

*****ATTACHMENTS*****

PARCEL NO. 719720
MAP NO. 15281001
ZONING CLASSIFICATION: 1

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 12/19/14

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: Gorman & Company, Inc.
ADDRESS: 200 N Main St, Oregon, WI 53575 E-MAIL: tmatkom@gormanusa.com
PHONE: (608) 835-6388 FAX NO. (608) 835-3009

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Washington Elementary School
ADDRESS OF PROPERTY AFFECTED: 1238 Geele Avenue, Sheboygan, WI
LEGAL DESCRIPTION: The southern 250.35 feet (1.809 acres) of the School District's present existing parcel (Tax Key Parcel #59281719720, 4.652 acres) that will become divided by a Certified Survey Map yet to be prepared. See the attached Quit Claim Deed describing the School District's present parcel.

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Vacant school

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Apartments: 7 one-bedroom units, 28 two-bedroom units, and 7 three-bedroom units, with 71 on-site parking spaces.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Rezoning of subject parcel from Neighborhood Residential (NR-6) to Urban Residential (UR-12). Variance on increasing Dwelling Unit Maximum Density of 12 per acre to 23. Variance on required off-street parking from 81 spaces to 71 spaces. Variance consistent with the existing condition of no pavement setback from the east property line along the private alley.



200 N. Main Street • Oregon, WI 53575

P: (608) 835-3900

F: (608) 835-3922

www.GormanUSA.com

REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

November 24, 2014

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

RE: Washington School (1238 Geele Street) Conditional Use Permit Application

Dear Ms. Richards:

Please except the enclosed conditional use permit application along with this letter to renovate historic Washington School, located at 1238 Geele Street into 42 apartment homes.

Summary of Proposed Use:

The Washington School was closed by the Sheboygan School District last year and it is currently vacant and not being used. The Sheboygan School District issued an RFP this past summer and Gorman & Company was awarded the opportunity to renovate the school into residential apartment homes. The building has been confirmed to meet eligibility requirements and an application will be filed to place the building on the National Register of Historic Places. Historic tax credits and WHEDA housing credits along with conventional debt will finance the renovation of the school. The forty-two (42) apartments will consist of: 7 one bedrooms; 28 two bedrooms; 7 three bedrooms. There will be a property manager and a maintenance/landscape person for the property. Gorman & Company, Inc. will take ownership of the school building and the southern portion of the block as indicated on the enclosed site plan. The school district will retain ownership and control of the ball fields to the north of our parcel and will continue to maintain those fields in their current manner. The parking proposed is shown on the enclosed Concept Plan with ingress and egress points consisting of the alley and N 13th street. Please refer to the enclosed plan. The exterior of the building will essentially remain as it exists today which is the great thing about historic renovation. Interior classrooms will be converted to apartments. Corridors, including lockers will remain to maintain the buildings feel as a school.

Applicant Comments Regarding Enclosed Proposed Concept Site Plan:

Applicant understands that the Conditional Approval of this application with the attached Concept Plan will be contingent upon subsequent submittal and approval of architectural plans, a detailed grading and drainage plan, and landscaping and outdoor illumination and signage plans. Site drainage patterns will not be changed from present conditions and the area of impervious surfaces will be decreased. As a result, existing private storm sewers are planned to remain in service without any additional storm water management features.

Placing the proposed land division line 25' north of the northernmost extremity of the existing building (as shown on this Plan) meets the building setback requirement, and meets the 25% minimum LSR. The corresponding lot area will be 1.8 acres that will be created by a subsequent Certified Survey Map to divide the School District's parcel. For the 42 apartment units planned by Gorman, this results in a Dwelling Unit Density of 23 unit per acre. This will require a variance because the Maximum Dwelling



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REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

Unit Density allowed by ordinance for the pending UR-12 zoning is 12.

This plan provides 71 on-site parking spaces, as compared to 81 being required by ordinance. Per previous conversations with staff; if each of the two bedroom units is provided (under variance) with 1.5 parking spaces instead of 2 spaces as required by ordinance, a total of 67 on-site parking spaces would be required. In that case no off-site parking agreement would be needed because the attached Concept Plan provides a total of 71 on-site parking spaces. This amounts to 1-½ spaces for each of the 7 one bedroom units (per ordinance), 1-2/3 spaces (under variance) for each of the 28 two bedroom apartment units, and 2 spaces (per ordinance) for each of the 7 three bedroom units.

The only other variance required by this Concept Plan would be to avoid a 3' pavement setback from the east property line where it will be most practical to maintain the existing pavement there all the way to the alley for both entrance/egress and snow removal. However, on the west side the existing pavement that abuts the sidewalk will be cut back to provide slightly more than the required setback. More than minimum pavement setbacks will be provided along the south and north boundaries. A Topographic Survey of the property is included to provide you with detailed information on the existing site conditions.

A subsequent Landscape Plan will include green spaces (plantings) adjacent to the existing building that are presently paved, as well as elsewhere, to conform with ordinance requirements. A subsequent Grading and Drainage Plan will include repaving details, dumpster locations and any changes to fencing.

Consistent with Surrounding Neighborhoods

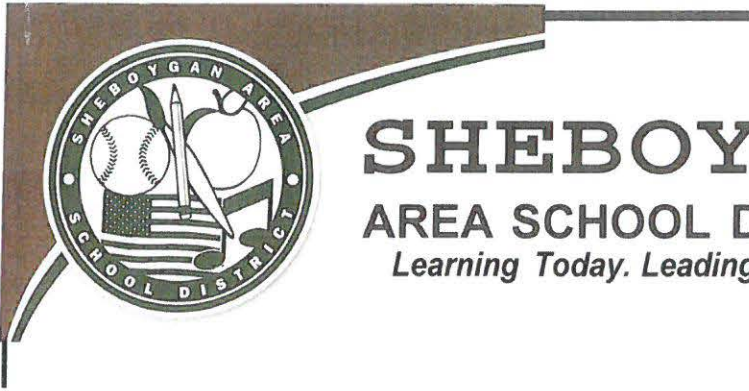
The proposed adaptive reuse of this historic school building is consistent with the character of the surrounding neighborhood. The forty-two apartment homes will be contained entirely within the school building and there will be no new building square footage added to the parcel. It proposes an appropriate density given all units will be contained within the historic school and all parking spaces will be contained on the property. This development will meet a need within the Sheboygan community for quality affordable housing, will add to the tax base, and will save an historic building.

Please note, this application is submitted by Gorman & Company, Inc. as authorized agent of the Sheboygan School District pursuant to the enclosed letter.

Feel free to contact me with any questions at (414) 617-9997 or tmatkom@gormanusa.com.

Sincerely,

Ted Matkom
Wisconsin Market President



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

October 22, 2014

Steve Sokolowski
City of Sheboygan

Dear Mr. Sokolowski,

This letter confirms that the Sheboygan Area School District authorizes Ted Matkom of Gorman & Company, Inc to act as our agent to submit a rezoning application and conditional use application to renovate the Washington School building and surrounding property which is located at 1238 Geele Avenue to Urban Residential containing multifamily apartments.

