

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

PARCEL NO. 321170  
MAP NO. 02201001  
ZONING CLASSIFICATION: UI

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 11/25/14

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 \$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: Alliant Energy - Wisconsin Power & Light Company  
ADDRESS: 3739 Lakeshore Drive, Sheboygan WI E-MAIL: tedshonts@alliantenergy.com  
PHONE: ( 920 ) 459-6171 FAX NO. ( 920 ) 459-6126

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

NAME OF PROPOSED/EXISTING BUSINESS: Alliant Energy Edgewater Generating Station  
ADDRESS OF PROPERTY AFFECTED: 3739 Lakeshore Drive, Sheboygan, WI 53081  
LEGAL DESCRIPTION: See attached (from Sheboygan County Real Estate and Tax Assessment Detail, and original deed)

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Earthen swale for stormwater conveyance and diversion. Swale runs parallel to Lake Michigan, east of the Crusher House (see attached Site Map.)

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Approximately 180 feet of this swale will be concrete lined to minimize erosion near the foundation of the Crusher House.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Variance from the 75' setback requirement for all "structures" within the Lakeshore Overlay Zoning District, whereas the concrete lining will range from 32 feet to 42 feet from the OHWM.

November 4, 2014

20053-001 15-20-01

Mr. Ted Shonts  
Alliant Energy Edgewater Generating Facility  
3739 Lakeshore Drive  
Sheboygan, WI 53081

**Subject: Proposed Concrete Lining of Existing Earthen Drainage Swale  
East Side of Crusher House – Edgewater Generating Station**

Dear Mr. Shonts:

This letter summarizes our interpretation of appropriate application of City of Sheboygan Zoning requirements relating to the proposed concrete lining of about 180 lineal feet of existing, earthen drainage-way that drains south along the east side of the Crusher House (see attached *Site Location Map*). This riparian parcel (deed attached) is zoned Urban Industrial (UI) and the proposed work lies within the Lakeshore Overlay Zoning District (Chapter 15.505) because it falls within 75 feet of the Ordinary High Water Mark (O.H.W.M.) of the Lake Michigan shoreline.

#### **Proposed "Structure" and Physical Setting**

Although the State's model ordinance for setbacks from water bodies characterizes structures as above-grade constructed features, the City's zoning ordinance (Chapter 15) defines "structure" more broadly as *"anything constructed or erected, the use of which requires a more or less permanent location on the ground, excepting public utility fixtures and appurtenances."* As such, all of the following described features are "structures".

The east foundation wall of the Crusher House forms the west edge of the drainage swale. A chain link fence located nine feet east of the Crusher House parallels the top of the quarry stone revetment along this shoreline and this fence forms the east edge of the swale (see attached *Site Photographs*). The fence will be re-installed on top of the east concrete sidewall of the proposed swale lining.

The present lake water level is close to the historic average, but the highs and lows commonly vary two feet (with extremes as much as three feet) above and below the present water level. As a result, the east-west position of the water's edge against the sloped (about 2.5H:1V) face of the revetment varies accordingly. Consequently, so does the east boundary of this riparian property. The topmost armor stones of the revetment range from five to eight feet east of the fence. The water's edge against the lower portion of the revetment on this date (calm water elevation about 579.7 feet N.G.V.D.) is located about 40 feet east of the fence. **Any current water's edge forms the boundary of a riparian parcel.** During high water periods the water's edge does not approach **any closer than about 30 feet** east of the fence. Relevance of this with respect to ordinance prescribed **"setbacks" from property lines** is described in the following section.

In addition to setback requirements from property lines, the **Lakeshore Zoning Overlay District applies a minimum 75 feet protective setback requirement for structures from the Ordinary High Water Mark (O.H.W.M.)**. The O.H.W.M. in this vicinity has been assigned by WDNR at wherever elevation 582.7 feet N.G.V.D. falls on the current shoreline topography. Because the existing quarry stone revetment prevents shore erosion here, this is a relatively stationary line along the shore that ranges (with irregularities in the revetment) from about 30 to 35 feet east of the fence line. So at all times, **the drainage swale is within the Lakeshore Overlay Zoning District.**

### Applicable Ordinances

The proposed concrete lining of the swale is an "accessory use" (Chapter 15.206(8)(n)) within the Urban Industrial (UI) zoning regulations applicable to the subject property. There are two other sections of the zoning ordinance that are applicable to the proposed work:

- 1) The minimum setback from the subject property line required in a UI zoned parcel is 5 feet. The minimum distance of the water's edge, which defines the closest property line, is about 30 feet; so, the proposed work conforms to this requirement.
- 2) The drainage swale and all the adjacent existing structures are non-conforming with respect to the 75 foot setback requirement (Chapter 15.505) for structures within the Lakeshore Overlay Zoning District. But this property does not possess the natural conditions that the Lakeshore Overlay District zoning (Chapter 15.505) is intended to maintain because **construction of all the existing structures discussed herein preceded the ordinance. Lining the swale with concrete makes it no more permanent than the adjacent other non-conforming permanent structures (Crusher House, fence, and revetment) and in our opinion does not substantially alter its pre-existing ("grandfathered") status.**

A primary purpose of the lakeshore setback requirement is to protect water margins and structures from erosion (see Chapter 15.505(2)) and the existing revetment located just east of the subject drainage swale accomplishes that objective. The revetment was designed for and has provided protection of this property, including the subject drainage swale, against wave erosion throughout several high water periods. For practical purposes, the drainage swale is not subject to lakeshore erosion.

### Summary

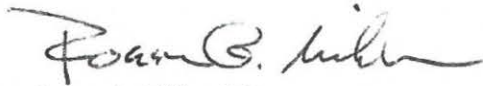
The proposed work conforms to the 5 feet minimum setback from the property line in UI zoning.

For the reasons described above, it is our opinion that concrete lining of the existing drainage swale does not violate the primary intent of the City's prescribed protective setback from the O.H.W.M. and therefore ought to be allowed.

We hope this letter is helpful to the city in their review of this issue. Please call if you have any questions.

Sincerely,

MILLER ENGINEERS & SCIENTISTS



Roger G. Miller, P.E.  
President

Enclosures: Site Location Map  
Site Photographs  
Deed (enlarged copy)

I:\DATA\20000\20053 - Alliant Edgewater Generating Facility\001 - Drainage Swale Improvements\Edgewater concrete swale.docx



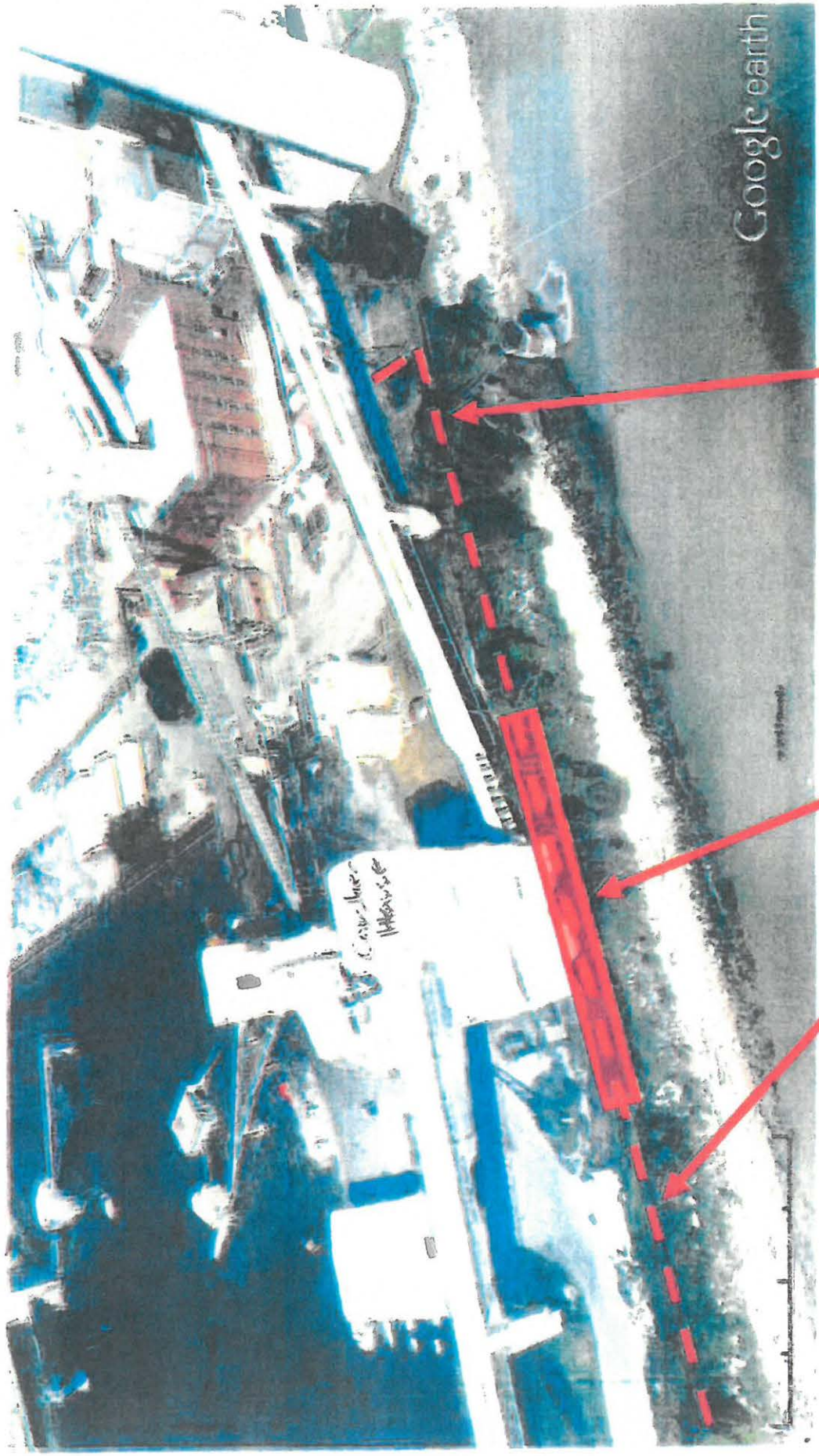
Photo 1: Looking south along the existing earthen drainage swale. The portion that is proposed to be lined with concrete is in the rear-center of the photo, along the Crusher House, which is in the background-right of the photo.



