

*****ATTACHMENTS*****

PARCEL NO. 03481001
MAP NO. _____
ZONING CLASSIFICATION: _____

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: _____

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

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



Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Hmong Culture Services, LLC. dba Shoppes at Hmong City

Tong Moua - Proprietor

ADDRESS: 1216-1224 Weeden Creek Rd, Sheboygan WI 53081
E-MAIL: info@hmongcultureservices.com

PHONE: (920)783-6280 FAX NO.: N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Shoppes at Hmong City (former Sunnyside Mall)

ADDRESS OF PROPERTY AFFECTED: 1216-1224 Weeden Creek Rd

LEGAL DESCRIPTION: Retail/Specialty Center

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE:

Currently, there are three tenants that are occupying the building. The three businesses are Hair by Julia, Hands in Motion, LLC. and the Hmong Culture Service Center. Each business will be signed to a long term lease agreement that will help with the continued development of this property.

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

The Shoppes at Hmong City will offer a unique multicultural retail experience for the residents of Sheboygan and Wisconsin. This shopping center is a multi tenant

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

The Shoppes at Hmong City will offer a unique multicultural retail experience for the residents of Sheboygan and Wisconsin. This shopping center is a multi tenant building and will offer a wide variety of ethnic and traditional retail / service businesses. Under our proposed plan, we hope to offer affordable retail spaces aimed at small mom and pop businesses. This will allow us to create a retail atmosphere that will foster a community first approach. By offering affordable and easy to negotiate leases, we can help these small cultural sensitive businesses gain entry in their respective markets. The upside of this will be the creation of new full and part time jobs. We anticipate that 20 new jobs should be created by our development if not more. Majority of the signs for each business will mainly be kept indoors. We do have some plans for the exterior signs but have not finalized on them yet. We will send in a separate application for the signs at a later date.

The plan that we are proposing will allow us to utilize all the space in our 30,000+ sq ft building. In the mall portion of the property, we have existing retail space that we will not change. This includes a hair salon, massage therapist, restaurant, professional service offices and a standalone retail space. The hair salon and massage therapist spaces are currently under lease. The restaurant space is under

negotiations and should be operational by the end of year pending no setbacks. All of the remaining spaces will be rented out to businesses that fit into its specific zoning. These particular spaces will not require any changes in its use or configuration. Also, there are no current plans to do any exterior remodeling in this section.

Our new plans include developing an indoor market / outdoor farmer's market and banquet hall. The proposed changes will allow us to create 7 new and efficient retail storefronts each with about 500 sq ft of space. We have also allocated 1,647 sq ft of space for 8 kiosks in the open vendor area. Each kiosk will take up a maximum of 100 sq ft. We predict that the indoor market will be opened from 9 am to 7 pm seven days a week. We predict that 20-30 people will be shopping here at anytime. There are five existing restrooms for customer usage. We currently have commitment on 4 of the 7 new spaces.

The proposed outdoor Farmer's Market that we have planned is seasonal and will operate from June to October on the weekends. The proposed location will be on the eastern grassy area on our five acre lot. We are still looking at various layouts and want to maximize the space for future development which might include but not limited to adding a new structure and parking spaces. This is the reason why we are asking for an extension on the paving of the back service drive. We will update the City of Sheboygan of our progress for the Farmer's Market once we have a finalized plan.

Our banquet hall addition will be a new venue where the citizens of the City of Sheboygan can utilize for various activities. Clients will be able to rent the 4,900 sq ft banquet hall for weddings, private parties, anniversaries, dinners, presentations and trade shows. We are targeting both corporate and residential clients who are in need of a venue that can accommodate a larger audience. In our offering, the venue will be catering only with a prep area to warm the food. It will be located on the eastern side of the building with a capacity of about 200-300 patrons. We currently have a women's restroom with 3 stalls available and will be adding a men's restroom with 3 urinals and 3 toilets. Our hours of operation will be as needed with the banquet hall being closed until it is booked for an event.

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:

By granting us the conditional use permit, we will be able to redevelop the former Sunnyside Mall into a vibrant multi use facility that will attract visitors both near and far. Our goal is to help create affordable business opportunities by offering

affordable lease space to budding entrepreneurs who have a great idea but cannot afford to pursue it due to the difficulties of negotiating expensive commercial leases. We make our lease agreements very easy with our low cost per sq footage and by taking the guesswork out of the triple net plus cam fee dues. By helping more businesses get into the market it will increase the tax base with new revenues and job creation. We predict that 30 new jobs at a minimum will be created when our development is 100% operational.

Furthermore, from our conversations with the local residents; this particular corner of the City of Sheboygan use to be a property that flourished. Over the years, the property has deteriorated and has become an eyesore due to the vast size and emptiness of it. Should we be approved for the conditional use permit, we will reverse that negative trend and re-vitalize this property into a multicultural economic beacon that will assist in the growth and modernization of both the Hmong and general community at large.

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?

Our plan that we have detailed in this application coincides with 3 of the 5 strategies of the City of Sheboygan's Comprehensive Master Plan of 2011. For

example, the Master Plan states in its Principles and Initiatives that it needs to build a "Self Sustaining Economy", which is what the Shoppes at Hmong City hope to achieve by helping residents start their own businesses. The Master Plan also states that it will "Revitalize Our Neighborhoods", we are on point with this as our development will transform the old Sunnyside Mall property into a community staple by growing the business base and beautifying the existing building. We hope we can create an economic hub where neighbors will be proud to live. Lastly, the Master Plan also wants to "Cultivate the Arts and other Cultural Assets" which we will be promoting with the Hmong Culture Service Center and the overall general theme of our development. We hope to have the Shoppes of Hmong City be a focal point for citizens of the City of Sheboygan so they have place where they can experience the Hmong culture. This will be a flourishing atmosphere where we mix economic, educational and social activities that will connect the entire community together.