Sincerely,

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

WASHINGTON ELEMENTARY SCHOOL
 1238 GELE AVENUE
 SHEBOYGAN, WISCONSIN





SCALE: NTS

JUNE 9, 2014
AUGUST 13, 2014 - REV 1

WASHINGTON ELEMENTARY SCHOOL

1238 GEELE AVENUE
SHEBOYGAN, WISCONSIN



REAL ESTATE DEVELOPMENT
AND MANAGEMENT
200 N. MAIN ST.
OREGON, WI 53575

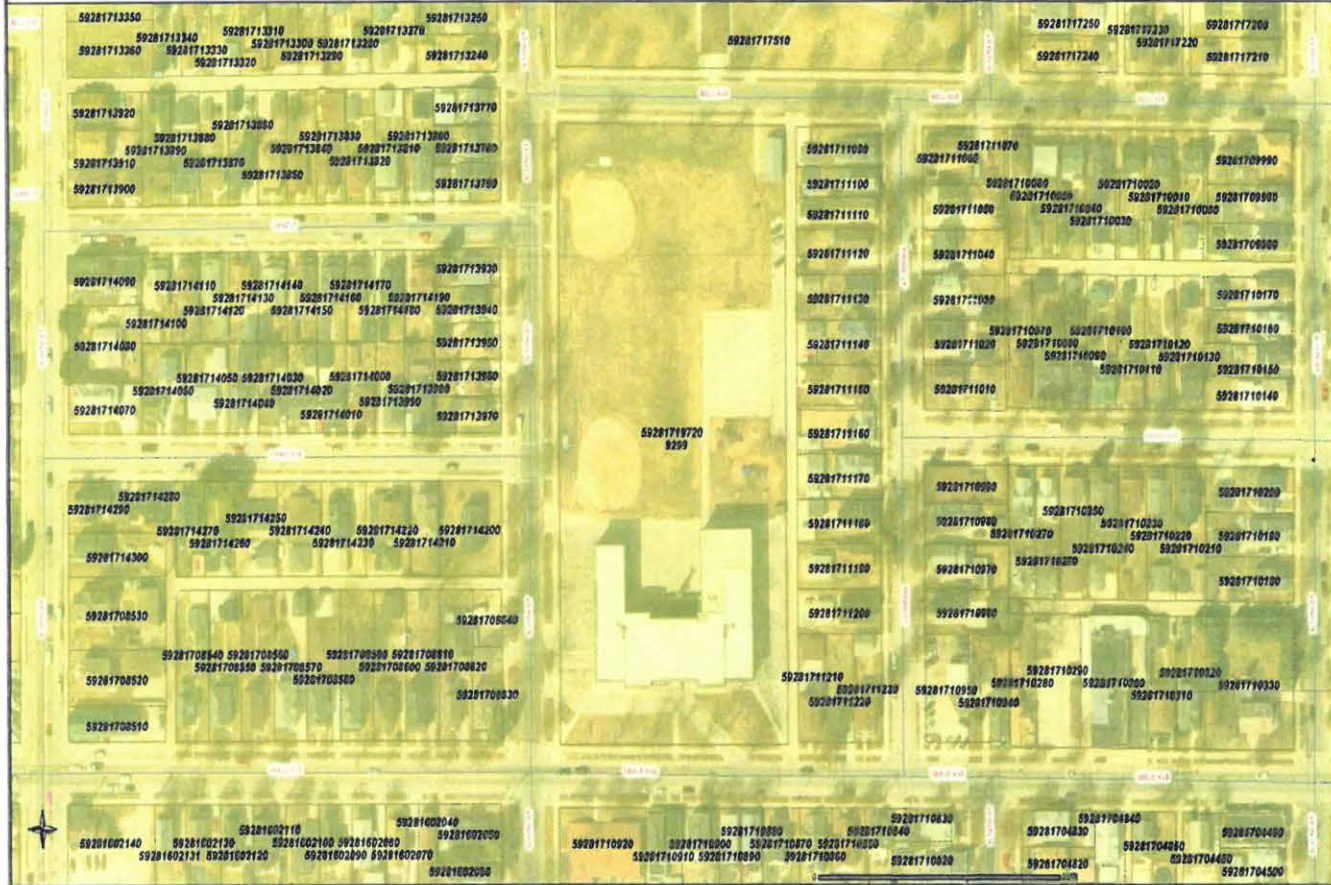


SCALE: NTS
 JUNE 9, 2014
 AUGUST 13, 2014 - REV 1

WASHINGTON ELEMENTARY SCHOOL
 1238 GEELE AVENUE
 SHEBOYGAN, WISCONSIN

GORMAN
 REAL ESTATE DEVELOPMENT
 AND MANAGEMENT
 200 N. MAIN ST.
 OREGON, WI 53575

ArcIMS HTML Viewer Map



Overview

- Roads
- Interstate
 - State
 - County
 - Local
 - Corporate Limits

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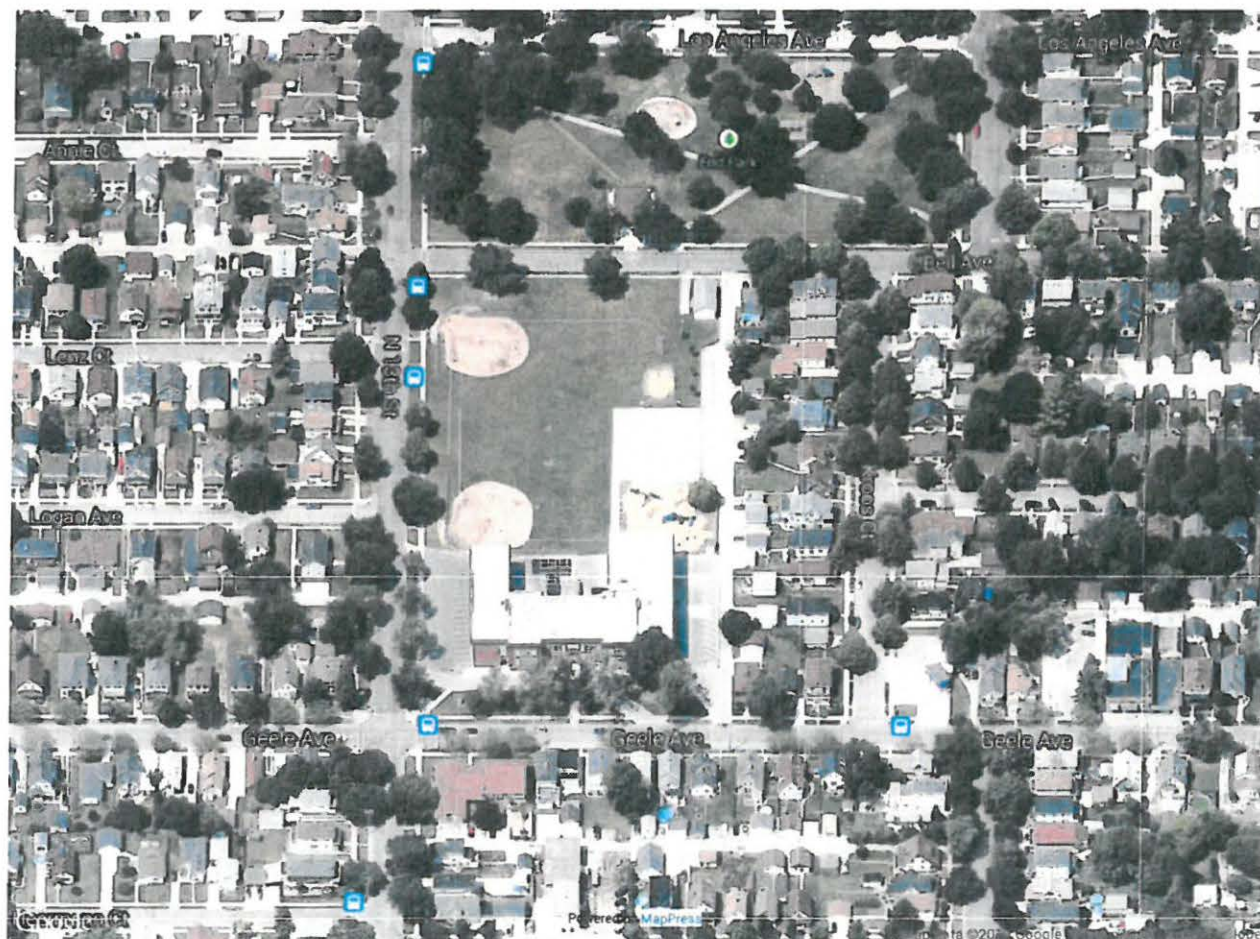
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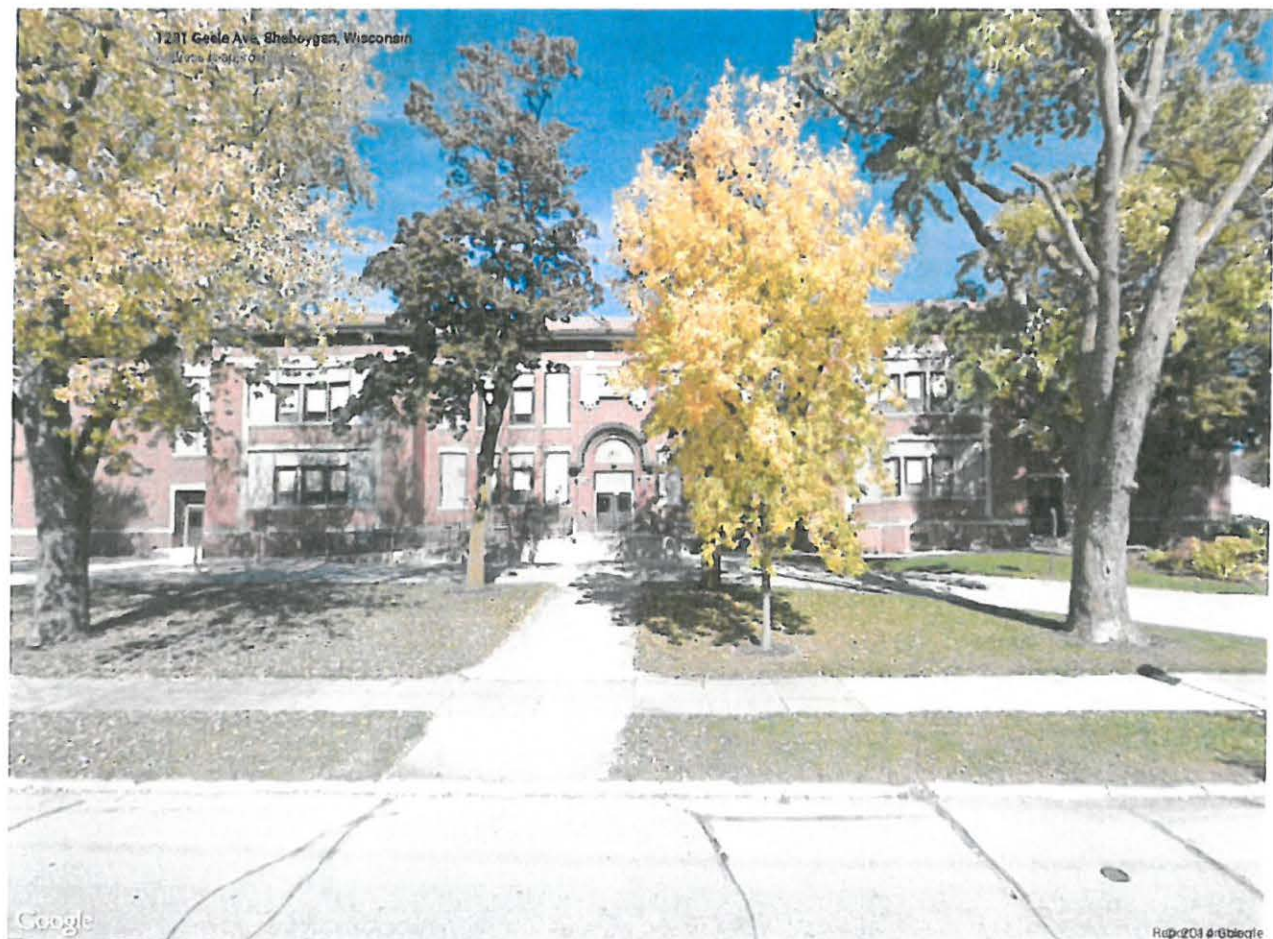
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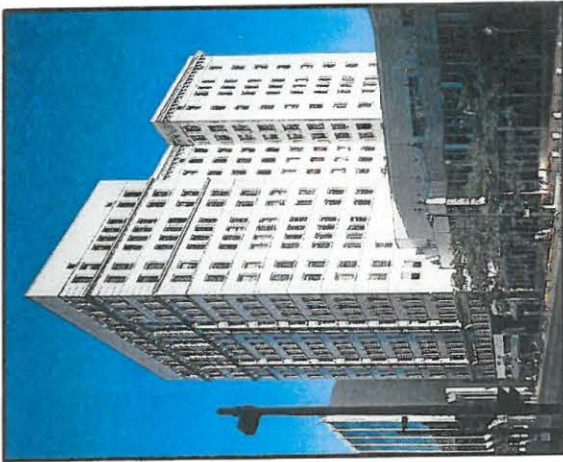
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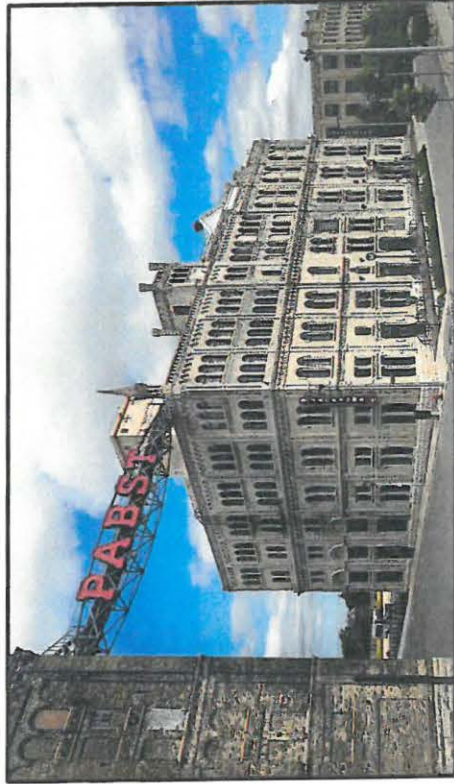
1279 Bell Ave, Sheboygan, Wisconsin
Address is approximate



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GORMAN
& COMPANY, INC.



October 30, 2014

Gorman & Company, Inc.

- Gorman & Company, Inc. was founded in 1984 with a mission of creating high quality commercial/residential developments with the goal of revitalizing communities through the use of public/private partnerships.
- Gorman works side by side with civic leaders, urban planners, preservationists, and concerned neighborhood organizations to turn historic vacant buildings into usable community assets.
- Completed over 70 projects including over 50 affordable developments in Wisconsin
- Completed 20 historic renovations to date.



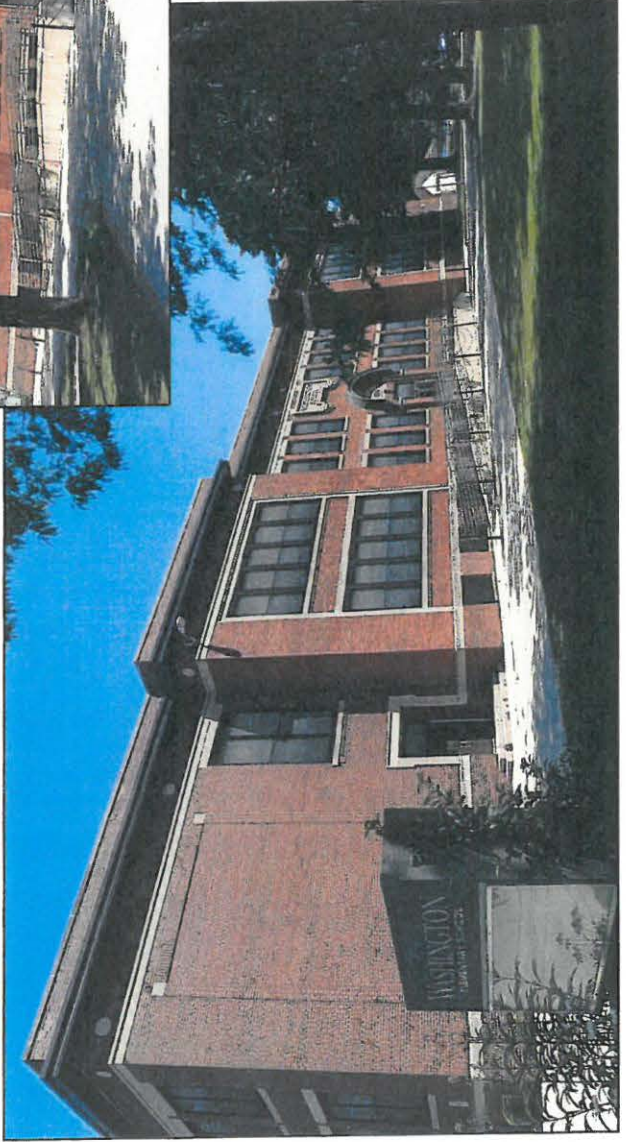
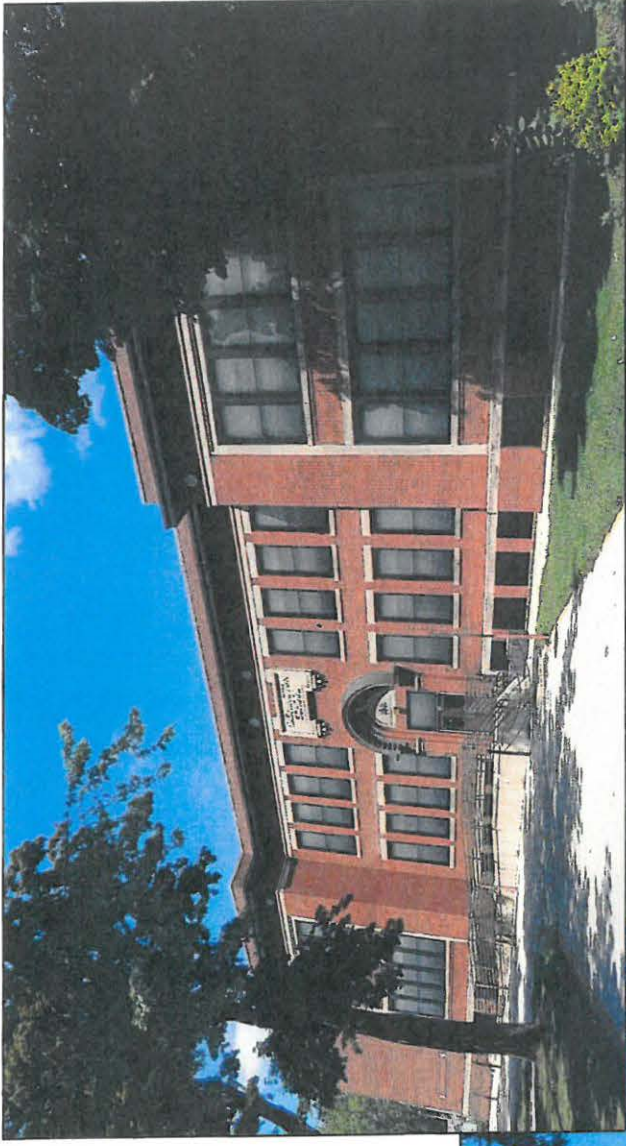
Project Completion Gorman Style

- We financially model all of our own projects.
- We do our own design of every project.
- We do our own cost estimating and we are the general contractor for every project.
- We manage our own projects that we design and build.
- We make it a priority to maximize local contractor participation.
- Ted Matkom is the one sole source contact for any issue with the project as a whole.
- We have completed 20 historic projects which have turned historic buildings into housing using historic tax credits.

