

*****ATTACHMENTS*****



CITY PLAN COMMISSION MINUTES

The City Plan Commission met on Tuesday, June 24, 2014 in the 3rd Floor Conference Room at City Hall, 828 Center Avenue. Mayor Mike Vandersteen presided.

Present: Mayor Mike Vandersteen, Ryan Sazama, Ald. John Belanger, John Van Der Male, and Don Cvetan

Excused: Jerry Jones and Jose Araujo

Staff present: Steve Sokolowski, Chad Pelishek and Janet M Duellman

Others: Kenneth Ringel, Kathleen Ringel, Jane Roberts, Connie Mehan, Amy Raml, Ryan Wilgreen, Steve Benish, Craig Ostermann, Justin Schueler, Bob Harley, Randy Ries, Jayne Ries, Richard Donner, Ald. Mark Hermann, Nick Steitz, Dan Welsch, and Mark Bettenhausen.

The meeting was called to order at 4:00 pm and the Pledge of Allegiance was recited.

Approval of minutes of the June 10, 2014 meetings.

Ald. John Belanger moved to approve the minutes, Don Cvetan seconded. Motion passed unanimously.

Conditional Use Permit and variance application by Dan Welsch to add new signage at Dumper Dan's Charter Fishing Fleet Shanty located at 676 S. Pier Drive.

Dan Welsch was present.

In March of 2014, the Plan Commission approved a Precise Implementation Plan by Dan Welsch to construct a new Shanty building in the South Pier District for Dumper Dan's Charter Fishing Fleet. Today, Mr. Welsch is requesting sign permits for his business located at 676 S. Pier Drive. The first sign (South Pier side) will be projecting and is 10sf made of wood with wrought iron brackets. The second sign will be on the boardwalk side will be 13 sf and also made of wood and located on the roof of the patio. Both signs will advertise "Dumper Dan's Fishing, Store, and Lodging".

Mr. Welsch stated that he would like to add two information signs to the request. One on the southeast corner of the building to direct people towards the boardwalk since there is no door on the South Pier side and the other on the west side of the building telling people where to check in. Both of these informational wall signs will be made with similar materials and will be white with burgundy print.

The committee inquired about the type of signs and if they would be like the others.

Ald. John Belanger moved, Jerry Jones seconded to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.

2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. The maximum projection (sign and/or support structure) is 4.5 feet.
4. Maximum 12sf projecting sign located 10 feet above grade.
5. Projecting sign may not swing or be internally illuminated.
6. All signs, including the new directional/information signs, shall meet the S. Pier Design Guidelines.

Variance Granted:

- To have the Dumper Dan's sign located on the roof of the outdoor patio – No roof signs permitted.

The motion passed unanimously.

Conditional Use Permit application by Kenneth Ringel to convert a single-family dwelling into a duplex at 1912 N 12th Street.

Kenneth Ringel was present along with neighbor Nick Steitz.

The applicant is requesting to convert a single family home into a duplex. He would live in the lower unit and lease the upper unit. There is off-street parking in the driveway and detached garage. The home was a duplex for many years according to the Assessor's Office and applicant. The duplex was converted to a single family dwelling in November of 2000.

Mr. Ringel stated that they only need the first floor space and that it was previously a duplex. Also the extra income would help.

Mr. Steitz stated that the neighborhood is a mixture of single family homes and multi-tenant. He didn't see any concerns with converting it to a two unit.

Ald. John Belanger moved, Don Cvetan seconded to approve with the following conditions:

1. Prior to construction and conversion, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, occupancy, address, etc.

The motion passed unanimously.

Conditional Use Permit application by Amy Raml to operate Green Spin Gifting and Insights to Life home occupations from 3917 S. 18th Street.

Amy Raml was present along with neighbor Connie Mehan.

Green Spin Gifting LLC is an Eco-friendly gift bag system where she and/or her customers alter gift bags into reusable ones using every day, reusable and upcycled trash, such as tissue boxes, old greeting cards of any type and decorative calendars from years past. Green Spin Gifting has come up with a unique system of gift containment and beautification by using replacement name tags and interchangeable bows. This means the customer can reuse the SAME gift bag over and over again just by changing out the decorating elements and replacing

the name tag with a new one which is already attached to the gift bag. Customers love the idea that each gift bag can be reused without hassle of dealing with permanent name tags: it saves everyone time and money being able to have a ready-made gift bag at your fingertips rather than having to constantly purchase new gift bags, bows and name tags. All you have to do is get out a Green Spin Gifting gift bag, attach a renewed decoration of your choice and a replacement name tag and voila, you are done!

As for Insights to Life, the applicant states Insights to Life LLC is primarily an Internet based business, meetings with most clients via email sessions. There will be very little added activity due to this business in my home. 90% of all clinical hours are conducted via email sessions and plans to meet most clients off-site.