Photo 2: Looking south along the drainage swale in between the Crusher House (at right) and the fence along the top of the revetment.



Photo 3: Looking south along the revetment, with the fence and Crusher House in the upper right.



Google earth

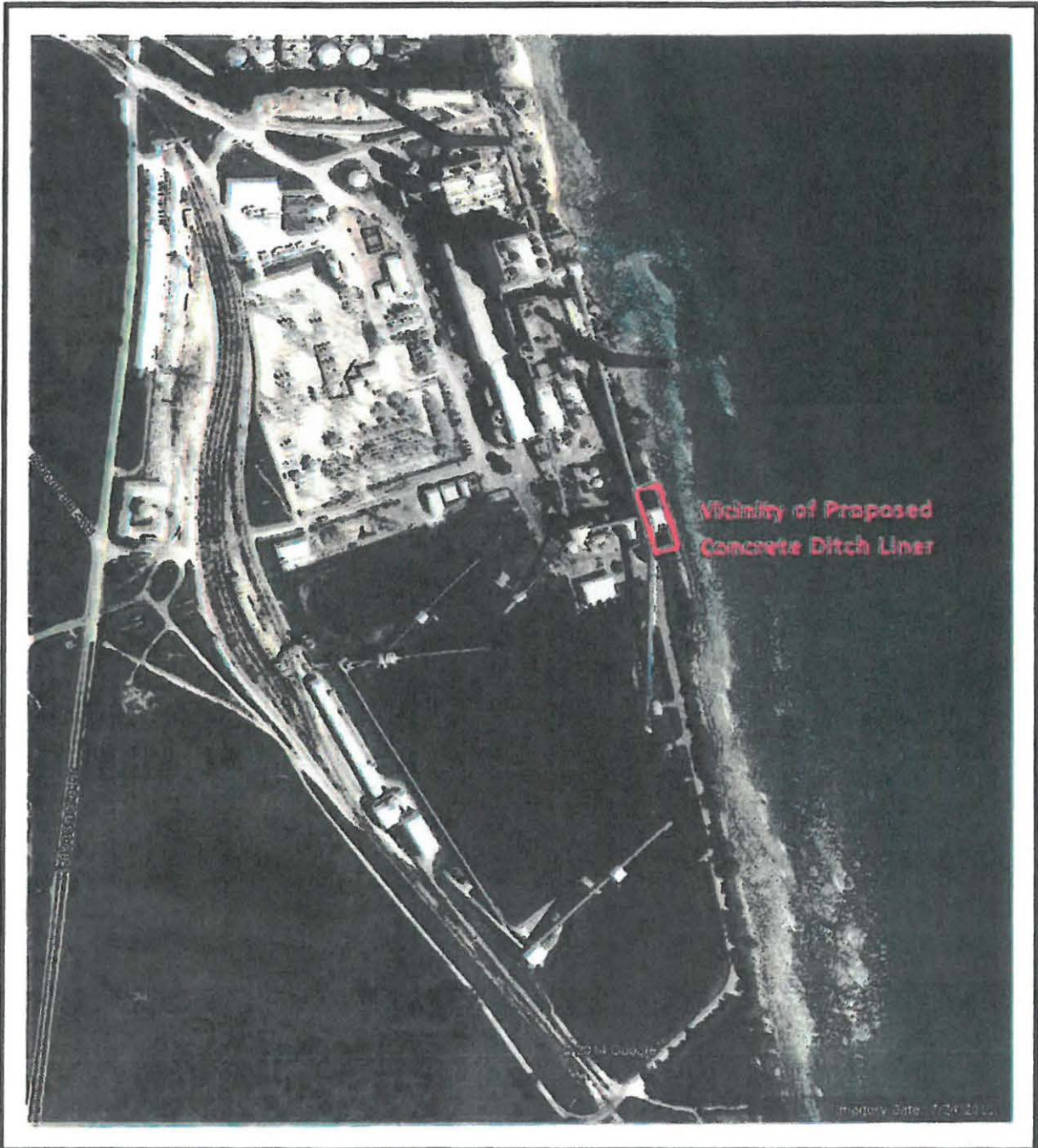
feet  
meters

300  
100

**Proposed concrete liner**

**Existing earthen drainage swale**

Concrete liner  
1/16/2012



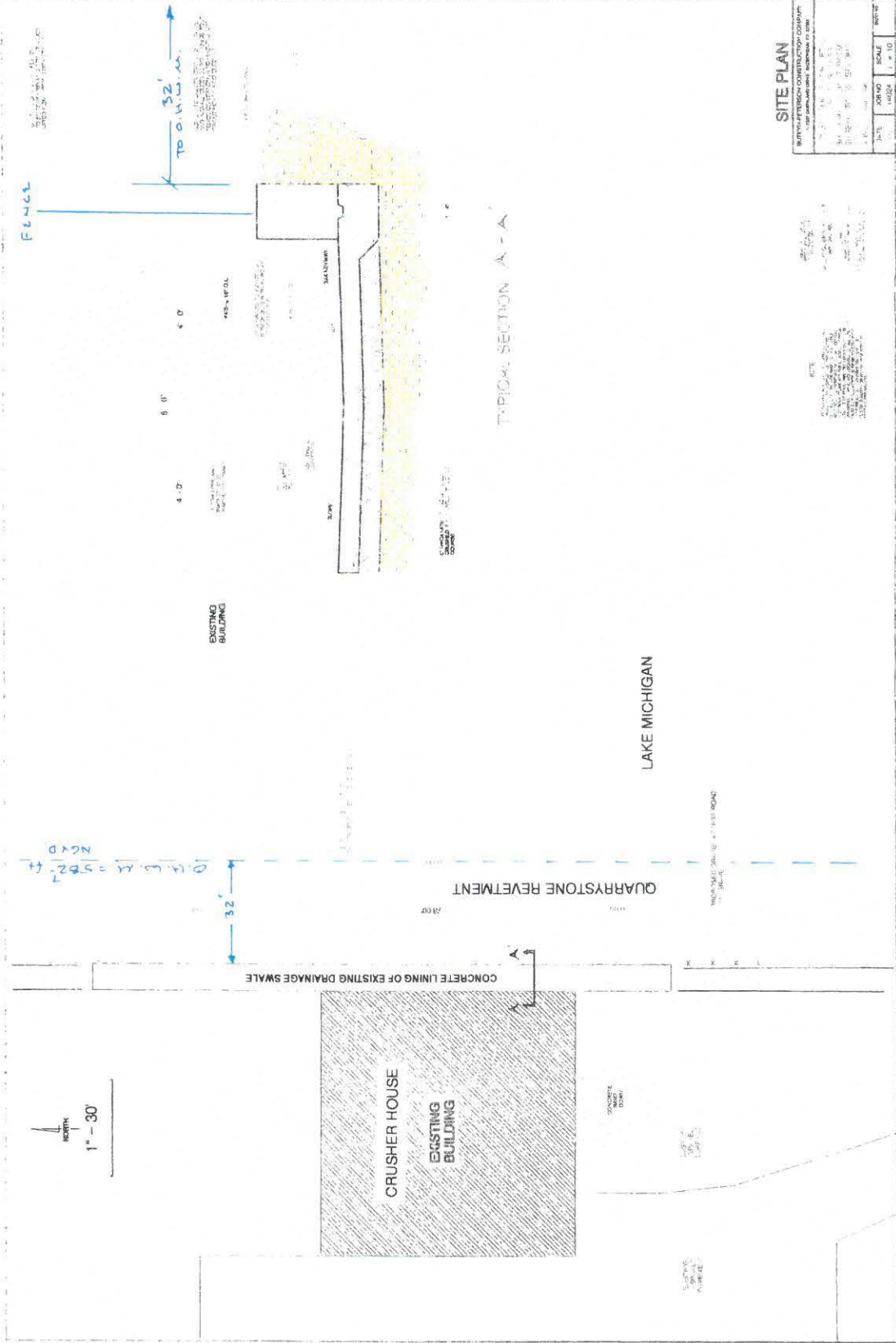
<b>DATE</b>	11-3-14	<b>BY</b>	SBT	<b>CLIENT:</b>	Alliant Energy
<b>PROJECT NO.</b>	20053-001	<b>CK</b>	RGM	<b>JOB:</b>	Edgewater Generating Facility – Drainage Swale
				<b>LOCATION:</b>	3739 Lakeshore Drive Sheboygan, Wisconsin

**MILLER**  
ENGINEERS  
SCIENTISTS

An Employee-Owned Company

## Site Location Map





**SITE PLAN**

BUNY-FETERSON CONSTRUCTION COMPANY  
1100 W. WASHINGTON ST. CHICAGO, ILL. 60604


DATE	JOB NO.	SCALE	SHEET
		1" = 10'	

PARCEL NO. 626170  
MAP NO. 15127001  
ZONING CLASSIFICATION: UI

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 11/25/14

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

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**1. APPLICANT INFORMATION**

APPLICANT: Invento Americas  
ADDRESS: 2821 Muth Court E-MAIL: matt.mclaughlin@inventoamericas.com  
PHONE: (920) 917-9624 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Invento Americas  
ADDRESS OF PROPERTY AFFECTED: 2821 Muth Court  
LEGAL DESCRIPTION: ????