Sheboygan 60% Income Levels

- \$30,000 – 49,740
- Sheboygan Occupations
 - Physical Therapist
 - Bank Teller
 - Realtor
 - Home Health Care Worker
 - Customer Service Representatives for Kohler
 - Self Employed Computer Programmer
 - Insurance Assistant
 - Medical Scribe
 - Retiree
 - Security Guard
 - Grocery Store Clerk
 - PT Pharmacist

Washington School New Renderings

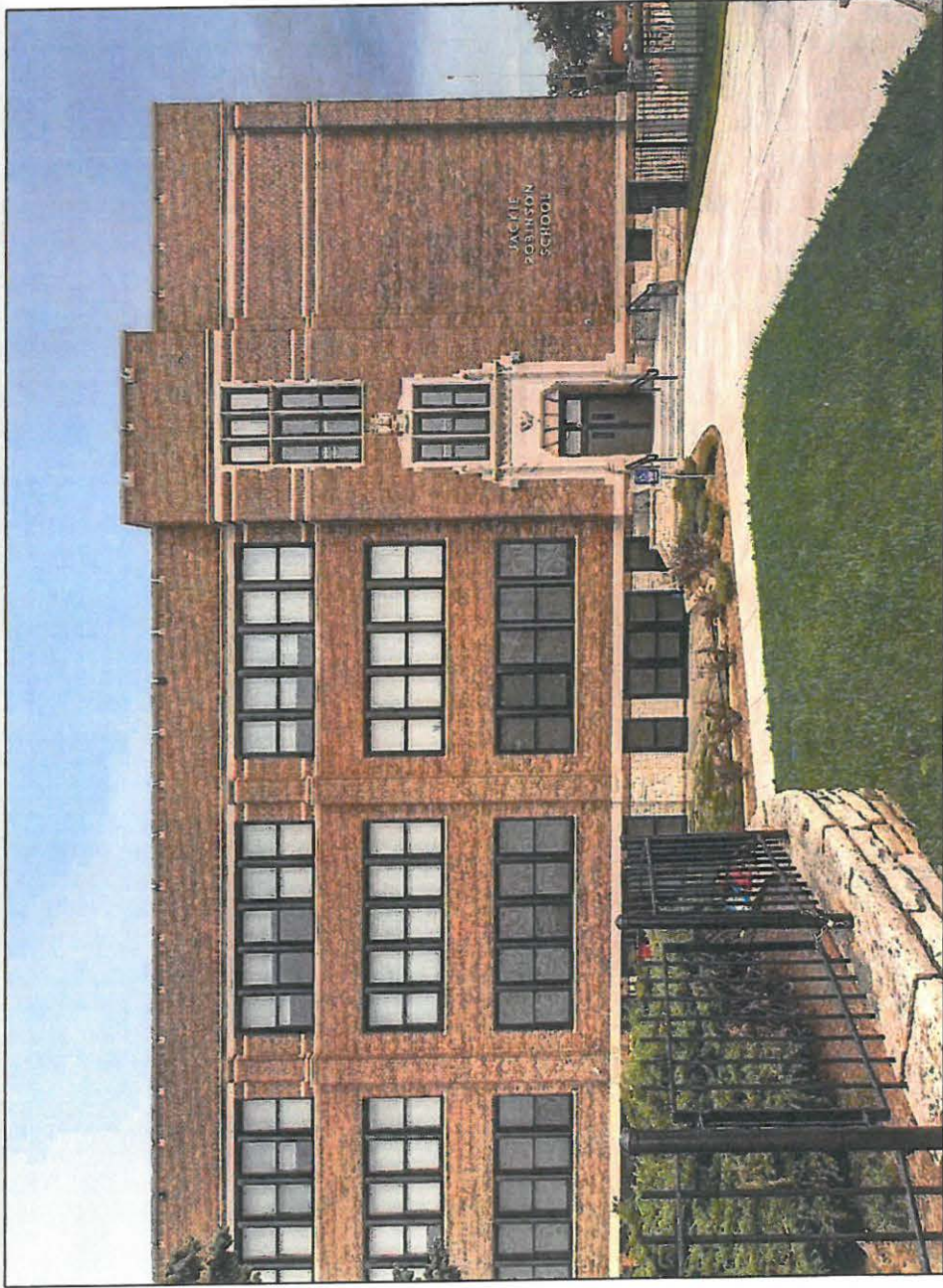


GORMAN
& COMPANY, INC.

Washington School Timeline

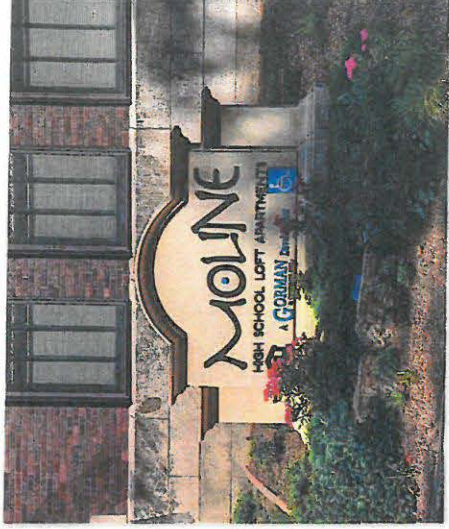
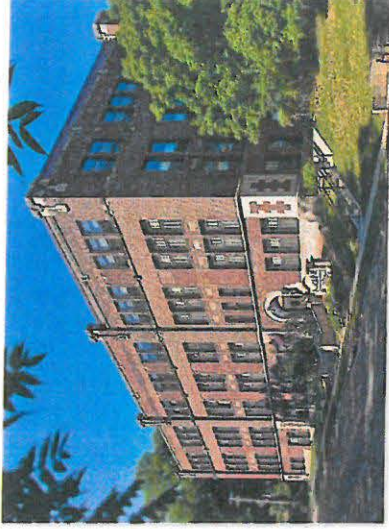
- October 28, 2014: Submit to City to commence zoning approval process
- February 2, 2015: Submit WHEDA LIHTC Application
- May 15, 2015: WHEDA Award Date
- November 1, 2015: Closing with lender and investor & Construction commencement
- October 31, 2016: Construction completion
- December 31, 2016: Lease-up completed.

Sherman Park Senior Living Community



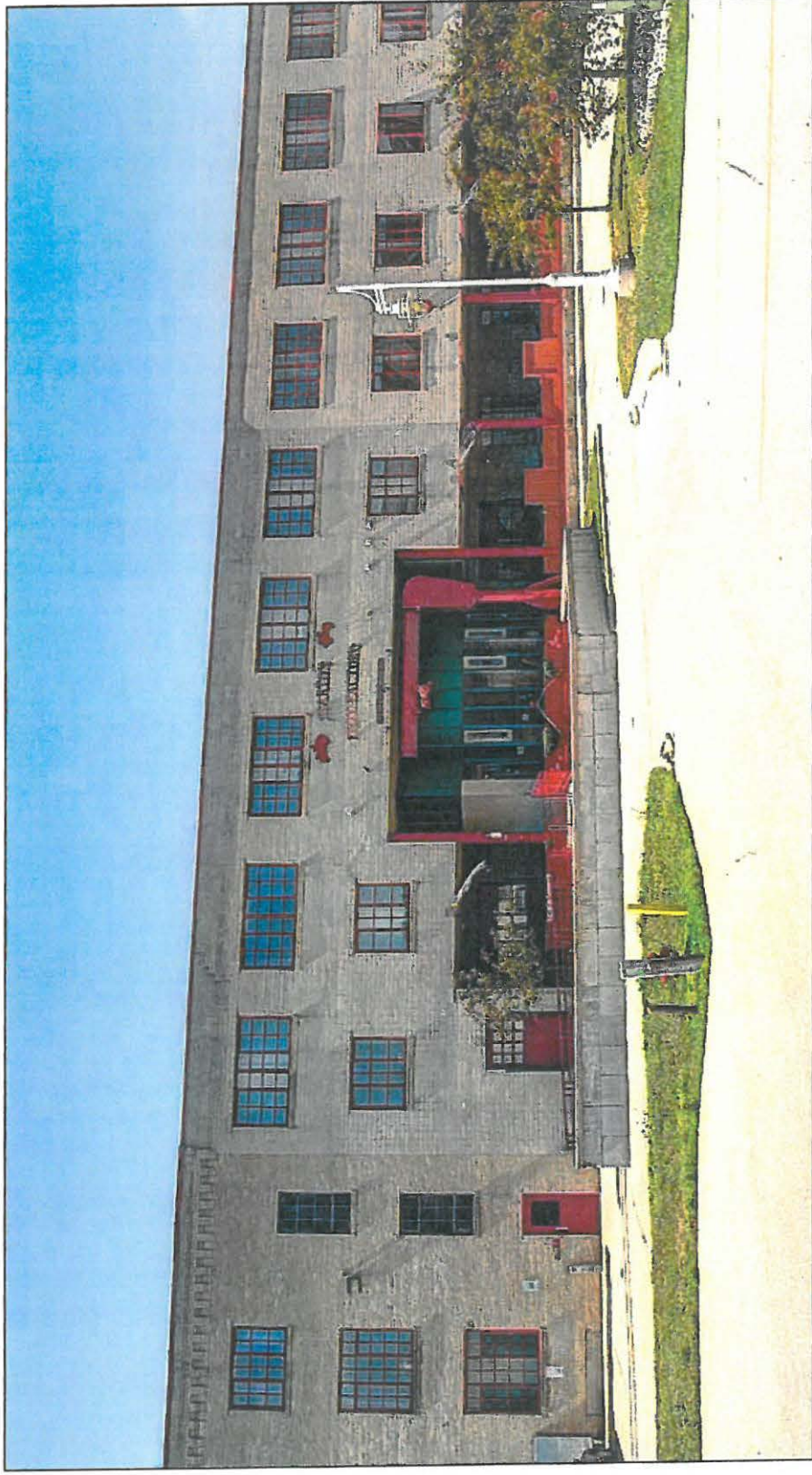
GORMAN
& COMPANY, INC.

Moline High School Lofts



GORMAN
& COMPANY, INC.

Garton Toy Factory Lofts



GORMAN
& COMPANY, INC.

Riverwalk Apartments



GORMAN
& COMPANY, INC.

PARCEL NO. 301100
MAP NO. 26176 022
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 12/19/14

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

pd

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: Maxine LaPlant
ADDRESS: 642 N Wisconsin E-MAIL: maxine.laplan@gmail.com
Port Washington WI 53074
PHONE: (414) 881-9297 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED EXISTING BUSINESS: _____

ADDRESS OF PROPERTY AFFECTED: 1130/1132 S 8th + 810 Kentucky

LEGAL DESCRIPTION: Original Plat S 50' of lots

11+12 BIK 261

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____

Retail shop (furniture)

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

Office space / warehouse / showroom / upper rental unit

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

M. LAPLANT CONTRACTORS

1. Existing use of building,

The building was used as an unfinished furniture shop, sales and refinishing, with office space, showroom, and a rear workshop, it also has an upper unit rental.

2. Proposed use of building

The lower portion of the building will be used as showroom, office space, meeting room, and warehouse.

The upper will remain a rental unit

3. Hours of operation

Monday – Friday 7:00 to 5:00, with showroom by walk in or apt.

Saturday 7:00 to 5:00 with showroom by apt. only

I currently have two full time employees.

The upper apartment will be used as a rental, there are currently no tenants. All proposed tenants will have full back ground checks done and will be required to sign a 1 year lease.

There is a side driveway with 4 parking spots that will be adequate parking for tenants.