Ms. Raml explained she was a teacher for many years but due to a medical condition she needed to leave that profession. Because of her previous profession she would like to be a life coach and operate Insights to Life which is mainly computer based and if she did need to meet with someone she would do it at a public place not at her home. She explained that she would be holding workshops once a month on a Sunday. There will be 3 different sessions lasting 1 ½ hours each with a ½ hour between. Each session would have a maximum of 6 attendees for a total of 18 people during that day.

The neighbor expressed concerns about parking and traffic.

The committee discussed vehicular traffic and how the workshop would work.

John Van Der Male moved, Ald. John Belanger seconded to approve with the following conditions:

1. Applicant shall meet all home criteria per Section 15.206(8)(s) of the City of Sheboygan Zoning Ordinance.
2. The home occupation may only utilize 25 percent of the living area of the dwelling unit you reside in.
3. The applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, health, occupancy, etc.
4. Not more than one sign, not to exceed two square feet, non-illuminated and flush wall mounted only, will be used to advertise the home occupation. Applicant would be required to obtain a sign permit. Also, no temporary signage is permitted for home occupations.
5. If the home occupation businesses create a nuisance, the Plan Commission will have the authority to again review the home occupation conditional use permit.
6. If the applicant moves from the present location, the conditional use permit will discontinue immediately.

The motion passed unanimously.

Conditional Use Permit, Variance and Certified Survey Map application by Steve Benish to construct a new Magic Car Wash Express on Parcel Number 431751 (Washington Square Outlot – Washington Avenue).

Steve Benish, Craig Ostermann and Ryan Wilgreen were present.

The applicant is proposing a new 3,562sf tunnel car wash that will provide express car washing and polishing to patron's vehicles (all automatic) along with self-service vacuuming. Hours of operation are 7 days a week from 7 am to 9pm. Project will create a total of 3-5 employees, (1-2 employees per shift). The façade will consist of block, renaissance stone, red brick and EIFS similar to many of the Washington Square developments. Clients will temporarily park on the property only to vacuum their vehicles. The applicant is proposing to install a free standing electronic readerboard monument sign and several wall signs.

A Certified Survey Map (CSM) has been submitted in order to create two parcels from the present 2 acre parcel. Lot 1 is 1.1 acres and is the lot the car wash will be constructed on. Lot 2 is .91 acres and is vacant and undeveloped.

Mr. Benish explained that the sign on the East and West sides of the building are visible from a distance even though they are not lit. Mr. Benish stated the wash will be able to comfortably stack 18-20 cars and the wait time should be around 10 minutes with that many cars.

The committee discussed type of signage and amount of cars.

Ryan Sazama moved, Ald. John Belanger seconded to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan.
3. Applicant will submit a landscape plan that addresses all four (4) landscaping requirements.
4. Dumpster shall be screened and enclosed and constructed of like materials and colors of the facility. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
7. The car wash will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
8. All areas used for parking or maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved, shall be landscaped with grass and/or approved landscaping.
10. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
11. The development shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts
12. Applicant shall obtain the necessary conditional use/sign permits prior to installation.
13. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 10 feet.
14. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No

signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.

15. Applicant will provide adequate public access along Washington Avenue, S. Business Drive II and the Washington Square frontage roads and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
16. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
17. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
18. The Certified Survey Map (CSM) will be reviewed if and only if the Plan Commission approves the conditional use permit. The proposed CSM will exactly match the approved site plan/property layout.
19. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
20. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded and the applicant can demonstrate that they are the owner of newly created Lot 1.
21. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Variances Granted:

- To install a 10 foot high monument sign – maximum monument sign height is 8 feet tall.
- Applicant is proposing a total of nine (9) parking stalls - The minimum number of parking stall is 12.

The motion passed unanimously.

Request from Jandy Properties, LLC for an extension of the deadline to pave the parking lot at 1106/1110/1112 Michigan Avenue.

Jayne and Randy Ries were present.

On March 27, 2012, the City of Sheboygan Plan Commission approved a site plan request by Jandy Properties, LLC to operate Jams, Jellies and More from the property located at 1106/1110/1112 Michigan Avenue. The Plan Commission approved the conditional use permit with several conditions including condition #6 that stated:

"All areas used for parking or maneuvering of vehicles shall be paved. Applicant/Owner shall submit a plan to the City of Sheboygan Department of City Development detailing the proposed parking lot (site plan showing location of parking area, paving setbacks, etc.). Applicant/owner shall pave the rear parking lot by June 28, 2013."

Jandy Properties, LLC requested and was granted a time extension for the parking lot in April of 2013 that gave them until June 28, 2014 to complete the parking lot.

Mr. Ries stated that they opened their doors in November 2013. There was a lot more work that needed to be done than originally thought. Mr. Reis questioned why he needed to pave his lot when others in the neighborhood don't.