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 result in any substantial, undue or adverse impact in any way. Our proposal will give new life to a property that was once falling into decrepitude. We

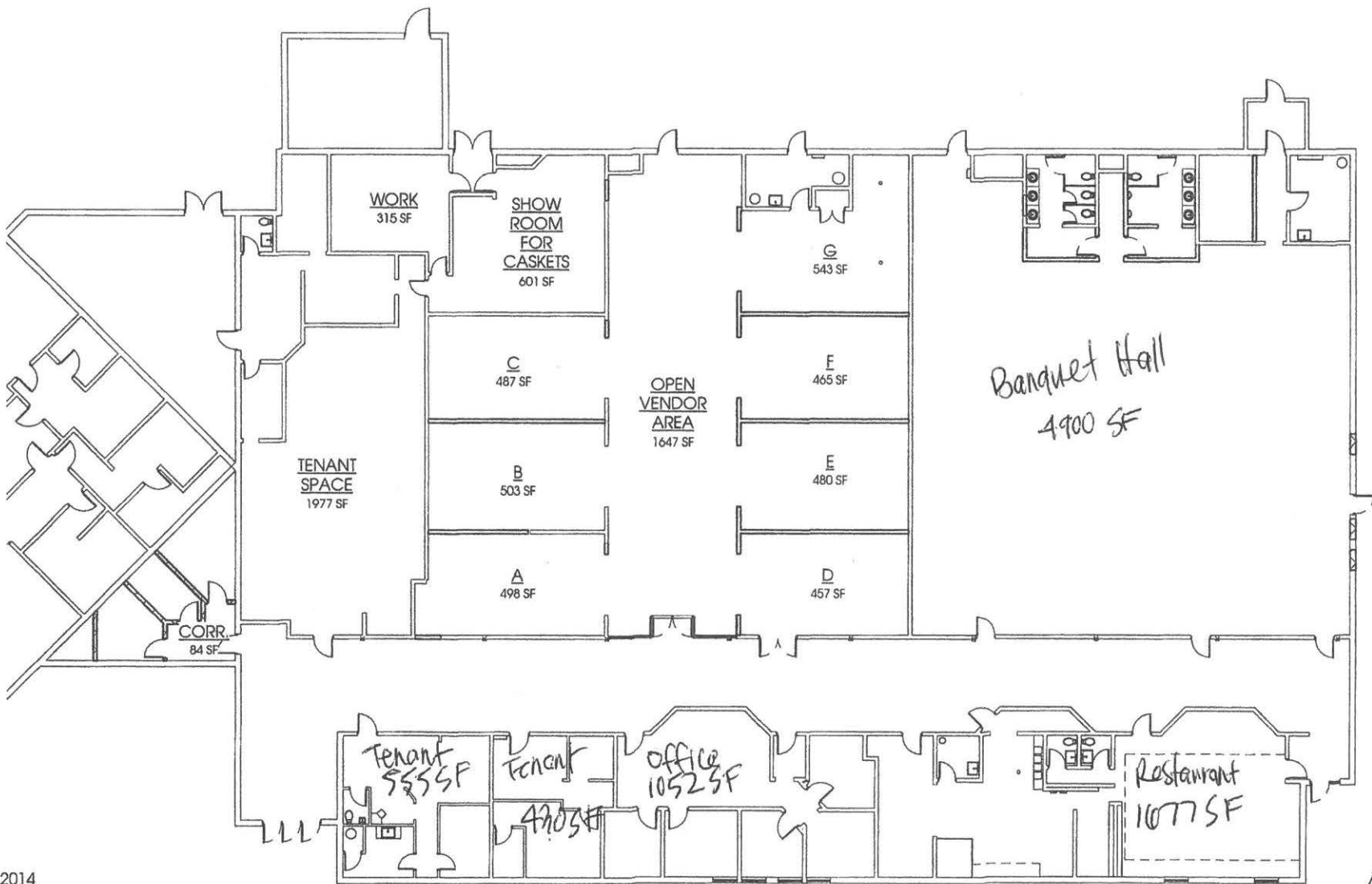
own our entire parking lot and do not need any access easements. The property will be given a new lease on life and be used for what is intended for.

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 Shoppes at Hmong City will be operated in the manner it was zoned for which is retail/specialty.

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, the property is in an area that is adequately served by utilities and public agencies.



JULY 14, 2014
SUNNYSIDE MALL

SHEBOYGAN, WI 53081
 PROJ. NO. 2014-49

PROPOSED FIRST FLOOR

1/16" = 1'-0"

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STATE OF WISCONSIN)
SHEBOYGAN COUNTY)

SS CERTIFIED SURVEY MAP OF

SURVEYED FOR: A PART OF THE SE1/4 OF THE SE1/4,
ROBERT C. SMITH SECTION 3, T.14N., R.23E., CITY OF
5821 S. 12TH STREET SHEBOYGAN, SHEBOYGAN COUNTY,
SHEBOYGAN, WI 53081 WISCONSIN

BEARINGS REFERENCED TO THE SOUTH LINE
OF THE SE1/4, SECTION 3,
ASSIGNED N88°-33'-03"W
PER SHEBOYGAN COUNTY COORDINATE SYSTEM



FILED
APR 05 2005
SHEBOYGAN COUNTY
REAL PROPERTY LISTING DEPT.

E1/4 CORNER
SECTION 3
T.14N., R.23E.
(PK NAIL FND.)

S. 14th ST.
(SOUTH 482.45')

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471.98'

SD1°-14'-48"W

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LOT 2
10,000 sq. ft. lot
700 sq. ft. road
10,700 sq. ft. total
(0.248 acres)

LOT 1
230,338 sq. ft. lot
8,184 sq. ft. road
238,522 sq. ft. total
(5.430 acres)

DEED
VOL. 1693, PG. 691
DOC. #1553685

FENCE ENCROACHES 7.5'

1/2" IP FND.

77.00'

35.70'

106.18'

118.15'

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C.S.M.
VOL. 16, PG. 76
DOC. #1546768

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VOL. 844 PG. 511

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[EMPLOYEE LOGIN](#)

[Agenda/Minutes](#) [Calendar](#) [Voter Info](#) [Request Info](#)