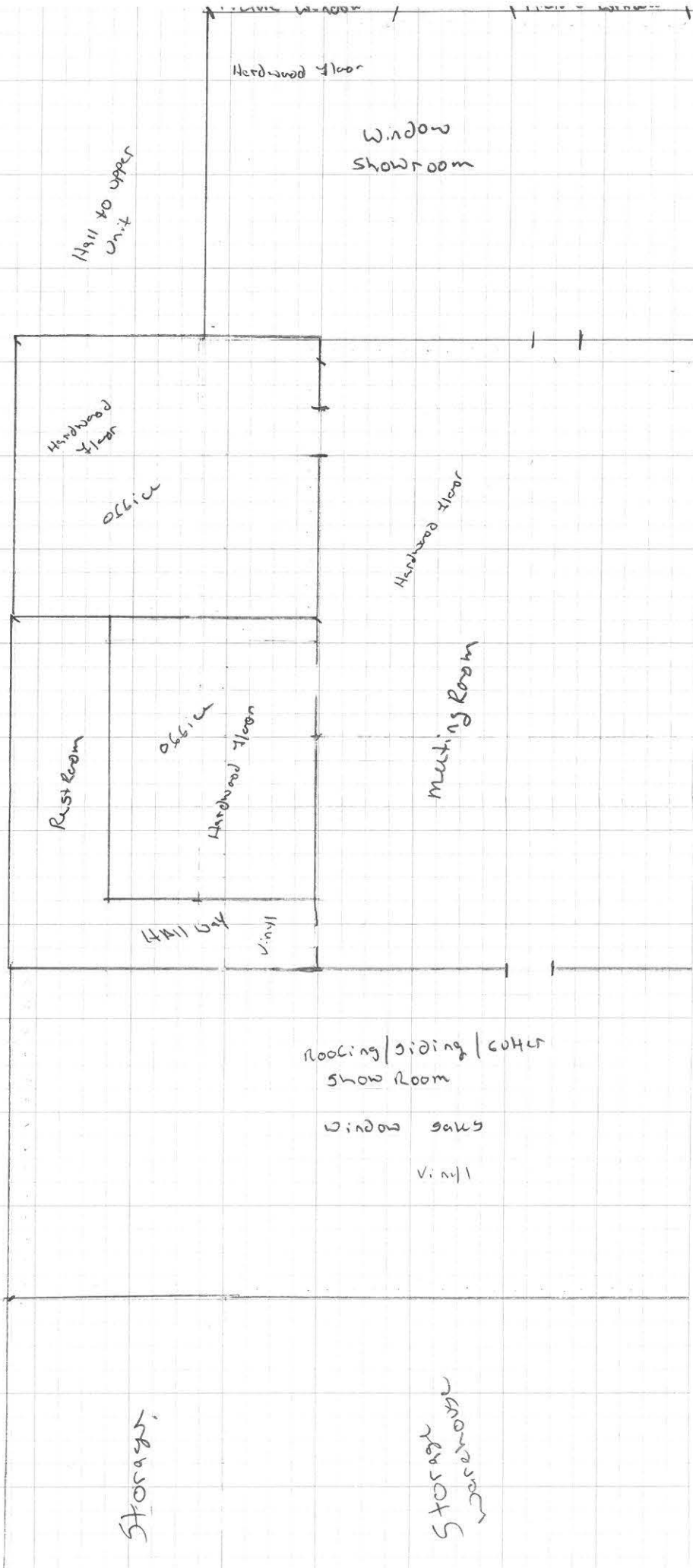
Employees meet on jobsite.

I run a small family construction business; Doing work for the City Of Sheboygan with the lead programs and also for the CDBG

program, I also contract with Partners, Brown County, ADVOCAB, and the city of West Allis. All work related material will be stored in the warehouse. There will be no exterior dumpsters or garbage. I propose to restore the building to its former condition with modern touches to help with the upgrading to the Southside business area, all of my proposed tenants and my employees will be respectful to all neighbors and surrounding businesses.

1132 Kentucky

Not Drawn to Scale



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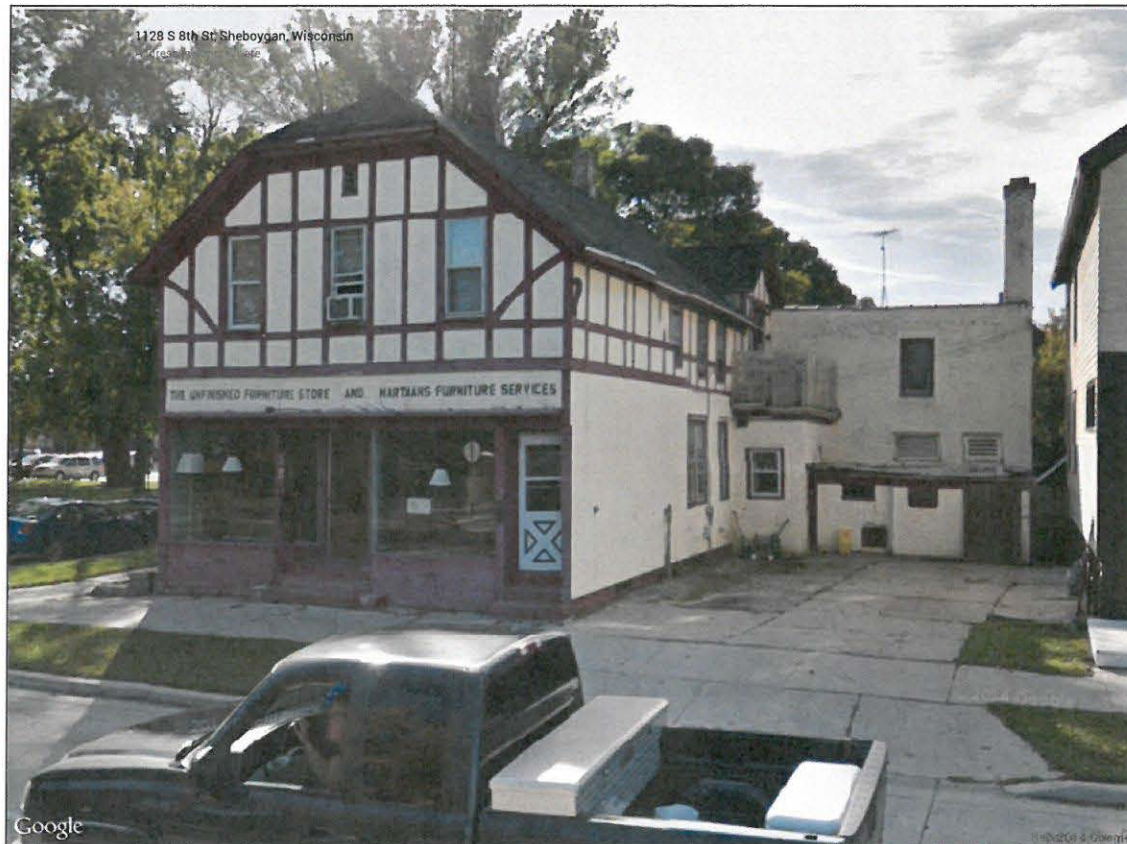
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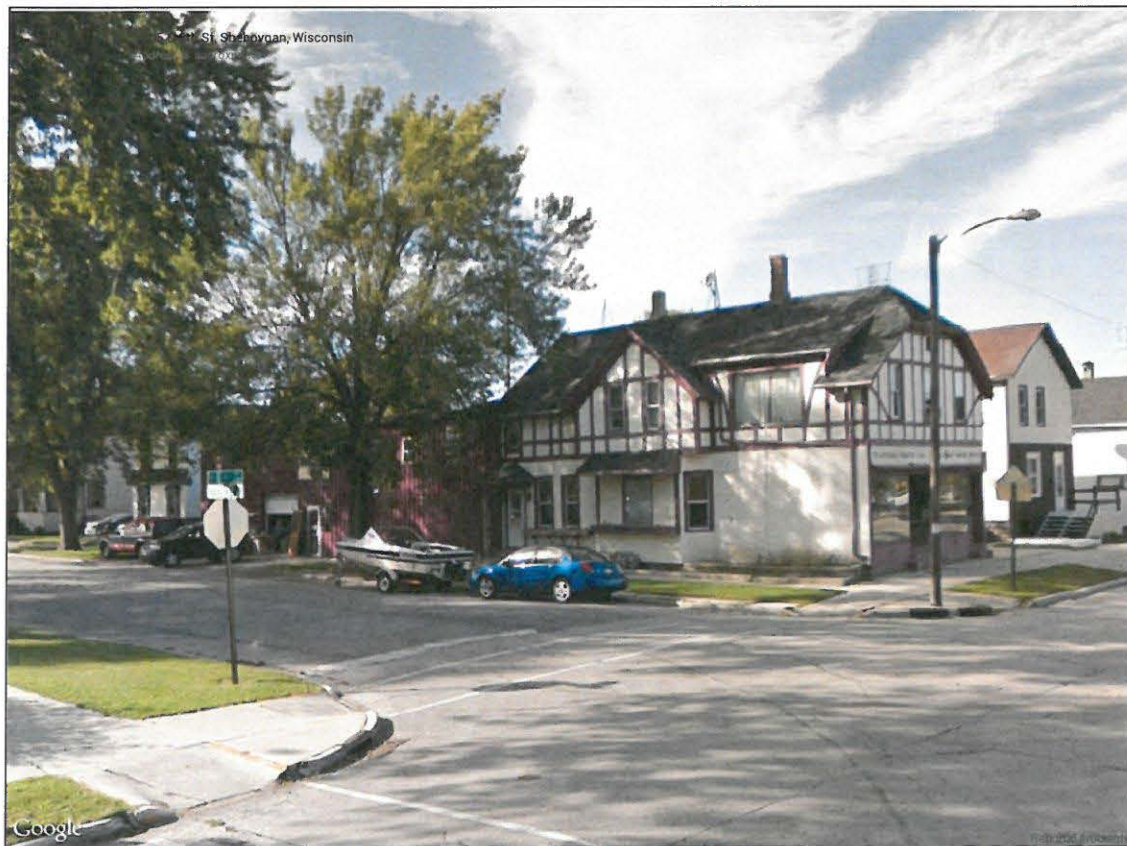
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Report a problem

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M. LaPlant Contractors
Est. 1968

Unfinished Furniture







PARCEL NO. 500141
MAP NO. 22283004
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 12/19/14

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

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

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1. APPLICANT INFORMATION

APPLICANT: Lamar Central Outdoor, LLC d/b/a Lamar Advertising of Milwaukee

ADDRESS: 2809 S. Fifth Ct. Milwaukee, WI 53207 E-MAIL: kweis@lamar.com

PHONE: (414) 257-3999 FAX NO. (414) 257-0558

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Cellcom / Glas

ADDRESS OF PROPERTY AFFECTED: 924 N. 14th Street

LEGAL DESCRIPTION: Lot 1, Block 112, Original Plat, City of Sheboygan,

Sheboygan County, WI also identified as parcel #59281500141

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Retail sales and
coffee shop

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Same as above

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Requesting variance for the edge of the existing sign (that face which is in the air) to be 5.61' from the present property line and .61' from property line that will be in place after bridge construction project is completed



November 20, 2014

RE: Project ID: 4640-06-21 (E2101X14)

The City of Sheboygan is scheduled to replace the deck on and complete minor approach work for the STH 28 (14th Street) bridge crossing the Sheboygan River in Sheboygan County. OMNI Associates has been hired by the City of Sheboygan to handle the acquisition process. A search of the public records indicates that the title to the property is held by Office Service Company, LLP, a Wisconsin limited liability partnership. However the area proposed for the project to be purchased in Fee crosses the easement for the billboard located on the corner of the lot owned by Office service Company, LLP currently doing business as Cellcom and at this location.

The acquisition of this 570 sq/ft parcel of land required for the project will reduce the distance the east edge of the billboard hangs over the property line to a distance of .61 feet. Thus, a variance is required to allow the overhang of this distance to the property line.

As you will be able to see from the photos attached herein, the sign pole, which is the only part of the structure that is actually in the ground, would still be set back about .16' from the new property line, and the sign face that hangs over the ground is still further from the sidewalk and road than the signs that were on the building before it was razed several years ago.

In addition, as per the attached letter from WisDOT, the Project Engineer has researched the issue and declared that the sign, in its current position, will not have any affect on the project whatsoever.

Thank you,

A handwritten signature in black ink, appearing to read "Kurt Weis", is written over the typed name.

Kurt Weis
Vice-President/General Manager

SERVICE COMPANY, LLC

Match
ement

EXIST. BILLBOARD
(TO REMAIN)

FENCE SAFETY

CONC. SIDEWALK
5-INCH (TYP)

EXISTING R/W

PROPOSED R/W

CONC. PAVEMENT
APPROACH SLAB (TYP.)