Steve Sokolowski stated that as neighbors or any business make improvements to their property and/or building they are required to pave their lots as well. The present gravel parking lot is a legal nonconforming use. The Zoning Ordinance requires parking lots to be paved and the Plan Commission requires paving as a condition of approval for all developments/redevelopments. Mr. Sokolowski stated that the Ries only have to provide the required amount of paved parking so they can landscape some of the backyard if they choose to do so.

The committee discussed delivery vehicles, apartment, number of cars parked there.

Ms. Ries stated that they use her vehicle for deliveries.

Mr. Ries said that they live in the apartment that is attached to the store and they park two vehicles. On occasion they will also have an employee's vehicle parked there.

Mr. Sokolowski made a comment that the banner will need to be removed. Mr. Reis commented they are working on a new permanent sign.

Ryan Sazama moved, Don Cvetan seconded to approve a 1 year extension:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc.
2. Applicant shall obtain all necessary licenses/permits to operate including but not limited to the City of Sheboygan, Sheboygan County Health, State of Wisconsin, etc.
3. Dumpster shall be screened and enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster. Dumpster shall be constructed prior to occupancy.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
6. All areas used for parking or maneuvering of vehicles shall be paved. Applicant/Owner shall submit a plan to the City of Sheboygan Department of City Development detailing the proposed parking lot (site plan showing location of parking area, paving setbacks, etc.). Applicant/owner shall pave the rear parking lot by June 26, 2015.
7. Prior to paving the parking lot, the applicant/owner shall submit a proposed storm drainage plan for City Engineering approval. Applicant shall also obtain the required building permits.
8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping by no later than August 3, 2015.
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
10. Applicant shall obtain sign permits prior to the installation of any new signage at the site.

11. In no instance shall the proposed use create a nuisance for neighboring properties (noise, smells, garbage, etc.). If any issues arise, the Plan Commission may again review the site plan permit.
12. If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.
13. Applicant shall remove temporary banner by August 1, 2014

The motion passed unanimously.

Conditional Use Permit, Variance and Certified Survey Map Application by TMC Wisconsin 2, LLC to construct a new CVS Pharmacy at the northwest intersection of N.14th Street and Erie Avenue – Access Amendment

Attorney Richard Donner, Mark Bettenhausen, Bob Harley and Justin Schueler were present.

TMC Wisconsin 2, LLC is coming back to the Plan Commission to get a full access approved on Erie Ave. Their original plan was approved at the June 10, 2014 plan commission meeting provided a right-in/right-out.

Atty. Donner stated that CVS was requesting a full access to N 14th St but after working with the City it appeared that Erie Avenue would be better. Thus, CVS is amending their request to allow full access on to Erie Ave instead of the right-in/right-out.

The committee discussed who is paying for the change, backups on Erie Ave, changing the lights at the intersection and safety.

Chad Pelishek commented that Walgreens has a full access on Erie Avenue and that there is lots of pedestrian and vehicle movements going on with bike paths, hill, and other business parking lots access.

Ryan Sazama stated that if the lights need to be adjusted that is an easy fix and the Engineering Department was acceptable to the full access on Erie.

Justin Schueler noted that they did do a traffic study at that intersection and it didn't seem to be an issue. There was no traffic jam and traffic was moving with no problems.

Ryan Sazama moved, John VanDerMale seconded to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, alcohol, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan.
3. Applicant will submit a landscape plan that addresses all four (4) landscaping and bufferyard requirements.
4. Dumpster(s) and compactor shall be screened/enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials, products or equipment shall be prohibited.

6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
8. All areas used for parking or maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
11. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.). Structures and/or site improvements may cross the property line if and only if the applicant obtains the necessary encroachments permitting this.
12. Applicant shall obtain the necessary conditional use/sign permits prior to installation.
13. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 10 feet.
14. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
15. Any future signage proposed for the north and/or west elevation shall not be internally lit.
16. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
17. Applicant shall install six (6) foot high solid (shadow box) fence along the west property line. Fence/landscaping at the southwest and northwest corners of the site shall be no higher than four (4) feet high and 50% opaque for a distance of 10 feet from the street property lines. Fence shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance.
18. Applicant shall meet all vision triangle requirements of Section 15.703 of the City of Sheboygan Zoning Ordinance.
19. Applicant shall obtain all necessary razing permits for all structures to be demolished.
20. Once the existing homes and commercial buildings have been demolished, the applicant will maintain the site(s) in a clean and dust free condition.
21. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
22. All vehicles, equipment, materials, products, etc. shall be located on the CVS property (no storage on public rights-of-way).
23. Applicant will provide adequate public access along N. 14th Street, Erie Avenue, St. Clair Avenue and the public alley and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
24. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
25. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
26. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.