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Manufacturing of Beverage Containers

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



## Addendum to Conditional Use Permit Application

11/11/2014

Invento Americas intends to occupy the western end of the building that previously housed manufacturing for Muth Woodstock / Lear Corporation / IAC. The building has been mostly vacant in recent years and just recently has had some use as warehousing space for some local manufacturers. Our intention is to utilize the significant existing infrastructure for true manufacturing operations. Equipment has been purchased and will be installed to produce beverage containers from PET, a recyclable plastic. This area of consumer goods is a stable and profitable market place and Invento Americas will provide a unique and highly marketable product to compete in it. Our production equipment will be brand new and state-of-the-art. We will be creating new jobs and hiring both skilled and semi skilled workers. We expect controlled growth from one production line in Q1 of 2015 to four production lines running full time in 2016.

During the start up phase, most activity will take place during weekday daytime hours. When we reach full scale production our plant will operate on a 24/7 schedule.

Installation of the production equipment in a timely manner is critical. We intend to hire multiple contractors. It is our commitment to use local companies for this work whenever possible. As well, the purchase of supplies for general plant operations will be made from local vendors whenever possible.

Our product's use as packaging for consumable goods requires a clean and well maintained facility. It is our intention and commitment to meet those standards both inside the plant and out. Our neighbors can expect us to be mindful and considerate of our environment and will have direct access to our management for quick resolution to any oversight that might occur.

We see no need for structural, architectural, or landscaping modifications to be made. However, some may notice that the current property managers have undertaken some cosmetic maintenance to improve the appearance of the building. Invento Americas fully intends to insist that this remains the case and that our property always adds to the aesthetics of the surroundings. We will not store any material or packaging outside of the building. Since we are not a retail organization, we do not anticipate the need for signage as advertisement. Signs will be kept at a minimum required to direct deliveries and visitors to the proper entrances of our section of the building.

As of this submittal, Invento Americas has one part time and two full time employees assigned to the facility. Temporarily, executive management has offices in Illinois. Additional employees will be added as needed to match production ramp up. The total workforce on site at full production by the end of 2015 is expected to be 36. There is more than ample parking for this workforce and we expect no impact on surrounding businesses. Invento Americas will implement a recycling program to minimize waste. We will work with local disposal companies to keep receptacles tidy and make pickup and drop off activities as non-intrusive as possible.



- Guarantee of high quality and uniqueness
- Patented technology in nearly 100 countries around the world
- Meets strict technological requirements for many categories of the food and beverage industry
- Can strength for internal pressure in excess of 90 PSI\*
- Adaptation for filling and closing on aluminum can lines
- Advantages of combining two materials - PET and aluminum
- Uses 200 and 202 diameter aluminum lids
- Logistic costs optimization
- Pressure sensitive labels

\*According to the research institute VLB Berlin, July 2006

To see a video of what we do, please visit  
our web site  
[www.inventoamericas.com](http://www.inventoamericas.com)

# WHY THE PET BEVERAGE CAN

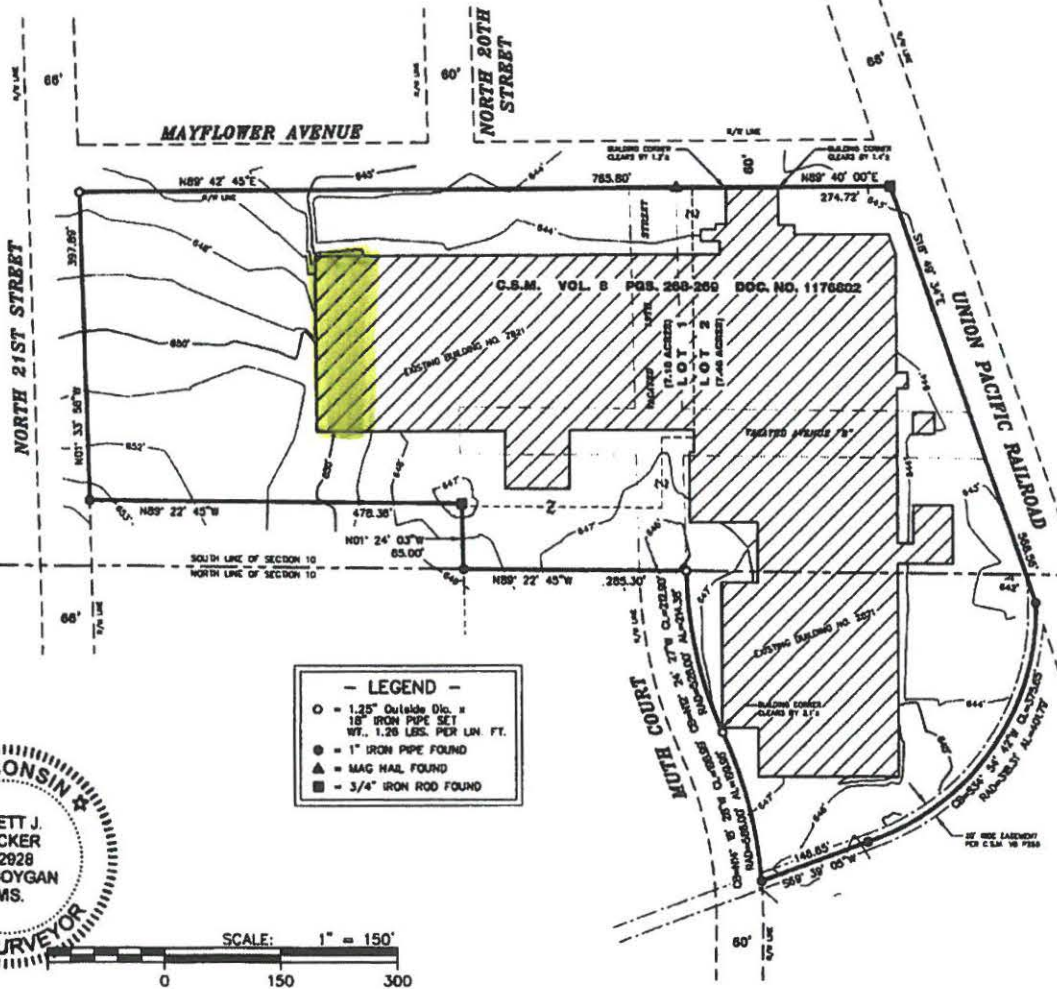


Survey

**PLAT OF SURVEY**  
 ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP, VOLUME 8,  
 PAGES 288-289, DOC. NO. 1176802; BEING PART OF THE  
 SE1/4-SW1/4 OF SECTION 10 AND THE NE1/4-NW1/4  
 OF SECTION 15, T.16N. R.23E., CITY OF SHEBOYGAN,  
 SHEBOYGAN COUNTY, WISCONSIN



BEARINGS REFERENCED TO CERTIFIED SURVEY  
 MAP RECORDED IN VOLUME 8 ON PAGES  
 288-289 AS DOCUMENT NUMBER 1176802



**BENCHMARK REFERENCE:**  
 FOUND NATIONAL GEODETIC SURVEY MONUMENT  
 DESIGNATION 3L54 PID DE7634 NAVD 88  
 ELEVATION = 672.08'

**LEGEND**  
 ○ = 1.25" Outside Dia. x  
 18" IRON PIPE SET  
 WT. 1.26 LBS. PER LIN. FT.  
 ● = 1" IRON PIPE FOUND  
 ▲ = MAG NAIL FOUND  
 ■ = 3/4" IRON ROD FOUND

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE  
 I, Brett J. Becker, Wisconsin Professional Land Surveyor  
 of Aerometric, Inc., certify that I have surveyed the described  
 property and that the map shown herein is a true and accurate  
 representation thereof to the best of my knowledge and belief.  
 Dated this 24 day of JUNE, 2014.  
 Brett J. Becker  
 WISCONSIN PROFESSIONAL LAND SURVEYOR  
 Brett J. Becker, S-2928

