

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

PARCEL NO. 59281104230  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: CC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 7/29/14

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

**CITY OF SHEBOYGAN**  
**APPLICATION FOR**  
**CONDITIONAL USE PERMIT** *pd*  
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: Randolph A. Oskrey  
ADDRESS: 620 St. Clair E-MAIL: randy.oskrey@att.net  
PHONE: (920) 207-8424 FAX NO. (920) 207-7542

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

NAME OF PROPOSED/EXISTING BUSINESS: 8th Street Ale House, LLC  
ADDRESS OF PROPERTY AFFECTED: 1124 N. 8th St.  
LEGAL DESCRIPTION: Original Plat S 40' of N 90'  
of lots 1 & 2 Block 76  
BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: church

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Brew Pub to include  
Brewery, bar and restaurant

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

The building at 1124 N. 8<sup>th</sup> Street was previously used as a church.

8<sup>th</sup> Street Ale Haus currently operates a Brew Pub, including brewery, bar and restaurant, at 1132 N. 8<sup>th</sup> Street. Because of continued growth and demand we have acquired the building next door to us at 1124 N. 8<sup>th</sup> Street.

8<sup>th</sup> Street Ale Haus is licensed as a Brew Pub in the State of Wisconsin. As a Brew Pub the State of Wisconsin requires that the Brew Pub operates a restaurant on the premise for which the permit is issued. The best way for 8<sup>th</sup> Street Ale Haus to satisfy this State requirement is to connect the buildings at 1132 N. 8<sup>th</sup> and 1124 N. 8<sup>th</sup> Street. An opening on the east end of the buildings will allow us to serve food in both buildings from our present kitchen. The front of 1124 N. 8<sup>th</sup> will also be painted to match the existing colors at 1132 N. 8<sup>th</sup> Street.

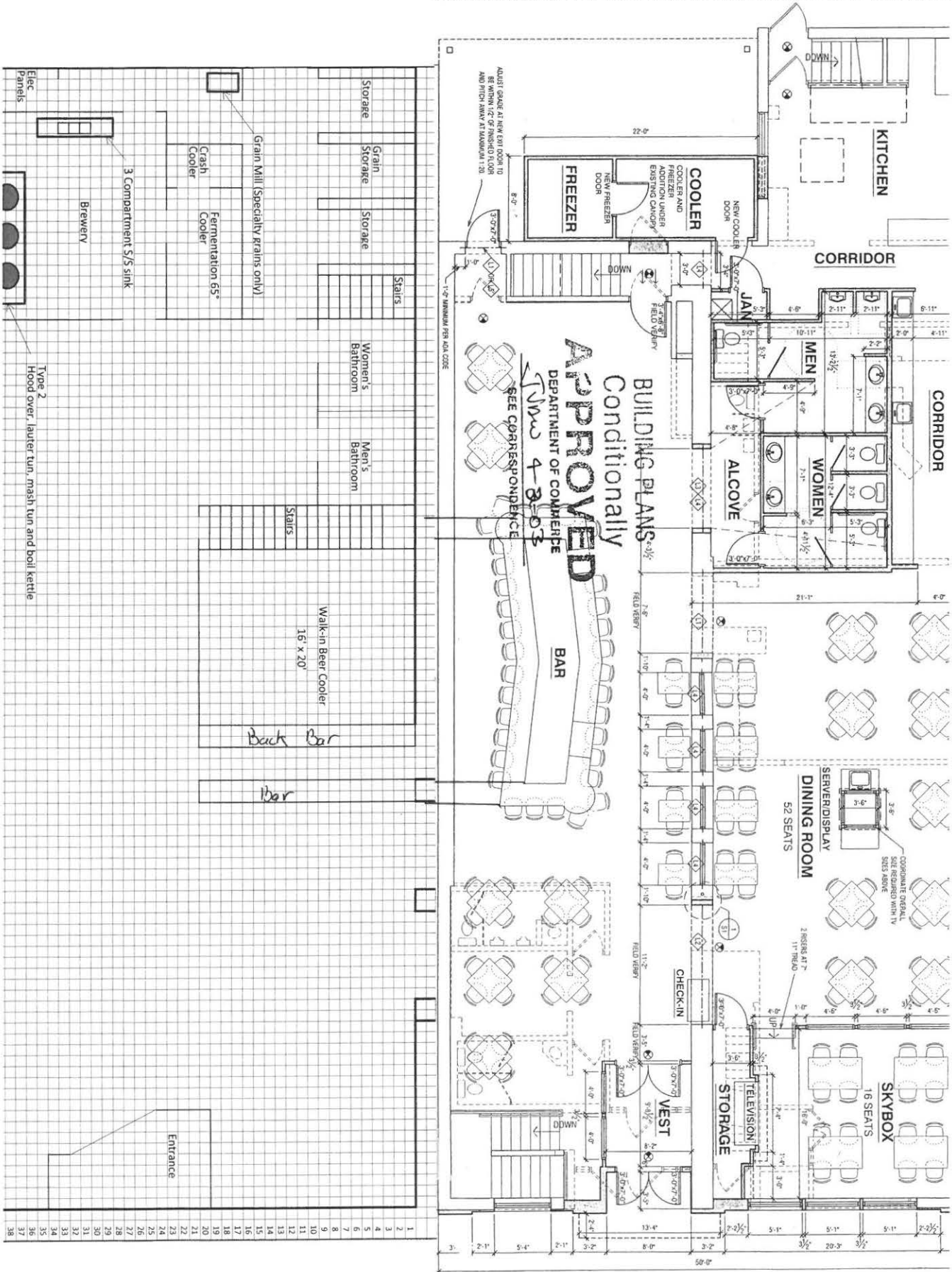
In addition to food, the building at 1124 N. 8<sup>th</sup> Street will provide the needed room to relocate and expand our brewery operations and provide a brewery tap room. Relocating the brewery operations will allow us to reclaim need space in our current prep kitchen as well as provide room for expansion of brewery operations as requirements dictate.

8th Street Ale Haus is the only brewpub in Sheboygan County meaning that in addition to making and serving our own beer we also offer delicious food through our restaurant. The next closest brewpubs are located in Grafton to the south, Manitowoc to the north and Oshkosh to the west. We also feature Sheboygan County's only English pub style beer engine which adds to our uniqueness.

The return to the local brewery and microbrews, are the trend throughout the U.S. and more breweries are opening all the time. 8<sup>th</sup> Street Ale Haus wants to continue to be this destination in Sheboygan and in a bigger way bringing more people to Sheboygan's beautiful downtown.

8<sup>th</sup> Street Ale Haus operates Monday through Thursday from 4pm until 2am and Friday through Sunday from 11am until 2am. We are closed on all major holidays. We have 20 employees including restaurant, bar, kitchen, brewery and maintenance personnel. We will not be adding any additional employees at this time as we already employ brewers on staff. These brewers also pick up hours as bartenders making their first hand beer knowledge available to inquiring customers.

Little will change with the daily tasks at 1132 N. 8<sup>th</sup> Street. At 1124 N. 8<sup>th</sup> there will be an additional exhaust hood for brewery exhaust and compressor for a walk-in cooler. Brewing will take place during the day and there will be very little additional noise from that process and the aroma of steeping grains is pleasant to most.



NG FOR  
**SKYBOX**  
**PUB & GRILLE**  
 118 8TH STREET  
 MADISON, WISCONSIN 53081

**AMBROSE**  
 ENGINEERING, INC.  
 W67 N222 EVERGREEN BLVD.  
 SUITE #106  
 CEDARBURG, WI 53012  
 PH. 262-377-7602  
 FAX 262-377-4868

**HAMI**  
**ARCH**  
 INDOOR  
 SHEET  
 PHONE (920) 457-51

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

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History & Info

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### City Map



1124 N 8th St, Sheboygan, Wisconsin  
Address is approximate

Google

RespectUa arãbiegfe

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PARCEL NO. \_\_\_\_\_

MAP NO. \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only

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CONDITIONAL USE PERMIT**

Requirements Per Section 15.905  
Revised May 2012

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**1. APPLICANT INFORMATION**

APPLICANT: Legacy Architecture, Inc., c/o Jennifer L. Lehrke

ADDRESS: 529 Ontario Avenue, Sheboygan, WI E-MAIL: jlehrke@legacy-architecture.com

PHONE: ( 920 ) 783-6303 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Legacy Architecture, Inc.

ADDRESS OF PROPERTY AFFECTED: 605 Erie Avenue, Sheboygan, WI

LEGAL DESCRIPTION: All of Lots 1 and 2 of Certified Survey Map No. 1875772 attached

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Adaptive re-use into an office building

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Number of parking stalls and configuration of parking lot

### 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.

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 conditional use is in harmony with the purposes, goals, objectives, policies, and standards of the City of Sheboygan Comprehensive Master Plan. It will bring a building that has sat vacant for the past 16 years back into use.

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, the conditional will not 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.

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 proposed office use will maintain the desired consistency of land uses and is allowed by right within the existing Neighborhood Office setting within which the property is located.

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 proposed conditional use is located in an area that is adequately served by utilities or services provided by public agencies.

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

**OWNER OF SITE:** St. Mark Lutheran Church

**ADDRESS:** 1019 North 7th Street, Sheboygan, WI **E-MAIL:** \_\_\_\_\_

**ARCHITECT:** Legacy Architecture, Inc., c/o Jennifer L. Lehrke

**ADDRESS:** 529 Ontario Avenue, Sheboygan, WI **E-MAIL:** jlehrke@legacy-architecture.com

**CONTRACTOR:** \_\_\_\_\_

**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.

Jennifer L. Lehrke  
**APPLICANT'S SIGNATURE**

July 14, 2014  
**DATE**

Jennifer L. Lehrke  
**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 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 substituted for the final site plan, provided that the preliminary plat contains all information required on a site plan.
  - Submit TWO (2) copies of the site plan.
  - If possible, provide a digital copy (computer CAD format) of plan(s) in addition to regular paper copies. The format should be as follows:
    - AutoDesk: R.12, R. 13, R.14\*.DWG
    - Other software formats: \*.DXF
  - The site plan shall be at a scale of not less than 1" = 100", including a graphic scale and north arrow.
  - Submit ONE (1) 11" X 17" reduction of the site plan.
  - Property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
  - Existing and proposed easement lines and dimensions with an explanation of ownership and purpose.
  - Required building setback lines.
  - Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
  - The location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
  - The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance.
  - The location of all loading and service areas, and the dimensions of such areas.
  - The location of all outdoor storage areas and the design of all screening devices.
  - The location, type, height, size and lighting of all signage.
  - The location, height, design/type, illumination power and orientation of all exterior lighting, including compliance with Section 15.707.
  - The location of existing and proposed drainage facilities.

Office Use Only

**ACTION BY CITY PLAN COMMISSION**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_    CONDITIONALLY APPROVED: \_\_\_\_\_    DENIED: \_\_\_\_\_

**CONDITIONS**

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SIGNATURE: \_\_\_\_\_  
Chairperson, City Plan Commission or  
Representative Dept. of City Development

DATE: \_\_\_\_\_

**NOTES**

**Permit may be revoked** without notice if misrepresentation of any of the above information or attachments is found to exist.

**Permit shall expire** within one (1) year from date of approval unless substantial work has commenced.

**Permit is null and void** if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

**Changes in the plans or specifications** submitted in the original application shall not be made without prior written approval of the City Plan Commission.

**Check sidewalk grades** from City Engineering Department with finished site grade.



**LEGACY**  
architecture

529 Ontario Avenue  
Sheboygan, Wisconsin 53081  
(920) 783-6303  
www.legacy-architecture.com

July 14, 2013

Steve Sokolowski  
City of Sheboygan Department of City Development  
828 Center Avenue  
Sheboygan, Wisconsin 53081

Re: Application for Conditional Use Permit

Dear Steve:

Below is the written description for the Application for Conditional Use Permit for Legacy Architecture, Inc., 605 Erie Avenue.

**Existing/previous use**

The building was originally designed by Sheboygan architect, W.C. Weeks in 1923 as a residence for Miss Eliza Prange, sister and co-founder of the H.C. Prange Company. Eliza Prange lived in the house with her sister, Anna, for approximately 5 years. In October of 1928, Eliza Prange died in a tragic accident, run over by her own car while placing flowers on the grave of her brother, the late H.C. Prange. From there, the house went to Security National Bank and then on to Mrs. Augusta Prange, presumably to settle Eliza Prange's estate. Augusta Prange sold the house to the H.C. Prange Real Estate Company in 1931, and they rented the property as a single-family home. In 1947, they sold it to St Mark Lutheran Church who used it as their parsonage until 1998 when church sponsored parsonages were seen as less favorable to pastors who did not wish to live next to the church and wanted to build equity in their own home. While there have been several attempts to move or sell the building in the intervening years, all have failed. The building has stood vacant since 1998. In a 2002 survey of the City of Sheboygan, the house was identified as being potentially eligible for listing in the National and State Registers of Historic Places for both its architectural integrity and its historical significance in its association with Eliza Prange.

