

*****ATTACHMENTS*****

PARCEL NO. 215132
MAP NO. 21403 010
ZONING CLASSIFICATION: SC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 11/11/14

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: Sign Me Up of Wisconsin

ADDRESS: 311 Forest Ave - Sheb Falls, WI 53085 E-MAIL: bdunton@signmeupofwi.com

PHONE: (920) 698-1221 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Dirker Chiropractic / Cooper Dental

ADDRESS OF PROPERTY AFFECTED: 707 S. Taylor Drive

LEGAL DESCRIPTION: Commerical

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Chiropractor / Dentist

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: move the existing 42" x 60" routed Monument sign from the SW corner of the property to the NE corner of property on the grass mound.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: the approval of a 2nd monument sign on property



11-6-14

City of Sheboygan
Steve Sokolowski

Re: Dirker Investments exterior signage proposal – (707 S. Taylor Drive)

Hello Steve,

Here is a description of what the Dirker Chiropractic and Cooper Dental businesses would like to propose at the 707 S. Taylor Drive property.

- 1.) Take the existing permitted 42" x 60" routed Monument sign on the SW corner (S. Taylor Dr) of the property on the brick base, and move to the NE corner (Taylor Heights Frontage Road) grass mound of the property, and install with a saddle-mount direct burial steel pole, and landscape around to hide the exposed pole.
- 2.) Manufacture a new larger 60" x 78" routed Monument and place on the brick pedestal, located on the SW corner of the property.

The rationale behind this is to increase visibility with a larger and more prominent sign along Taylor Drive, to help attract more attention to new patients and existing customers to find the new location along Taylor Heights Frontage road. The 42" x 60" sign to be placed along Taylor Heights Frontage Road, would also help give some identification to the new building, and for the driveway entrance.

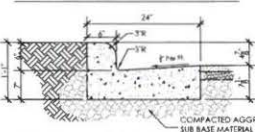
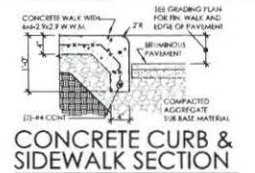
Sincerely,

Brian Dunton
SignMeUp of Wisconsin, LLC

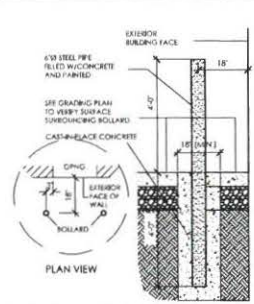
311 Forest Ave – Sheboygan Falls, WI 53085
920-550-0009

bdunton@signmeupofwi.com
www.signmeupofwi.com

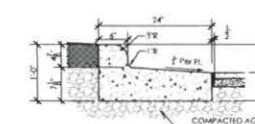
12 Foot Setback



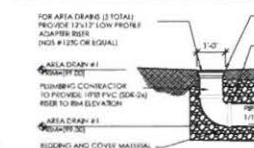
CURB & GUTTER SECTION



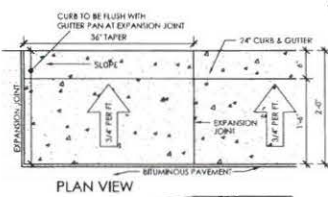
PIPE BOLLARD SECTION



REJECT CURB AND GUTTER SECTION



TYPICAL AREA DRAIN SECTION



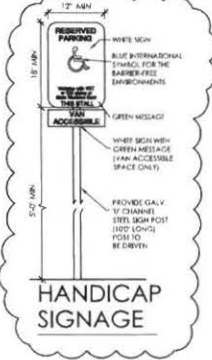
PLAN VIEW



ISOMETRIC VIEW TAPER FOR CURB & GUTTER



HANDICAP SIGNAGE



HANDICAP SIGNAGE

PLAN NOTES

- 1 INTEGRAL CURB AND WALK (SEE TYPICAL SECTION, SHEET A/201) - 12" LF.
- 2 REJECT 24" CURB AND GUTTER (SEE TYPICAL SECTION, SHEET A/201) - 323 LF.
- 3 STANDARD 24" CURB AND GUTTER (SEE TYPICAL SECTION, SHEET A/201) - 48 LF.
- 4 ROLL DOWN CURBS TO MATCH GUTTER PAN (SEE TYPICAL SECTION, SHEET A/201)
- 5 4" THICK POLISHED CONCRETE WITH REBAR/STEEL REINFORCING OVER:
 - A COMPACTED AGGREGATE BASE COURSE MATERIAL.
- 6 OMITTED
- 7 NEW FOUNDED CONCRETE DRIVEWAY APRON AND RECONSTRUCTED TAYLOR HEIGHTS FRONTAGE ROAD (SEE ENLARGED PLAN AND SECTIONS)
- 8 2" BRUSHWOOD SURFACE COURSE OVER
- 9 2" BRUSHWOOD SINDER COURSE OVER
- 10 8" COMPACTED AGGREGATE BASE COURSE MATERIAL
- 11 CONCRETE WALK TO RAMP DOWN TO MATCH FINISHED PAVEMENT
- 12 HANDICAP ACCESSIBLE SIGNAGE MOUNTED TO THE EXTERIOR FACE OF THE BUILDING
- 13 ACCESSIBLE RAMP WITH DETECTABLE WARNING SURFACE
- 14 PIPE BOLLARDS (2) TOTAL OUTSIDE OF PROPOSED MECHANICAL/DUMPSTER ENCLOSURE
- 15 3 TOTAL INSIDE ENCLOSURE. SEE ENLARGED PLAN!
- 16 FREE-STANDING HANDICAP ACCESSIBLE SIGNAGE (SEE TYPICAL DETAIL)

CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

WHITE SIGN (MOUNTED SPECIFIC TO EXTERIOR FACE OF SUBURBAN WALL)
BLUE INTERNATIONAL SYMBOL FOR THE HANDICAPPED ENVIRONMENT
GREEN MESSAGE
WHITE SIGN WITH GREEN MESSAGE (VAN ACCESSIBLE SPACE ONLY)

FINAL LOCATION OF PROPOSED DOWNPOUTS TO BE COORDINATED WITH GUTTER/CONTRACTOR'S REBAR/STEEL.
FINAL STORM SEWER AND HUB DRAIN LOCATIONS MAY VARY BASED ON FINAL DOWNPOUT LOCATION.
SEE UTILITY CONTRACTOR RESPONSIBLE TO COORDINATE STORM SEWER LOCATION AND INSTALLATION OF FINAL HUB DRAIN NEEDS PRIOR TO PIPE INSTALLATION.
SEE UTILITY CONTRACTOR RESPONSIBLE TO EXTEND DOWNPOUT STORM SEWER UP TO GRADE, INCLUDING HUB DRAIN COMPONENT AS DETAIL.

SEE LIGHTING BY ELECTRICAL DESIGN-BUILD CONTRACTOR

EXISTING LIGHTING

EXISTING LIGHTING

EXISTING LIGHTING

EXISTING LIGHTING

EXISTING LIGHTING

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EXISTING LIGHTING

MEASUREMENT SIGNAGE LOCATION, FINAL ADJUSTMENT SIGN ELEVATION TO BE A SEPARATE SUBMITTAL TO THE CITY OF SHEBOYGAN.