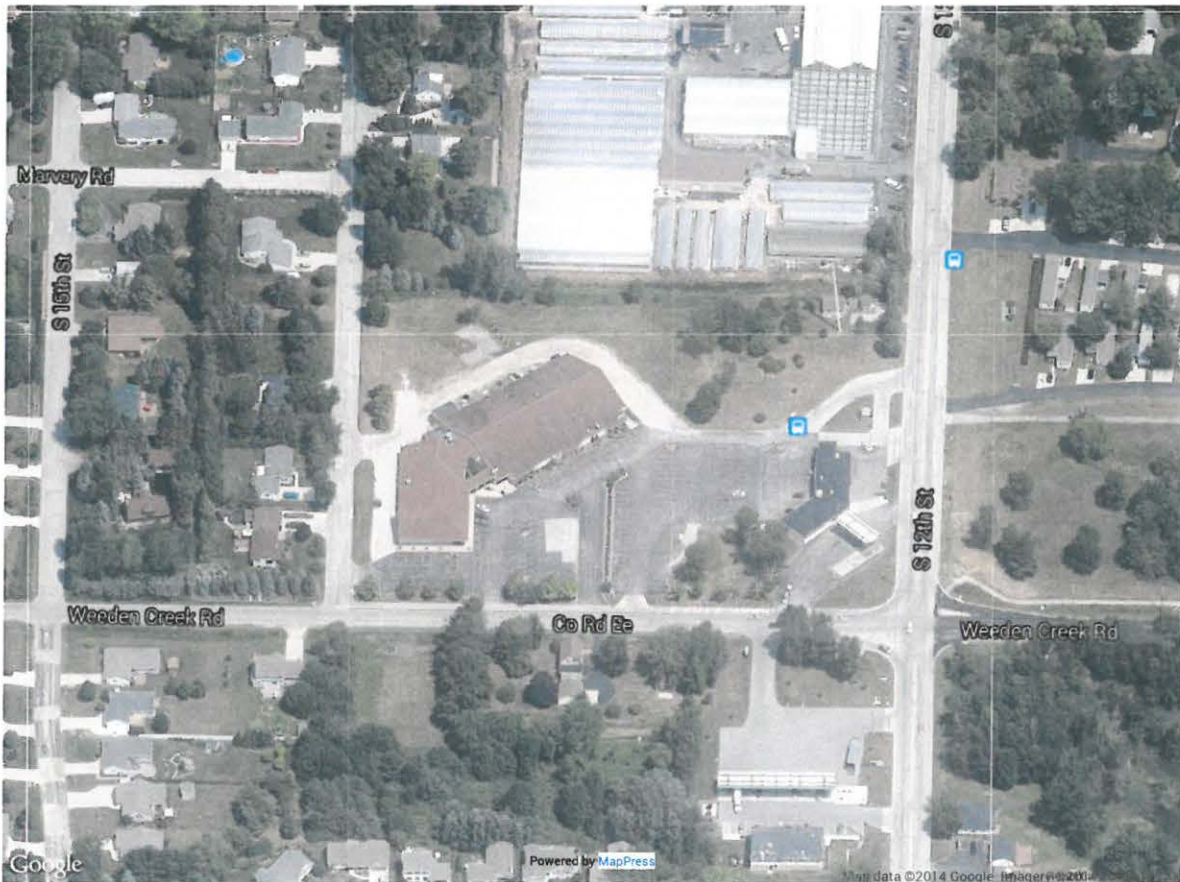
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City of Sheboygan
Dept. of Planning and Development
802 Center Ave Suite #104
Sheboygan, WI 53081

9/25/2014

To: Dept. of Planning and Development,

Hmong Culture Service Center located at 1224 Weeden Creek Rd would like to request an extension until the end of 2015 for the requested paving of the back service drive. We are still finalizing our master plan that would utilize the service drive to its full potential and feel that it would cause undue complications should we prematurely pave it at this time. It would also cause financial hardship as we are still building the business and do not have the extra funds currently to apply to this project.

Our plans for the service drive include paving, extending driving lanes and creating more parking spaces for future expansion. In addition, we are trying to develop a new outdoor market that would cater to the local farmers and craftsmen.

It is in our mission to create an open retail / learning atmosphere where the citizens of Sheboygan and Wisconsin can come and experience the unique cultural aspects of the Hmong community. We welcome any dialogue that will help us develop this particular corner of Sheboygan into a vibrant and thriving marketplace. Thanks for the consideration and please do not hesitate to contact me directly should you have any questions or concerns.

Sincerely,

Tong Moua

Director
Hmong Culture Service Center
Business (920)783-6280
Cell (920)979-5917
ctm@hmongcultureservices.com

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[EMPLOYEE LOGIN](#)

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City Map



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PARCEL NO. 104550
MAP NO. 23 155 002
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 10/28/14

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: Reynel Santana

ADDRESS: 2724 Main Ave, Sheboygan, WI 53083

E-MAIL: santana@milwpc.com

PHONE: 920-912-6940 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Santana's Place LLC

ADDRESS OF PROPERTY AFFECTED: 1019 Erie Avenue, Sheboygan, WI 53081

LEGAL DESCRIPTION: Assembly Space

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: The building divides into three sections. Currently, the main floor (the one applying for occupancy) has been empty since July 2013. The basement portion of the building I have been using for storage of my limos.

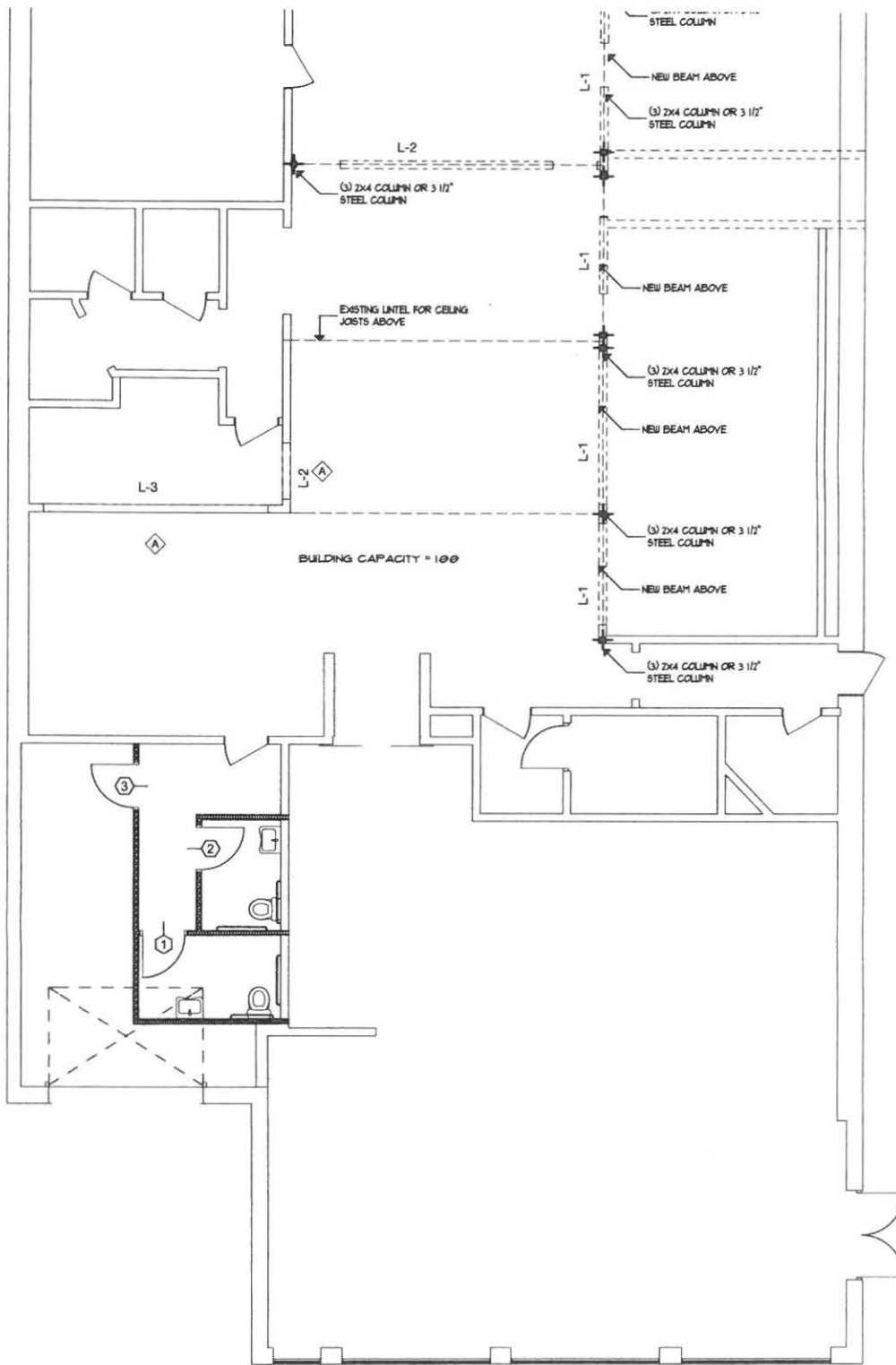
DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: I plan to open a gathering facility (Assembly Space) that will be available for the public to rent for weddings, birthday parties, concerts, quinceaneras, Christmas parties, . Etc. etc. The main market that I plan to attract is weddings and quinceaneras (sweet fifteen birthday celebration).