.61' to proposed RW

IPRAP (SEE
STRUCTURE PLANS)

5.61' to existing RW

STH 28 C

19.5' to proposed face
of curb

PI: 97+24.07

97+00

N00°11'36.75"E
46.77

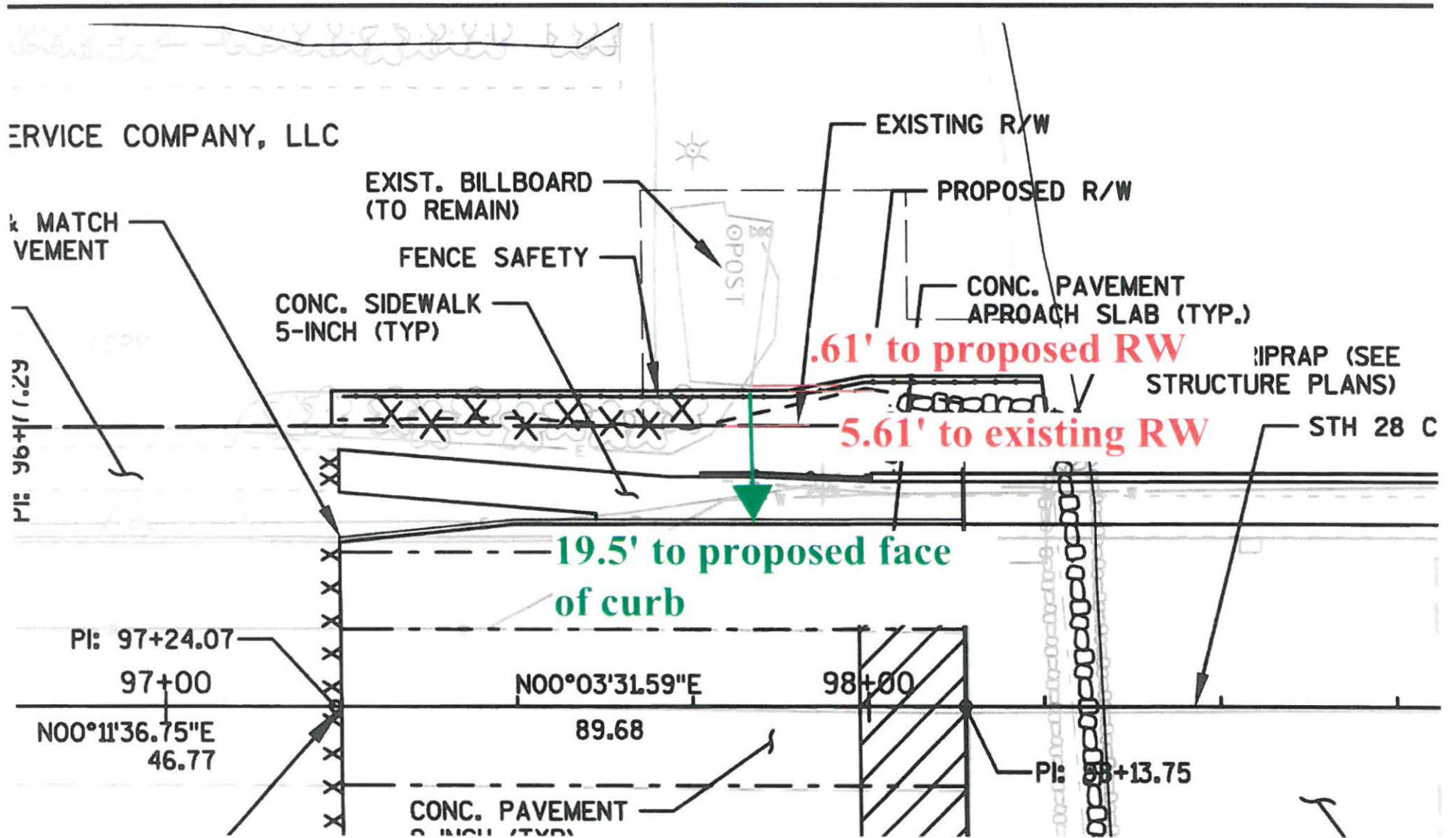
N00°03'31.59"E

89.68

98+00

PI: 98+13.75

CONC. PAVEMENT
5-INCH (TYP)



ACCEPTS FOR RECORD AND PLAC IN THE OFFICE OF THE RECORDER OF DEEDS IN SHERBOYGAN COUNTY, WISCONSIN AS DOCUMENT 143333-001-01 FILED IN VOL. 143333 Page 45

Ellen J. Schmitt
SHERBOYGAN COUNTY RECORDER OF DEEDS

RELOCATION ORDER 5TH 28 SHEBOYGAN COUNTY

TO PROPERTY (SHEBOYGAN LOT 101, BLOCK 102, AND LOT 1 BLOCK 89 1/2, ORIGINAL PLAT OF THE CITY OF SHEBOYGAN; AND PART OF CSM NO. 1593735, VOL. 17, PAGES 242-244; ALL LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

TRANSPORTATION PROJECT PLAT NO: 4640-06-21 - 4.01

BEING PART OF LOT 101, BLOCK 102, AND LOT 1 BLOCK 89 1/2, ORIGINAL PLAT OF THE CITY OF SHEBOYGAN; AND PART OF CSM NO. 1593735, VOL. 17, PAGES 242-244; ALL LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

TO PERMIT THE CHANGING OF THE LOCATION OF THE INTERSECTION OF STH 28 (14TH ST.) AND STH 23 (ERIE AVE) IN THE CITY OF SHEBOYGAN, WISCONSIN, THE CITY OF SHEBOYGAN, WISCONSIN, HAS ORDERED THE RELOCATION OF THE INTERSECTION OF STH 28 (14TH ST.) AND STH 23 (ERIE AVE) TO THE LOCATION SHOWN ON THIS PLAT.

THE CITY OF SHEBOYGAN, WISCONSIN, HAS ORDERED THE RELOCATION OF THE INTERSECTION OF STH 28 (14TH ST.) AND STH 23 (ERIE AVE) TO THE LOCATION SHOWN ON THIS PLAT.

UTILITIES INTERESTS REQUIRED

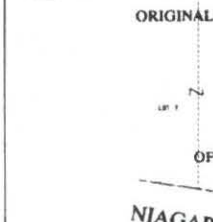
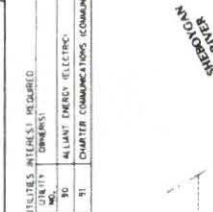
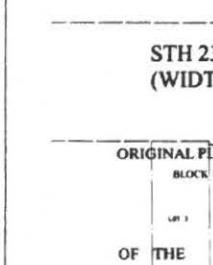
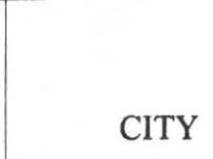
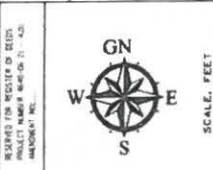
UTILITY	DIMENSION	INTERESTS REQUIRED
10	ALLIANT ENERGY ELECTRIC	RELEASE OF RIGHTS
11	CHARTER COMMUNICATIONS COMMUNICATIONS	RELEASE OF RIGHTS

CONVENTIONAL UTILITIES SYMBOLS

10 ALLIANT ENERGY ELECTRIC
11 CHARTER COMMUNICATIONS COMMUNICATIONS

COMPUTED

177625.455
21185.778



MONUMENT LABEL

PT#	Y	X
100	171798.743	216283.150
101	171798.743	216283.150
102	171798.743	216283.150
103	171798.743	216283.150
104	171798.743	216283.150
105	171798.743	216283.150
106	171798.743	216283.150
107	171798.743	216283.150
108	171798.743	216283.150
109	171798.743	216283.150
110	171798.743	216283.150
111	171798.743	216283.150
112	171798.743	216283.150
113	171798.743	216283.150
114	171798.743	216283.150
115	171798.743	216283.150
116	171798.743	216283.150
117	171798.743	216283.150
118	171798.743	216283.150

LINE LABEL

LINE	BEARING	DISTANCE
L-1	S89°57'55.9" W	39.83
L-2	S89°57'55.9" W	5.00
L-3	S89°57'55.9" W	5.00
L-4	S89°57'55.9" W	5.00
L-5	S89°57'55.9" W	5.00
L-6	S89°57'55.9" W	5.00
L-7	S89°57'55.9" W	5.00
L-8	S89°57'55.9" W	5.00
L-9	S89°57'55.9" W	5.00
L-10	S89°57'55.9" W	5.00
L-11	S89°57'55.9" W	5.00
L-12	S89°57'55.9" W	5.00

LINE BEARING LABEL

LINE	BEARING	DISTANCE
A-1	N00°00'00.0" E	64.66
A-2	N00°00'00.0" E	46.71
A-3	N00°00'00.0" E	69.88

SCHEDULE OF LANES AND INTEREST

PARCEL NO.	OWNER	INTERESTS REQUIRED	AREA ACRES REQUIRED	TOTAL	YEAR
1	OFFICE SERVICE COMPANY, LLC	EE	0.01 A.C.	0.01 A.C.	2027
2	HARMONY BAR, LLC	EE	0.02 A.C.	0.02 A.C.	2027
3	CITY OF SHEBOYGAN	EE	0.02 A.C.	0.02 A.C.	2027
4	WED ENTERTAINMENT ASSOCIATES	EE	0.02 A.C.	0.02 A.C.	2027