**Proposed use**

Legacy Architecture was founded in December of 2011 and is currently located just one block away from this site. We are a growing general practice architectural firm with an area of expertise in historic preservation and have admired this building for years. We propose to adaptively re-use the house as an office building. To start, the building will house Legacy Architecture and perhaps one or two additional tenants, primarily to aid in the financial feasibility of the rehabilitation, and would transition to Legacy Architecture as the sole tenant as our firm grows. As an office building, we assume regular business operations, Monday through Friday from 8:00am-5:00pm. Floor Plans showing how the building is to be adaptively re-used are attached.

**Parking**

The building is 2,805 gross square feet. The City of Sheboygan Zoning Ordinance requires 1 parking stall per 300 gross square feet. Therefore, 9 parking stalls would be required. We are requesting variances on the number of parking stalls and the configuration of the parking lot for a variety of reasons:

- First, this is a historic property and we wish to maintain the residential nature of the property. We do not want to remove all the mature trees and pave the entire back yard.
- We are contemplating pursuing state and federal historic tax credits on this project. Paving the back yard would destroy the historic integrity of the property and would threaten our eligibility for these programs.
- We currently have 5 employees, of which 3 are fulltime and 2 are part-time. Due to the distance some of our employees need to travel to get to work, they are allowed to work from home certain days of the week. In addition, our current project locations are spread across the eastern half of the state and into

Iowa, and our employees are out of the office at these project locations frequently. There are days when none of us are in the office (1-2 times per month) and days when all five of us are in the office (1-2 times per month). However, on an average day, there are 2-3 of us at the office.

- Client, contractor, and sales representative visits are intermittent and typically by appointment only.
- There is an overabundance of parking in the neighborhood. There is a County owned parking lot at the corner of Erie and North 7<sup>th</sup> Street that only appears to be partially utilized. There is also on-street parking along both sides of Erie Avenue and North 6<sup>th</sup> Street. Erie Avenue is used, but rarely full, and North 6<sup>th</sup> Street is nearly always open.
- The neighbors are primarily churches who use parking on nights and weekends, opposite of our need.
- There is precedent on this block for 90 degree parking stalls located directly off of the public alley.

For these reasons, we respectfully request a variance on the number of parking stalls and the configuration of the parking lot. We would like to provide a 6 stall parking pad accessed directly off of the public alley as shown on the attached Site Plan. The parking pad and walk to the back of the building will be paved in a combination of concrete and permeable pavers so as not to exceed the 1,000 square foot maximum increase in impervious surface area to meet local storm water requirements.

### **Nuisance Issues**

We do not believe that the proposed use will create any further nuisance to adjoining property owners. There will not be any exterior storage. All existing exterior lighting attached to the building points down and does not spill onto adjoining properties. We currently generate so little waste (approximately 1 bag of recyclables and ½ bag of waste per week). Waste will be stored within the building and taken away at the end of the week for proper disposal. Therefore, dumpsters and a dumpster enclosure are not desired at this time. Two residential sized condensing units will be placed onsite on the ground when air conditioning is added to the building. These units will be screened with landscaping. Overgrown shrubs will be removed, and the front and sides of the building will be re-landscaped. We believe the proposed adaptive re-use complies with all requirements of Sub-Chapter 15-7.

### **Signage**

The attached Site Plan shows locations for 4 signs onsite. There will be 1 on premise monument sign which will be less than 8' high and less than 32 square feet in size located 24'-0" min. from the curb at the front entry. The exact design of the sign is yet to be determined. There will be 1 code required ADA parking sign and 2 restricted parking signs at the parking pad. All 3 of these signs will be approximately 12" wide by 18" high and will be mounted on a wooden post approximately 6'-6" high.

### **Architectural style and materials**

Current exterior building materials include cream colored face brick with terra cotta trim, cement plaster accents, and a green tile roof. Other than removing the metal storm and screen windows and painting the existing wood windows and doors, no further changes are anticipated.

Please let me know if there are any further questions.

Sincerely,

Legacy Architecture, Inc.

*Jennifer L. Lehrke*

Jennifer L. Lehrke, AIA, LEED AP, NCARB  
President, Principal Architect & Historic Preservation Consultant



*"Over 100 Years of Blessings"*

July 9, 2014

City of Sheboygan  
Plan Commission  
807 Center Ave.  
Sheboygan, WI  
53081

Gentlemen,

I, Lucas Dekanich, Chairman of the Board of Directors at St. Mark Lutheran Church (seller), authorize Jennifer Lehrke (buyer) to submit a conditional use permit application to operate Legacy Architecture, Inc. from our property location at 605 Erie Avenue, Sheboygan, WI 53081.

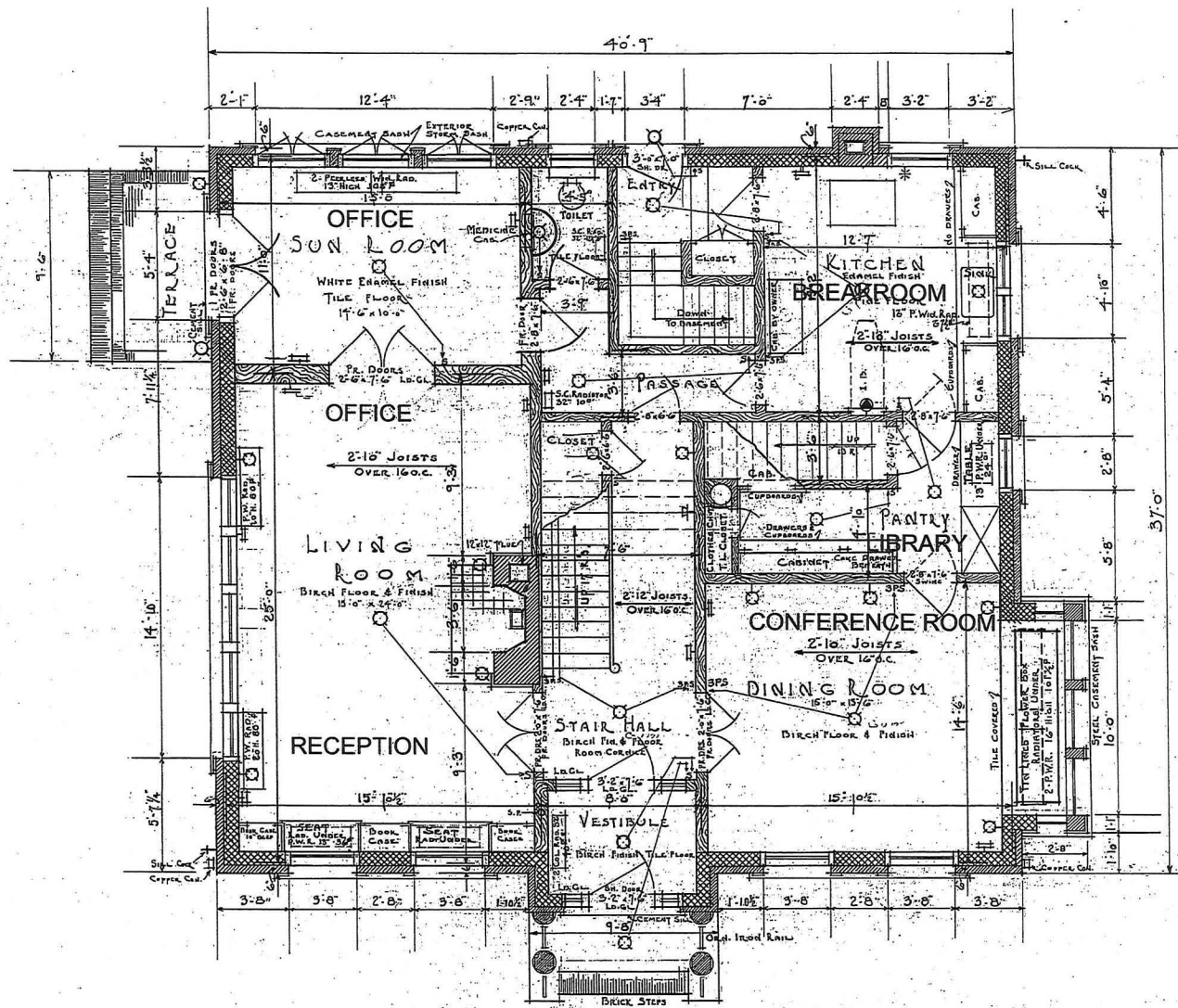
A handwritten signature in black ink, appearing to read "Lucas Dekanich", is written over the typed name.

Lucas Dekanich  
Chairman  
Board of Directors  
St. Mark Lutheran Church

**St. Mark Lutheran Church**  
Lutheran Church - Missouri Synod  
Member of the English District

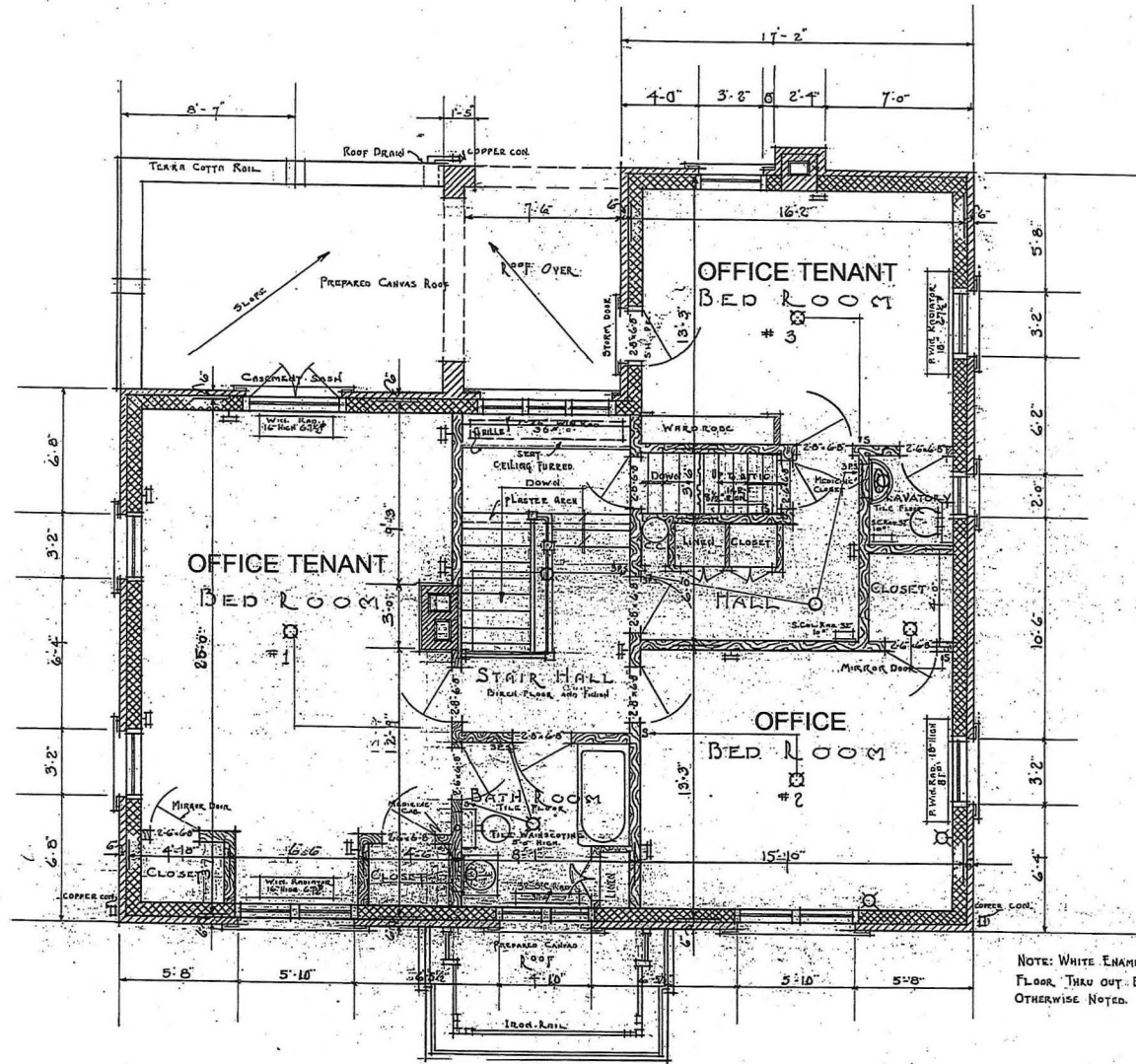
Rev. Brett Matz, Pastor  
1019 North Seventh Street  
Sheboygan, WI 53081  
(920) 458-4343 Fax (920) 458-3484  
Office email: [office@stmarksheboygan.com](mailto:office@stmarksheboygan.com)  
Pastor email: [pastor@stmarksheboygan.com](mailto:pastor@stmarksheboygan.com)