CONDITIONAL USE PERMIT PROCESS (variance may be included if necessary):

The conditional use permit and variance application will need to include the following:

1. Fill out conditional use permit application and submit required fee of \$250.00 fee.
2. You will provide written documentation specifically explaining/detailing the proposed use:
 - An explanation of the existing use.
 - The building divides into three sections. Currently, the main floor (the one applying for occupancy) has been empty since July 2013. The basement portion of the building I have been using for storage of my limos.
 -
 - An explanation of the proposed use and all business activities to take place onsite (banquet, kitchen, restaurant, retail or office tenants, outdoor activities, Santana Limo, etc.).
 - I plan to open a gathering facility (Assembly Space) that will be available for the public to rent for weddings, birthday parties, concerts, quinceaneras, Christmas parties, . Etc. etc. The main market that I plan to attract is weddings and quinceaneras (sweet fifteen birthday celebration).
 - The group who decides to rent this space for the day or for a number of hours will be bringing in catering food . For example, three guys and a grill food catering company. No kitchen, or restaurant functions.
 - The basement portion of the building is to be used as storage of cars, limos. Until I condition it for future business.
 -
 - Is this a 1 tenant or multi-tenant facility? Who are the tenants? Description of proposed uses.
 - This will be a one tenant facility (Renting the street level floor as a assembly space). I will be renting this space one a number of hours for their private celebration gathering.
 -
 - How often are events held (number of times per week or month), what are hours of operation, and how many people attend?
 - Ideally, I want to hold an event on every day of the week. Practically, I could rent most Saturdays throughout the year. Each event will be for a maximum capacity of 99 people. I want to open it (if any renters want to rent) as early as six am and as late as midnight.
 -
 - Description of proposed building and site improvements (signage, paving, parking, etc.).
 - No improvements on any of the existing walls. I want to rent it as is. It is already in the conditions to be rented as an open space for renters to set up their tables as they wish.
 -
 - An explanation of the proposed architectural style and materials and how it is compatible with the development in and around the area. A written description of the

- Any other information that will be useful for the Plan Commission to understand your proposed business
 - My plan with this building is to revive the area from the current dangerous lonely, dark situation where it currently is. My second goal is to bring economic benefits to the area where there will be an active business and brings more life to the Erie Avenue. Third, I plan to bring to the city a business that allows local citizens and businesses to use for their 99 or less events. Fourth, I want to slowly start and test a new market for my overall business of event planning services where people will use a gathering place to host their celebrations in combination with other services in the area. Example: A wedding celebration where they need a banquet hall, food catering, DJ services, chairs and tables decorating services, and of course limousine services, etc, etc. I would like the Plan Commission to understand that in the inception of this business, I want to start small and get Santana's place going at 1019 Erie Avenue with small groups of 99 people or less. In the future as the market test results are in place, I plan to add 10-50 employees part time and some full time. I plan to invest any amount needed to condition and expand the current 99 people capacity to 300 capacities or then buy a second building within the city to accommodate to larger groups of people. But this will be contingent to the results as the implementation of the current request to open my initial business of Santana's place as a gathering facility of 99 or less people for their private celebrations.
3. A site plan/floor plan showing the property, existing/proposed buildings, parking lot, storm drainage facilities, etc. These plans will show the following:
- The overall property
 - Proposed building locations on the property.
 - The proposed parking lot and the areas that are to be landscaped/fenced on the property.
 - The distance of the parking lot and/or structures to property lines.
 - The parking space locations and ingress/egress driveway cuts on the property.
 - Floor plan showing the facility and how the space in the building is being used.
 - All information necessary to understand the proposal
4. Sign Permit Application (**this may be submitted at a later date**):
- A sign permit (applications attached).
 - A scale drawing of the proposed sign(s) listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.
 - Provide three 11 x 17 color renderings of proposed sign. Attach any superimposed photos or drawings that may help in reviewing sign application.
 - Site Plan showing location of the sign - if free standing.
 - The Plan Commission and staff have consistently attempted to have lower, high quality design monument signage in very visible corridors of the City like S. Taylor Drive and this commercial development.



1 1st Floor Plan
SCALE: 1/8" = 1'-0"

LINTEL SCHEDULE

L-1	(2) 12" M'LAM WITH (3) 2x4 COLUMNS ON EACH END
L-2	(3) 12" M'LAM WITH (3) 2x4 COLUMNS ON EACH END
L-3	(2) 10" M'LAM WITH (3) 2x4 COLUMNS ON EACH END



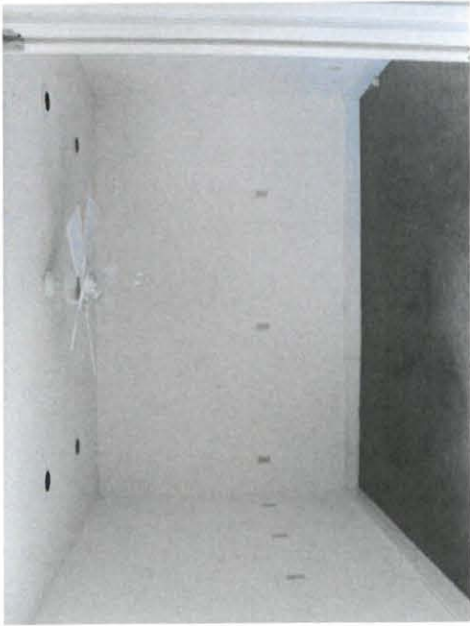












PARCEL NO. 107430
MAP NO. 23 329 003
ZONING CLASSIFICATION: CC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 10/14/14

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

CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION *pd*
(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: CARY HUGHES
ADDRESS: 9525 Middle Road Castberg WI 53070
E-MAIL: CPHUGHES51@GMAIL.COM
PHONE: (920) 946-1463 FAX NO.: (920) 457-1101

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: New Hope Pregnancy Center
ADDRESS OF PROPERTY AFFECTED: 834 New York Ave
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
was office

BRIEF DESCRIPTION OF PROPOSED OPERATION OR USE: _____
office - Counciling Services

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: _____
Brick /



October 15, 2014

Planning Commission:

This documentation explains the proposed use of the property located at 703 N. 9th St. /834 New York Ave., Sheboygan, WI.