SEE LIGHTING BY ELECTRICAL DESIGN-BUILD CONTRACTOR

EXISTING LIGHTING

EXISTING LIGHTING

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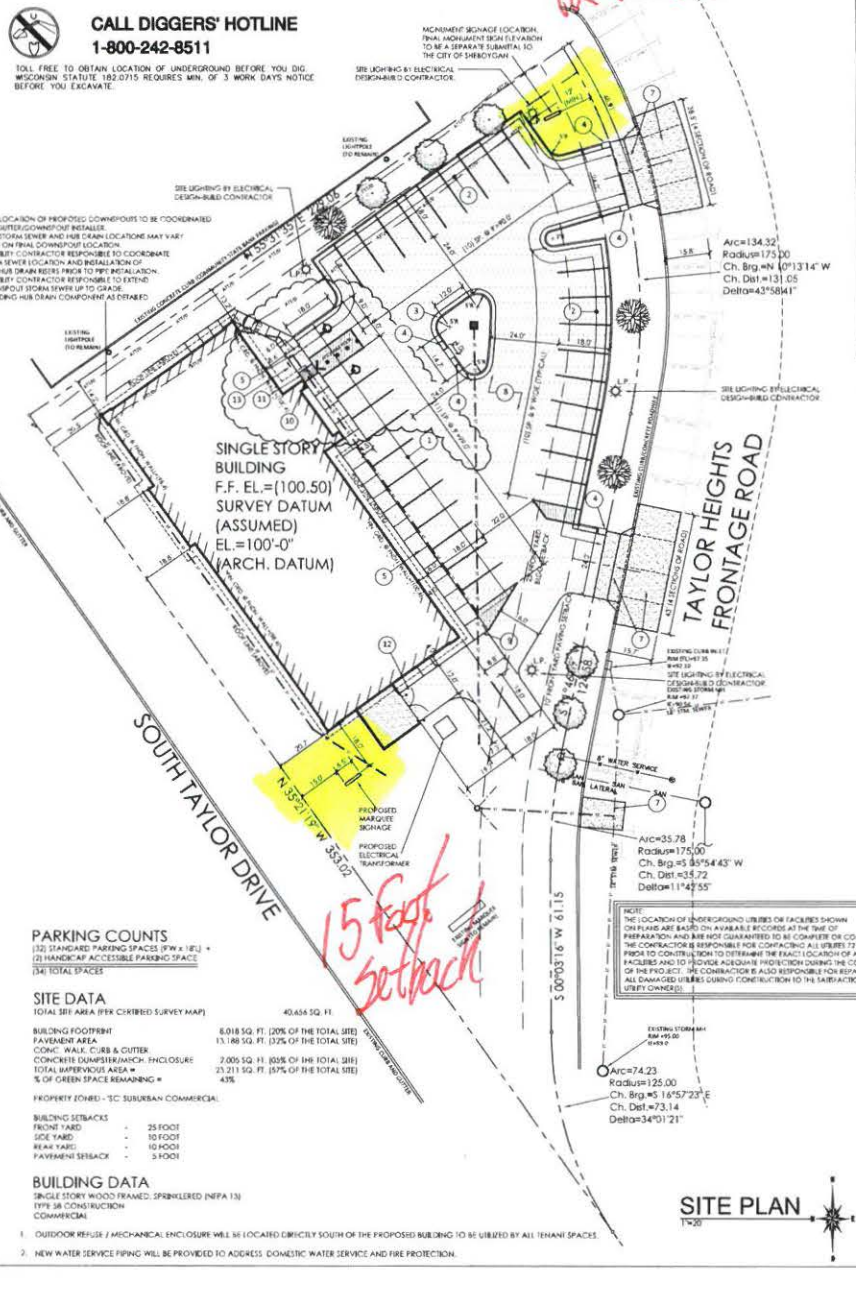
EXISTING LIGHTING

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EXISTING LIGHTING

EXISTING LIGHTING



PARKING COUNTS

- (1) STANDARD PARKING SPACES (20' x 10')
- (2) HANDICAP ACCESSIBLE PARKING SPACE
- (3) TOTAL SPACES

SITE DATA

TOTAL SITE AREA (PER CERTIFIED SURVEY MAP)	40,654 SQ. FT.
BUILDING FOOTPRINT	6,018 SQ. FT. (15% OF THE TOTAL SITE)
PAVEMENT AREA	13,188 SQ. FT. (32% OF THE TOTAL SITE)
CONC. WALK, CURB & GUTTER	2,000 SQ. FT. (5% OF THE TOTAL SITE)
CONCRETE DUMPSTER/REAR (INCLUDES TOTAL IMPERVIOUS AREA)	21,211 SQ. FT. (52% OF THE TOTAL SITE)
% OF GREEN SPACE REMAINING	43%

BUILDING DATA

SINGLE STORY WOOD FRAMED, SPFR/REIN (NFA 13) 1978 SR CONSTRUCTION COMMERCIAL

1. OUTDOOR REFUSE / MECHANICAL ENCLOSURE WILL BE LOCATED STRICTLY SOUTH OF THE PROPOSED BUILDING TO BE UTILIZED BY ALL TENANT SPACES
2. NEW WATER SERVICE PIPING WILL BE PROVIDED TO ADDRESS DOMESTIC WATER SERVICE AND FIRE PROTECTION.



REVISIONS:

APRIL 25, 2014

PROJECT TO REVISE RECORD SET FOR ALL TECHNICAL AND SITE OPERATIONS TO BE SUBMITTED TO THE CITY OF SHEBOYGAN TO OBTAIN A PERMIT FOR CONSTRUCTION OF THE PROJECT.

© 2014 ABACUS ARCHITECTS, INC.

MULTI-TENANT OFFICE BUILDING

TAYLOR DRIVE, SHEBOYGAN, WISCONSIN

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444 F: 920-452-9188

DRAWN BY:

CHECKED BY:

A

201

PROJ. NO. 2014-12

SITE PLAN



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: Sign Me Up of Wisconsin, LLC
ADDRESS: 311 Forest Avenue – Sheboygan Falls, WI 53083
E-MAIL ADDRESS: bdunton@signmeupofwi.com
PHONE: (920) 550-0009

2. OWNER INFORMATION

OWNER OF SITE: Dirker Investments, LLC
ADDRESS: 3235 West Riverland Drive – Mequon, WI
PHONE: (414) 731-0795 FAX NO: (262) 242-8964

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

NAME OF PROPOSED/EXISTING BUSINESS: Dirker Chiropractic
ADDRESS OF PROPERTY AFFECTED: 707 S. Taylor Drive

USE OF PROPERTY: Commerical

TYPE OF SIGN: illuminated 60" x 78" sign, routed aluminum faces

DESCRIPTION OF PROPOSED SIGN: Cabinet to be made of .125" aluminum and painted Duranodic Bronze color. Illumination to employ energy-efficient white LED's

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 60" X WIDTH: 78" = TOTAL SQUARE FOOTAGE: 32.5 square feet

AMOUNT OF PUBLIC STREET FRONTAGE: approximately 353 feet along SouthTaylor Drive

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 200 feet

SETBACK: 15' setback in Northeast corner of property off curb

METHOD OF ATTACHMENT: mount directly to Brick base

METHOD OF ILLUMINATION: energy-efficient White LED's

SIGN MATERIALS: described in description of proposed sign

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 17.5 AFTER PROPOSED SIGN: 50

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

11-5-2014

DATE

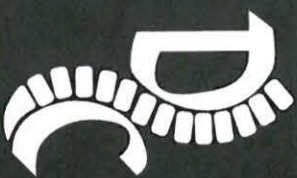
Brian Dunton

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,

78"



DIRKER
CHIROPRACTIC

60"

Cooper Dental
Jerry E. Cooper, DDS

7
0
7

48"

78"



Dirker Chiropractic Road Monument

Nov 4, 2014

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**

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DESCRIPTION OF PROPOSED SIGN: Cabinet to be made of .125" aluminum and painted Duranodic Bronze color. Illumination to employ energy-efficient white LED's

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 42" X WIDTH: 60" =TOTAL SQUARE FOOTAGE: 17.5 square feet

AMOUNT OF PUBLIC STREET FRONTAGE: approximately 324 feet along Taylor Heights Frontage Road

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 200 feet

SETBACK: 12' setback in Northeast corner of property line

METHOD OF ATTACHMENT: direct pole burial, saddle mount, landscape around base of sign.