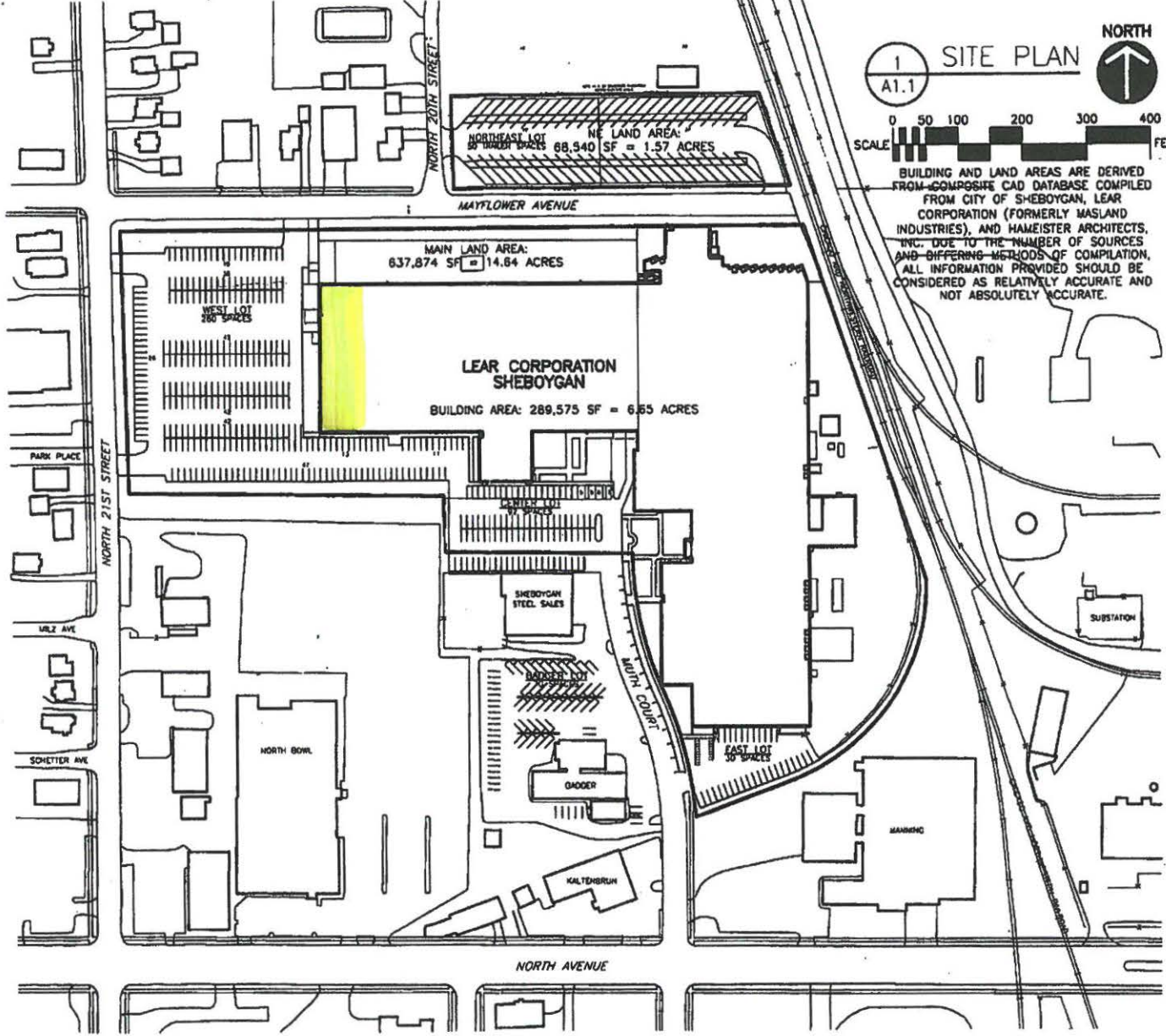


PREPARED FOR:  
 PHOENIX INVESTORS  
 1818 NORTH FARWELL AVENUE  
 MILWAUKEE, WISCONSIN 53202  
 PARCEL NO 56281828170  
 SITE ADDRESS:  
 2821 MUTH COURT  
 SHEBOYGAN, WISCONSIN 53083  
 SHEBOYGAN COUNTY

**aerometric**  
 Land Survey & Design  
 220-457-3631 800-558-8707  
 4820 TECHNOLOGY PARKWAY  
 SHEBOYGAN, WISCONSIN 53083

1	08-24-13	FINAL
DRAWING FILE: PHOENIX		
PROJECT NUMBER: 2130610		
DRAWN BY: BJB CHECKED BY: PCH		
NOTESBOOK: P-295 PAGES 60-62		
SHEET 1 OF 1 MAP NO. D-84087		

1 of 2 Addition descriptions



1  
A1.1

SITE PLAN



BUILDING AND LAND AREAS ARE DERIVED FROM COMPOSITE CAD DATABASE COMPILED FROM CITY OF SHEBOYGAN, LEAR CORPORATION (FORMERLY MASLAND INDUSTRIES), AND HAMEISTER ARCHITECTS, INC. DUE TO THE NUMBER OF SOURCES AND DIFFERING METHODS OF COMPILATION, ALL INFORMATION PROVIDED SHOULD BE CONSIDERED AS RELATIVELY ACCURATE AND NOT ABSOLUTELY ACCURATE.

**HAMEISTER ARCHITECTS, INC.**  
 1820 SOUTH TRAIL DR. DRIVE  
 SHEBOYGAN, WISCONSIN 53081  
 PHONE (920) 457-6500 FAX (920) 457-6500

MUTH COURT FACILITY ASSESSMENT  
**LEAR CORPORATION**  
 2821 MUTH COURT  
 SHEBOYGAN, WISCONSIN 53083

PROJECT NUMBER		103899	
DRAWN BY	ROB	DESIGNED BY	
DATE PLOTTED	30 NOVEMBER 1999		
REV.	DATE	BY	REVISION
SHEET NUMBER		A1.1	

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### City Map



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### City Map



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PARCEL NO. 59281431137  
MAP NO. 34331003  
ZONING CLASSIFICATION: UC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 11/25/14

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



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**1. APPLICANT INFORMATION**

APPLICANT: 601 Partnership, LLP, Royace Prather, Managing Partner  
ADDRESS: 1103 Woodbine Ave, Oak Park, IL E-MAIL: rhprather@aol.com  
PHONE: (708) 848-7625 FAX NO. (775) 417-6068

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

NAME OF PROPOSED/EXISTING BUSINESS: Maple Lanes Bowling Center/Avis Budget House  
ADDRESS OF PROPERTY AFFECTED: 3107 S. Business Drive  
LEGAL DESCRIPTION: See attached proposed certified survey map

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Bowling Alley along with an Avis Budget Car Rental Office

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: NONE

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: To create a lot with no public access along with a paving setback and sign setback reduction variance. See explanation Narrative attached.

# CERTIFIED SURVEY MAP

FOR  
601 PARTNERSHIP, LLP

LOCATED IN A PART OF THE NORTHWEST 1/4 AND  
NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 34,  
TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN,  
SHEBOYGAN COUNTY, WISCONSIN.

## LEGEND

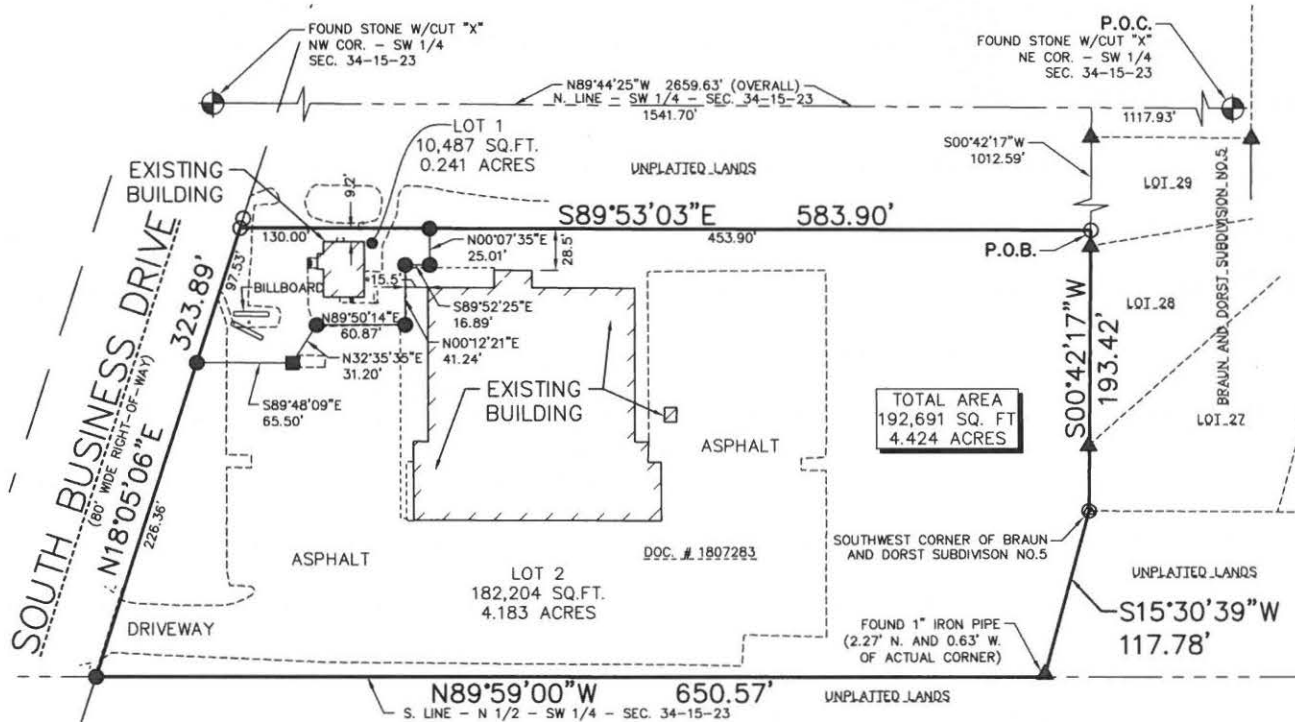
- - 3/4" REBAR FOUND
- ▲ - 1" IRON PIPE FOUND
- ⊙ - 2" IRON PIPE FOUND
- ⊕ - SECTION CORNER MONUMENT
- - MAG NAIL SET
- - 3/4" IRON PIPE SET

NORTH POINT REFERENCED TO THE WISCONSIN  
COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY.  
THE NORTH LINE OF THE SOUTHWEST QUARTER  
HAS A RECORDED BEARING OF N89°44'25"W.