FIRST FLOOR PLAN  
SCALE 1/4"=1'-0"

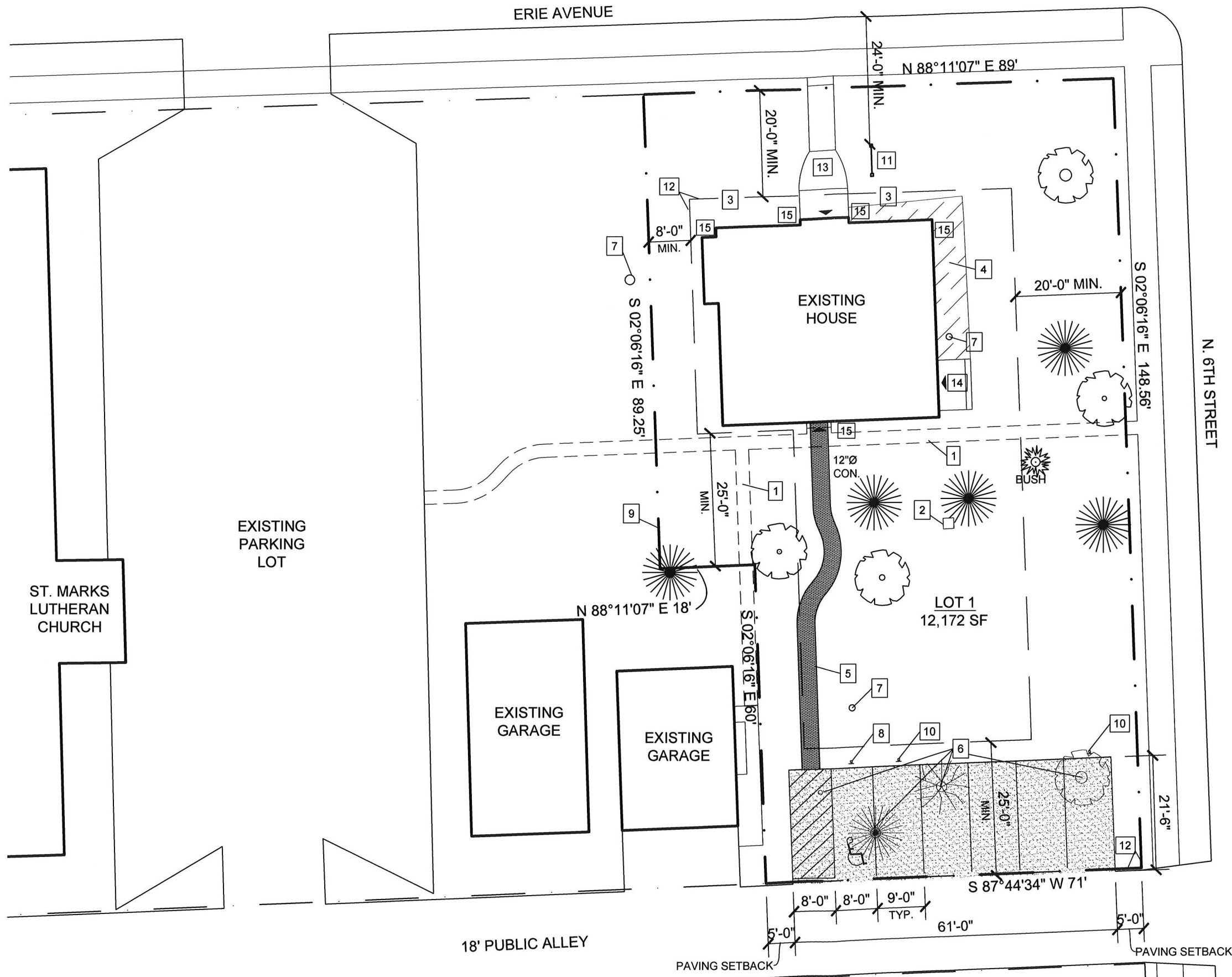
	A RESIDENCE	DATE
JOB NO.	MISS. E. PRANGE	3-16-23
411.	AT SHEBOYGAN WIS.	SHEET
	W.C. WEEKS ARCHITECT	2



SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

NOTE: WHITE ENAMEL FINISH AND BIRCH FLOOR THRU OUT. EXCEPT WHERE OTHERWISE NOTED.

A RESIDENCE		DATE
FOR		3-15-28
MISS. E. PRANGE		SHEET
AT SHREVEPORT, LA.		3
W.C. WEEKS, ARCHT.		
JOB NO.		
411		



- NOTES**
1. REMOVE EXISTING CONC. SIDEWALK & GRAVEL BASE. REPLACE WITH SOD
  2. REMOVE CONC. PAD & REPLACE WITH SOD
  3. REMOVE ALL EXISTING SHRUBS
  4. ADD TOPSOIL TO HGT. OF STONE BASE OF BLDG. SLOPE AWAY FROM BLDG 6" PER 10'
  5. INSTALL NEW 3'-4" PERMEABLE PAVER SIDEWALK ON GRAVEL BASE
  6. REMOVE TREES IN NEW PARKING AREA AND GRIND DOWN STUMPS
  7. GRIND DOWN STUMP & PROVIDE SOD
  8. PROVIDE ADA PARKING SIGN
  9. PROPOSED PROPERTY LINE
  10. RESTRICTED PARKING SIGNS
  11. ON-PREMISE BUSINESS MONUMENT SIGN, < 8' HIGH, < 32 SF
  12. REQUIRED BUILDING SETBACK LINE
  13. EXISTING WALK
  14. EXISTING TERRACE
  15. EXISTING DOWNSPOUT

**PARKING REQUIREMENTS**  
 ZONED: NEIGHBORHOOD OFFICE

BUILDING AREA: 2,805 sf

REQUIRED PARKING:  
 9 SPACES ( 1 ADA)

PROVIDED PARKING:  
 6 SPACES ( 1 ADA)

REQUIRED VARIANCE:  
 3 PARKING SPACES

0 5 10 20 40 60

1 SITE PLAN  
 C1.01 SCALE 1" = 20'-0"

DATE

NO. REVISIONS

**LEGACY**  
 architecture  
 529 Ontario Avenue  
 Sheboygan, Wisconsin 53081  
 (920) 783-6303  
 www.legacy-architecture.com

**SITE PLAN FOR:  
 THE PRANGE HOUSE  
 605 ERIE AVE  
 SHEBOYGAN, WI 53081**

PROJECT NUMBER  
 13.004

DRAWN BY  
 J DEJARDIN

CHECKED BY  
 J LEHRKE

DATE  
 07/11/14

SHEET TITLE  
 SITE PLAN

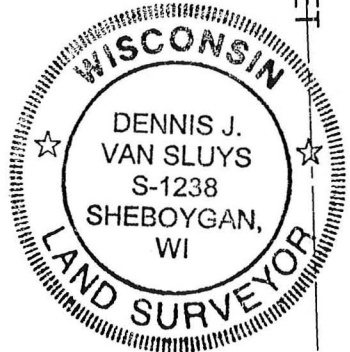
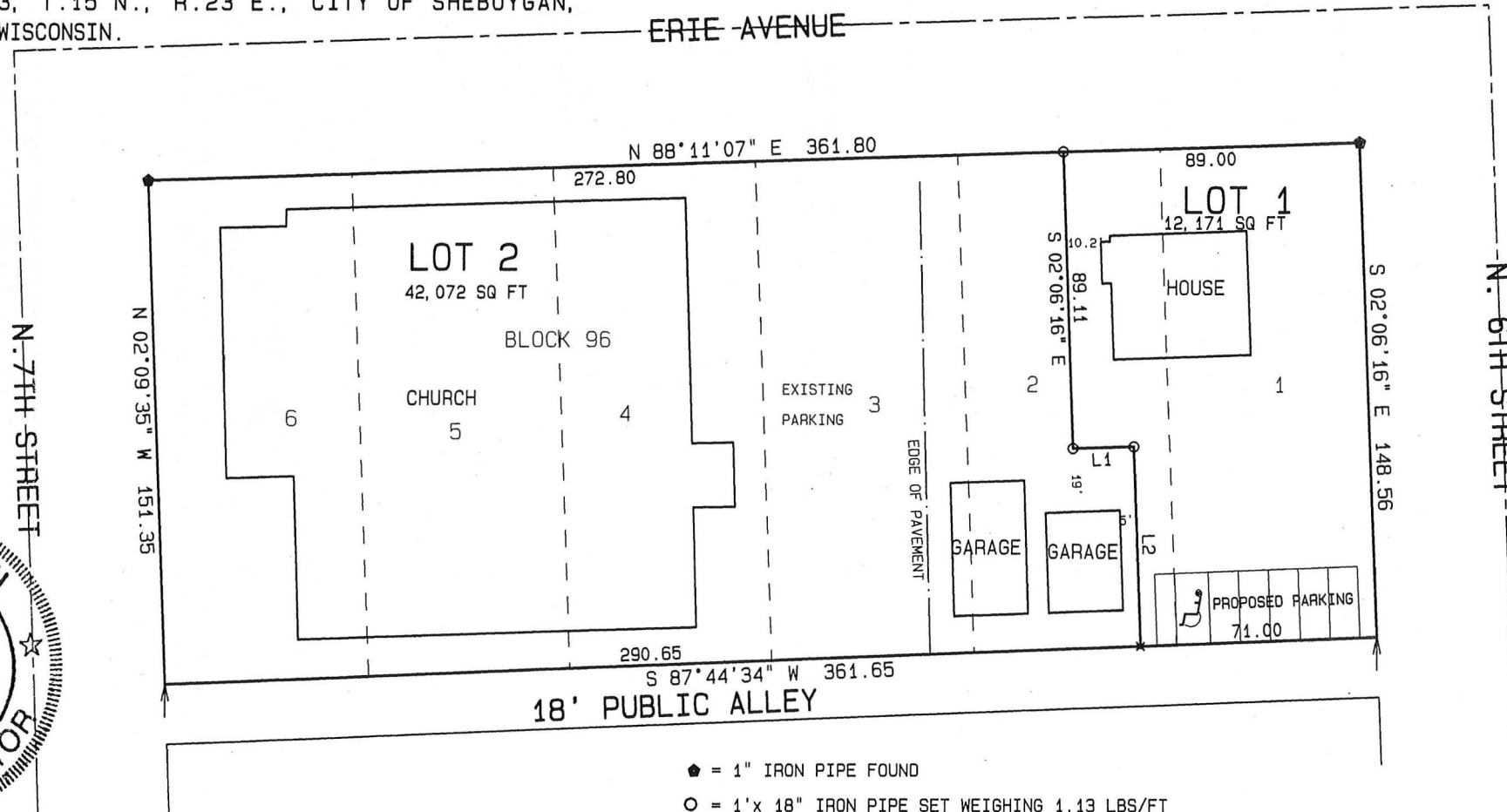
SHEET NUMBER  
**C1.02**

PRELIMINARY - NOT FOR CONSTRUCTION

July 14, 2014 - 2:25 PM

CERTIFIED SURVEY MAP  
STATE OF WISCONSIN)

SHEBOYGAN COUNTY) SHEET 1 OF 2  
BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 1875772  
ALSO BEING ALL OF LOTS 1 THRU 6 OF BLOCK 96 OF THE ORIGINAL  
PLAT OF THE CITY OF SHEBOYGAN LOCAED IN THE SE 1/4 OF HE NW  
1/4 OF SECTION 23, T.15 N., R.23 E., CITY OF SHEBOYGAN,  
SHEBOYGAN COUNTY, WISCONSIN.



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

dated this 8th day of July, 2014.

- ◆ = 1" IRON PIPE FOUND
- = 1'x 18" IRON PIPE SET WEIGHING 1.13 LBS/FT
- ✕ = CHISSEL CROSS SET
- ➔ = CHISSEL ARROW FOUND



LINE	BEARING	DISTANCE
L1	N 88°11'07" E	18.00
L2	S 02°06'16" E	60.00

BEARING REF. TO EAST LINE BLOCK 96 ASSUMED AS S. 02°06'16" W.

CERTIFIED SURVEY MAP  
STATE OF WISCONSIN)  
SHEBOYGAN COUNTY) SHEET 2 OF 2


BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP  
NO. 1875772 ALSO BEING ALL OF LOTS 1 THRU 6 OF  
BLOCK 96 OF THE ORIGINAL PLAT OF THE CITY OF  
SHEBOYGAN LOCAED IN THE SE 1/4 OF HE NW 1/4 OF  
SECTION 23, T.15 N., R.23 E., CITY OF SHEBOYGAN,  
SHEBOYGAN COUNTY, WISCONSIN.