METHOD OF ILLUMINATION: energy-efficient White LED's

SIGN MATERIALS: described in description of proposed sign

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 17.5 AFTER PROPOSED SIGN: 50

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

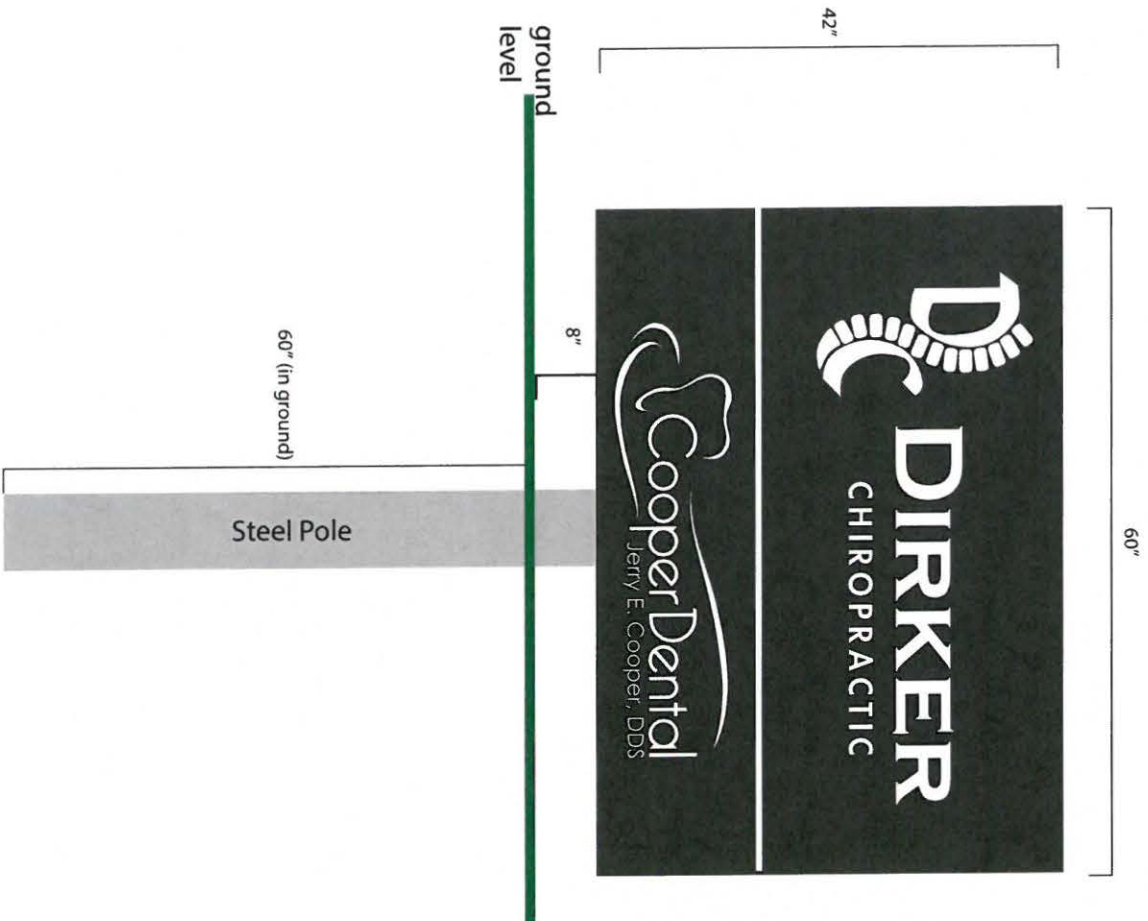
DATE

Brian Dunton

PRINT ABOVE NAME

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- 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



Dirker Chiropractic Small Monument

Nov 4, 2014



PARCEL NO. 215130
MAP NO. 21403 009
ZONING CLASSIFICATION: 5C

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 11/11/14

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: John Michael Kohler Arts Center, Inc.

ADDRESS: 608 New York Ave E-MAIL: pshermancisler@jmkac.org

PHONE: (920) 458-6144 FAX NO. (920) 458-4473

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: The Building is vacant. The John Michael Kohler Arts Center, Inc. proposes using the building for art storage.

ADDRESS OF PROPERTY AFFECTED: 725 S. Taylor Drive Sheboygan, WI

LEGAL DESCRIPTION: 725 S. Taylor Dr. Tax Id #59281215130 with approximately 7.74 acres

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE:

The majority of the building, 50,818 sq. ft. is a vacant big box retail store and has been vacant since 2001. Fringe Benefit Thrift Store, Inc. leases 3,475 sq. ft. under a separate store front and the intent is to continue to honor the lease.

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

The John Michael Kohler Arts Center has perhaps the largest and arguably the finest collection of artist-environment builders in the world.

Since the 1970s, the Arts Center has been involved in the preservation, study, and exhibition of work by vernacular artist-environment builders, who transform their homes, yards, or other aspects of their personal surroundings into multifaceted

works of art that, in vernacular ways, embody and express the locale—time, era, place—in which each of them lived and worked. The artists' locales, histories, ways of learning, and reasons for art-making are widely varied, though they share in having a powerful connection to home-as-art-environment; each expresses the ineffable qualities of place according to nativist understandings and insights.

Along with in-depth work to preserve art environments came the realization that not all of them could be retained on their original site. The Arts Center, following the conviction that objects made as elements of an art environment relate to one another and bolster overall meaning in a way that isolated components do not, made caring for large bodies of inter-related objects from dismantled art-environments the primary thrust of its collecting efforts. Each painting, sculpture, drawing, or photograph was initially envisioned, by the artist, as an element of a comprehensive and dynamic installation and, furthermore, her or his home. The Arts Center strives to maintain and convey the connectivity of art objects created in this specific way and offer, through documentation of the original art-environment and carefully researched exhibitions and publications, expansive views into the lives of artists situated within a tapestry of artistic and cultural heritage.

Today, holding well over 10,000 individual works of art by 27 vernacular environment builders, the Arts Center is the world's leading center for research and presentation of this complex and unique work and is the only institution to make it the focus of its collecting efforts.

Exhibitions of the collections draw local, regional, and national visitors to Sheboygan. Individual artists from the collection are on exhibit at the Arts Center every year. Large sections of the collection was last seen as an Arts Center-wide exhibit in all 11 galleries in 2007 and garnered large audiences, an article in the New York Times, and critical acclaim. Plans are underway to exhibit the collection Arts Center-wide again in two years.

The Arts Center staff undertook an extensive survey of available storage space in the City of Sheboygan. The storage at the Taylor Drive location is the only location in Sheboygan that allows the Arts Center to store the collection in a heated AND air conditioned space, complete needed conservation work on some objects, allows for scholars to access the collection from time-to-time, consolidate objects from other non air conditioned temporary storage areas in the City, and allows the Arts Center to continue to collect and grow this important art form. In short, this location will safeguard the collection for future generations because it offers temperature control and a large foot print.

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

None that we are aware.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

An indoor storage use is a permitted conditional use under the Suburban Commercial zone. The Arts Center intends to keep the current lease with Fringe Benefits retail store, and JMKAC also plans to actively solicit other retailers for the remaining vacant store front. Retail is consistent with the Suburban Commercial Zone designation.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?

The proposed use of the building is consistent with the current zoning designation.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

No it does not. The Arts Center is a good and quiet neighbor in downtown Sheboygan and will be a good neighbor in this area. The Arts Center will take care of the grounds and parking lot and ensure the area is tidy at all times.

Traffic will be minimal, with an occasional art delivery and some staff parking from time-to-time. The only exception will be the initial move of the collection. This will entail a few trucks a day over the course of a week.

The Arts Center understands the need for tax revenue from commercial spaces, and intends on negotiating a PILOT with the City.

The Arts Center also intends to keep the current lease with Fringe Benefits retail store and plans to actively solicit another retailer for the vacant store front. Retail is consistent with the zoning and the Master Plan.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

The use is consistent with the zoning designation, will have leased retail space, and importantly will be occupied after being vacant for 14 years. The building itself will not have any significant changes to it, with the exception of increasing the height of the current loading dock from 10 feet to 10 feet 8 inches.

The only other possible change may be the addition of an on grade overhead door on the east side of the north elevation if the Arts Center collects pieces that are too large to fit through the back loading dock. There are no plans for that at the moment and it may never be necessary. However, we have included three renderings of a

proposed overhead door should it become needed and we will require City permission. The Arts Center would like an indication that the City committees would be willing to work with JMKAC on the design of such an addition if it proves necessary in the future.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

Yes it is

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: Realty Income

ADDRESS: 600 La Terraza Blvd. Escondido, CA 92025 E-MAIL:
ssatula@mlgcommercial.com

ARCHITECT: N/A

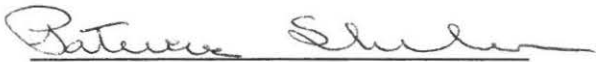
ADDRESS: _____ E-MAIL: _____

CONTRACTOR: N/A

ADDRESS: _____ E-MAIL: _____

5. CERTIFICATE

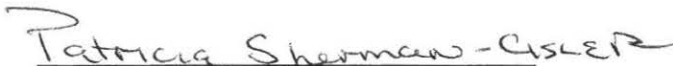
I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



APPLICANT'S SIGNATURE

10-27-14

DATE



PRINT ABOVE NAME

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - All lands for which the conditional use is proposed.
 - All other lands within 100 feet of the boundaries of the subject property.
 - The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development or if the proposed conditional use is a cluster development (per Section 15.206(1)(b) or a group development (per Section 15.208). A proposed preliminary plat or conceptual plat may be

October 28, 2014

Mr. Steve Sokolowski
Manager of Planning & Development
City of Sheboygan
828 Center Street
Sheboygan, WI 53081

Dear Steve:

Please accept the application for a Conditional Use Permit for 725 S. Taylor Drive. Enclosed with the application is a 1999 survey of the property. We have requested an updated survey from the original surveyors and should have it within 30 days. To the best of our knowledge there have been no changes between 1999 and 2014.