OWNER:  
601 PARTNERSHIP, LLP  
3035 SOUTH BUSINESS DRIVE  
SHEBOYGAN, WI

A REAL ESTATE LICENSE AGREEMENT FOR  
SHARED ACCESS AND CROSS PARKING HAS  
BEEN RECORDED PER DOC. # \_\_\_\_\_

LOT 2, GRANTS LOT 1 AN ACCESS EASEMENT  
TO THE PUBLIC STREET RIGHT-OF-WAY OVER  
AND ACROSS THE ASPHALT PARKING LOT AND  
DRIVEWAY LOCATED ON LOT 2

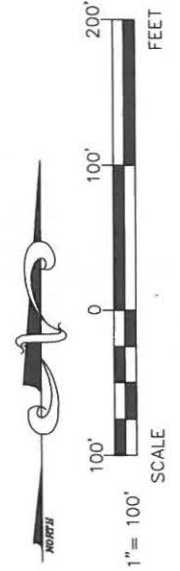


SHEET 1 OF 3 SHEETS

Always a Better Plan  
100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: (920) 926-9800  
FAX: (920) 926-9801

**EXCEL**  
ENGINEERING, INC.  
SURVEYING GROUP

PROJECT NO. 1412450



## **CERTIFIED SURVEY MAP**

LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE  
SOUTHEAST 1/4, SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF  
SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

### **SURVEYOR'S CERTIFICATE**

I, Ryan J. Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of 601 Partnership, LLP,  
bounded and described as follows:

Located in a part of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4, Section  
34, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin and  
being more particularly described as follows:

Commencing at the Northeast Corner of the Southwest 1/4, said Section 34; thence  
North 89°-44'-25" West along the North line of the Southwest 1/4, said Section 34, a distance of  
1,117.93 feet; thence South 00°-42'-17" West, a distance of 1,012.59 feet to the Northeast  
corner of a parcel of land described per Document No. 1807283, said point also being the point  
of beginning; thence continuing South 00°-42'-17" West along an Easterly line of said described  
parcel, a distance of 193.42 feet to the Southwest corner of Braun and Dorst Subdivision No.5;  
thence South 15°-30'-39" West along an Easterly line of said described parcel, a distance of  
117.78 feet to the South line of the North 1/2 of the Southwest 1/4, said Section 34; thence  
North 89°-59'-00" West along said South line, a distance of 650.57 feet to the Easterly Right-of-  
Way line of South Business Drive; thence North 18°-05'-06" East along said Easterly line, a  
distance of 323.89 feet to the North line of said described parcel; thence South 89°-53'-03" East  
along said North line, a distance of 583.90 feet to the point of beginning and containing 4.424  
acres (192,691 sq. ft.) of land more or less and being subject to all easements and restrictions  
of record.

That such is a correct representation of all the exterior boundaries of the land surveyed  
and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin  
Statutes and the Subdivision Ordinance of the City of Sheboygan in surveying, dividing, and  
mapping the same.

---

Ryan J. Wilgreen, P.L.S. No. S-2647  
ryan.w@excelengineer.com  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935

Project Number: 1412450

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE  
SOUTHWEST 1/4, SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF  
SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

**OWNER'S CERTIFICATE, LLP**

601 Partnership, LLP, a limited liability partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner does hereby certify that said limited liability partnership caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

601 Partnership, LLP, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. City of Sheboygan

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

IN PRESENCE OF:

601 Partnership, LLP

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Royace Prather

STATE OF WISCONSIN    )  
\_\_\_\_\_ COUNTY    )SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Royace Prather to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, WI

My Commission Expires: \_\_\_\_\_

November 11, 2014

The City of Sheboygan Planning Department:

Royace Prather, Managing Partner of 601 Partnership, LLP, is requesting review of a Two Lot Certified Survey Map along with consideration of multiple variances. The existing 4.4 acre parcel currently owned by 601 Partnership, LLP as described per Parcel No. 59281431137 contains two existing buildings. The first being The Maple Lanes Bowling Center located at 3107 S. Business Drive, and the second being the Avis Budget Car Rental building located at 3035 S. Business Drive. The goal of the Certified Survey Map is to separate each of the existing businesses onto separate parcels. The subject property is zoned Urban Commercial (UC). No new improvements are planned for the subject property at this time.

The proposed Lot 2 (Maple Lanes Bowling Center) has direct public street access to South Business Drive via an existing driveway at the Southwest corner of the property. Proposed Lot 1 (Avis Budget) does not have a point of direct public street access located on the property. Access to the proposed Lot 1 is achieved through a parcel located directly to the north. There is an existing Real Estate License Agreement in place that allows 3035 S. Business Drive (Avis Budget) to gain access to the public street through this adjacent parcel to the north. This agreement is attached as part of this submittal and will be recorded and then referenced on the Certified Survey Map prior to finalizing. Also, additional access will be granted to the proposed Lot 1 (Avis Budget) over and across the existing driveway and parking lot located on proposed Lot 2 (Maple Lanes). This access easement is noted on the proposed Certified Survey Map.

As a part of this submittal, 601 Partnership, LLP is requesting a variance to the direct public access requirement. 601 Partnership, LLP would like to create Lot 1 as part of the Certified Survey Map without a direct access point to the public right of way. This access point does not exist on the property. Access will continue to be provided through the adjacent property to the north as permitted in the existing Real Estate License Agreement that will be recorded in the future. A second access point will also be granted through Lot 2 as an easement noted on the proposed Certified Survey Map.

Secondly, a variance to the paving setback distance is also being requested. The existing asphalt paving located on the proposed Lot 1 (Avis Budget) has a 0' setback along the North and West property lines. This request is for a 0' paving setback to accommodate the existing pavement conditions. No new paving is planned on the property.



The third variance being requested is for a reduction in the 12' sign setback. The existing Avis Budget sign located on the proposed Lot 1 is 10.5' from the West property line/right of way of South Business Drive.

Please reference the proposed Certified Survey Map included with this submittal.

Thank you for your consideration.

Sincerely,  
Excel Engineering, Inc.

A handwritten signature in black ink, appearing to read "Ryan Wilgreen".

Ryan Wilgreen, RLS  
Survey Project Manager

[City of Sheboygan](#) [Sheboygan Chamber](#) [Sheboygan Tourism](#) [Sheboygan County Tourism](#) [Harbor Centre](#)

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### City Map



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### City Map



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ENCROACHMENT DESCRIPTION SIGN # 1

FOR SIGN AT 4243 GATEWAY DRIVE

THAT PART OF THE RIGHT OF WAY FOR GATEWAY DRIVE ADJACENT TO LOT 5 OF THE SHEBOYGAN BUSINESS CENTER LOCATED IN SECTION 4 TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5 BEING THE INTERSECTION OF THE NORTH LINE OF BEHRENS PARKWAY AND THE EAST LINE OF GATEWAY DRIVE, THENCE N00°28'04"W ALONG THE EAST LINE OF GATEWAY DRIVE 992.46 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, THENCE N00°28'04"W. ALONG THE EAST RIGHT OF WAY FOR GATEWAY DRIVE 10.00 FEET, THENCE S89°31'56"W 10.00 FEET, THENCE S00°28'04"E 10.00 FEET, THENCE N89°31'56"E 10.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 100.00 SQUARE FEET.

ENCROACHMENT DESCRIPTION SIGN #2

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ENCROACHMENT DESCRIPTION SIGN # 4