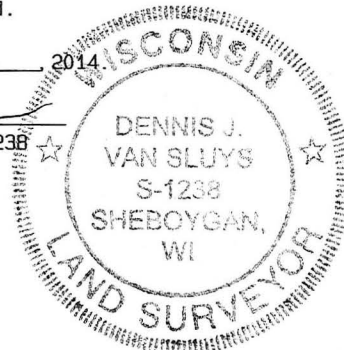
SURVEYOR'S CERTIFICATE

I, Dennis J. Van Sluys, Wisconsin Registered Land Surveyor of D & H Land Surveys LLC, certify that under the direction of SAINT MARK LUTHERAN CHURH (owner), I have surveyed, divided and mapped ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 1875772 BEING ALL OF LOTS 1 THRU 6 OF BLOCK 96 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 23, T.15 N., R.23 E., CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN and described as: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 96; THENCE S 02°06'16" E., 148.56 FEET ALONG THE EAST LINE OF SAID BLOCK 92; THENCE S 87°44'34" W., 361.65 FEET; THENCE N 02°09'35" W., 151.35 FEET ALONG THE WEST LINE SAID BLOCK 92; THENCE N 88°11'07" E., 361.80 FEET ALONG THE NORTH LINE SAID BLOCK 92 TO THE POINT OF BEGINNING.

I, do further certify that I have complied with section 236.34 of the Wisconsin Statutes in surveying and mapping the same. Such plat correctly represents all exterior boundaries and the subdivision of the land surveyed.

Dated this 9<sup>th</sup> day of July, 2014.

  
Dennis J Van Sluys W.R.L.S. S-1238  
D & H Land Surveys  
1628 GEORGIA AVE.  
Sheboygan, WI.



OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map.

\_\_\_\_\_  
Owner:

PARCEL NO. \_\_\_\_\_  
\_\_\_\_\_  
MAP NO. \_\_\_\_\_

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: \_\_\_\_\_

FILING FEE: \$150.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN  
APPLICATION FOR  
CONDITIONAL USE PERMIT**  
Requirements Per Section 15.905  
Revised November, 2009



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**1. APPLICANT INFORMATION**

APPLICANT: SANDEE'S TAVERN/KERRY GOEDEKE

ADDRESS: 1202 MICHIGAN AVE E-MAIL: ITAPBEER@YAHOO.COM

PHONE: ( ) 920-452-5155 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: SANDY'S

ADDRESS OF PROPERTY AFFECTED: 1202 MICHIGAN AVE

LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_

TAVERN/BAR WITH OUTSIDE SEATING

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

THE USE WILL BE THE BE THE SAME AS THE CURRENT USE. WE ARE INCREASING THE SIZE OF THE DECK BY APPROX 660 SF AND ADDING 200 SF OF PATIO SPACE. THE GREEN SPACE AND GARAGE ARE FOR PRIVATE USE.

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

NONE-THE GARAGE IS 5' OFF THE ALLEY AND ON THE PROPERTY LINE OF THE SIDE LOT



Tuesday, July 15, 2014

CITY OF SHEBOYGAN PLAN COMMISSION  
Sheboygan, WI 53081

**Subject: SANDEES BAR OUTDOOR EXPANSION 1202 MICHIGAN NARRATIVE**

Sandeess Bar is proposing to increase their deck and patio area by adding 660 sf of new deck, and approx 200 sf of expanded patio. We are also proposing to move the fence to the property line and provide a 20'x 14' garage. The remaining existing parking area will be removed and replaced with grass. The existing fences are being removed and relocated into the new location.

The reason for this project is because increasing issues in the parking lot with patrons from other bars that Sandeess owner can not control.

The garage and grass area will become part of the private residence that the owner of the bar resides in on the property. During the last project, all of the existing property parcels were combined into one parcel during the last wave of revisions.

Sincerely,

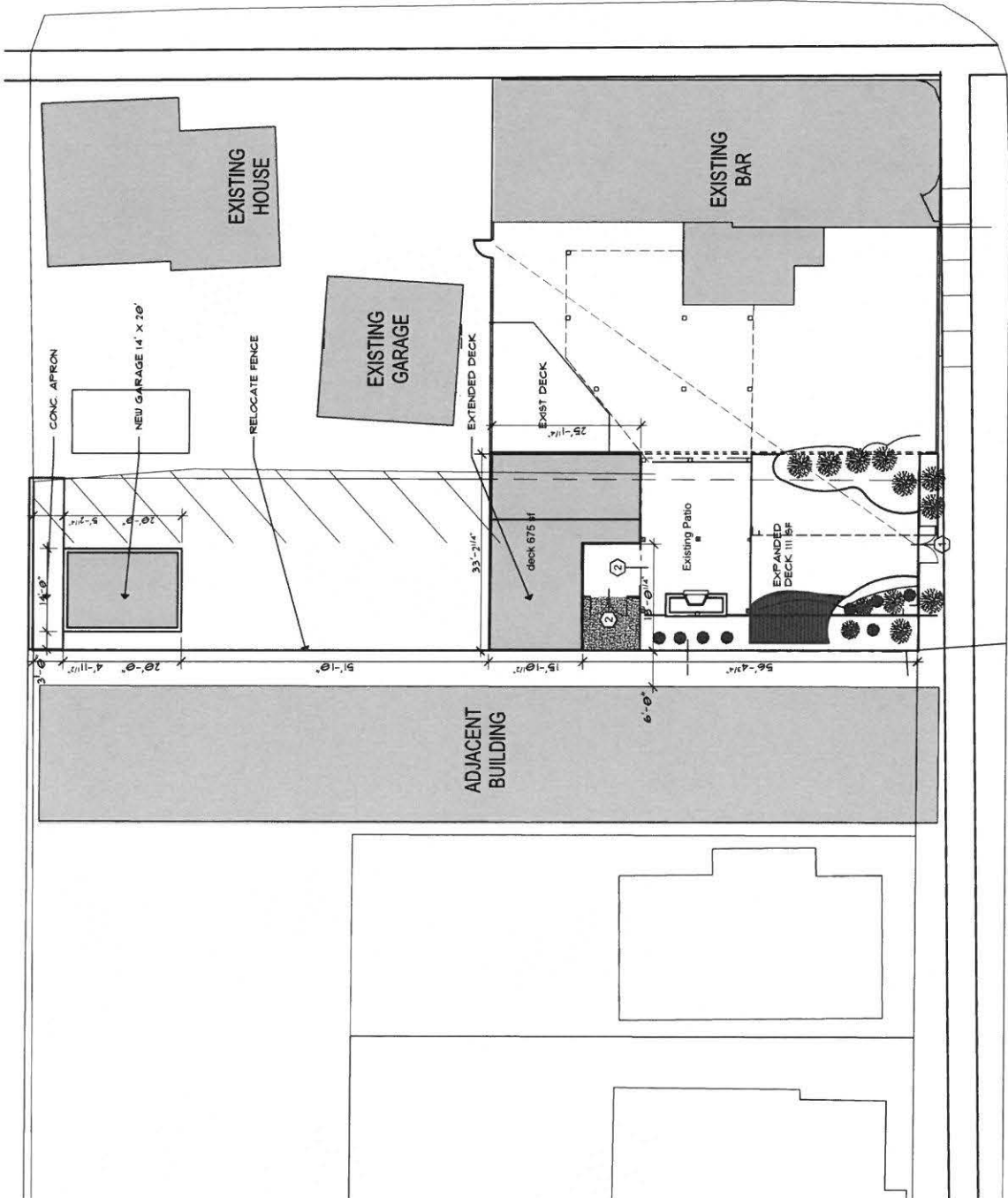
A handwritten signature in black ink, appearing to read "S. Matula".

Scott Matula, AIA  
Aspire Architecture & Design, LLC

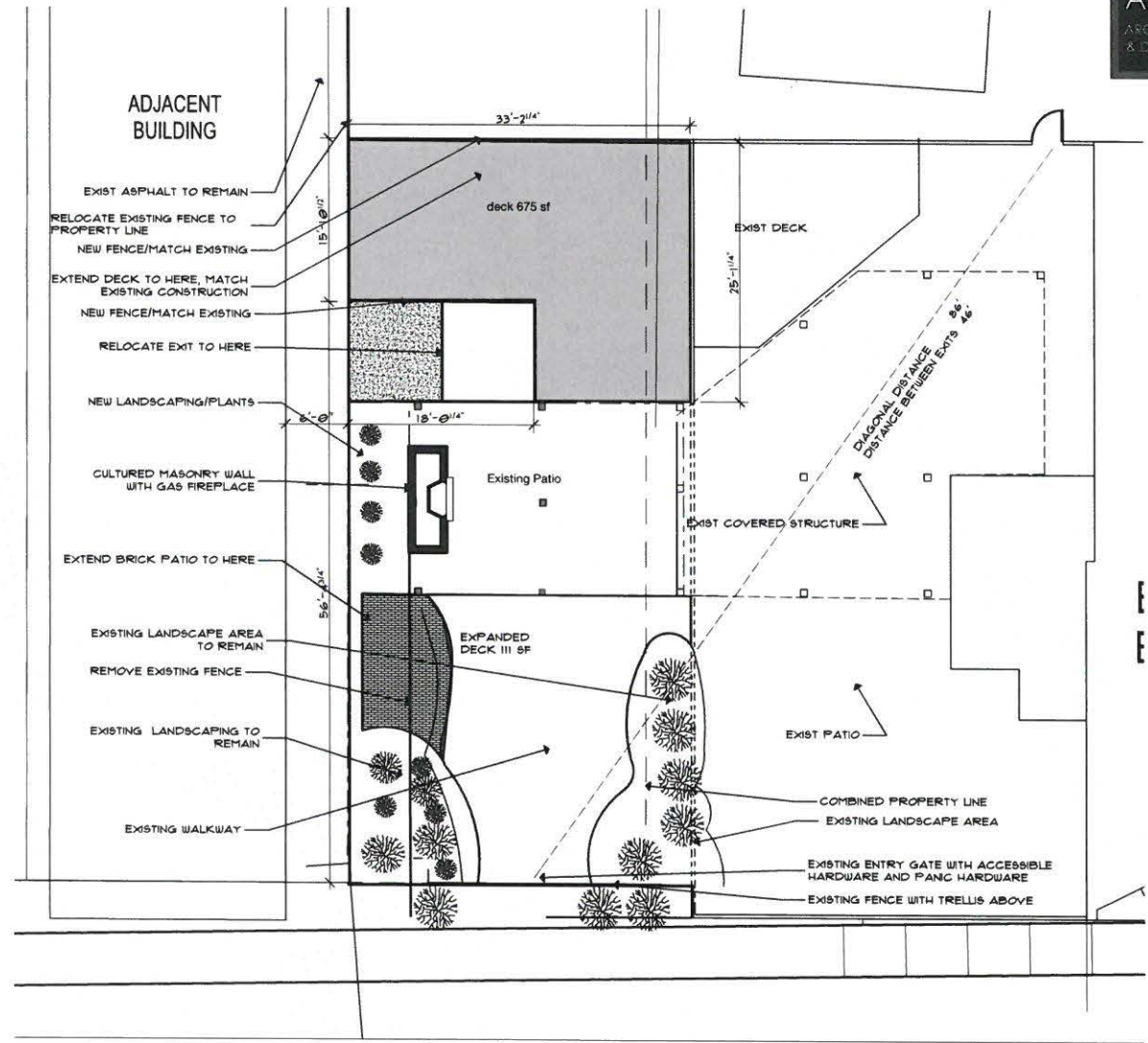
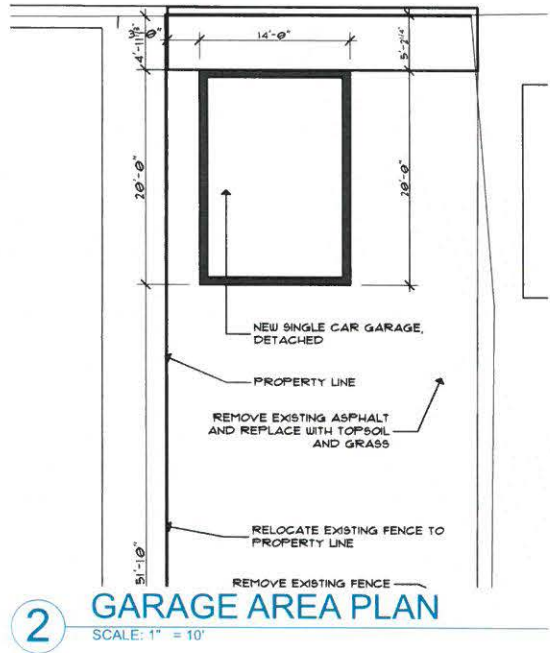


ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5TH STREET SHEBOYGAN, WI 53081 920-57-4884  
scott@aspirearchitects.com www.aspirearchitects.com

PARKING LOT REMOVAL for: Sandee's Bar  
1202 MICHIGAN AVE, Sheboygan, WI 53081

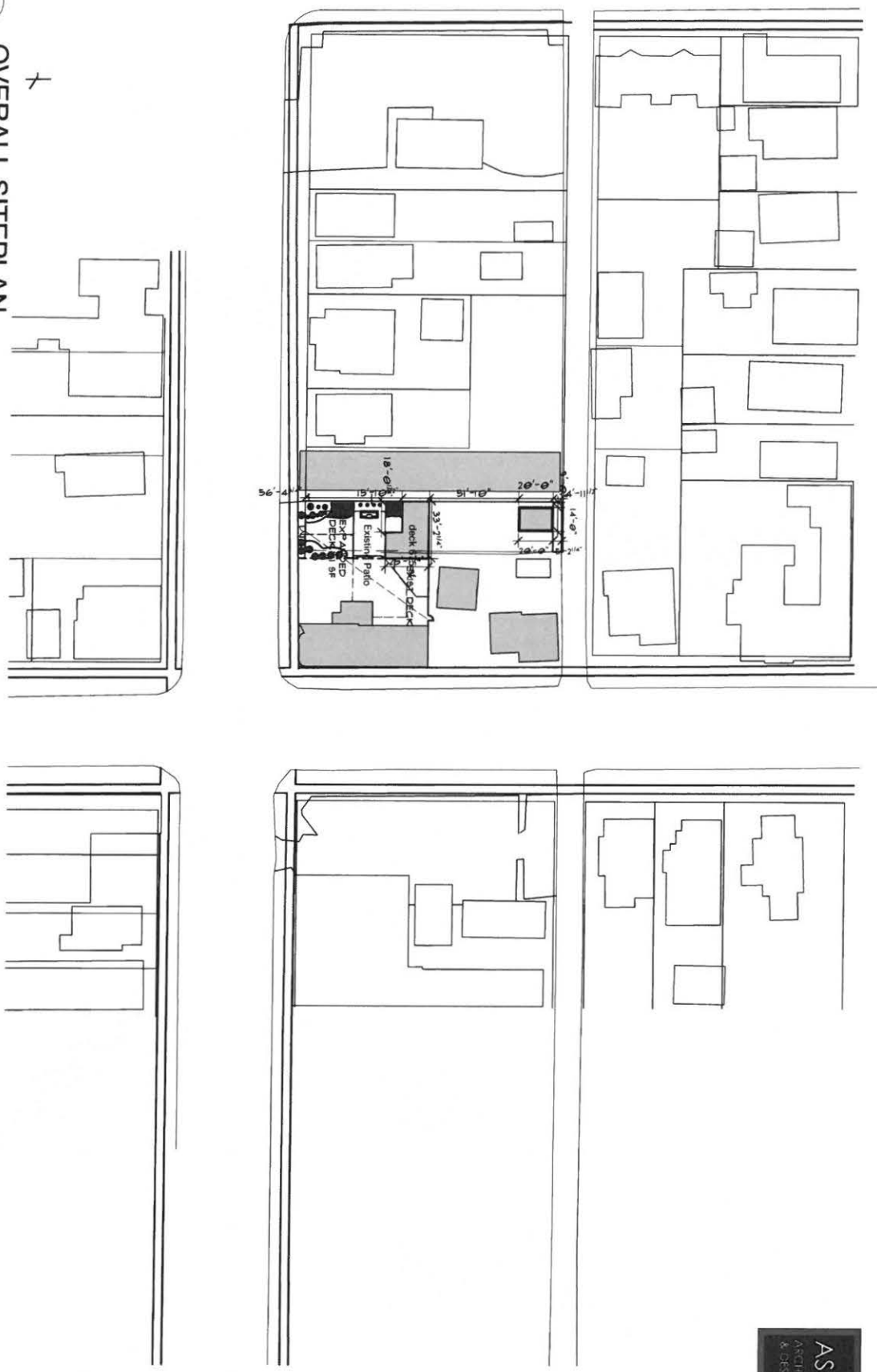


**1** SITEPLAN  
SCALE: 1/16" = 1'-0"



1

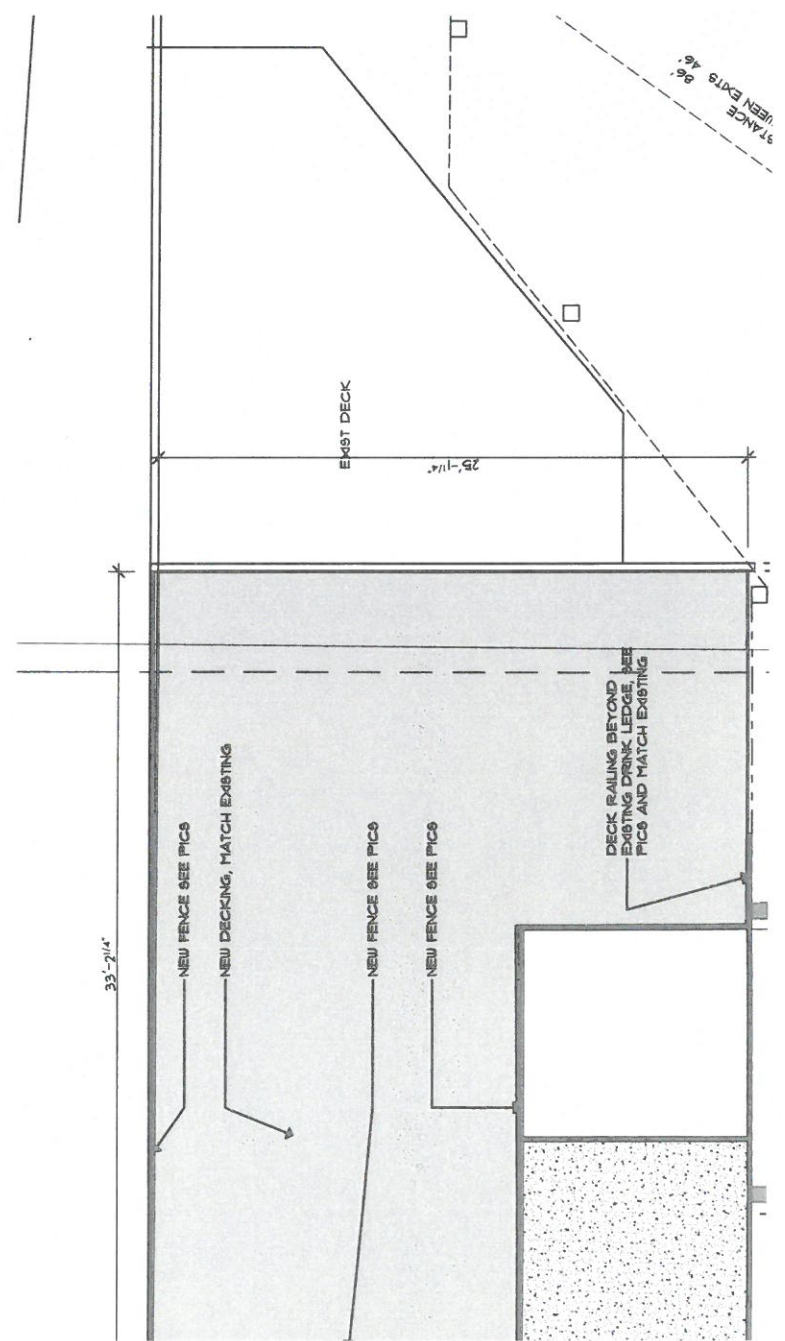
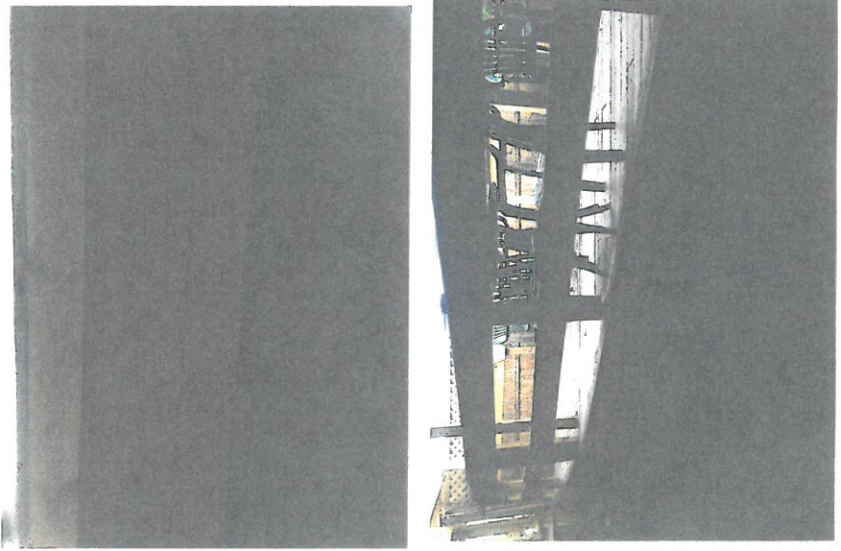
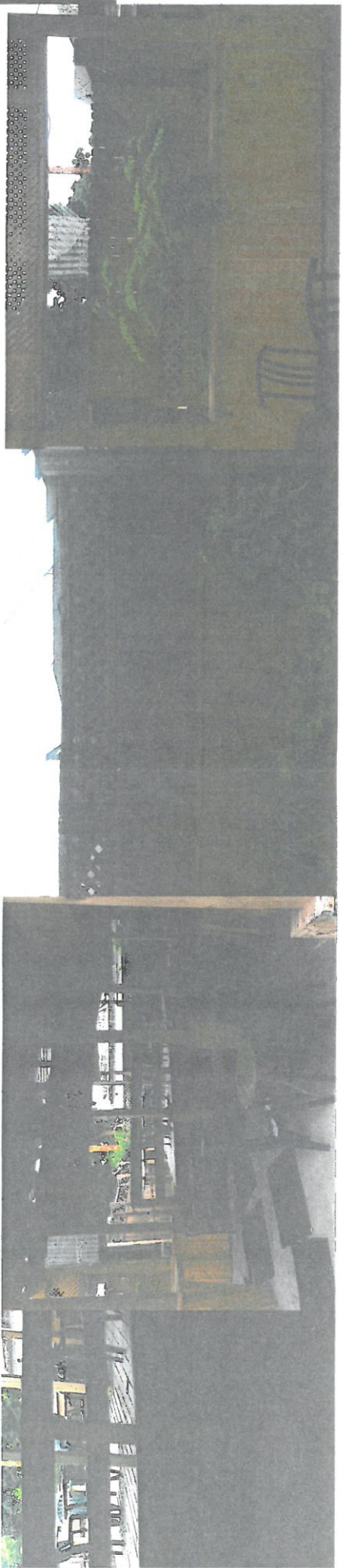
OVERALL SITEPLAN  
SCALE: 1" = 50'



PARKING LOT REMOVAL for: Sandee's Bar  
1202 MICHIGAN AVE, Sheboygan, WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5TH STREET SHEBOYGAN, WI. 53081 920-457-4884  
scott@aspirearchitects.com www.aspirearchitects.com