The Arts Center plans to use the building to house perhaps the largest and arguably the finest collection of artist-environment builders in the world. The Arts Center has maximized its collection storage space at the Arts Center and must locate air-conditioned and heated space in order to protect this important art form for the future.

Since the 1970s, the Arts Center has been involved in the preservation, study, and exhibition of work by vernacular artist-environment builders, who transform their homes, yards, or other aspects of their personal surroundings into multifaceted works of art that, in vernacular ways, embody and express the locale—time, era, place—in which each of them lived and worked. The artists' locales, histories, ways of learning, and reasons for art-making are widely varied, though they share in having a powerful connection to home-as-art-environment; each expresses the ineffable qualities of place according to nativist understandings and insights.

Along with in-depth work to preserve art environments came the realization that not all of them could be retained on their original site. The Arts Center, following the conviction that objects made as elements of an art environment relate to one another and bolster overall meaning in a way that isolated components do not, made caring for large bodies of inter-related objects from dismantled art-environments the primary thrust of its collecting efforts. Each painting, sculpture, drawing, or photograph was initially envisioned, by the artist, as an element of a comprehensive and dynamic installation and, furthermore, her or his home. The Arts Center strives to maintain and convey the connectivity of art objects created in this specific way and offer, through documentation of the original art-environment and carefully researched exhibitions and publications, expansive views into the lives of artists situated within a tapestry of artistic and cultural heritage.

Today, holding well over 10,000 individual works of art by 27 vernacular environment builders, the Arts Center is the world's leading center for research and presentation of this complex and unique work and is the only institution to make it the focus of its collecting efforts.

Exhibitions of the collections draw local, regional, and national visitors to Sheboygan. Individual artists from the collection are on exhibit at the Arts Center every year. Vast sections of the collection were last seen as an Arts Center-wide exhibit in all 11 galleries in 2007 and garnered large audiences, an article in the New York Times, and critical acclaim. Plans are underway to exhibit the collection Arts Center-wide again in two years.

The Arts Center staff undertook an extensive survey of available storage space in the City of Sheboygan. The storage at the Taylor Drive location is the only location in Sheboygan that allows the Arts Center to store the collection in a heated AND air-conditioned space, complete needed conservation work on some objects, allows for scholars to access the collection from time-to-time, consolidates objects from other non-air conditioned temporary storage areas in the City, and allows the Arts Center to continue to collect and grow this important art form. In short, this location will safeguard the collection for future generations because it offers temperature control and a large foot print.

I have also enclosed a site plan provided by the sellers. The Arts Center has no plans to substantially change any facets of the building. Thus we believe the plan to be representative of the site.

Also included in the application is the filing fee for \$250.00, the authorization letter from the current owner to apply for a Conditional Use Permit, and photographic renderings of an overhead door on the east side of the northern elevation of the building should the Arts Center need a larger door in the future. It is our understanding that an architectural review is unnecessary as the overhead door will only be needed if the Arts Center receives an object larger than the existing loading docks can handle. No such object is known to us at this time. However, we would like some guidance on if this would be something the City would work with JMKAC on if it was needed in the future. We also have no plans for signage, thus we have not completed the sign request.

Please let me know if you require any further information or have any questions. Thank you for your assistance in helping the Arts Center secure a temperature controlled space for its renowned collections.

Regards,

Patti Sherman-Cisler
Deputy Director for Operations
(920) 694-4529
pshermancisler@jmkac.org

For Sale or Lease

**Taylor Drive
Corridor
Retail Center
Big Box and Small Shop**



**725 S Taylor Drive
Sheboygan, WI**

Property Features

- Large Format space available on S. Taylor Drive
- Interior is in excellent condition with recent renovation
- New tenants nearby include Festival Foods and Planet Fitness
- Small shop space also available
- This center is located within the Taylor Drive retail corridor in the center of Sheboygan near the I-43/ Hwy 23 interchange. Nearby retailers include Shopko, Sears, Kohl's and Bed Bath & Beyond.

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,893	53,512	68,494
Households	2,050	21,969	28,337
Median HH Inc.	\$42,605	\$45,106	\$48,377
Employees	5,120	33,232	41,054

GLA	59,470 SF
Lot Size	7.74 Acres
Available Space	50,818 SF (Divisible) 1,672 SF & 1,803 SF
Signage	Monument & building façade
Buildout	Negotiable
Traffic Count	15,600 aadt on Taylor Dr
Lease Rate	\$4.50 NNN for Big Box \$10.00 NNN for Inline
NNN Rate	TBD
Sale Price	\$1,400,000 (REDUCED)

For more information

Brian Vanevenhoven

414 908 9160

bjv@mlgcommercial.com

Scott Satula

414 908 9166

sps@mlgcommercial.com

757 North Broadway Street, Suite 700

Milwaukee, WI 53202

414 347 9400

mlgcommercial.com

Offices also in Appleton and Madison, WI

Taylor Drive Center

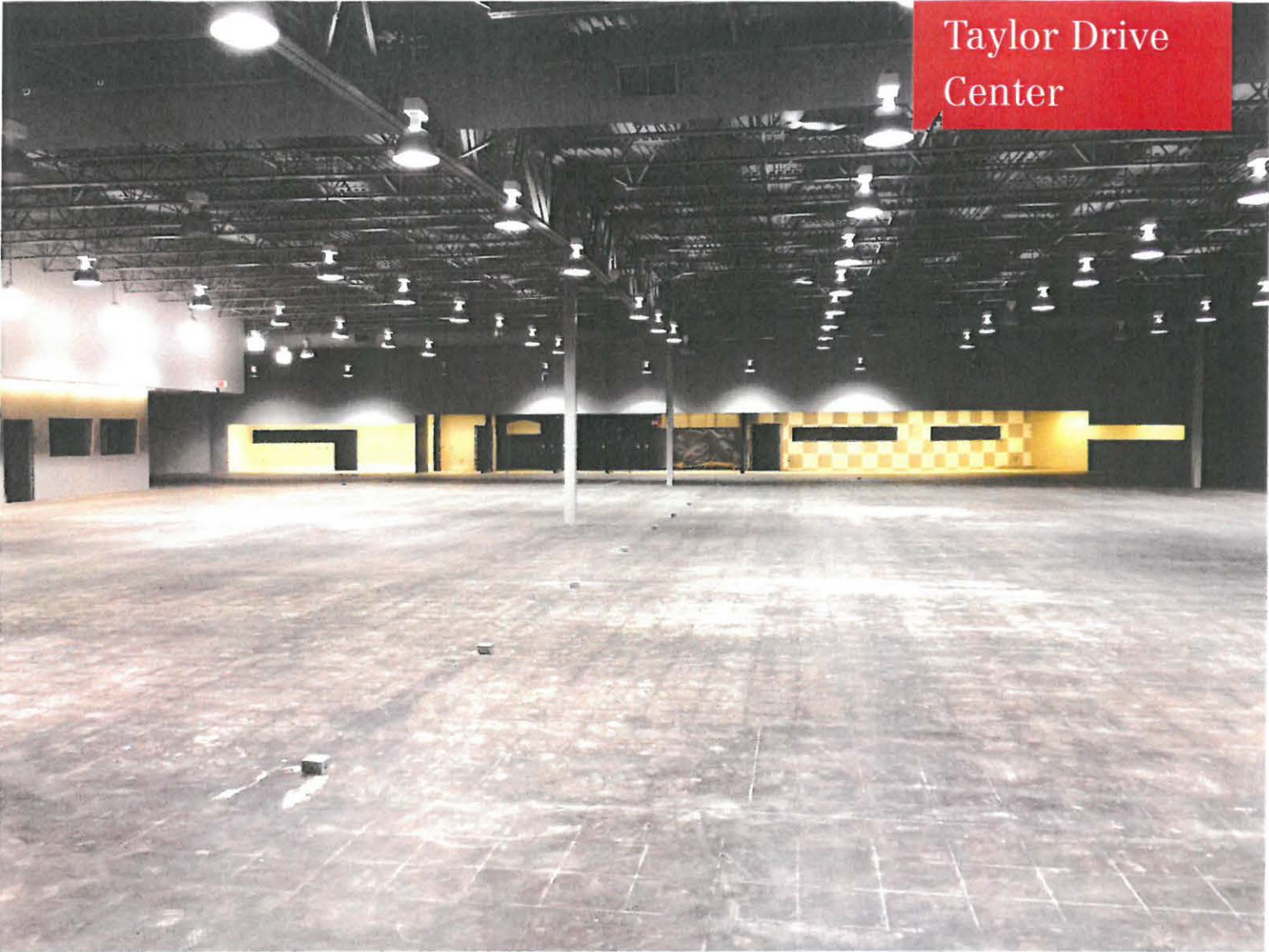


Taylor Drive Center



Small-shop space adjacent to the former grocery space is also available.