The building is currently vacant and has been for some time. To our knowledge it had most recently housed a security company & prior to that used as an office for Dr. Wieland.

Our proposed plan is to open New Hope Pregnancy of Sheboygan County at this location. The pregnancy center would provide; pregnancy testing & ultra sounds, confidential peer counseling, educational materials, mentoring & post-abortive recovery referrals all at no charge to clients. Services would be offered by appointment. However, walk-in clients are welcome. The hours of operation may vary from 25-40 hours per week, depending on client needs. We anticipate office hours to be no earlier than 8:00a.m. & no later than 7:00p.m. on week days. Saturday hours, 9:00-12:00 may be considered if needed.

Parking spaces adjacent to the facility would be sufficient for clients/part-time staff/volunteers. Outside area would not be used other than for parking.

This location was selected based on; its central location, access to bus route, safe well lit area, & handicapped accessible.

We are currently seeking to employ one part-time executive director. An additional employee may be hired at a later date. During hours of operation we anticipate 2-4 staff or volunteers in the building on any given day.

Our goal is to provide a welcoming, safe, tranquil, professional environment for our clients.

New Hope will be the first pregnancy center in Sheboygan County. Manitowoc, Fond du Lac, & West Bend have supported pregnancy centers for many years, Manitowoc 12+, Fond du Lac 8+, & West Bend opened its second facility last year. We have already received calls from potential clients & have had to refer them to other pregnancy centers. The support from the community has been overwhelmingly positive.

Our board of directors has been actively working toward the goal of opening the doors to New Hope Pregnancy Center for almost two years. We are incorporated & have obtained our 501c3. Several volunteers have completed training with Heart Beat International. A local physician has offered to serve as our medical director. Among our other volunteers we have physicians, nurses, technicians awaiting our opening.

The mission of New Hope Pregnancy Center is to provide compassionate consultation and educational services, consistent with the sanctity of human life, for individuals experiencing unexpected pregnancy or related concerns.

Thank You,

Gary Hughes
Board President

New Hope Pregnancy Center

* Not to scale

E



S. 9th St.
Main Entrance

N.Y. Ave

S

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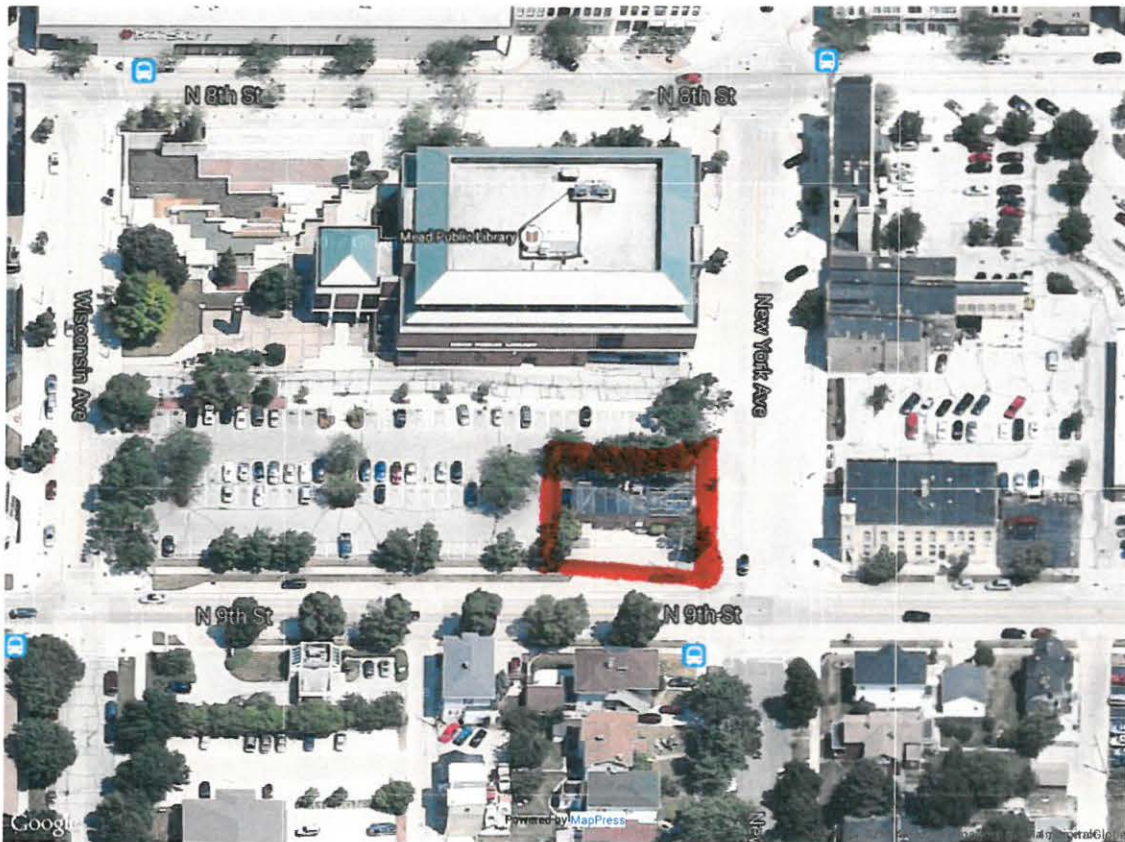
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City Map



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II

Other Matters

8.2

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

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

City Plan

Susan Richards
City Clerk



US/Canada HQ
300 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
Kyle.rehm@nemak.com
920-254-7200



INTERNATIONAL SIGN ASSOCIATION



1030 Ontario Ave. Sheboygan, WI 53081
920-457-6602 · 800-479-6602 · Fax: 920-457-2399
www.rloesign.com



9-22-14

Dear Mayor Vandersteen and fellow City Common Council,

We are writing to you on behalf of the Nematik 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



Other Matters

8.3

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

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

FOR SIGN AT 4243 GATEWAY DRIVE

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City Plan

ENCROACHMENT DESCRIPTION SIGN # 3

FOR SIGN AT 4243 GATEWAY DRIVE

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ENCROACHMENT DESCRIPTION SIGN # 4

FOR SIGN AT 4243 GATEWAY DRIVE

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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.