27. Applicant will take all appropriate actions to minimize the time period that adjacent properties are impacted by the CVS development (utilities, streets, etc.).
28. All Semi-trucks shall use designated truck routes in the City of Sheboygan. No semi-trucks shall use St. Clair Avenue west of the new driveway access on St. Clair Avenue. Truck traffic will access CVS as depicted on Exhibit 6, Semi-Truck Route, of the CVS Transportation Study.
29. The Conditional use permit and variance are approved if and only if the City of Sheboygan Common Council approves the vacation of the alley that presently runs east and west through the middle of the development site. No building permits shall be issued until such time as the proposed vacation is approved.
30. The Certified Survey Map (CSM) will be reviewed if and only if the Plan Commission and Common Council approve the conditional use permit and the vacation of the alley. The proposed CSM will exactly match the approved site plan/property layout. No building permits shall be issued until such time as the applicant can show City staff that the CSM has been recorded.
31. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance and addresses all issues including but not limited to dedication of right-of-way, vacation of right-of-way, etc.
32. The City will not sign the CSM until such time as the applicant can demonstrate that TMC Wisconsin 2, LLC owns all the properties, has addressed all CSM requirements (vacation of alley, dedication of property, etc.) and all structures have been raised from each property so we do not create a legal nonconforming use or structure(s).
33. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.
34. Applicant will need to submit an electronic copy of all updated and approved plans.
35. Applicant is responsible for constructing all required public improvements to N. 14th Street and Erie Avenue to standard City specifications prior to occupancy.

Variances Granted:

- Applicant is proposing a total of nine (9) signs - The maximum number of wall signs permitted is four (4) per business in the UC Zone.
- To install a 10 foot high monument sign – maximum monument sign height is 8 feet tall.
- To have a zero foot paving setback (area along former alley) – minimum paving setback is five (5) feet.
- Requesting a variance from the locational landscaping requirements – Applicant shall meet the four (4) locational landscaping requirements and bufferyard requirements.

The motion passed unanimously.

Discussion on Plan Commission using BoardDocs

The Mayor explained what BoardDocs is and how it is used.

The committee discussed how to access, if they will still be receiving the same information through BoardDocs, and if paper copies will still be available.

The Mayor stated that we will start posting agendas on BoardDocs along with corresponding documentation and will bring a few packets for those who do not have access to a laptop.

Adjournment.

John Van Der Male moved to adjourn, Ald. John Belanger seconded.

The motion passed unanimously. Meeting adjourned at 4:58 pm.


Janet M Duellman
Recording Secretary

PARCEL NO. 425440
 MAP NO. 34129001
 ZONING CLASSIFICATION: UF

Office Use Only

APPLICATION/FILE NO. _____
 REVIEW DATE: 7/15/14

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

Completed application is to be filed with the Department of City Development, 828 Center Avenue. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Jim Marshall - Marshall Sign, LLC

ADDRESS: W6415 Oak View Lane, Plymouth, WI E-MAIL: marshallsign@wi.rr.com

PHONE: (920) 893-8306 FAX NO. (920) 892-6463

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: HTT
Inc.

ADDRESS OF PROPERTY AFFECTED: 1828 Oakland
Ave.

LEGAL DESCRIPTION: Manufacturing
Facility

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE:
Manufacturing

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Manufacturing, No Change

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Request larger sign that what is normally permitted on (1) wall facade. i.e. One and one-half square feet of signage for every linear foot of exposed exterior wall length on that supporting wall is 61 x 1.5 = 92sf. HTT, Inc. is requesting 200 sq. feet based on overall building size and amount of street frontage it consumes.

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) 458-3377 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: Jim Marshall - Marshall Sign, LLC

ADDRESS: W6415 Oak View Lane, Plymouth, WI 53073

E-MAIL ADDRESS: marshallsign@wi.rr.com

PHONE: (920) 893-8306 FAX NO: (920) 892-6463

2. OWNER INFORMATION

OWNER OF SITE: Greg Noble

ADDRESS: 428 Cleveland Street, Sheboygan Falls, WI 53085

PHONE: (920) 467-0599 FAX NO: (920) 467-0601

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

NAME OF PROPOSED/EXISTING BUSINESS: HTT, Inc.
ADDRESS OF PROPERTY AFFECTED: 1828 Oakland Ave.