CONVENTIONAL UTILITIES SYMBOLS

10 ALLIANT ENERGY ELECTRIC
11 CHARTER COMMUNICATIONS COMMUNICATIONS

CONVENTIONAL UTILITIES SYMBOLS

10 ALLIANT ENERGY ELECTRIC
11 CHARTER COMMUNICATIONS COMMUNICATIONS

CONVENTIONAL UTILITIES SYMBOLS

10 ALLIANT ENERGY ELECTRIC
11 CHARTER COMMUNICATIONS COMMUNICATIONS

CONVENTIONAL UTILITIES SYMBOLS

10 ALLIANT ENERGY ELECTRIC
11 CHARTER COMMUNICATIONS COMMUNICATIONS

OMNIA ASSOCIATES
1000 W. WISCONSIN ST.
SHEBOYGAN, WI 53081-8544
TEL: 920.830.8300
FAX: 920.830.8300

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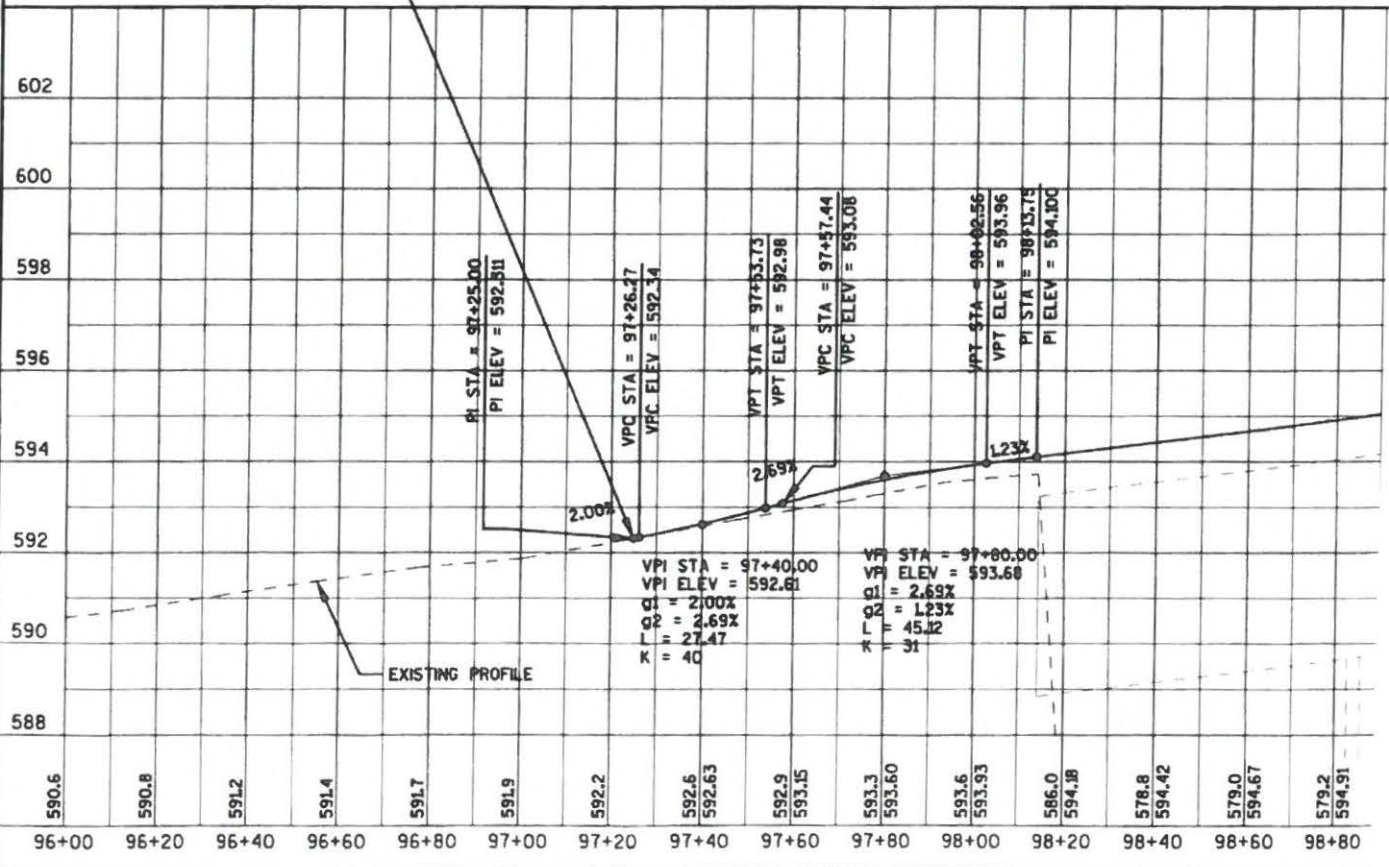
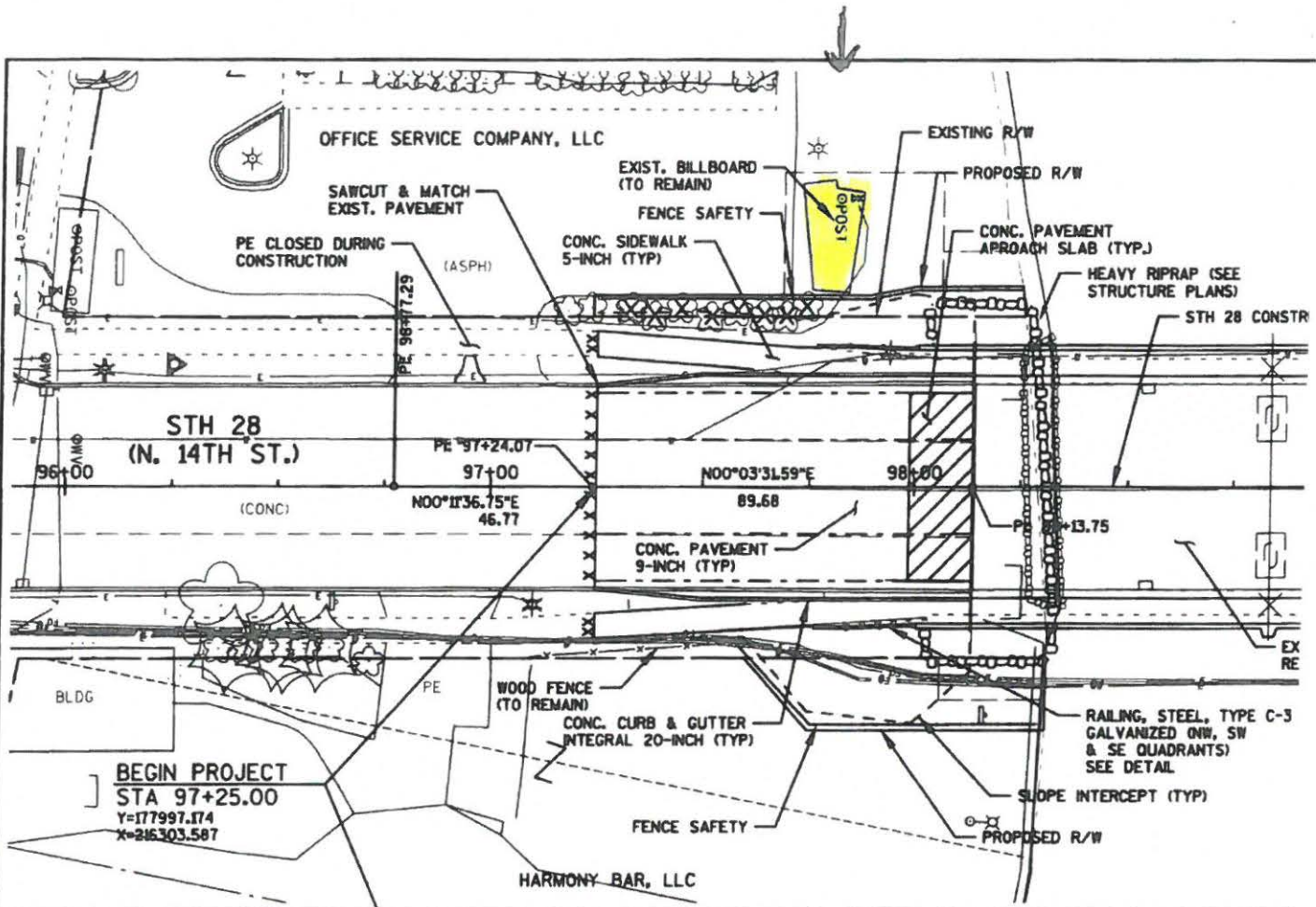
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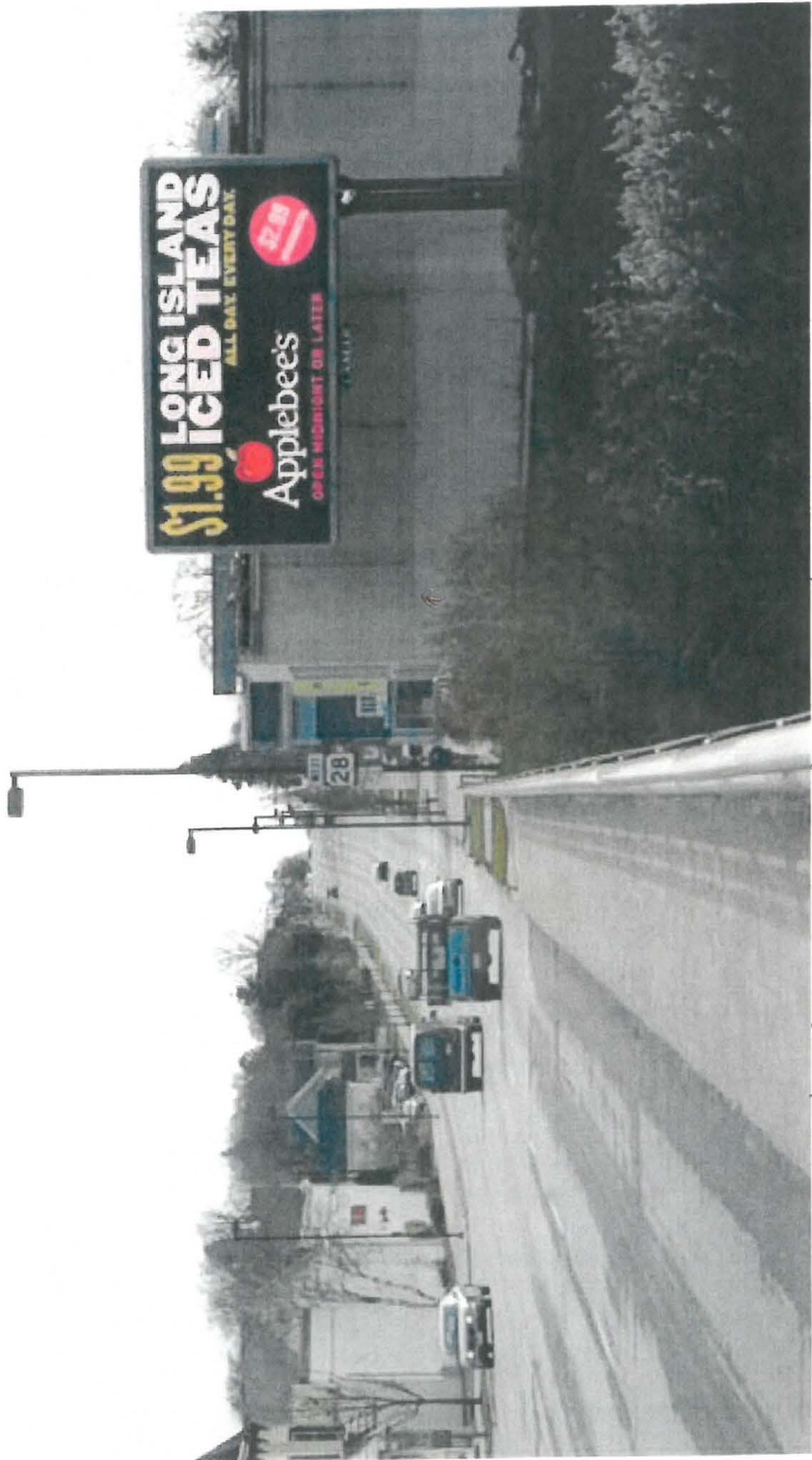
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5



PROJECT NO: 4640-06-71 HWY: STH 28 COUNTY: SHEBOYGAN



VIEW BEFORE OUR BUILDING REMOVED

(CORNER OF OLD SIGN ON WATER VISIBLE ↑)



CURRENT VIEW OF DEATH FACE



CURRENT VIEW OF SOUTH FACE

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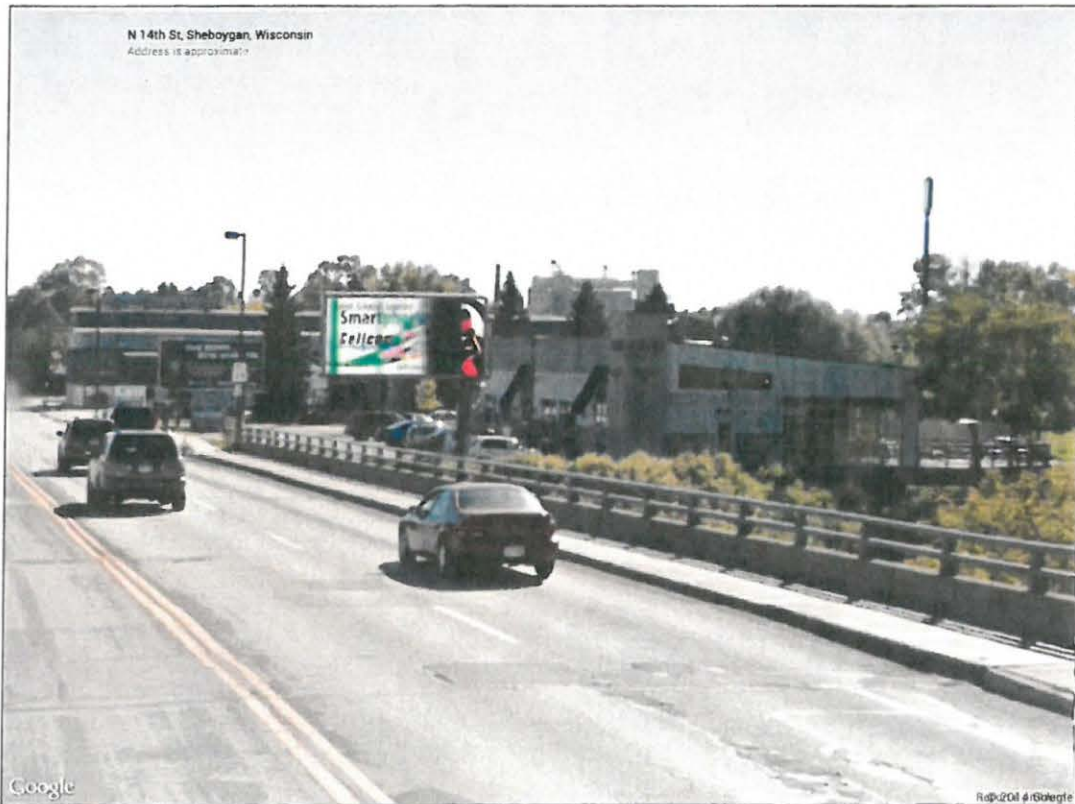
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July 16, 2008

Mr. Kurt Weis
Lamar Advertising Co.
924 North 14th Street
Sheboygan, WI 53081

Dear Mr. Weis:

The City Plan Commission, at their meeting of July 15, 2008, approved the Conditional Use Permit application to remove the large rooftop billboard and replace the two (2) existing billboards on the north wall of the Lamar facility with one (1) new single pole billboard that includes an electronic changeable message sign facing north and static poster panel facing south at 924 N. 14th Street with the following conditions:

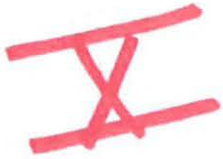
1. Applicant shall obtain the necessary sign permits prior to installation.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets that will cause nuisances or traffic hazards.
3. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.30 footcandles above ambient lighting conditions on a cloudless night or no more than 5000 nits (candelas per square meter during day light hours and no more than 500 nits at night – whichever is more restrictive).
4. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
5. The standard time between message changes permitted for the Electronic Changeable Message face shall be ten (10) seconds (messages permitted to rotate every 10 seconds).
6. Sign permits shall be issued only at such time as the existing billboards are removed as presented by the applicant.
7. Audio speakers and all forms of pyrotechnics are prohibited.
8. If the electronic changeable message billboard is causing interference with traffic signals or controls, creates a confusing or dominating background that might reduce the clarity or effectiveness of a traffic control device, or otherwise obstructs a motorist's line of sight with

- traffic signals or controls, this conditional use permit can be reviewed by the City of Sheboygan Plan Commission.
9. The continuing operation of a malfunctioning sign that causes and glare shall be considered an immediate traffic hazard. At such time the sign shall be turned off immediately and the applicant shall work with City staff to rectify the operational issue so as to mitigate the hazard prior to operation.
 10. The applicant will include a default design to freeze a display in one still position so that if a malfunction occurs traffic safety is maintained.
 11. Applicant will be willing to work with the City when necessary with regards to public service announcement messages such as Amber alerts, emergency weather issues, etc.
 12. Maximum height of the billboard shall be 30 feet (peak to grade).
 13. Billboard will be setback a minimum of 12 feet from all property lines (closest edge of sign to property line).
 14. The two (2) bulletin signs on the billboard that is to be removed from the rooftop of the Lamar facility shall no longer be included in the City of Sheboygan maximum billboard sign number cap (this billboard and the bulletin signs are eliminated from the billboard cap).
 15. This conditional use permit will be reviewed again in six (6) months if it is determined that the LED billboard is creating traffic/public safety or other nuisances by possibly increasing the number of vehicle crashes in the area or by increasing the number of complaints received from residents in the area.