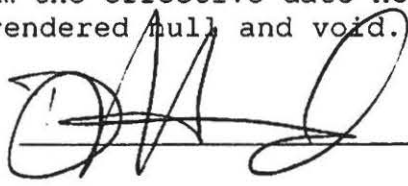
c. Shall pay such compensation to the City of Sheboygan for the grant of this privilege as may be determined by a board consisting of the Mayor, the Director of Public Works and the City Attorney; the compensation shall be paid into the General Fund.

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.

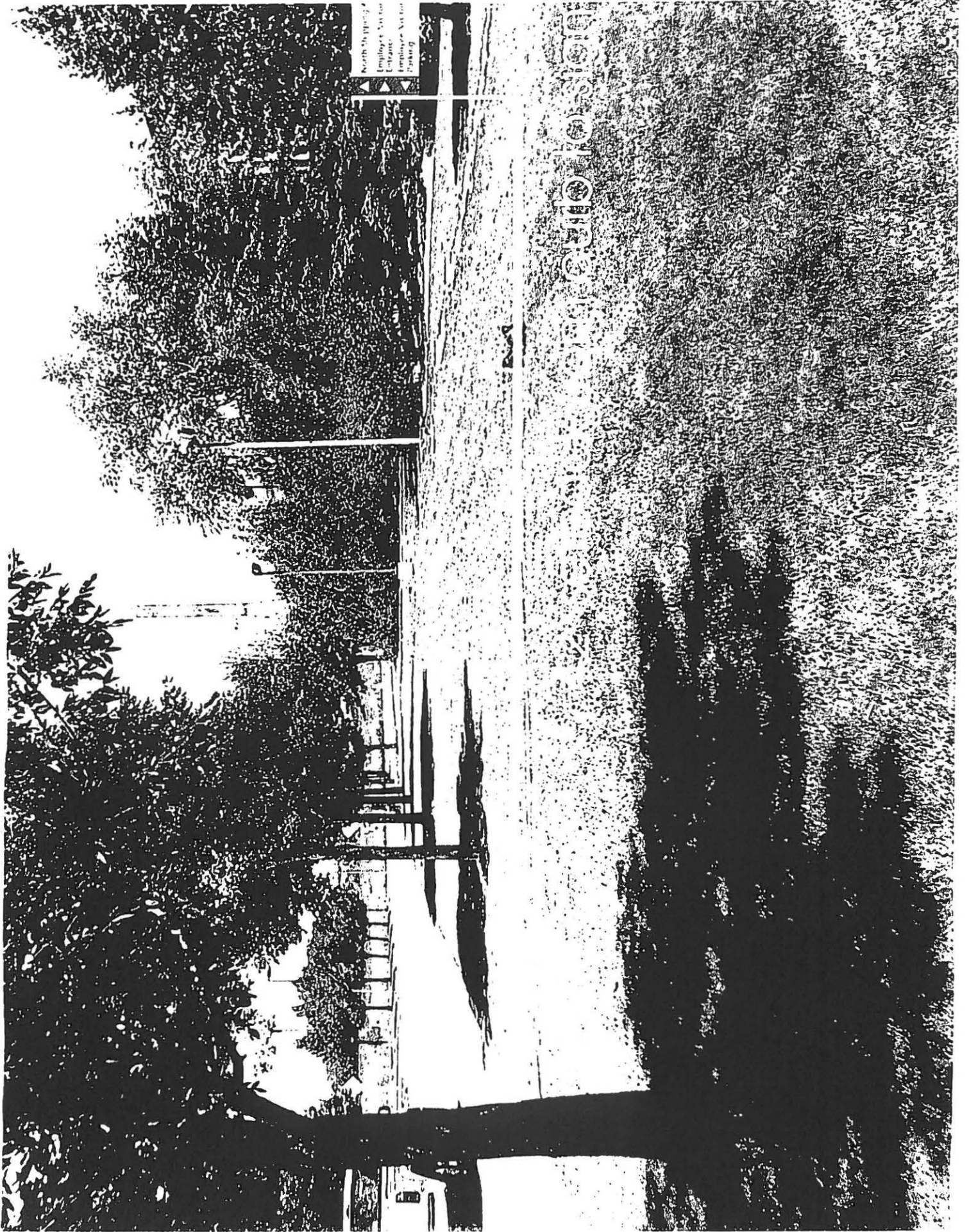
Section 5. This ordinance shall take effect and be in full force from and after its passage and publication and upon payment of the consideration to be determined hereunder, provided, however, that in the event of failure to exercise the privilege herein granted and the payment of such consideration 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