Taylor Drive
Center



NAI MLG Commercial
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

757 North Broadway Street, Suite 700
Milwaukee, WI 53202
414 347 9400

mlgcommercial.com

Offices also in Appleton and Madison, WI

34481/2

Taylor Drive Center









guys to verify arrow direction when installing panels



lit sign

PARCEL NO. _____
MAP NO. _____
ZONING CLASSIFICATION: CC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 11/11/14

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

No fee

CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION
(Requirements Per Section 15.908)
Revised May, 2012

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: City of Sheboygan
ADDRESS: 828 Center Avenue, Suite 104
E-MAIL: chad.pelishek@sheboyganwi.gov
PHONE: (920) 459-3383 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Redevelopment Authority of Sheboygan owned parking lot on N. 7th Street south of the Boston Store

ADDRESS OF PROPERTY AFFECTED: 59281-108060

LEGAL DESCRIPTION: ORIGINAL PLAT ALL OF LOTS 1, 2, 3 BLOCK 152 & THE N 84' OF THE E 23' OF LOT 4 BLOCK 152

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Parking lot

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: Re-designed parking lot

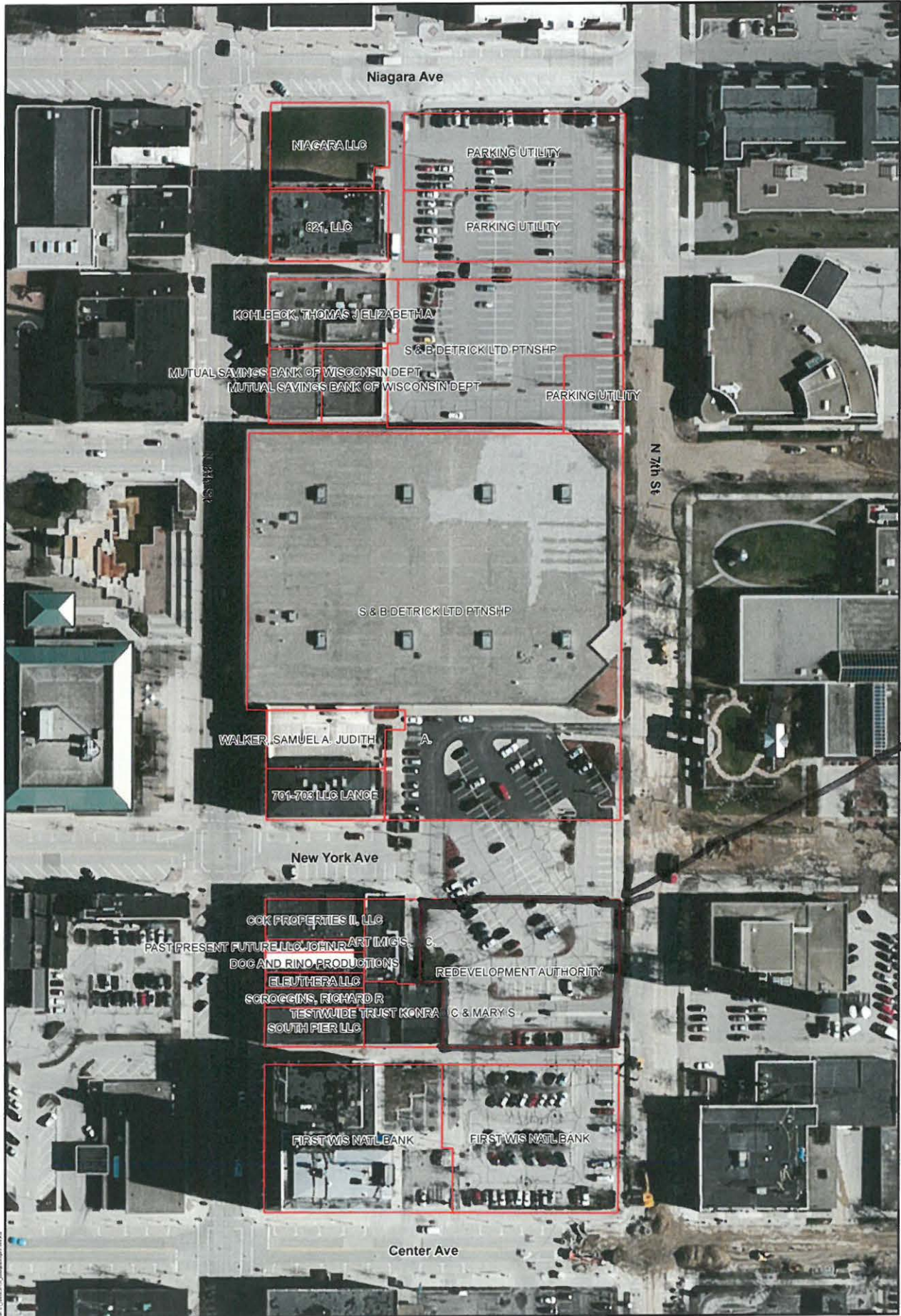
BRIEF DESCRIPTION OF TYPE OF STRUCTURE: NONE

Project Description

For the past twenty some years, the City of Sheboygan had a parking agreement with the then HC Prange and later the Boston Store. This parking agreement required the city to provide a specific amount of parking stalls in and near the store and not charge for parking for the first two hours and then charge \$.25 for each hour thereafter. The area included in this agreement encompassed the entire area from the south side of the store across the New York Avenue right of way, the parking area north of HC Denissen and the parking area east of the US Bank building. Once the store closed, the agreement was null and void. In spring of this year, US Bank notified the City that they were no longer interested in continuing with the current agreement and that they plan to reconstruct their lot and own and operate it independently.

The recently adopted Harbor Centre Master Plan recommended the opening of New York Avenue between N. 7th Street and N. 8th Street. The design is underway and projected to be constructed in Spring of 2015. Also to be included is the redevelopment of parking lot immediately east of Art Imig's (See attached drawing). This property is owned by the Redevelopment Authority and provided to the Parking Utility to manage.

The proposed project includes a complete reconstruction of the lot. This will include removing the current asphalt, parking islands, new storm sewer, new parking stall layout, new overhead lighting. Once this lot is reconstructed, it will become a reserved parking lot, in that the Parking Utility will rent spaces at \$29/month by a numbering system. The new design maximizes the amount of stalls and provides 63 total stalls. The City has worked with H.C. Denissen Company about providing them with some ADA accessible stalls near their entrance as part of this plan. H.C. Denissen also plans to rent some stalls near their front door for their customers.



