, ORIGINAL PLAT, CITY OF SHEBOYGAN CONTAINING 5,600 SQUARE FEET MORE OR LESS.



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