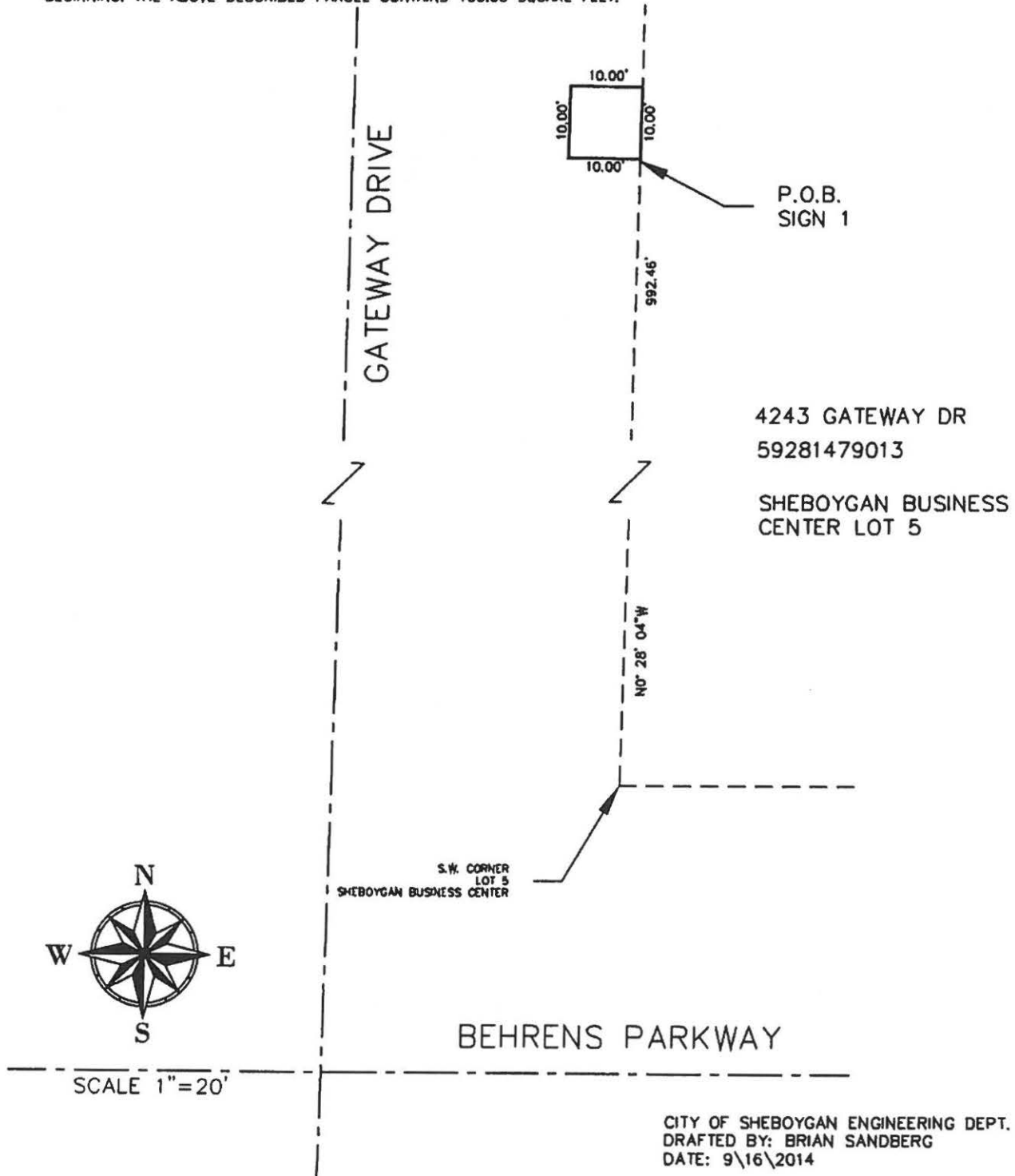


North St. Hwy 7
Employee Avenue
Entrance
Employee Avenue
Parking

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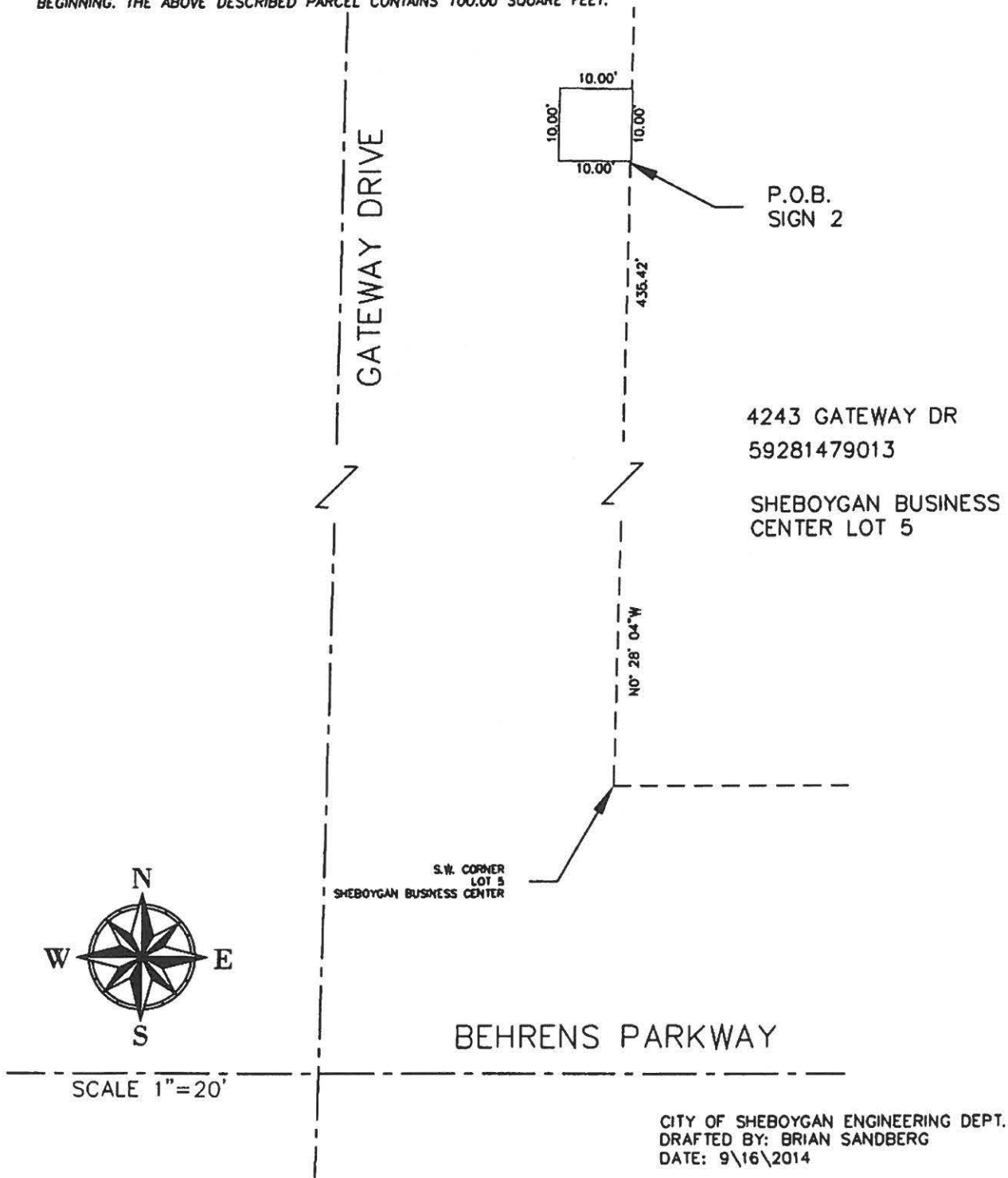
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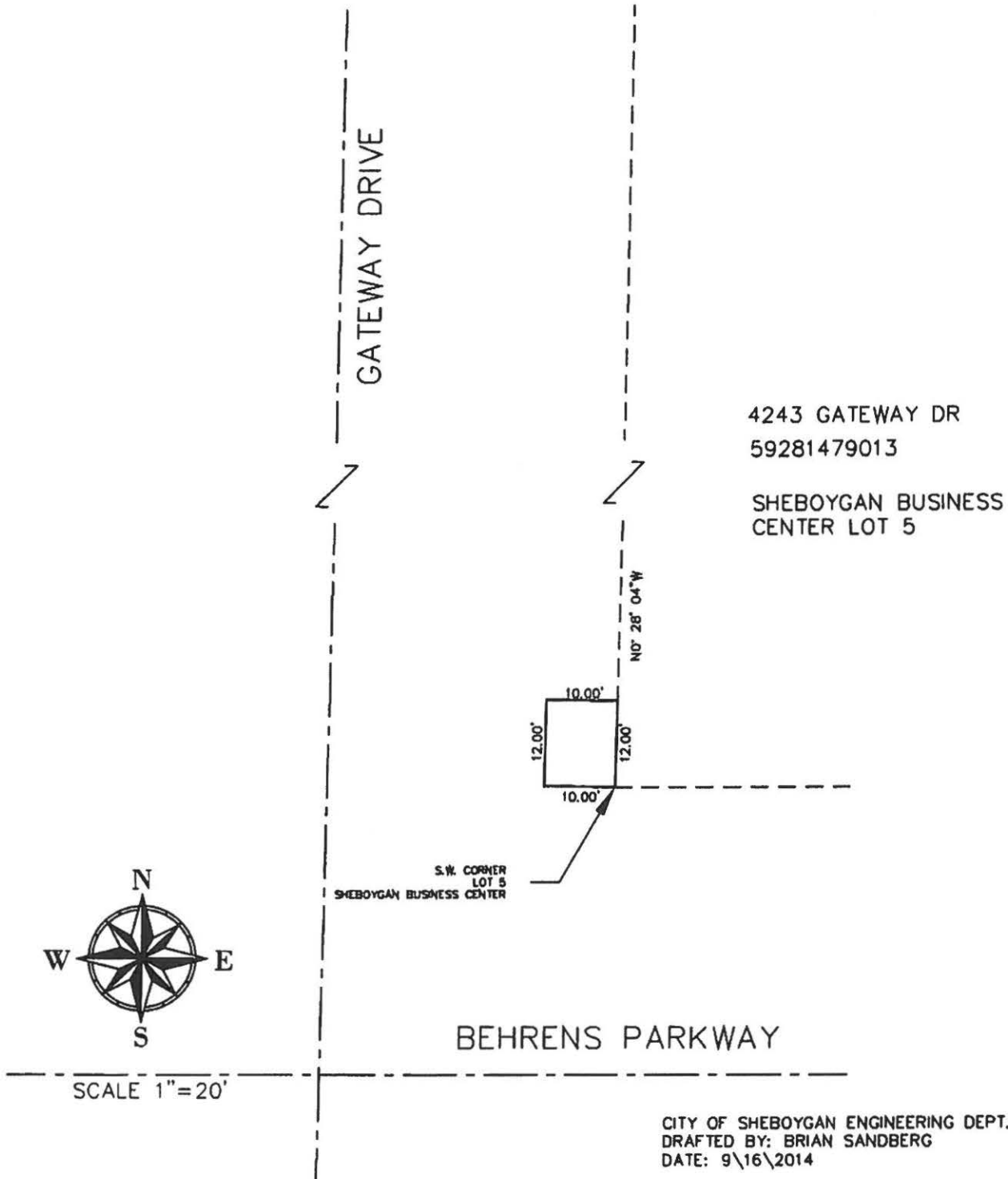
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CITY OF SHEBOYGAN ENGINEERING DEPT.
DRAFTED BY: BRIAN SANDBERG
DATE: 9/16/2014