Project Location

0000 1/22/2014



City of Sheboygan



"New" New York Avenue 63 TOTAL

30 IMIGS NEW YORK AVE

P:\Engineering\ACAD-DWG 2014\Projects\New York Ave Parking\lot2\ND LOTDESIGN.DWG, 10/22/2014 3:47:23 PM, MSBPrint, 1:19 1998

SAN. MAIN TO BLDG. 7-20-1894 L. SONNTAG

5 FORM 4" 10 BLDG. 17-90 VINTON

SAN & WATER

108060 REDEVELOPMENT AUTHORITY CITY OF SHEBOYGAN

108060 H.C. DENISSEN

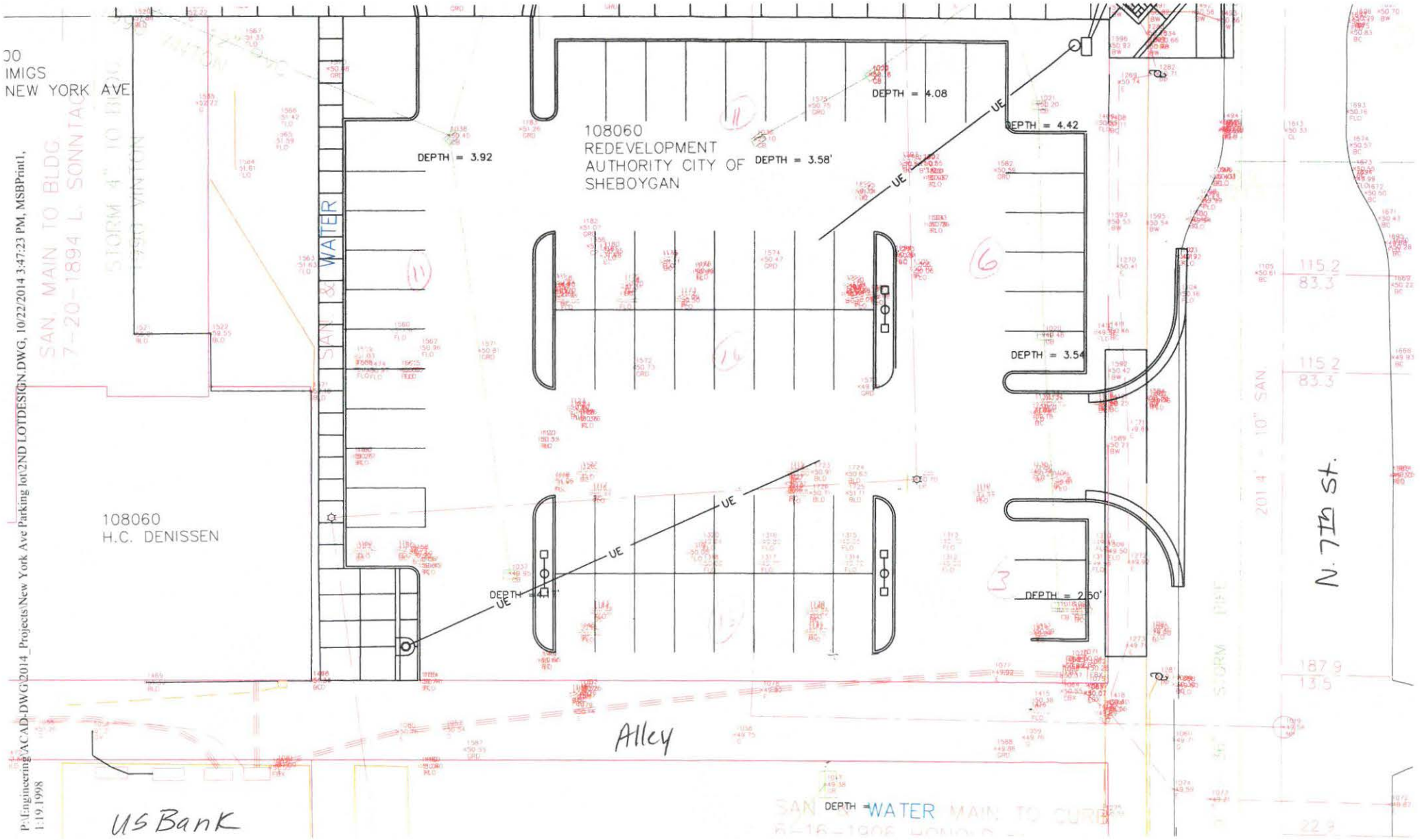
Alley

US Bank

SAN DEPTH WATER MAIN TO CURB 25'-18-1906 HONOLD

201'4" 10" SAN

N. 7th St.



115.2 83.3

115.2 83.3

187.9 13.5

22.9

X

6.2

Gen. Ord. No. 35 - 14 - 15. By Alderpersons Carlson and Damrow.
November 3, 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 1238 Geele Ave. from Class NR-6 Neighborhood 6 to Class UR-12 Urban Residential 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-6 to Class UR-12 Classification:

BEING PART OF THE E. 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN BEING MORE PARTICULARLY DESCRIBED AS

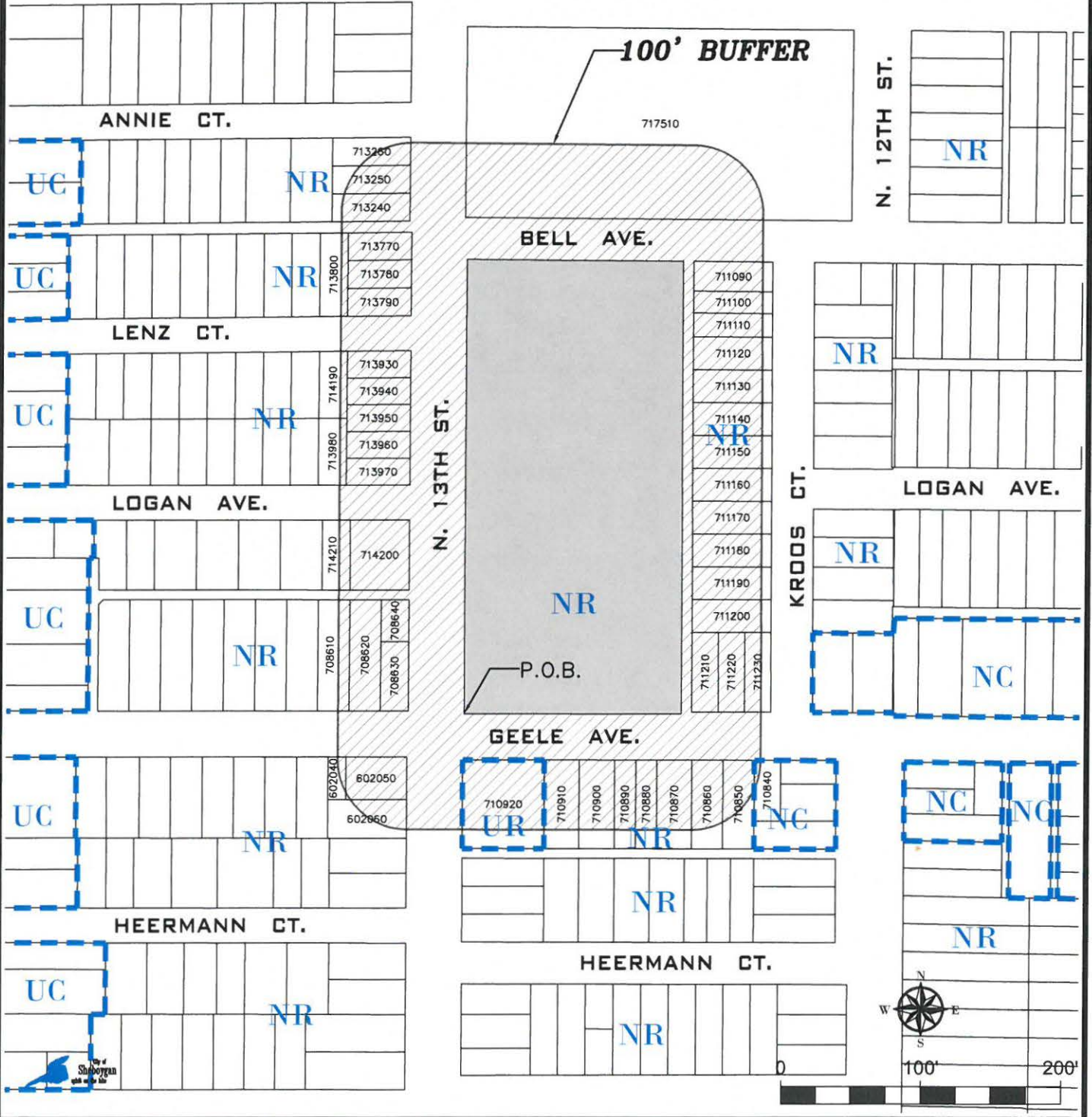
COMMENCING AT THE NE CORNER OF N. 13TH STREET AND GEELE AVENUE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE NORTH ALONG THE EAST R/W LINE OF N. 13TH STREET 650.75' TO THE SE CORNER OF N. 13TH STREET AND BELL AVENUE, THENCE EAST ALONG THE SOUTH R/W LINE OF SAID BELL AVENUE 308.88' TO THE WEST LINE OF A 15' WIDE NORTH/SOUTH ALLEY, THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY 648.39' TO ITS INTERSECTION WITH THE NORTH R/W LINE OF GEELE AVENUE, THENCE WEST ALONG SAID NORTH R/W LINE 310.72' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 201,231.4 SQ. FT. OR 4.62 ACRES.