FOR SIGN AT 4243 GATEWAY DRIVE

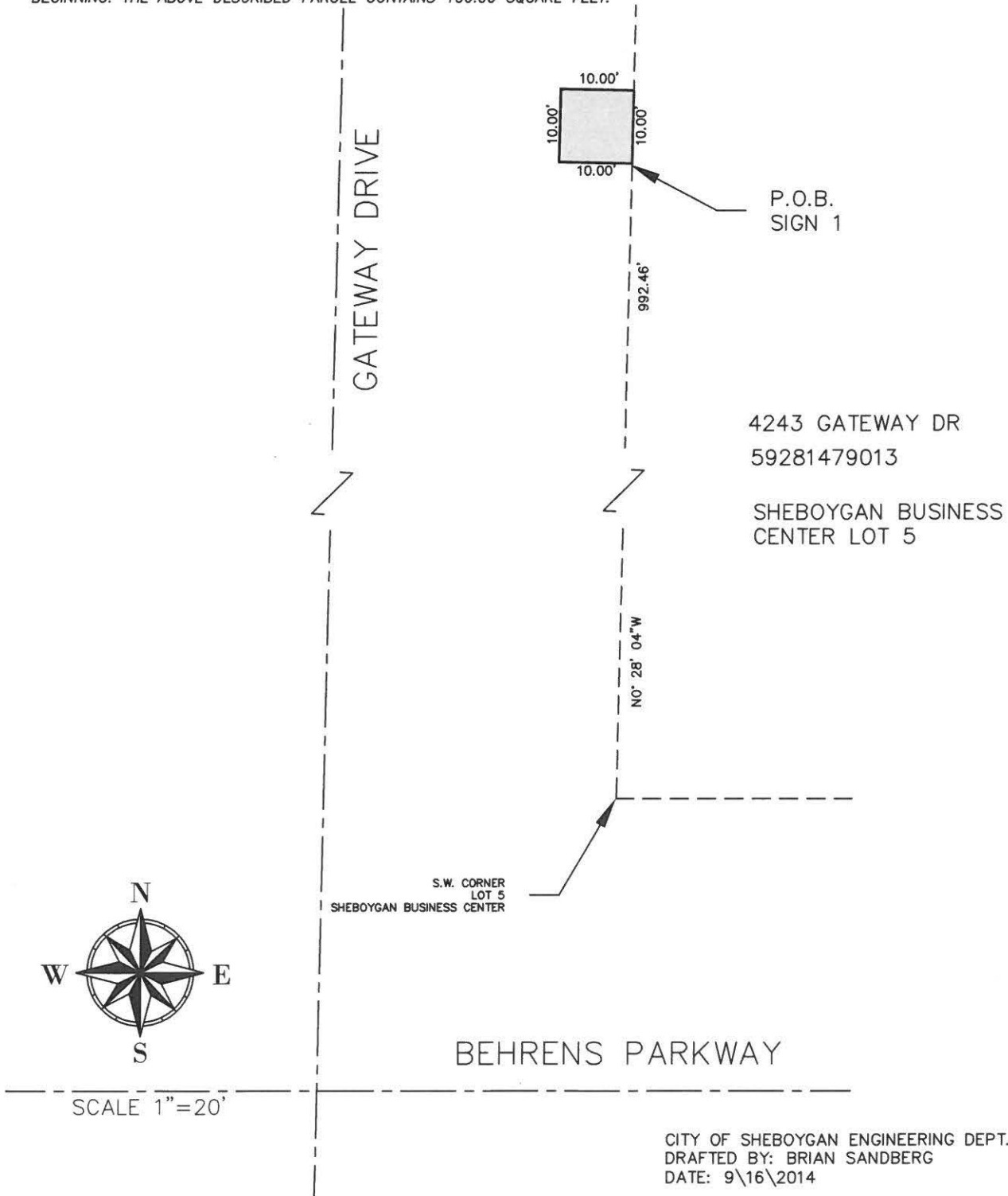
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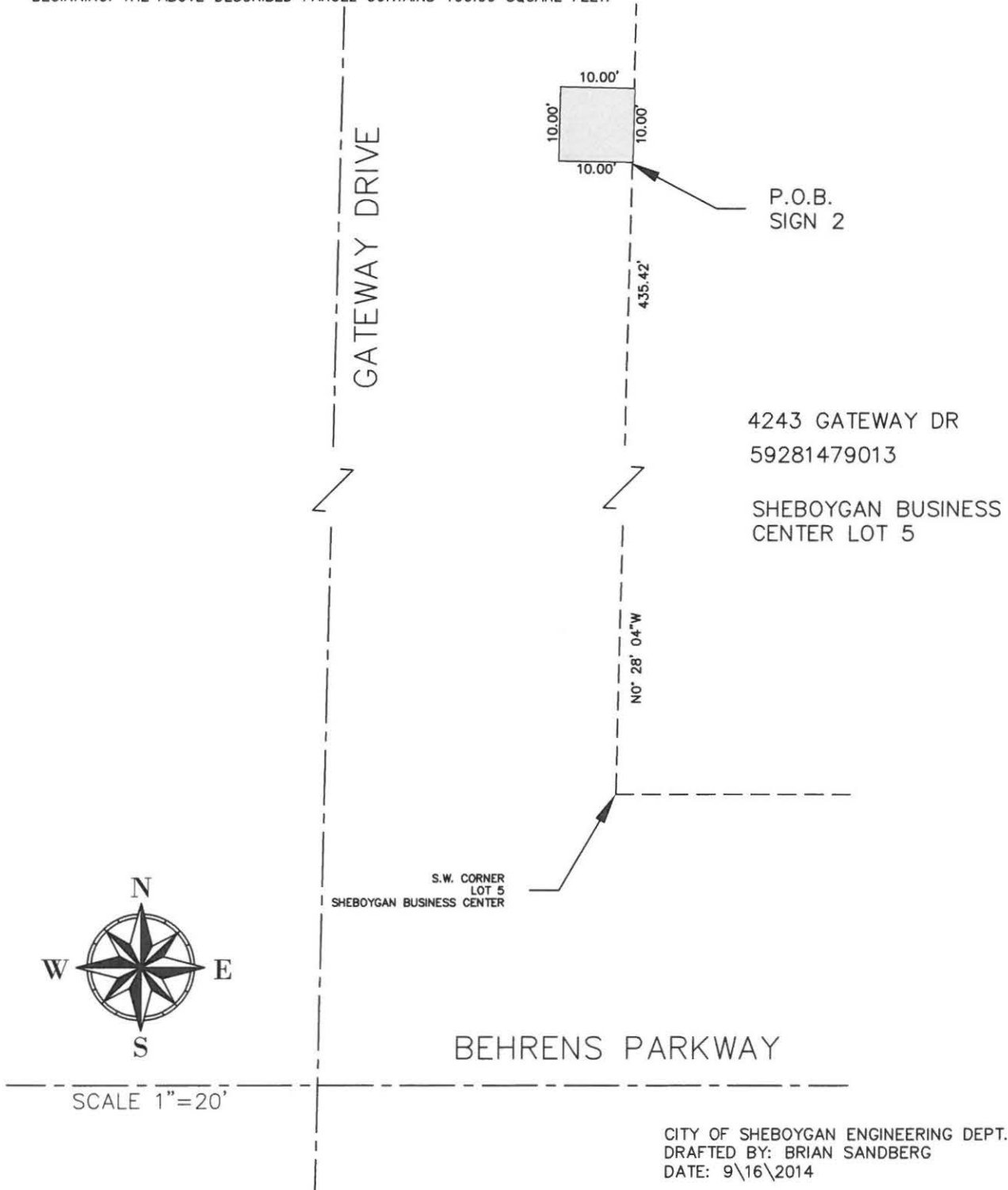
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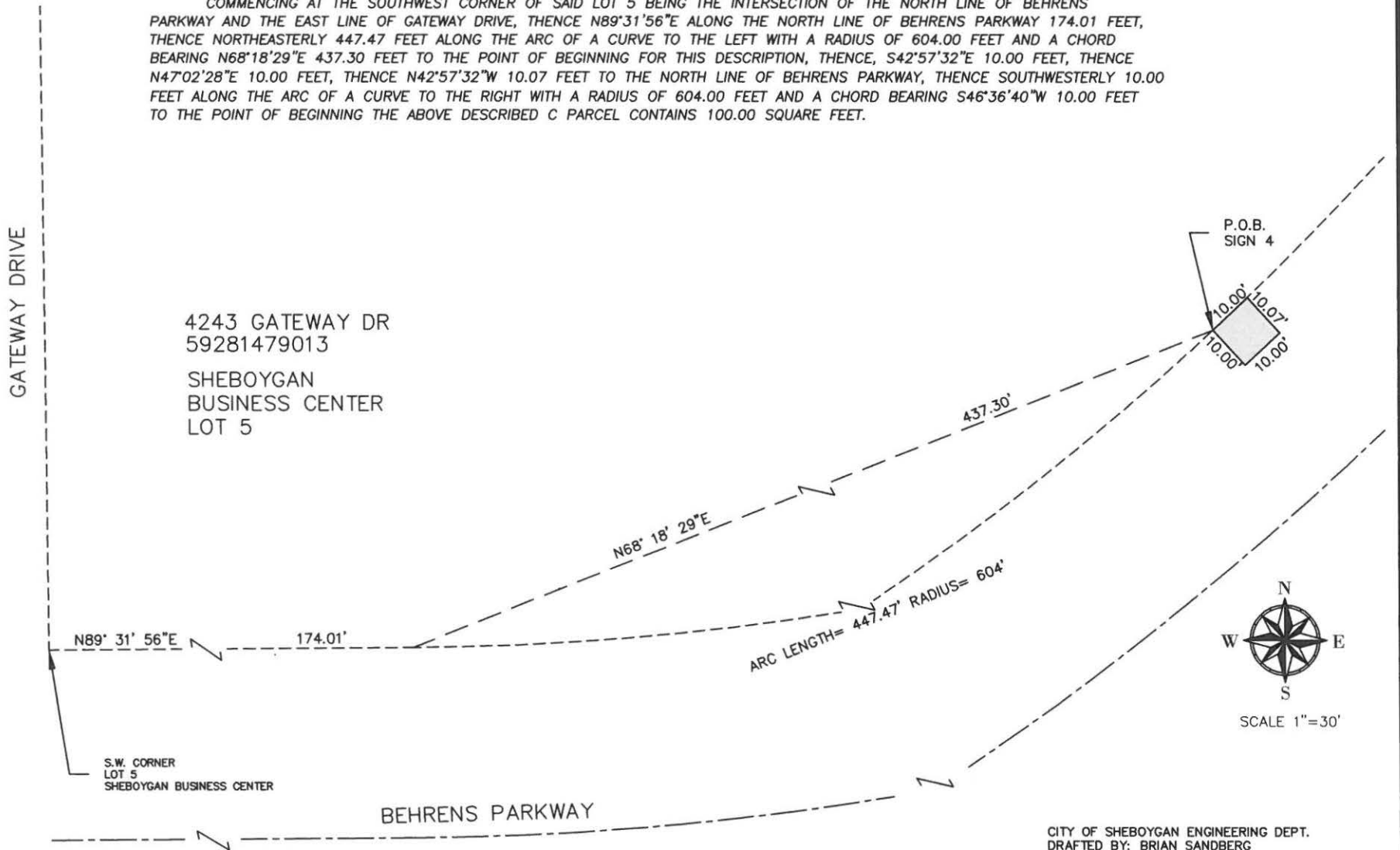


CITY OF SHEBOYGAN ENGINEERING DEPT.  
DRAFTED BY: BRIAN SANDBERG  
DATE: 9\16\2014

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4243 GATEWAY DR  
59281479013  
SHEBOYGAN  
BUSINESS CENTER  
LOT 5

S.W. CORNER  
LOT 5  
SHEBOYGAN BUSINESS CENTER



CITY OF SHEBOYGAN ENGINEERING DEPT.  
DRAFTED BY: BRIAN SANDBERG  
DATE: 4\10\2014



Gen. Ord. No. 33- 14 - 15. By Alderpersons Hammond and Lessard.  
October 20, 2014.