ENCROACHMENT DESCRIPTION
FOR SIGN AT 4243 GATEWAY DRIVE

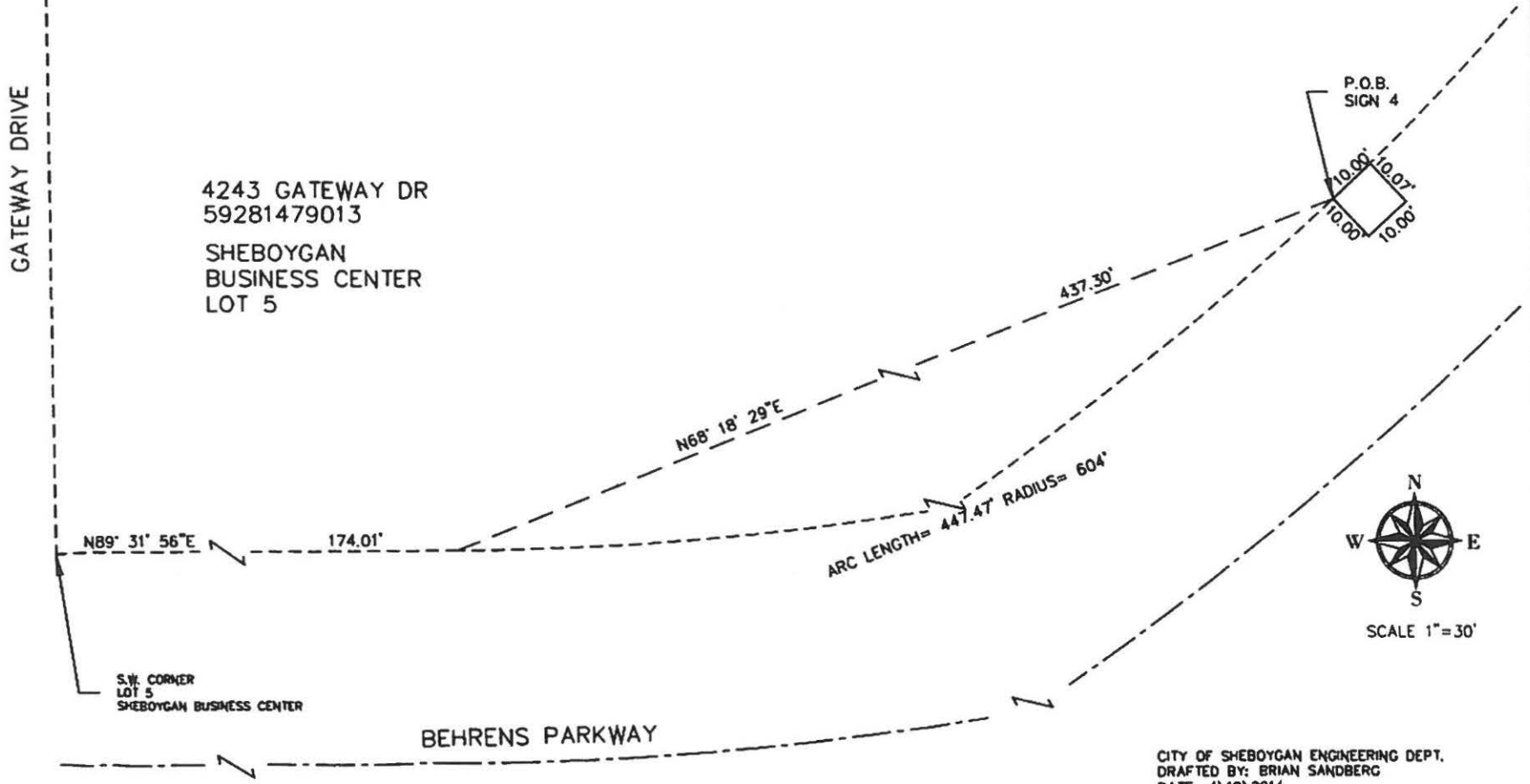
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4243 GATEWAY DR
59281479013
SHEBOYGAN
BUSINESS CENTER
LOT 5



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