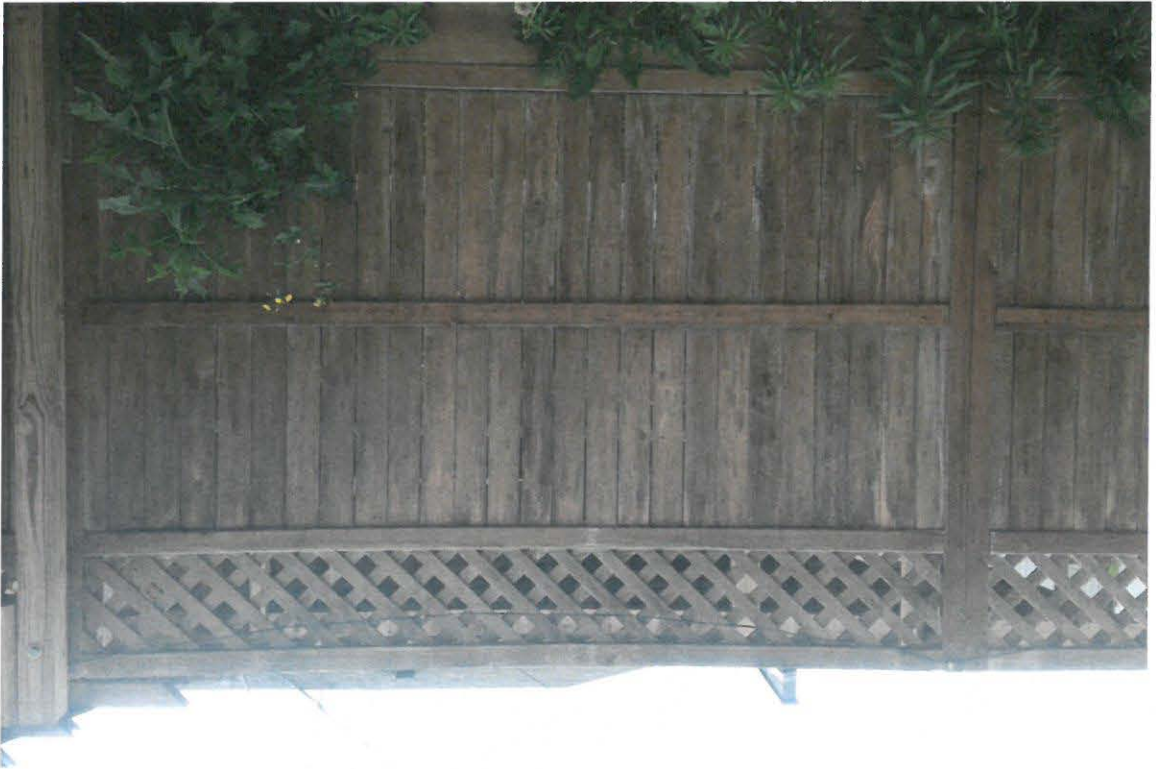
PARKING LOT REMOVAL for: Sandee's Bar  
1202 MICHIGAN AVE, Sheboygan, Wi 53081



ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5TH STREET SHEBOYGAN, WI. 53081 920-457-4884  
scott@aspirearchitects.com www.aspirearchitects.com









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: Great Lakes Aerospace Science & Education Center at Spaceport Sheboygan

ADDRESS: 802 Blue Harbor Dr. \_\_\_\_\_

E-MAIL ADDRESS: Danielb@spaceportsheboygan.com

PHONE: (920) 889-7148 FAX NO: ( ) \_\_\_\_\_

**2. OWNER INFORMATION**

OWNER OF SITE: Sheboygan Acquisitions

ADDRESS: \_\_\_\_\_

PHONE: ( ) \_\_\_\_\_ FAX NO: ( ) \_\_\_\_\_

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

NAME OF PROPOSED/EXISTING BUSINESS: Spaceport Sheboygan

ADDRESS OF PROPERTY AFFECTED: 802 Blue Harbor Dr

USE OF PROPERTY: Entertainment and Education

TYPE OF SIGN: Internally Luminated Cabinet

DESCRIPTION OF PROPOSED SIGN: Install new internally illuminated cabinet. Cabinet to have aluminum returns and back, with aluminum face retainers and flexface. Paint exterior of cabinet and retainers white. Flexface to have vinyl graphics applied first surface. Internally illuminate cabinet using HO lamps.

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 14ft 6.5 in X WIDTH: 20ft = TOTAL SQUARE FOOTAGE: 290

AMOUNT OF PUBLIC STREET FRONTAGE: \_\_\_\_\_

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: \_\_\_\_\_

METHOD OF ATTACHMENT: \_\_\_\_\_

METHOD OF ILLUMINATION: HO Lamps

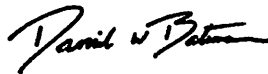
SIGN MATERIALS: \_\_\_\_\_

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: \_\_\_\_\_ AFTER PROPOSED SIGN: \_\_\_\_\_

**5. CERTIFICATE**

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



\_\_\_\_\_  
APPLICANT'S SIGNATURE 7/8/14  
DATE

\_\_\_\_\_  
Daniel W, Bateman  
PRINT ABOVE NAME

**6. APPLICATION SUBMITTAL REQUIREMENTS**

- a. For new development, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. For existing development, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.

- d. The subject property's zoning classification.
- e. The total area of all signs on the subject property both before and after the installation of the proposed sign.
- f. Provide three 11 x 17 color renderings of proposed sign. Attach any photos or drawings that may help in reviewing sign application.

**NOTES**

**Applicant is required** to obtain a Sign Permit from the Building Inspection Department, First Floor, City Hall, 828 Center Avenue.

**Permit may be revoked** without notice if misrepresentation of any of the above information or attachments is found to exist.

**Permit shall expire** within one (1) year from date of approval unless substantial work has commenced.

**Permit is null and void** if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any sign or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Office Use Only

**ACTION BY DEPARTMENT OF CITY DEVELOPMENT – SIGN PERMIT APPLICATION**

APPROVED: \_\_\_\_\_ CONDITIONALLY APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_

**CONDITIONS**

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SIGNATURE: \_\_\_\_\_

Steve Sokolowski  
City Planner & Zoning Manager

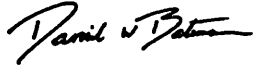
DATE: \_\_\_\_\_

Members of the Planning Commission,

I am writing on behalf of the Great Lakes Aerospace Science and Education Center @ Spaceport Sheboygan to request approval of the sign for our building. We have previously had a sign designed that was approved. We have since changed the logo for our building in hopes of redesigning our image with the community. This new logo does not lend itself to the type of design our previous sign had. We have incorporated the entire sign into one box in order to reduce cost and increase visibility. It is our hope to bring traffic from across the river that may not otherwise see the sign or be able to read it.

The size of the sign was discussed at the last meeting and we have tried to maximize the sign to fit the size of the building. We also have gone with this current design to make sure that the sign is readable from a distance.

The building sat vacant for many years, it had large realty signs on it during that time. Having the building used again with a sign that shows activity is a plus for all of the surrounding businesses. It is our goal to attract more families to the South Pier and thus help all of the surrounding businesses as well. Thank you for your time and attention to this matter.



Daniel W. Bateman  
Executive Director  
Spaceport Sheboygan

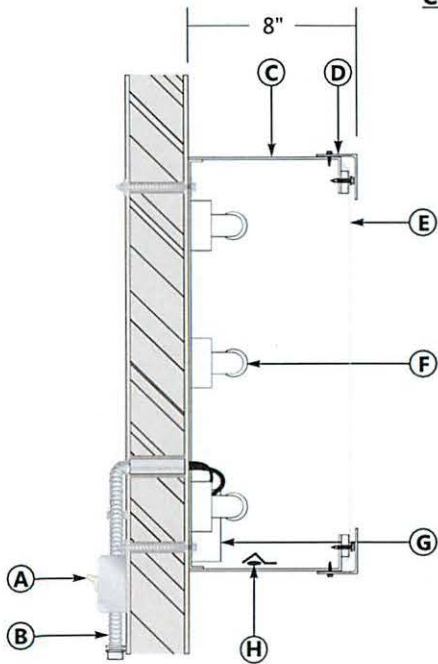
S1a

### Illuminated Cabinet (west elevation)

Install new internally illuminated cabinet. Cabinet to have aluminum returns and back, with aluminum face retainers and flexface. Paint exterior of cabinet and retainers white. Flexface to have vinyl graphics applied first surface. Internally illuminate cabinet using HO lamps.



#### Cross Section Detail



A	listed disconnect switch
B	primary electrical source
C	aluminum return
D	face retainer (aluminum)
E	flexface
F	HO lamps
G	ballast
H	weep hole (w/cover)



Scale: 3/8" = 1'-0" | sf = 88



Revisions:	
new imagery / 6-11-14 / JAB	X
X	X
X	X

File Location:  
ArtDept\Color\Colors\Misc\Spaceport

Date: 11-1-2013  
Designer: JAB PM: LMT

City/State: Sheboygan, WI  
Address: Pier District

Drawing #	C38893-S1a
Site Name	-

West



Revisions:

X	
X	
X	
X	

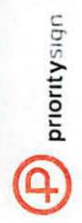
File Location:  
Ar\dept\Color\Colors\Misc\Spaceport

Date: 11-1-2013  
Designer: JAB PK: LMT

City/State: Sheboygan, WI  
Address: Pier District

Drawing #  
Site Name

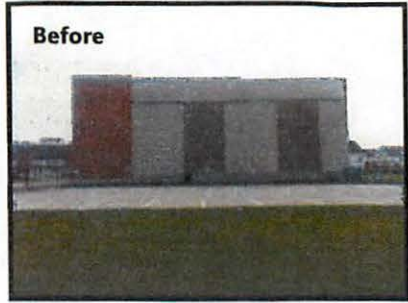
C38893-S1



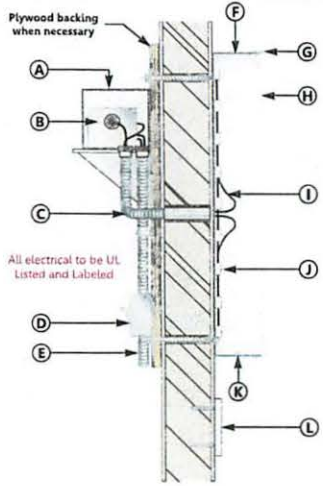
**S1**

**Illuminated Letterset/Logo (west elevation)**

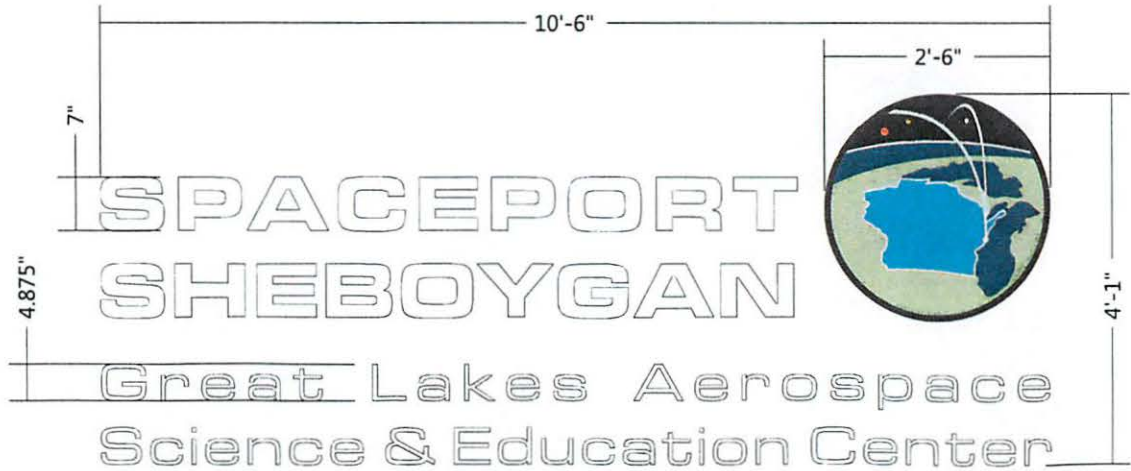
Install new internally illuminated letters and logo with FCO tagline. Letters/logo to have aluminum returns and backs, with white acrylic faces and plastic trim caps. Logo to have digital graphic applied. All returns to be painted white. Trim cap color to be white. Illuminate letters/logo with white LED's. Tagline letters to be 1/4" thick flat cut out aluminum, painted white and stud mounted to fascia.



**Cross Section Detail**



<b>A</b>	transformer housing
<b>B</b>	power supply
<b>C</b>	conduit
<b>D</b>	listed disconnect switch
<b>E</b>	primary electrical source
<b>F</b>	aluminum return
<b>G</b>	face retainer (trim cap or alum.)
<b>H</b>	acrylic face
<b>I</b>	supply wire
<b>J</b>	LED unit
<b>K</b>	weep holes (2 per element)
<b>L</b>	FCO tagline



Scale: 1/2" = 1'-0" | sf = 42.9



Revisions:		X
	X	
	X	
	X	

File Location:  
ArtDept\Cow\Colors\Misc\Spaceport

Date: 11-1-2013  
Designer: JAB PM: LMT

City/State: Sheboygan, WI  
Address: Pier District

Drawing # **C38893-S1**  
Site Name -

# QUALITY STATE OIL CO., INC.

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July 21, 2014

TO: City of Sheboygan Planning Commission

From: Scott Stangel (Quality State Oil Company)

RE: Request for Conditional Use Revision for Bret's Towing & Auto Service

On June 10, 2014 the city of Sheboygan Planning Commission approved the Conditional Use and variance request of Quality State Oil for the Bret's Auto Service & Towing location at 2233 S. Business Drive. Part of the approval included a new pylon sign for a new CITGO sign cabinets and LED price sign. Total height of the approved sign is 26 feet and the total area is 76 square feet.