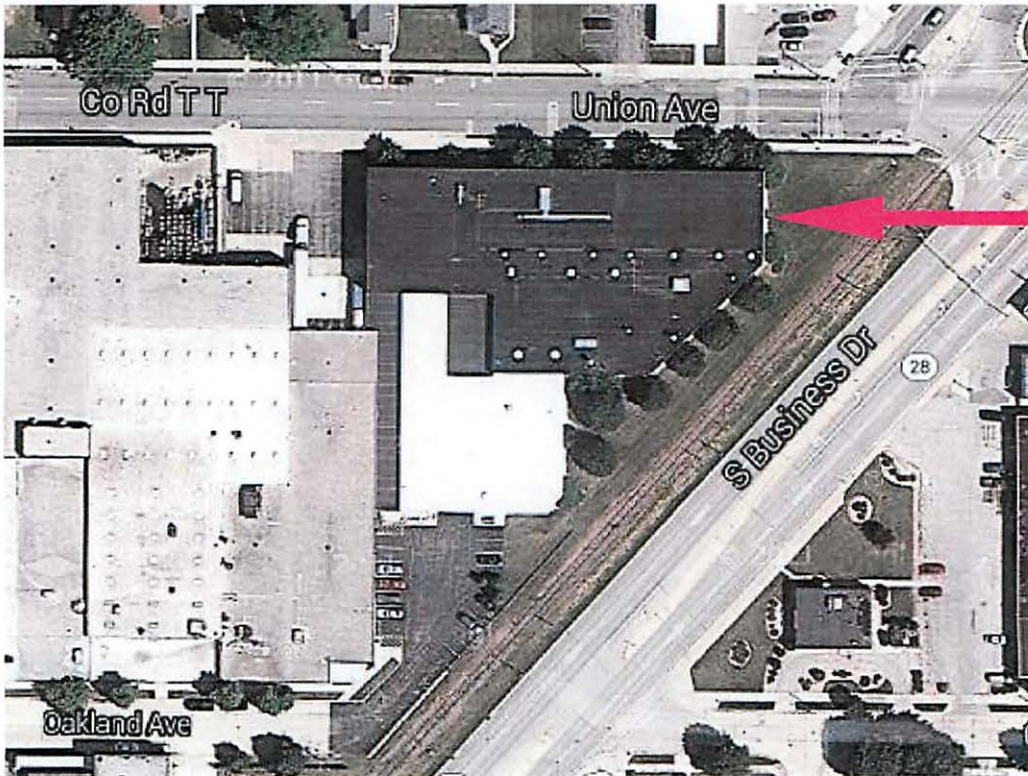
USE OF PROPERTY: Manufacturing

TYPE OF SIGN: Non-Illuminated Flanged Panel

DESCRIPTION OF PROPOSED SIGN: Non-Illuminated Aluminum Flanged Panel.

4. CONFIGURATION OF PROPOSED AWNING:

HEIGHT: 10' X WIDTH: 20' = TOTAL SQUARE FOOTAGE: 200



PARCEL NO. 425400
MAP NO. 34201004
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 7/15/14

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: _____ Brent A. Neevel Fitness LLC. _____

ADDRESS: N4134 W. Center Road Waupun, WI 53963

E-MAIL: baneevel@gmail.com

PHONE: (920)296-2697 FAX NO. N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Fit Body Boot Camp Sheboygan

ADDRESS OF PROPERTY AFFECTED: 2135 S. Business Drive, part of the 2121 S. Business Drive strip mall.