If you have any questions, please contact me.

Sincerely,

Steve Sokolowski
Manager of Planning and Zoning



7.1

Gen. Ord. No. 39 - 14 - 15. By Alderpersons Thiel and Kath.
December 1, 2014.

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 502 N. 14th St. from Class NR Neighborhood Residential to Class NC Neighborhood Commercial Classification.

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

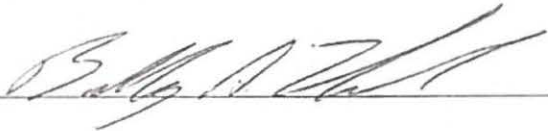
Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class NR Neighborhood Residential to Class NC Neighborhood Commercial Classification:

Property located at 502 N. 14th St. more particularly described as:

Original Plat, the south 50' of lots 5 & 6 of Blk. 161, located in the City of Sheboygan, Sheboygan County, Wisconsin

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.

City Plan



Julie Kath

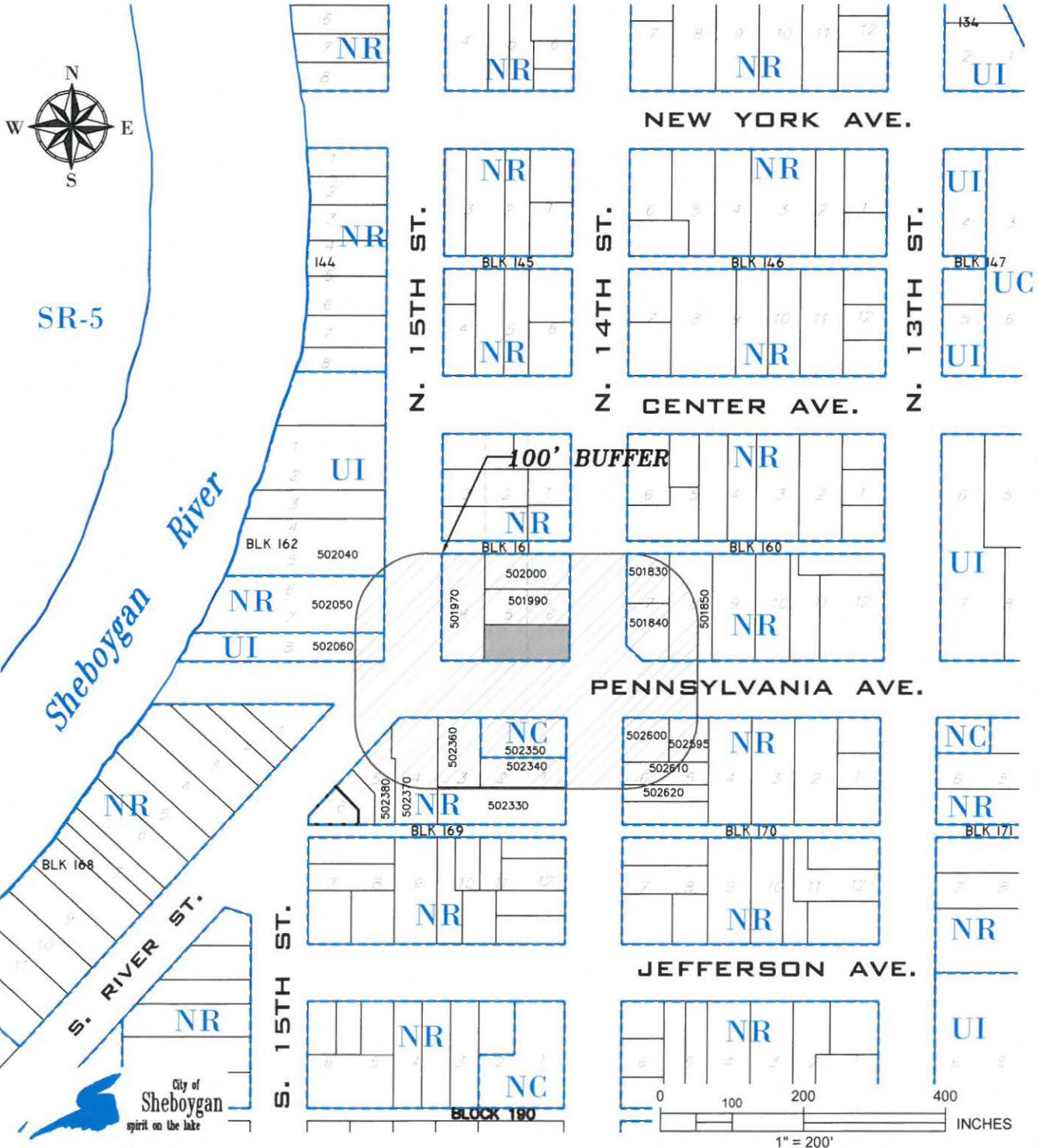
I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED ZONING CHANGE FROM NR TO NC FOR 502 N. 14TH STREET SECTION 22, T. 15 N., R. 23 E.

ORIGINAL PLAT, THE SOUTH 50' OF LOTS 5 & 6 OF BLOCK 161, LOCATED IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

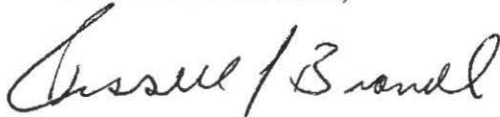


To The Planning Commission of the City of Sheboygan,
Re: Zoning change request for 502 N. 14th Str. Sheboygan

I purchased the Insurance Agency of William Tedeschi in October of 2012. I'm currently located at 514. S. 14th St. across the street from the proposed location. Since then I have been working with Greg Gottsacker to find a suitable office building, larger than the one I now rent, also I would like to be on the ground level, now I'm in the basement., Mr Gottsacker has showed me many buildings but I haven't found one to be in the central location and of adequate size ,ample parking, and pricing, that would work for me. For twenty plus years, I operated out of a conventional type of two story residence in the Village of Whitelaw, which is where my main office is. That building was located in a residential area of the village, and had a zoning variance for the professional office. It worked well for many years. Since then I have built a new office in Whitelaw.

My Sheboygan search has brought me to look at residences in the area of Sheboygan that could be converted to an office. The location at 502 N14th St seems to be a perfect fit of a building that would work. It looks like it's been a commercial building of some sort, in its past history .The interior is in dire need of major renovations both upstairs and down. The area of the 14th street corridor is very busy traffic wise and has a blend of commercial, retail and professional office already established. It has adequate parking for the office, and the upstairs tenant. The upstairs portion would be remodeled into a upper end apartment that would parallel the quality interior of the lower level. The exterior of the building doesn't need much other the necessary commercial code upgrades. I've met with a commercial architect firm to verify that the footprint is adequate.

Thank You for time,



Russell J. Brandl

Brandl Insurance Agency Inc.