City Plan

PROPOSED ZONING CHANGE FOR 1238 GEELE AVENUE FROM NR TO UR SECTION 15, T. 15 N., R. 23 E.

BEING PART OF THE E. 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NE CORNER OF N. 13TH STREET AND GEELE AVENUE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE NORTH ALONG THE EAST R/W LINE OF N. 13TH STREET 650.75' TO THE SE CORNER OF N. 13TH STREET AND BELL AVENUE, THENCE EAST ALONG THE SOUTH R/W LINE OF SAID BELL AVENUE 308.88' TO THE WEST LINE OF A 15' WIDE NORTH/SOUTH ALLEY, THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY 648.39' TO ITS INTERSECTION WITH THE NORTH R/W LINE OF GEELE AVENUE, THENCE WEST ALONG SAID NORTH R/W LINE 310.72' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 201,231.4 SQ. FT. OR 4.62 ACRES.



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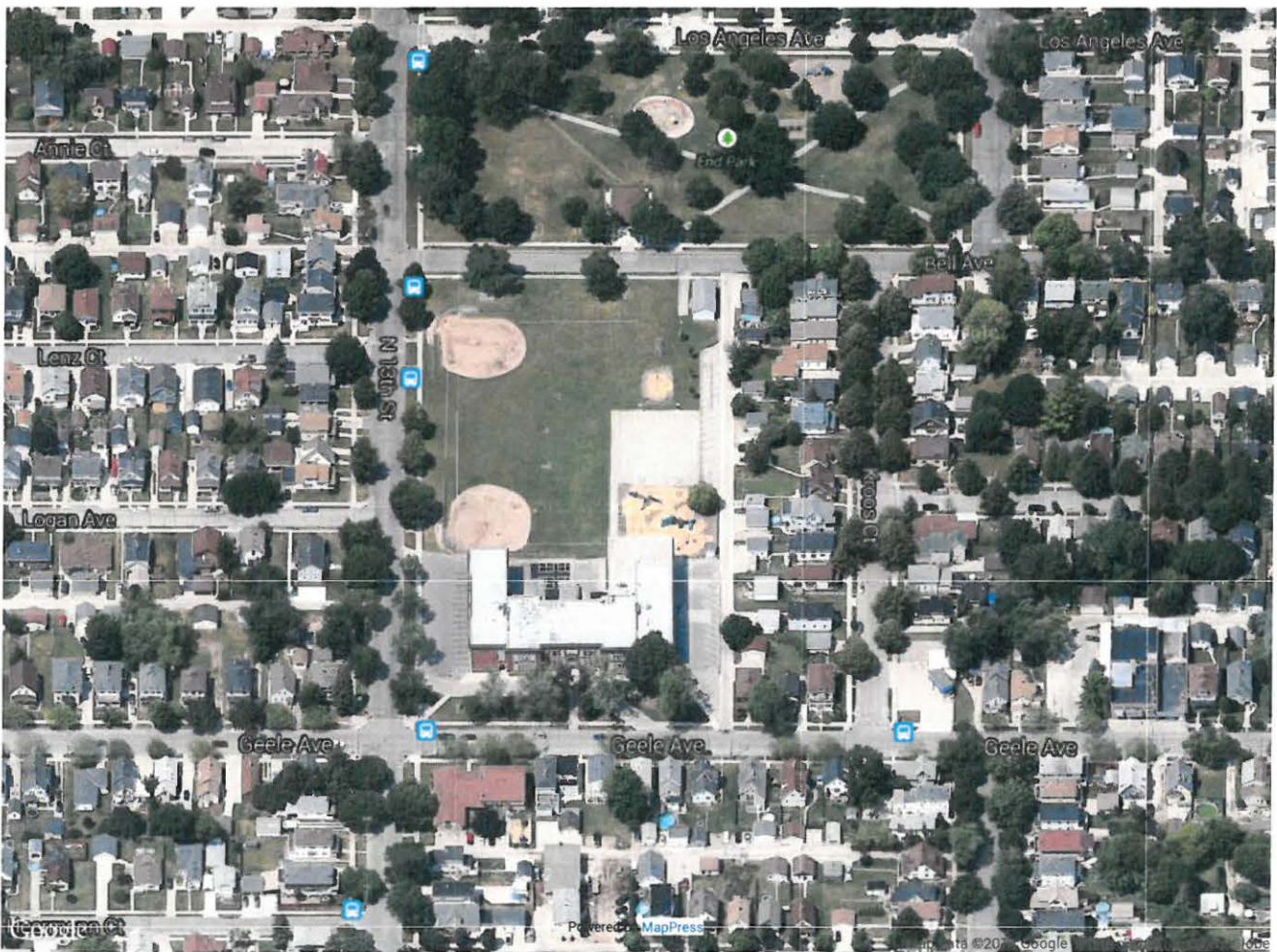
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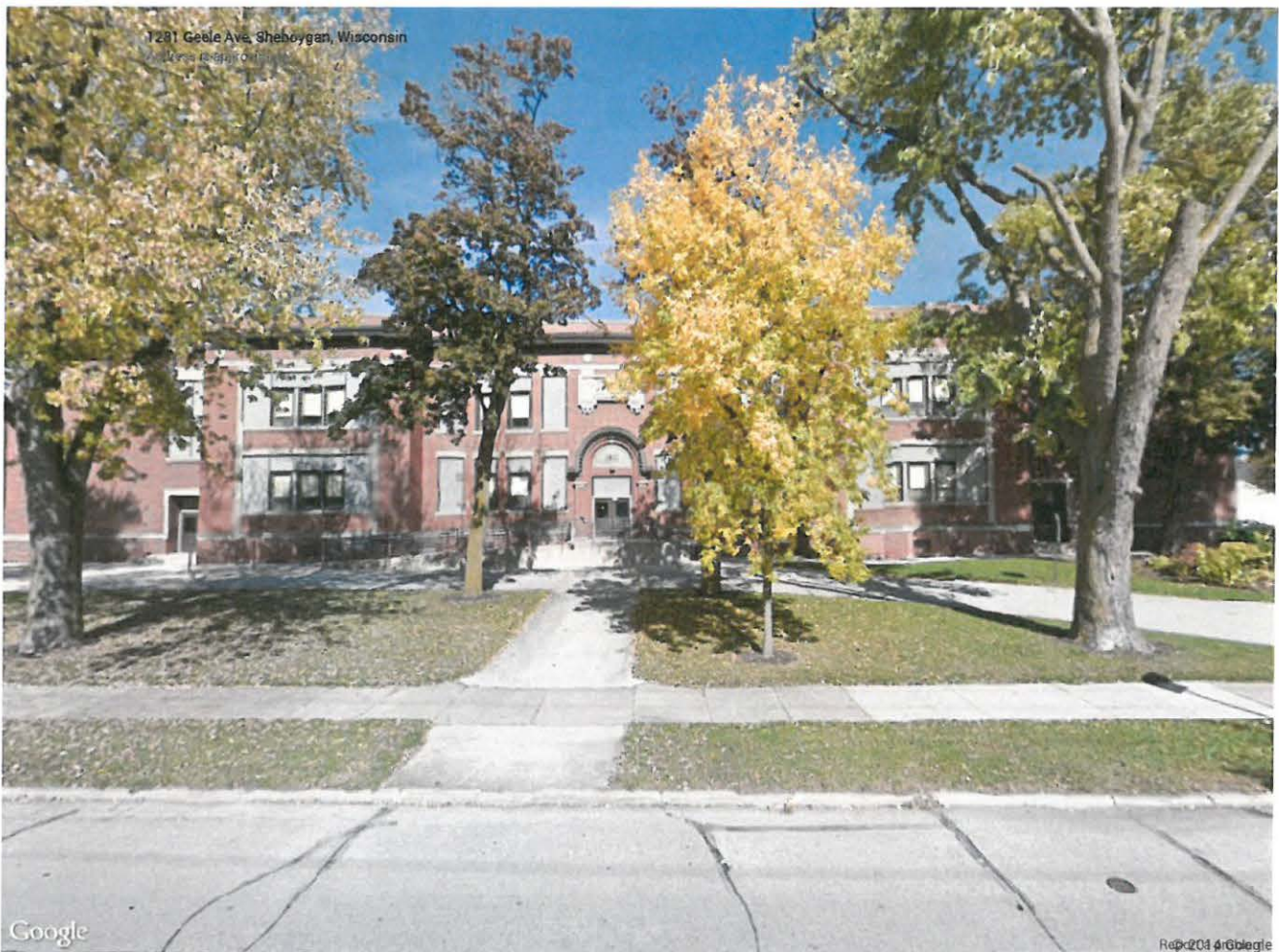
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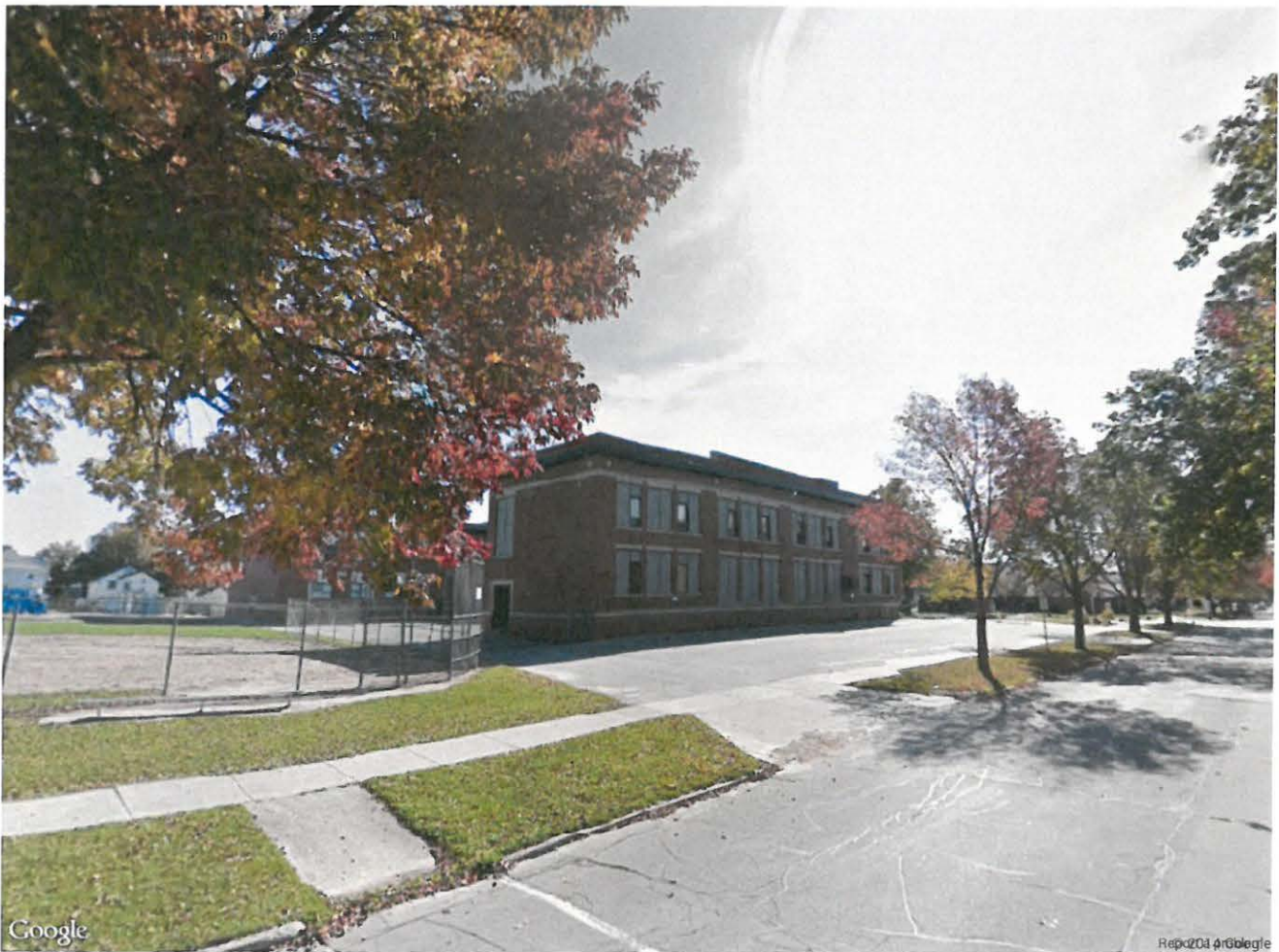
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Google