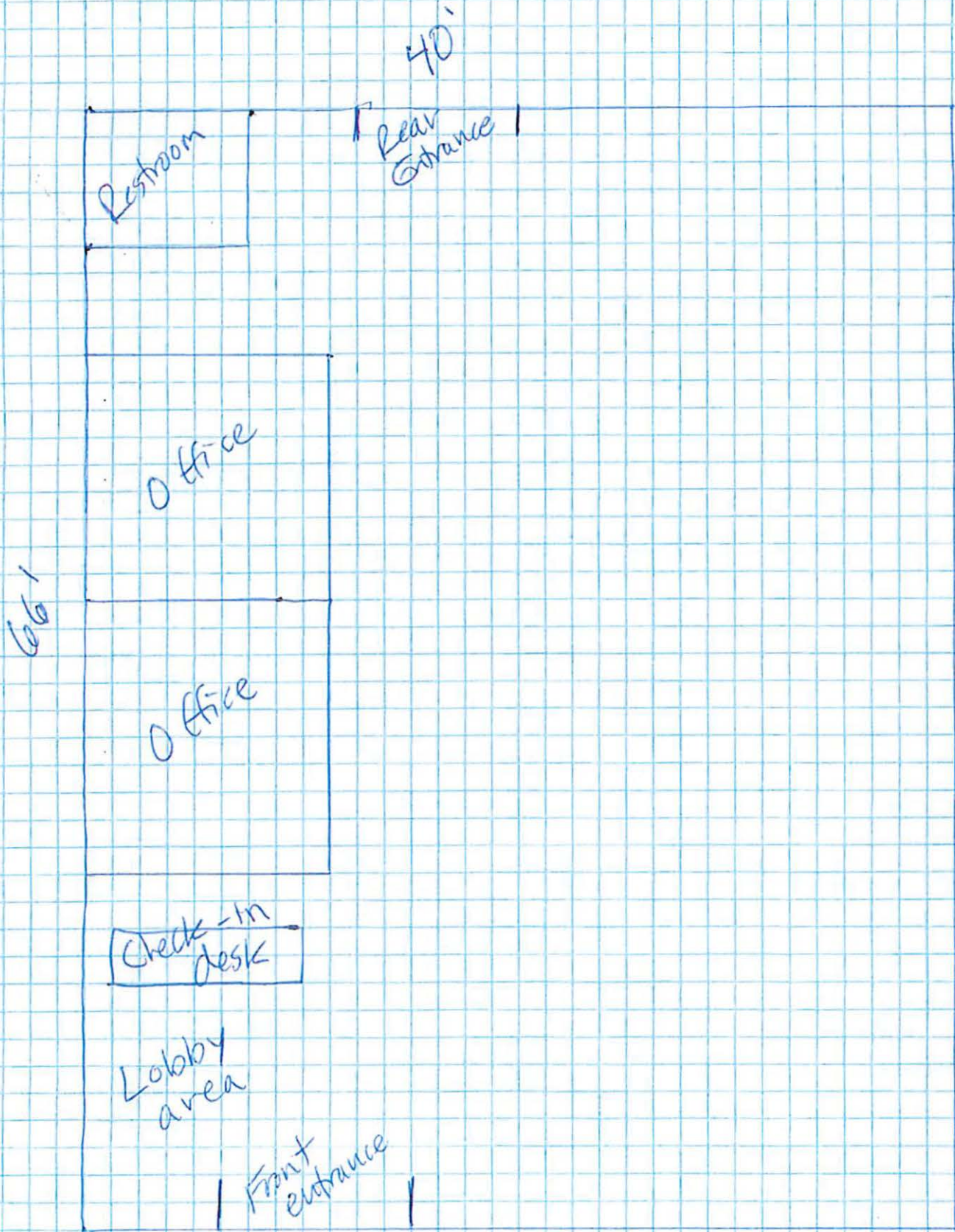
LEGAL DESCRIPTION: South Sheboygan Lots 5,6,7,8,9 & 10 BLK 3 And All Of The Vac N-S & E-W Alleys Of SD BLK 3 That Are Se Of The Sely Line Of S Business DR

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Car Paint Store

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

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

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE



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

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City Map



1778 Oakland Ave, Sheboygan, Wisconsin
Address is approximate

Google

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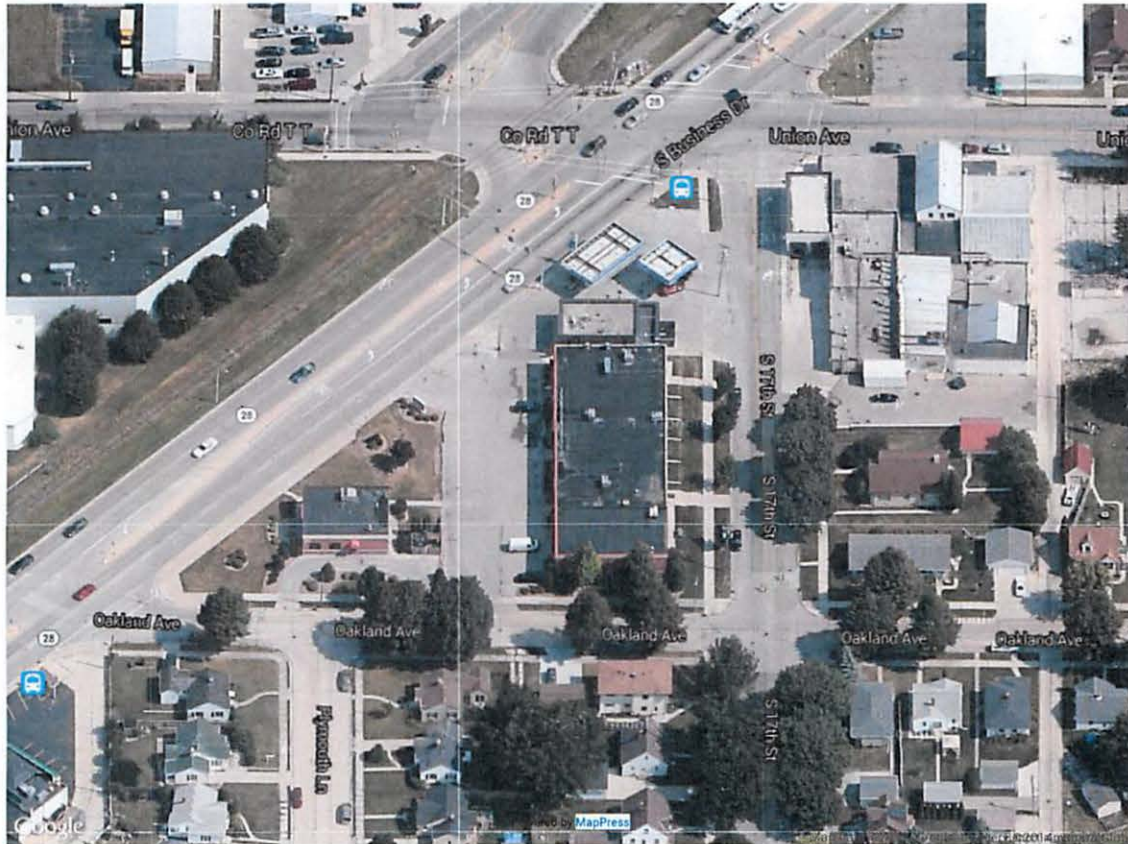
[Home](#) [Officials](#) [Departments](#) [History & Info](#) [Business](#) [Residents](#)