Since the approval the pole structure and foundation have been thoroughly examined by the pole manufacture and its structural engineer. It has been determined that neither will adequately support the new sign structure.

As a result a new sign cabinet must be attached to the existing pole, as other options to relocate the sign on the property are not feasible due to ingress and egress of vehicle traffic, as well as public safety.

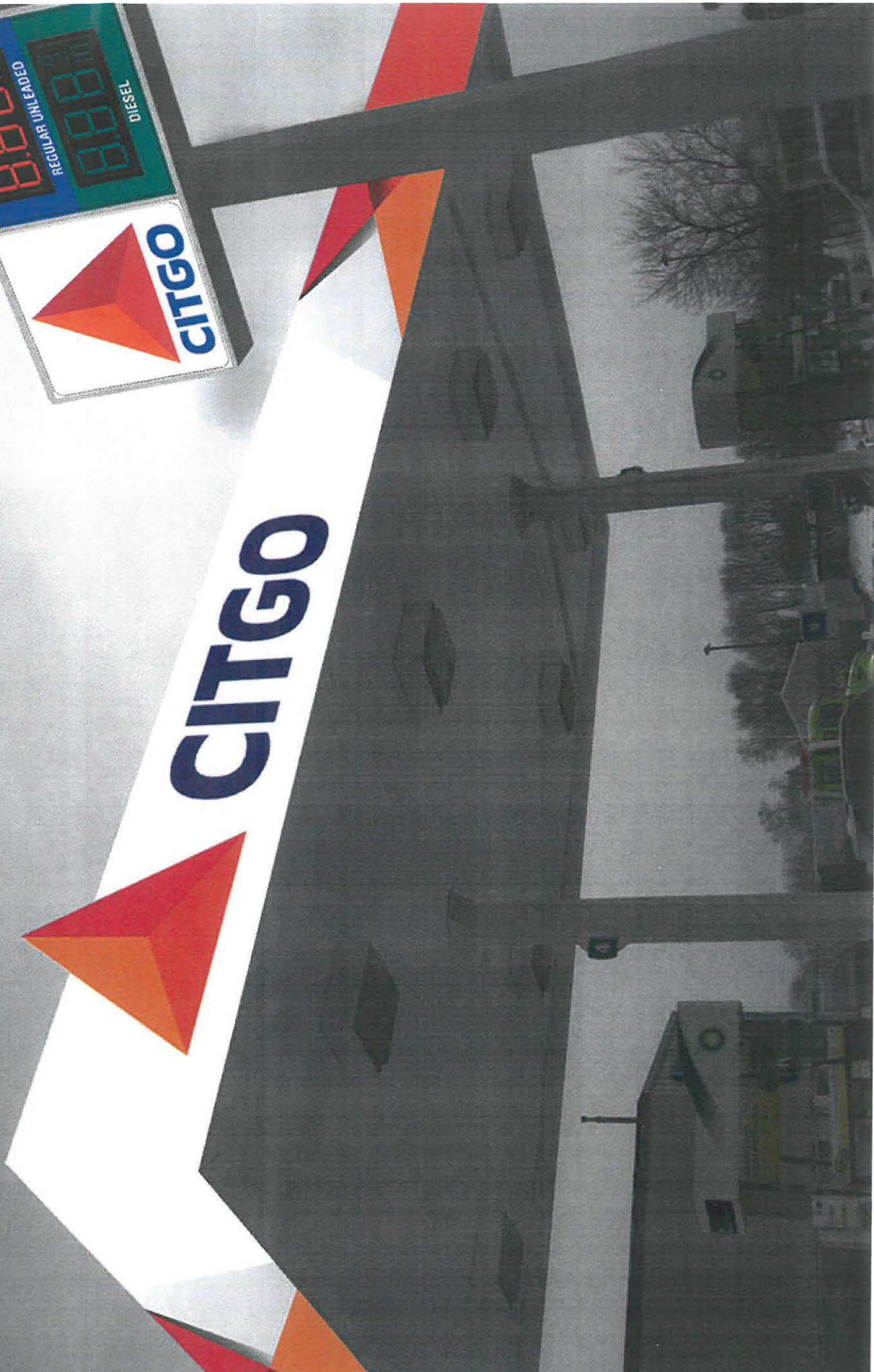
Thus I am seeking an amended conditional use permit to allow for a 4 foot by 8 foot CITGO ID sign and 2 product LED sign (see attached).

This new sign cabinet is much lighter and smaller than the previous approved cabinet. It is 32 square feet as compared to the approved sign of 76 square feet, and the existing cabinets of 96 square feet. This change will also result in lowering the overall height of the sign from 26 feet to 23 feet. Although the sign will continue to be in the city's right of way (city encroachment has been approved), it will extend a foot less into the right of way than the existing sign.

This proposed sign has been approved for installation by both the pole manufacture and its structural engineer.

I understand this request to amend the originally approved conditional use is out of the ordinary, but I and the property owner want to install a new sign that will be structurally sound, poses no risk to public safety, and meets the city's requirements.

Thank you for your consideration.

A smaller CITGO sign is positioned in the upper right. It features the same red and orange pyramid logo and the word "CITGO" in blue. Below the logo is a digital display with two sections. The left section shows "REGULAR UNLEADED" with a price of "8.88" and a "9/10" octane rating. The right section shows "DIESEL" with a price of "8.88".

Fuel Type	Price	Octane
REGULAR UNLEADED	8.88	9/10
DIESEL	8.88	

# 4' x 8' Combo Sign System with 2 Product LED Price Sign (G/D)

Ordering Code - Sign: SS-EURO-CP-4X8-LED-2P (G/D) (Material Code: 2186599)



## SIGN SPECIFICATIONS

Sign Type: 4'x8' w/2 prod LED's

Measurements: 50 1/8" x 97 1/4"

Electrical: (2) 120v circuits - lamp circuit @ 2.34 amp/LED  
circuit @ 1.64 amp

Weight: 250 lbs

## POLE & FOUNDATION SPECIFICATIONS

### STANDARD

Design Windload: 100 MPH

Pole Supports: 8" x 6" x 1/4 x 12'

Baseplates: 1" x 21" x 22"

Anchor Bolts: 1" x 42"

Foundation: 30" Dia. x 5' Deep

### HIGH WINDLOAD

Design Windload: 130 MPH

Pole Supports: 8" x 6" x 1/2" xx 12'

Baseplates: 1 1/2" x 21" x 22"

Anchor Bolts: 1 1/2" x 48"

Foundation: 30" Dia. x 7' Deep

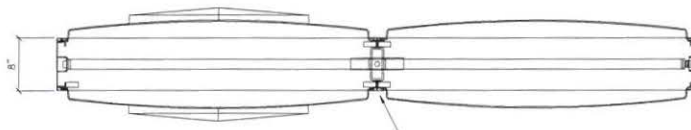
## 12" NUMBERS



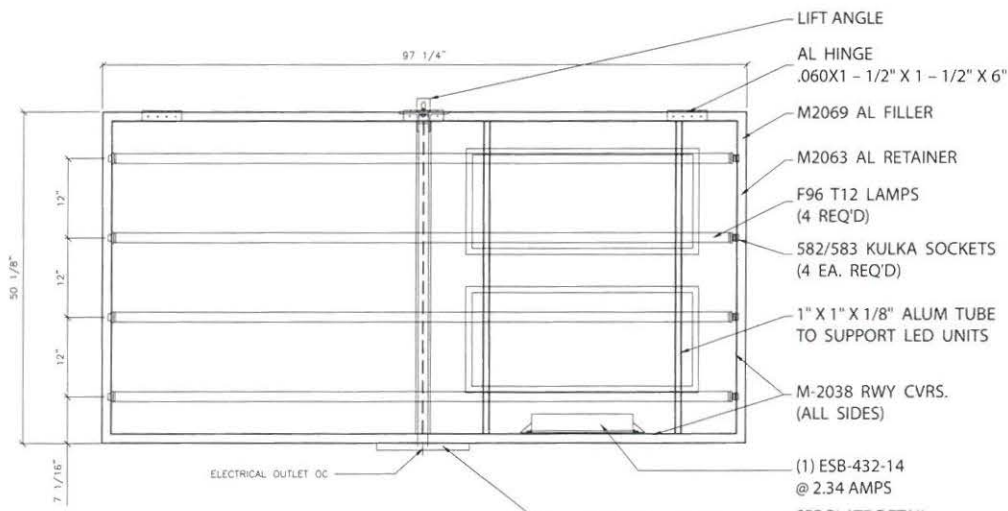
DROP IN LEDS

# 4' x 8' Combo Sign System with 2 Product LED Price Sign (G/D)

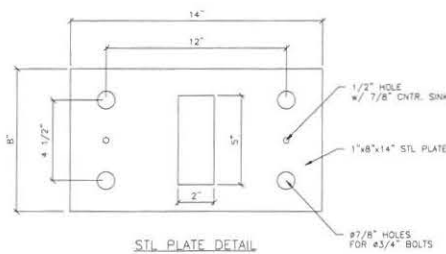
Ordering Code - Sign: SS-EURO-CP-4X8-LED-2P (G/D) (Material Code: 2186599)



TOP VIEW  
SCALE: 3/4" = 1' 0"



CABINET DETAIL  
SCALE: 3/4" = 1' 0"



STL PLATE DETAIL  
SCALE: N.T.S.

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

[EMPLOYEE LOGIN](#)

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

Go

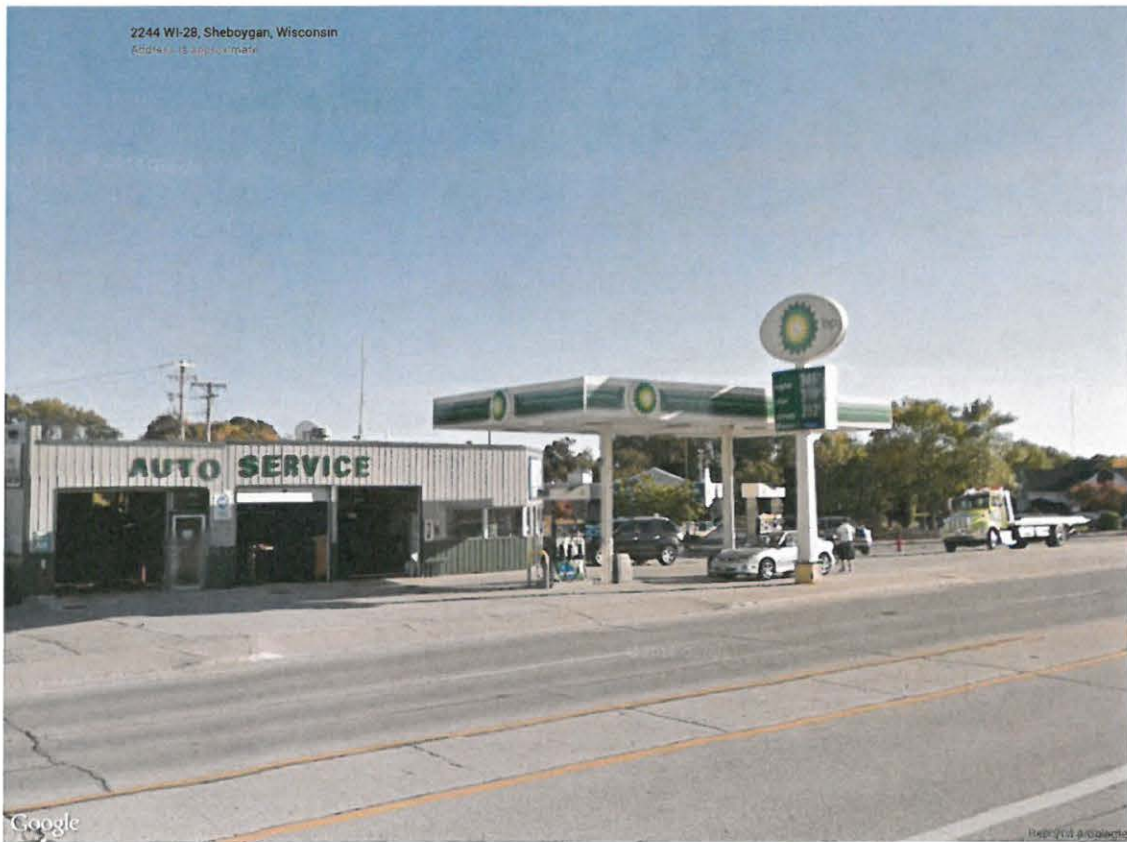
[Home](#) [Officials](#) [Departments](#) [History & Info](#) [Business](#) [Residents](#)