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

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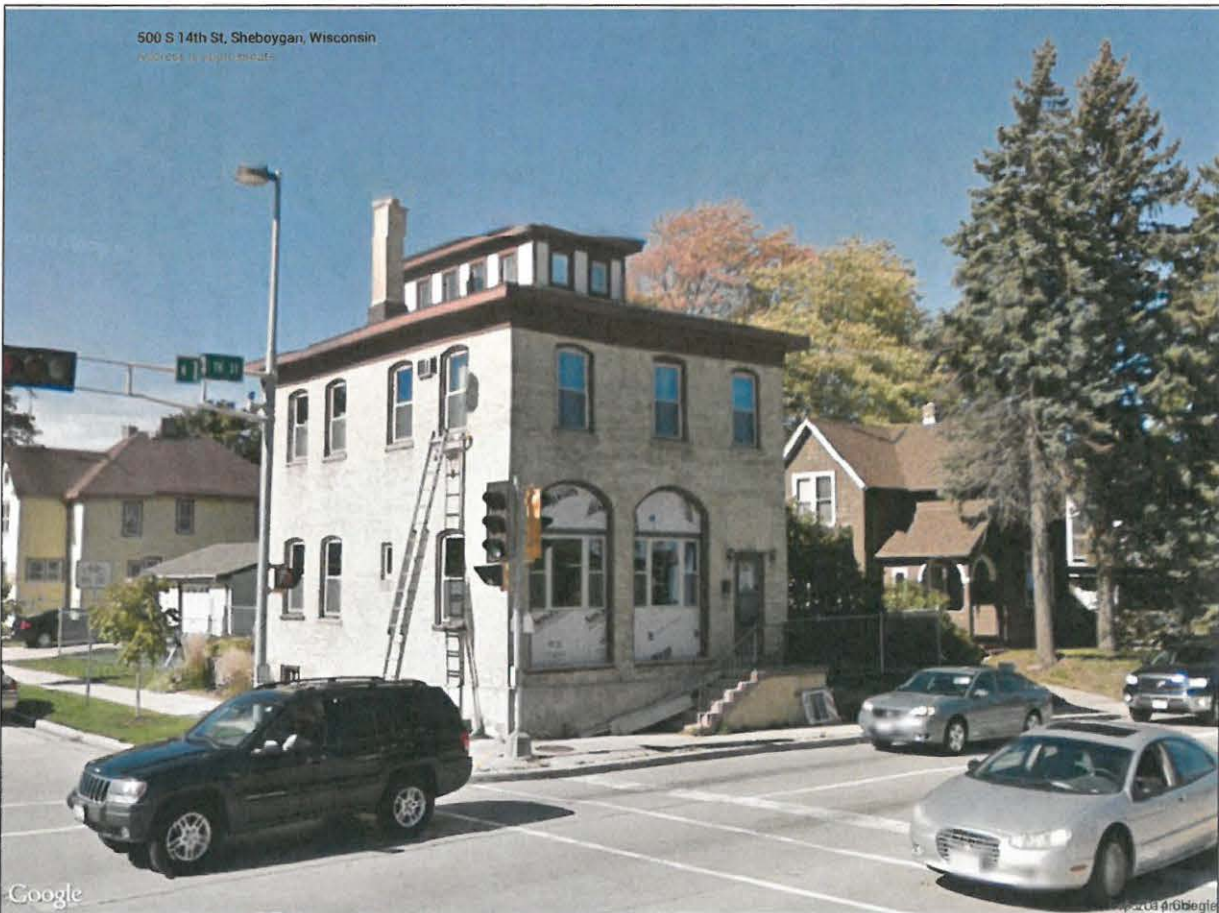
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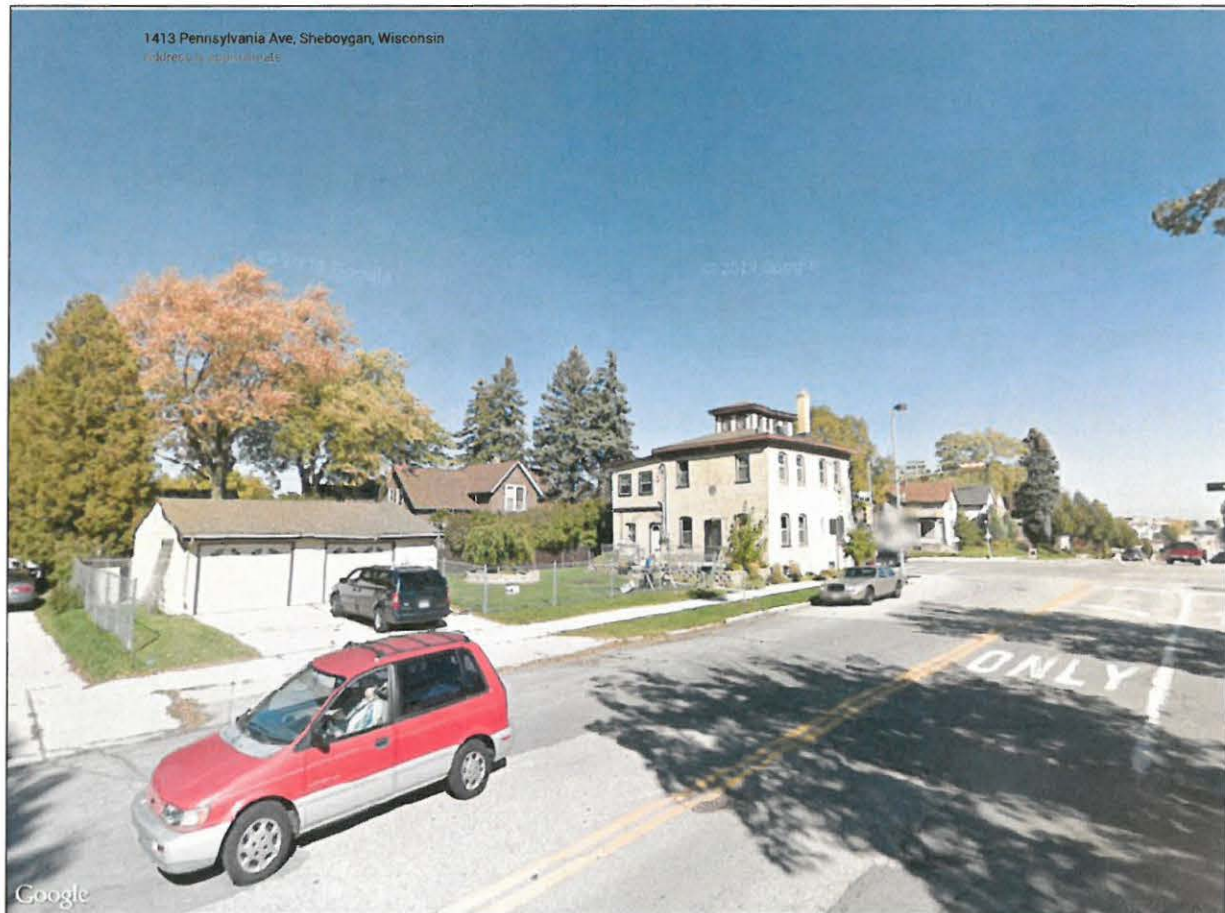
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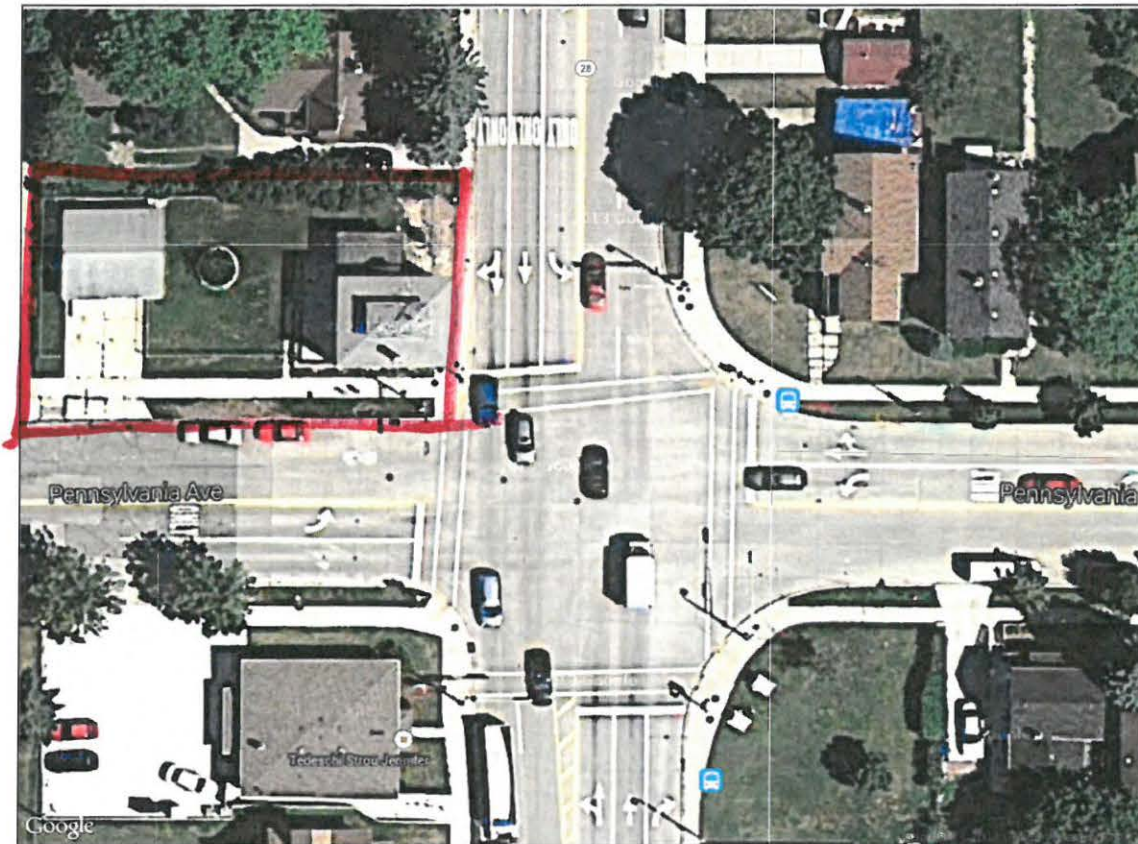
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II

4.5

R. O. No. 191 - 14 - 15. By CITY CLERK. December 1, 2014.

Submitting an application from Russell Brandl, HomePride, LLC, for an amendment to Official Zoning Map for property located at 502 N. 14th St. from Classification NR-6 Neighborhood Residential to NC Neighborhood Commercial Classification.

City Plan



City Clerk

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: 141843
FILING FEE: \$200.00 (Payable to City of Sheboygan)

NOV 25 '14 PM 12:52

**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: RUSSELL J. BRANOL PHONE NO.: 920 901-2060
ADDRESS: 108 N. Kohlen Stn. ^{Whitelaw} WIS E-MAIL: RUSS@BRANOLINSURANCE.COM
OWNER OF SITE: HomePREP LLC PHONE NO.: 920 901-2060

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 502 N. 14th St. Sheboygan, WI
LEGAL DESCRIPTION: Parcel # 59281501980 - BEING the South
1/3 of Lots 5 and 6 of Block 161 of the Original Plat of the city of
Sheboygan
PARCEL NO. 59281501980 MAP NO. _____
EXISTING ZONING DISTRICT CLASSIFICATION: NR-6 Neighborhood Residential
PROPOSED ZONING DISTRICT CLASSIFICATION: NC Neighborhood Commercial
BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: 2-Family
Dwelling
BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: 1-Family
Rental Upstairs Professional Insurance office downstairs

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? I Don't believe that

this property is affected by Flood Plains or Wetlands
or the regulations of WIS Dept of Natural Resources

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.

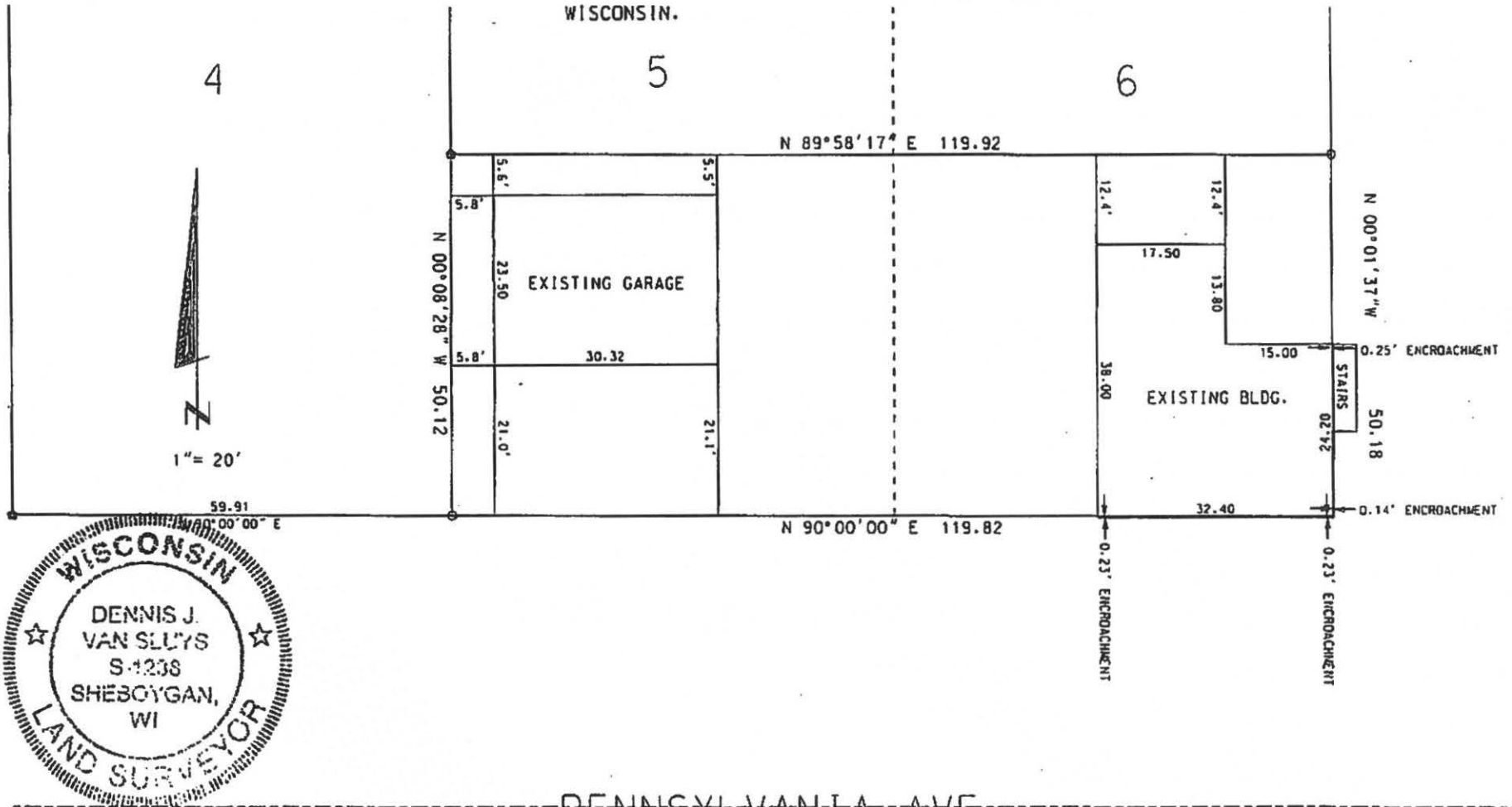
Explain: 14th Street is really busy traffic wise and seems
to be less desirable for residential use, there are quite
a few converted to NC, especially on corner lots, both ways north
and south

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? NC zoning downtowns would have

less traffic evenings and weekends, corner properties don't provide
back yards for families.

D & H LAND SURVEYS LLC
 1628 GEORGIA AVENUE
 SHEBOYGAN, WISCONSIN

502 N. 14th STREER
 PARCEL NO. 59281501980
 BEING THE SOUTH 1/3 OF LOTS 5 AND 6 OF BLOCK 161 OF THE
 ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY,
 WISCONSIN.



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys
 Dennis J. Van Sluys S-1238

Dated this 11th day of November, 2014.

● = 1" IRON PIPE FOUND
 ○ = 1" IRON PIPE SET
 DATA/CITYSHEB/1406N14

III

5.4

Res. No. 106 - 14 - 15. By Alderperson Belanger. December 1, 2014.

A RESOLUTION authorizing the purchase of 1002 Erie Avenue for the purposes of the razing the property for new private investment in the neighborhood as part of the Neighborhood Revitalization Strategy Area activities.

WHEREAS, the City of Sheboygan has funds available through the Community Development Block Grant Program for revitalization efforts;

WHEREAS, with Gateway Neighborhood Revitalization efforts, one goal of the plan is to bring new private investment to the neighborhood. This property will be razed for new private investment;

WHEREAS, the property will be vacant as of November 1, 2014 and an accepted offer of \$35,000 has been received.

RESOLVED: That the Common Council authorizes the Mayor and City Clerk to sign all appropriate conveyance documents for 1002 Erie Avenue to purchase the property.

BE IT FURTHER RESOLVED: That the Finance Director/Treasurer is hereby authorized to draw on land acquisition funds through CDBG, in payment of same.

City Plan

John Reif

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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

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