AN ORDINANCE granting Nemaq, its successors and assigns, the privilege of encroaching upon described portions of Gateway Dr. located at 4243 Gateway Dr. in the City of Sheboygan for the purpose of installing and maintaining directional signage.

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

Section 1. Subject to the terms and conditions contained herein, Nemaq, its successors and assigns, is hereby granted the privilege of encroaching upon described portions of Gateway Dr. located at 4243 Gateway Dr. for the purpose of installing and maintaining directional signage, in accordance with the sketches attached hereto and made a part hereof:

**ENCROACHMENT DESCRIPTION SIGN # 1**

FOR SIGN AT 4243 GATEWAY DRIVE

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*City Plan*

21

21

21

**ENCROACHMENT DESCRIPTION SIGN # 3**

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**ENCROACHMENT DESCRIPTION SIGN # 4**

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

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

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

resulting from such removal, whether the removal is done by the said Nema, its successors and assigns, or by the State of Wisconsin or by the City of Sheboygan.

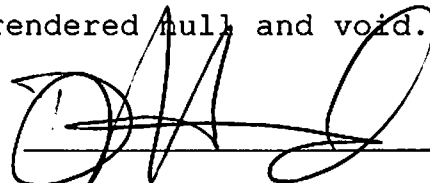
c. Shall pay such compensation to the City of Sheboygan for the grant of this privilege as may be determined by a board consisting of the Mayor, the Director of Public Works and the City Attorney; the compensation shall be paid into the General Fund.

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

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

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

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

  
\_\_\_\_\_

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

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

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



North Shipping  
Employee Visitor  
Entrance  
Employee Visitor  
Parking

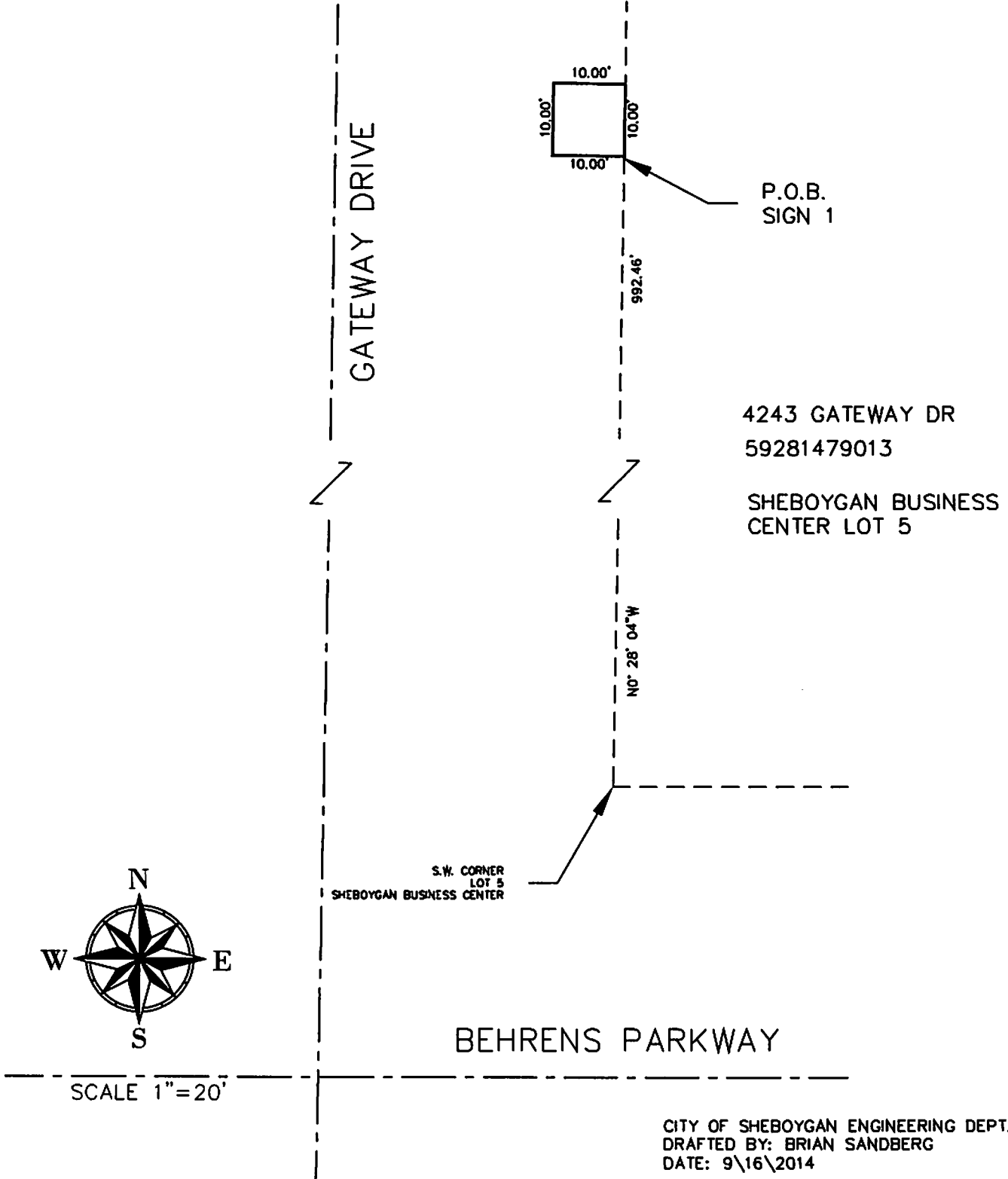
DIRECTOR OF OPERATIONS



**ENCROACHMENT DESCRIPTION  
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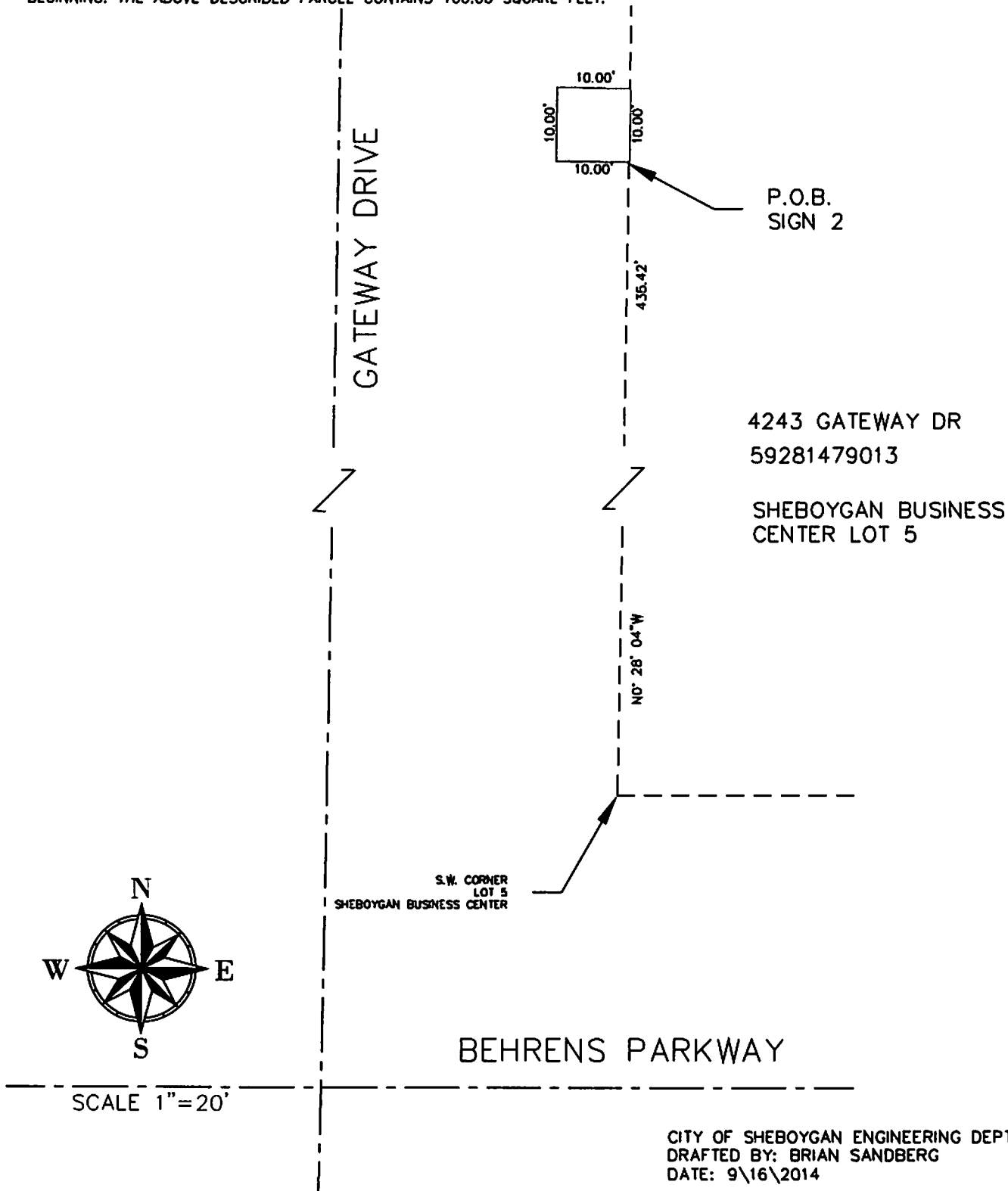
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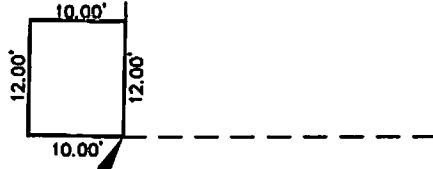
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GATEWAY DRIVE