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City Map



1279 Bell Ave, Sheboygan, Wisconsin
Address is approximate

Google

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II

3.3

R. O. No. 165 - 14 - 15. By CITY CLERK. November 3, 2014.

Submitting a communication from Ted Matkom, Wisconsin Market President, Gorman & Company, Inc., submitting an application to rezone the historic Washington School located at 1238 Geele Ave.

City Plan

Lisa Richards

City Clerk



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

October 28, 2014

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

RE: Washington School (1238 Geele Street) Rezoning Application

Dear Ms. Richards:

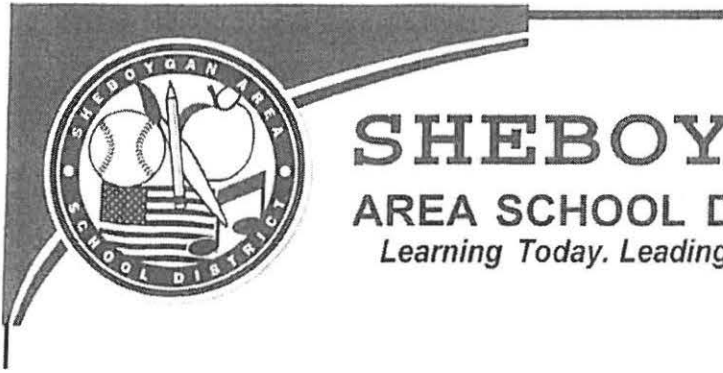
Please except the enclosed zoning application along with this letter to rezone the historic Washington School located at 1238 Geele Street. The proposed rezoning of this parcel to Urban Residential (UR-12) will allow an adaptive reuse of this historic building that is consistent with the character of 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. The green space to the north of the school building will be preserved as recreational space and will continue to be owned and maintained by the school district. The financing for this adaptive reuse project will include WHEDA affordable housing tax credits, state and federal historic tax credits, and conventional debt. This development will provide quality housing for an affordable cost to residents. It proposes an appropriate density given all units will be contained within the historic school and all parking spaces will be contained on the current asphalt portion of the parcel surrounding the building. 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

MAP

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

**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: Sheboygan School District PHONE NO.: (920) 459-3523

ADDRESS: 830 Virginia Ave. E-MAIL: mboehlke@sheboygan.k12.wi.us

OWNER OF SITE: Sheb. School District PHONE NO.: (920)459-3523

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 1238 Geele Ave

LEGAL DESCRIPTION: SEC 15 T15N R23E PART OF THE E 1/2, SE 1/4, NE 1/4 LYING E OF N 13 ST 'S OF BELL AVE W OF KROOS & HEERMANN'S SUBD 2 & N OF GEELE AVE EXCEPT THE 15' STRIP OF LAND ALONG E END OF PARCEL FOR ALLEY

PURPOSES WASHINGTON SCHOOL
PARCEL NO. 59281719720 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: NR-6

PROPOSED ZONING DISTRICT CLASSIFICATION: UR-12

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: _____

Historic elementary school no longer in use

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: _____

42 units of residential multi-family

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? _____

The justification to change the zoning is to preserve this

historic building and readapt the building to a new multifamily use which is consistent with the surrounding neighborhood.

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: The existing school is no longer in use by the school district. A rezone is necessary to convert this historic school into a new multifamily use.

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 conversion of the school to multifamily will preserve the

historic facade and exterior of the school as it substantially exists today. The new multifamily residential use is consistent with the surrounding residential neighborhood.

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 adaptive reuse of the historic Washington School preserves the history of the City and the surrounding neighborhood and is not inconsistent with the Comprehensive Plan.

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.



APPLICANT'S SIGNATURE

10/28/14

DATE

Ted Matkom

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.