History & Info

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

City Map



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As a lifelong Wisconsin resident and passionate health professional, I am dedicated to helping the people of our state live healthier, more fulfilling lives. I've been able to help clients achieve healthier lifestyles and their fitness goals as a personal trainer, but I would like to expand my reach and help more people with my small group personal training business.

My significant other recently relocated back to the area to work at her alma mater, Lakeland College.

As she helps Lakeland continue to thrive and grow, I hope to help Sheboygan do the same. We all know the dangers of obesity and other lifestyle-related diseases, and my goal is to help Sheboygan County shed 10,000 pounds by 2020. It may seem lofty, but if each person I help is able to influence a couple others the ripple effect can be profound.

I'm excited to bring a new brand of fitness to the Sheboygan area, and I can't wait to set down roots and help the community be an even better place with Fit Body Boot Camp Sheboygan, an indoor small group personal training business.

FBBC Sheboygan will primarily operate before and after the traditional business hours of 9-5. Clients (4-8 at a time) will come to train together with an trainer, following an exercise protocol of the day as laid out by the trainer. Sessions will occur likely from 5-8 a.m. and 5-7:30 p.m. Monday through Friday and Saturdays in the morning. Clients also will come in for consultations at different times on a appointment basis. There also may be some retail sales (t-shirts, protein powder, etc.).

FBBC's global goal as a franchise is to expose and engage 20 percent of the world's population to a healthy and fit lifestyle by 2020. We plan to do this through our innovative delivery of our exercise and nutrition programs. We keep things moving with minimal equipment, focusing on keeping the heart rate high to improve muscle tone and slash fat at the same time. At FBBC Sheboygan we plan to employ TRX suspension straps, battle ropes, step boxes, dumbbells and body-weight exercises to help our clients get in the best shape of their lives.

Because not a great amount of equipment is needed, I would like to keep the current floor plan mostly intact, with offices lining the left side as you walk in, a bathroom behind the offices and a check-in counter and reception area when you first come in the front door.

Initially, I will be the sole employee, but I will look to hire an assistant shortly and possibly an additional trainer down the road.

As even more jobs are relocated to the Sheboygan area, new employees have to decide where they would like to live. By offering a variety of fitness options, Sheboygan will have more to offer than the surrounding communities and attract more of the relocation market.

The proposed fitness program is a new fitness franchise to Sheboygan County. This type of business will attract people from the surrounding communities, which will benefit a variety of Sheboygan businesses, such as: gas stations, shops & restaurants.

The proposed business will be in harmony with the Plan by helping to maintain the "high quality of life within the city" that the Comprehensive Plan refers to. The proposed business is the first of its kind in the City of Sheboygan. By giving citizens a new fitness option, it will contribute to the Health Sheboygan County initiative that was started more than a decade ago.

Economic development and strengthening existing business districts are also key parts of the Comprehensive Plan. Businesses will be more likely to move to Sheboygan when they don't see vacant commercial space. By granting my permit, I will strengthen a south side business district and promote economic development by filling a potentially vacant space in a highly visible strip mall.

Furthermore, the proposed business is more in line with the other types of businesses in the strip mall than the current occupant (a car paint store). Continuity with other businesses in the strip mall – a dance studio and rehab center – is one reason the location is attractive. We all focus on health, fitness and wellness. It also is located on a well-trafficked street, has sufficient parking and will not need many improvements to be ready for operation.

Thank you for your consideration.