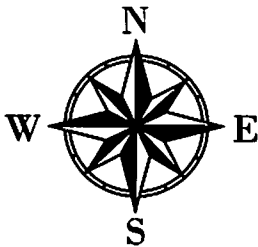
4243 GATEWAY DR  
59281479013

SHEBOYGAN BUSINESS  
CENTER LOT 5

$N0^{\circ}28'04''W$



S.W. CORNER  
LOT 5  
SHEBOYGAN BUSINESS CENTER



BEHRENS PARKWAY

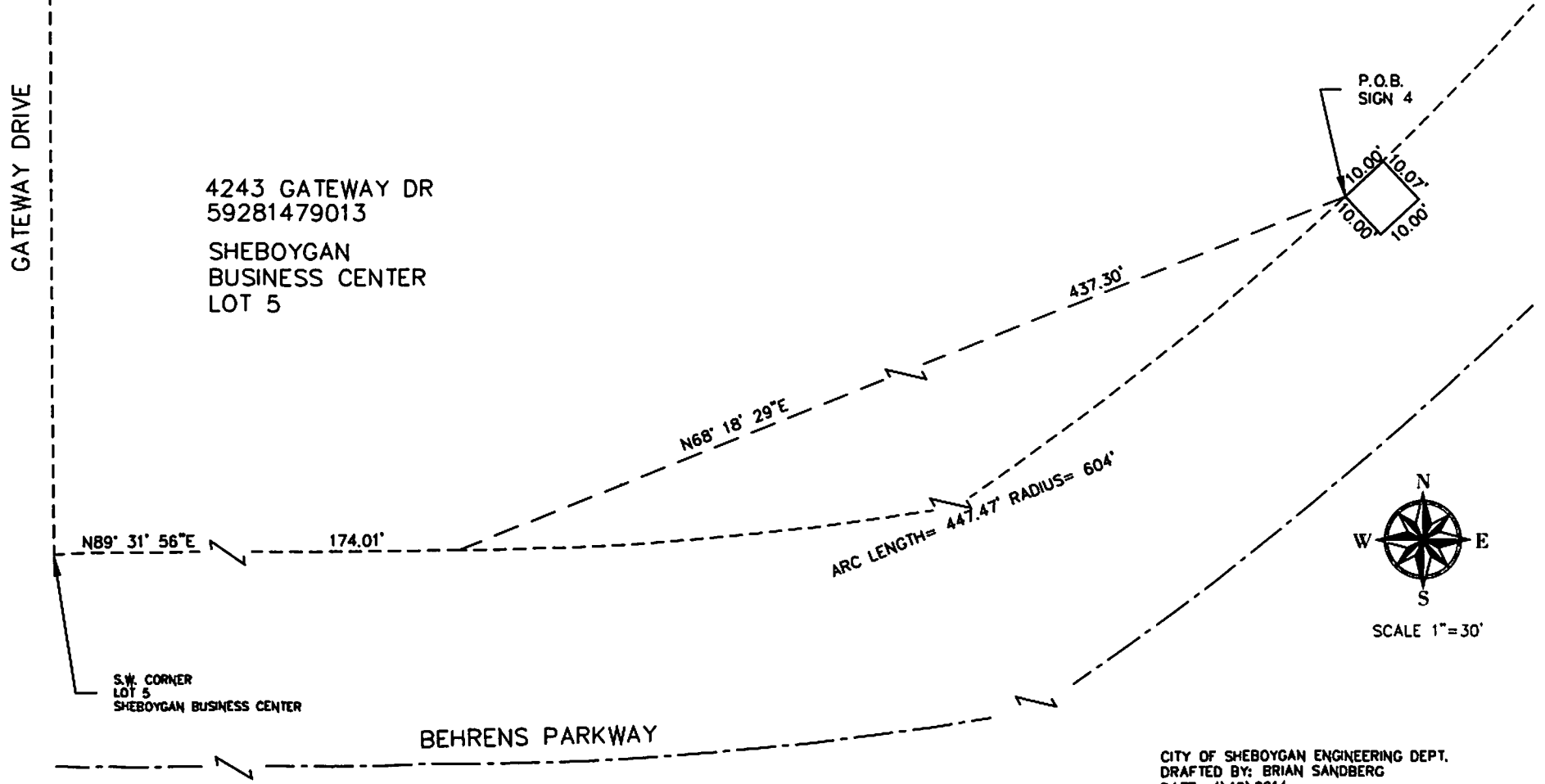
SCALE 1"=20'

CITY OF SHEBOYGAN ENGINEERING DEPT.  
DRAFTED BY: BRIAN SANDBERG  
DATE: 9\16\2014

## ENCROACHMENT DESCRIPTION FOR SIGN AT 4243 GATEWAY DRIVE

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CITY OF SHEBOYGAN ENGINEERING DEPT.  
DRAFTED BY: BRIAN SANDBERG  
DATE: 4/10/2014

II

Other Matters

8.2

R. O. No. 150 - 14 - 15. By CITY CLERK. October 20, 2014.

Submitting a communication from NEMAK requesting encroachments for directional signage on the property located at 4243 Gateway Dr.

City Plan

Susan Richards  
City Clerk

2.5



2.5

2.5



US Canada HQ  
3101 S. Taylor Drive  
P.O. Box 1024  
Sheboygan, WI 53082-1024  
Phone: 920-458-7724  
Fax: 920-458-0140

October 20, 2014

To Whom It May Concern:

Nemak has contracted with RLO Sign Inc. for a new monument and directional signage, and as part of this Nemak is requesting an encroachment request through the submission of RLO Sign.

Please feel free to call or e-mail myself if you have any questions or concerns.

Best Regards,

A handwritten signature in black ink, appearing to read "Kyle Rehm".

Kyle Rehm

Manufacturing Engineering

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INTERNATIONAL SIGN ASSOCIATION



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9-22-14

Dear Mayor Vandersteen and fellow City Common Council,

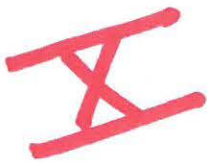
We are writing to you on behalf of the Nemark Facilities located at 4243 Gateway Drive. We are asking your permission for an encroachment request for the facilities at that location for some directional signage.

Currently they have no directional signage and are having multiple errors in wrong deliveries from truck drivers and confused visitors and would like to keep traffic moving in an orderly way to improve safety and improve the way visitors feel about their business. Currently their property line lies roughly 30' back from the road, and to comply with city code, the signs need to meet a 12' setback from the property line equaling a total of 42' back from the road and thus very difficult for motorists to see. The signs, if granted, will be located on each entrance way, towards the parking lot of the facilities and at the cross intersection of Behrens Pkwy. and Gateway Dr. The signs will be made of aluminum, painted white with reflective vinyl applied for copy.

We please ask that the city grants the request upon review to help direct motorists and maintain a safe traffic flow around the facilities.

Thank you,

Bobbi Blacklock      Katie Scholz  
Bobbi Blacklock                      Katie Scholz  
Project Coordinator    Graphic Designer  
bobbi@rloesign.com    katie@rloesign.com



Gen. Ord. No.       - 14 - 15      . By Alderperson Belanger. November 24, 2014.

AN ORDINANCE amending the text of the City of Sheboygan Official Zoning Ordinance in Section 15.206 Detailed Land Use Descriptions and Regulations so as to amend Section 15.206(4)(e).

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

Section 1. Section 15.206(4)(e) of the Sheboygan Official Zoning Ordinance, Indoor Maintenance Service, is hereby amended in the description portion to read as follows:

"Description: Indoor maintenance services include all land uses which perform maintenance and repair services (including engine and/or vehicle repair and maintenance) and contain all operations (except loading and/or vehicle storage) entirely within an enclosed building."

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*

\_\_\_\_\_

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