History & Info

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

### City Map



2244 WI-28, Sheboygan, Wisconsin  
Address is approximate

Google

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

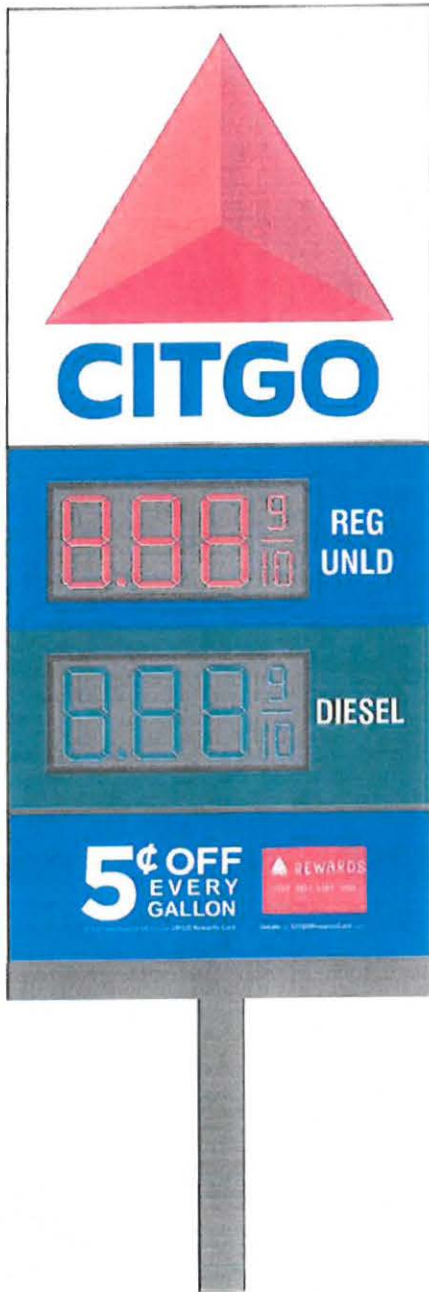
72 1/8"

73 3/4"

60 7/8"

TBD"

25 3/4"



16" LED Unit

16" LED Unit

# FEDERAL HEALTH

**SIGN COMPANY**  
www.FederalHealth.com

1500 North Bolton  
Jacksonville, Texas 75766  
(903) 589-2100 Fax (903) 589-2101

Other Office Locations  
Los Angeles - Oceanside - Las Vegas  
Tucson - Kansas City - Willowbrook  
Milwaukee - Eufess - Houston  
San Antonio - Atlanta  
Tampa - Daytona Beach

Building Quality Signage For American Business

Revised:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Account Rep **d. Fuller**

Project Manager **j. Blackmon**

Drawn By **a. Cruz**

Project / Location



Elevation Drawing  
Elevation Drawing  
6ft Euro System - Center Pole w/ Yoke  
To Be:  
6x6 - Citgo ID  
5x6 - 2 Product LED w/ 16" Dak FL-3000  
Units (1 Red - 1 Green)  
Screened Products  
Regular Unleaded  
Diesel  
2x6 - CITGO Rewards

Privacy Policy: [http://www.federalhealth.com/privacy-policy.html](#)  
 Terms of Service: [http://www.federalhealth.com/terms-of-service.html](#)  
 Federal Health Sign Company, 1500 North Bolton, Jacksonville, TX 75766  
 (903) 589-2100

Job Number **Ci142970\_E**

File Name

Date **05.24.14**

Sheet Number **1** Of **1**

### COLORS

- L8-3124 PAINT WHITE
- L8-6394 PAINT MED. RED
- L8-6839 PAINT LT. RED
- L8-6768 PAINT DK. RED
- L8-6715 PAINT BLUE-OPAQUE OR PRICE
- L8-7758 PAINT OPAQUE GREEN

**BEFORE**



**AFTER**





regular	32	9
silver	33	9
ultimate	35	9

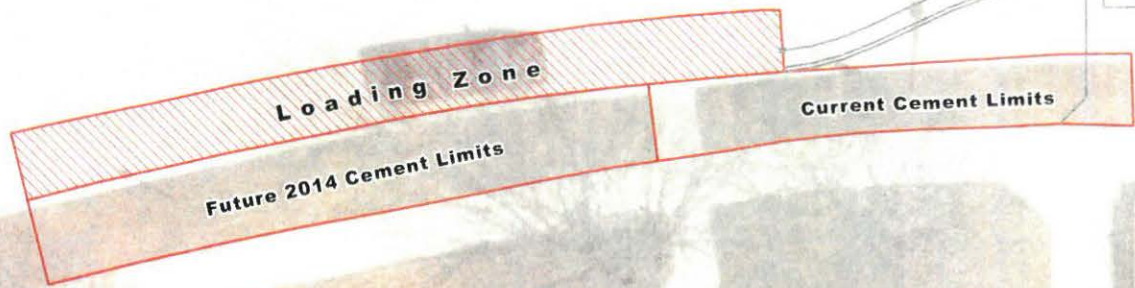
BP gasoline *Invigorate*

We Accept  
Roundy's Fuel Perks  
**ROUNDY'S**

# YMCA Loading Zone Area

The "Red Hatched" Area below signifies where loading & unloading passengers should take place if necessary. You can & unload in "No Parking" areas if the driver does not leave their car. As it was before the new layout, this area is meant for drop off & pickup ONLY. It is not meant as temporary parking or an area to stand for any length of time.

Thank You For Your Cooperation



II

3.3

R. O. No. 85 - 14 - 15. By CITY CLERK. July 21, 2014.

Submitting a communication from the Sheboygan County YMCA requesting an encroachment to create a safe drop off area for cars and busses on the northeast corner of Broughton Dr.

*City Plan*

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

33

III

20

Handwritten text, possibly a signature or name, written in cursive.



FOR YOUTH DEVELOPMENT™  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

JUL 10 '14 PM12:42

July 10, 2014

Sheboygan Common Council  
828 Center Avenue  
Sheboygan, WI 53081

Dear Chairman and Council Members,

The Sheboygan County YMCA, 812 Broughton Drive, Sheboygan is requesting an encroachment on the northeast corner of Broughton Drive.

The YMCA is applying for the encroachment to create a safe drop off area for cars and busses. The addition of concrete to this area will better designate the drop off area. It will also supply a safe, solid surface to exit a car or bus.

Jim Post, YMCA Property Manager, is available to answer any specific questions. Contact Jim if you would like to tour the area of request. Contact Jim at [jpost@sheboygancountymca.org](mailto:jpost@sheboygancountymca.org) or 920-980-2925.

Thank you for considering our request.

Sincerely,

*Donna Wendlandt*  
Donna Wendlandt, President

**SHEBOYGAN COUNTY YMCA**

812 Broughton Drive, Sheboygan WI 53081

P 920 451 8000 F 920 451 8019 [www.sheboygancountymca.org](http://www.sheboygancountymca.org)

ENCROACHMENT DESCRIPTION  
 FOR PEDESTRIAN DROPOFF/PICKUP SITE  
 AT 812 BROUGHTON DRIVE  
 SHEBOYGAN YMCA

WASHINGTON CT.

NE CORNER  
 LOT 23  
 ELLIS ADDN.

ENCROACHMENT DESCRIPTION

THAT PART OF THE RIGHT OF WAY FOR BROUGHTON DRIVE SOUTH OF WASHINGTON COURT, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 23 OF THE ELLIS ADDITION PLAT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY FOR BROUGHTON DRIVE AND THE SOUTH RIGHT OF WAY FOR WASHINGTON COURT, THENCE S.12°51'15"E. ALONG THE WEST RIGHT OF WAY FOR BROUGHTON DRIVE 62.73 FEET, THENCE N.77°07'05"E. 12.30 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N.77°07'05"E. 8.96 FEET, THENCE SOUTHEASTERLY 60.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 442.87 FEET AND A CHORD BEARING S.9°41'15"E. 60.31 FEET, THENCE S.81°53'41"W. 8.03 FEET, THENCE N.10°34'00"W. 59.67 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 540 SQUARE FEET.

P.O.B.

L=60.43  
 R=442.87  
 CHORD  
 B=59° 41' 15"E  
 L=60.31'



SCALE 1" = 20'

~~IX~~

6.1

Gen. Ord. No. 24- 14 - 15. By Alderperson Hammond. July 21, 2014.

AN ORDINANCE granting Sheboygan County YMCA, its successors and assigns, the privilege of encroaching upon described portions of Broughton Dr. located at 812 Broughton Dr. in the City of Sheboygan for the purpose of creating a safe drop off concrete area for cars and busses on the northeast corner of Broughton Dr.

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

Section 1. Subject to the terms and conditions contained herein, Sheboygan County YMCA, its successors and assigns, is hereby granted the privilege of encroaching on Broughton Dr.,

THAT PART OF THE RIGHT OF WAY FOR BROUGHTON DRIVE SOUTH OF WASHINGTON COURT, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 23 OF THE ELLIS ADDITION PLAT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY FOR BROUGHTON DRIVE AND THE SOUTH RIGHT OF WAY FOR WASHINGTON COURT, THENCE S.12°51'15"E. ALONG THE WEST RIGHT OF WAY FOR BROUGHTON DRIVE 62.73 FEET, THENCE N.77°07'05"E. 12.30 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N.77°07'05"E. 8.96 FEET, THENCE SOUTHEASTERLY 60.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 442.87 FEET AND A CHORD BEARING S.9°41'15"E. 60.31 FEET, THENCE S.81°53'41"W. 8.03 FEET, THENCE N.10°34'00"W. 59.67 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 540 SQUARE FEET.

for the purpose of creating and maintaining a concrete drop off area for cars and busses on the northeast corner of Broughton Dr., in accordance with the sketch attached hereto and made a part hereof.

Section 2. The privilege as granted above is granted only on the condition that by the acceptance of the privilege, the said Sheboygan County YMCA, 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 Sheboygan County YMCA, 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 Sheboygan County YMCA, its successors and assigns, or by the State of Wisconsin or by the City of Sheboygan.

*City Plan*

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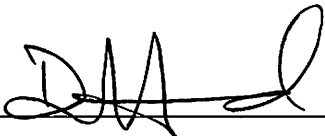
c. Shall pay such compensation to the City of Sheboygan for the grant of this privilege as may be determined by a board consisting of the Mayor, the Director of Public Works and the City Attorney; the compensation shall be paid into the General Fund.

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.



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

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

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

ENCROACHMENT DESCRIPTION  
FOR PEDESTRIAN DROPOFF/PICKUP SITE  
AT 812 BROUGHTON DRIVE  
SHEBOYGAN YMCA

WASHINGTON CT.

NE CORNER  
LOT 23  
ELLIS ADDN.

ENCROACHMENT DESCRIPTION

THAT PART OF THE RIGHT OF WAY FOR BROUGHTON DRIVE SOUTH OF WASHINGTON COURT, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 23 OF THE ELLIS ADDITION PLAT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY FOR BROUGHTON DRIVE AND THE SOUTH RIGHT OF WAY FOR WASHINGTON COURT, THENCE S.12°51'15"E. ALONG THE WEST RIGHT OF WAY FOR BROUGHTON DRIVE 62.73 FEET, THENCE N.77°07'05"E. 12.30 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N.77°07'05"E. 8.96 FEET, THENCE SOUTHEASTERLY 60.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 442.87 FEET AND A CHORD BEARING S.9°41'15"E. 60.31 FEET, THENCE S.81°53'41"W. 8.03 FEET, THENCE N.10°34'00"W. 59.67 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 540 SQUARE FEET.

S12° 51' 15"E 62.73'

N77° 07' 05"E 8.96'  
12.30'

P.O.B.

L=60.43  
R=442.87  
CHORD  
B=S9° 41' 15"E  
L=60.31'

N10° 34' 00"W 59.67'

BROUGHTON DR.

S81° 53' 41"W

8.03'



SCALE 1" = 20'

III

Other Matters

7.5

Res. No. 45 - 14 - 15. By Alderperson Belanger. July 21, 2014.

A RESOLUTION authorizing the sale of City-owned property formerly known 1020 and 1022 Erie Avenue.

WHEREAS, the City purchased and demolished these properties and combined the parcels into one parcel;

WHEREAS, Habitat for Humanity is interested in purchasing the property for \$10,000 to construct a new single-family, owner-occupied home on the property;

WHEREAS, a requirement on transferring these properties to Habitat for Humanity is that the properties shall not be re-sold and their primary use shall be to construct new single-family homes to match the current architectural of the housing units within the nearby neighborhood (at least two stories) and to comply with the Erie Avenue Design Guidelines.

RESOLVED, that the Common Council authorizes the Mayor and City Clerk to act on behalf of the City and sign all appropriate documents related to the transfer of the residential property.

City Plan

\_\_\_\_\_

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

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

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

III

42

42

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Bottom section of handwritten text, appearing as a separate paragraph or a concluding note, also in cursive and very faint.