Sincerely,
Brent Neevel



PARCEL NO. 431131
MAP NO. 34 331011
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 7/15/14

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: THOMAS T. LEE
ADDRESS: W2128 Pebble Beach Rd
Cedar Grove, WI 53013 E-MAIL: thomastlee2004@yahoo.com
PHONE: (920) 889-8449 FAX NO. (920) 783-8354
(920) 783-8344

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Lakeshore Adult Day Center, LLC
ADDRESS OF PROPERTY AFFECTED: 3007 S. Business Dr., Suite A
Sheboygan, WI 53081
LEGAL DESCRIPTION: Adult Day Center (ADC)

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
(See Attached sheets)

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
(See Attached sheets for explanation)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____
(See typed Attached sheets for brief description)



Lakeshore Adult Day Center, LLC

Per City of Sheboygan

Application for Conditional Use Permit:

1. Applicant Information:

Applicant Name: *Thomas T. Lee*
Address: *W2128 Pebble Beach Rd*
Cedar Grove, WI 53013
Phone: Office: *(920) 783-8344*
Cell: *(920)889-8449*
Fax: *(920)783-8354*

2. Description of the subject site/proposed project:

a. Name of Proposed/Existing business: *Lakeshore Adult Day Center, LLC*

b. Address of property affected:

3007 South Business Drive, Suite A, Sheboygan, WI 53081.

c. Legal Description: *Adult Day Center (ADC)*

d. Brief Description of Existing operation or use: *2/3 of the building or Suite A as shown in the Figure 3 and 4 will be used for the Adult Day Center, A place for adults who are elderly, and or the disabled to come a few times a week for the whole day or just part of the day to spend supervised time with trained staff participating in activities that will help keep their minds active and keep interest, such as crafts, card games, board games, light exercise, puzzles, outings in the community bowling, attending plays, picnics, out to eat, etc. This will help maintain or improve their current*

functional capacity and provide a safe environment for participant and peace of mind for family members.

e. Detail Description of proposed operation or use including any changes to the existing use:

i. No major structural changes: to the existing use of the building. Except a divider wall (See Figure 3 & 4) was used to separate the building into 2-separate Suites (A & B). Suite A will be utilized by the ADC. Suite B will utilize by Wisconsin Home Health Care, LLC.

*ii. **Lakeshore Adult Day Center** is to be licensed and in compliance with DQA under statute: 42 CFR: 441.352 a (1) and (2) chapter 946.32, Wis. Stats.*

*iii. **Hours of Operation:***

- 1. Open: 8a.m to 5p.m: Monday-Friday*
- 2. Closed weekends and most major legal holidays*

3. Number of Participants:

- a. Minimum: 10-15 participants per day*
- b. Maximum: 35-40 participants per day*

*iv. **Inside Usage:***

- 1. Suite A: Adult Day Center will utilize 2/3 or 3300 sq.ft of the building, to the left side of the building separated by a wall from*

Wisconsin Home Health Care, LLC, which uses 1,700 sq.ft. at Suite B.

- 2. Set up tables for seniors to be seated and socialize.*
- 3. Activities such as board games, card games, crafts, light exercise and checkers for seniors to play.*
- 4. Pool tables and other activity equipment.*
- 5. Massage chairs for the seniors to sit, relax and enjoy their favorite music.*
- 6. NO OVERNIGHT STAYS*

*v. **Outside:** (Same as WHHC signage)*

(See signage photos and dimensions from RLO sign.)

***1. Dumpster:** Will be placed in the back corner near the drive through area, (**see figure-5**)*

***2. Landscape:** Keep the same and just Add more flowers around the building.*

***3. Signage:** (Similar to WHHC: See Attached photos-See Photos from RLO Signs)*

3. Justification of the Proposed Conditional Use:

Written proposed conditional use:

a. Why is the proposed conditional use is Appropriate ?

Because, An Adult Day Center attracts the same population as any other commercial business such as a senior center, bank, or commerce. There will be no noise, no "after hours" business.

Adult Day Centers show compassion for the adults who are elderly and/or disabled in providing a safe and supervised environment for families to take their loved ones to for a day of stimulation and lively interaction with others and community integration. This prolongs the satisfying years of the adult elderly and or disabled person at a time when they may become under stimulated, or sequestered into their home while family members are pursuing their careers and/or child rearing.

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

Adult Day Center's enhances the City of Sheboygan's goals of providing diverse, culturally sensitive, compassionate, programs and business that enrich the life and wellbeing of Sheboygan's residents. Lakeshore Adult Day Center (ADC) will be in a urban/commercial area and the use of the proposed plan- ADC blends with the surrounding area.

c. 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? *There will be NO adverse effect in the surrounding areas. Thus, ADC's attract the common family member, adults who are elderly, and/or disabled. There will be no high traffic areas, no violations of the noise ordinances. The outside of the ADC will blend beautifully with the surrounding businesses.*

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

NO changes in landscaping or structural of the building.

e. 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: *The ADC will use the same utilities previously used by the Bank and surrounding businesses and will not require any changes to utilities.*

Figure-1

3007 S. Business Drive

Sheboygan, WI



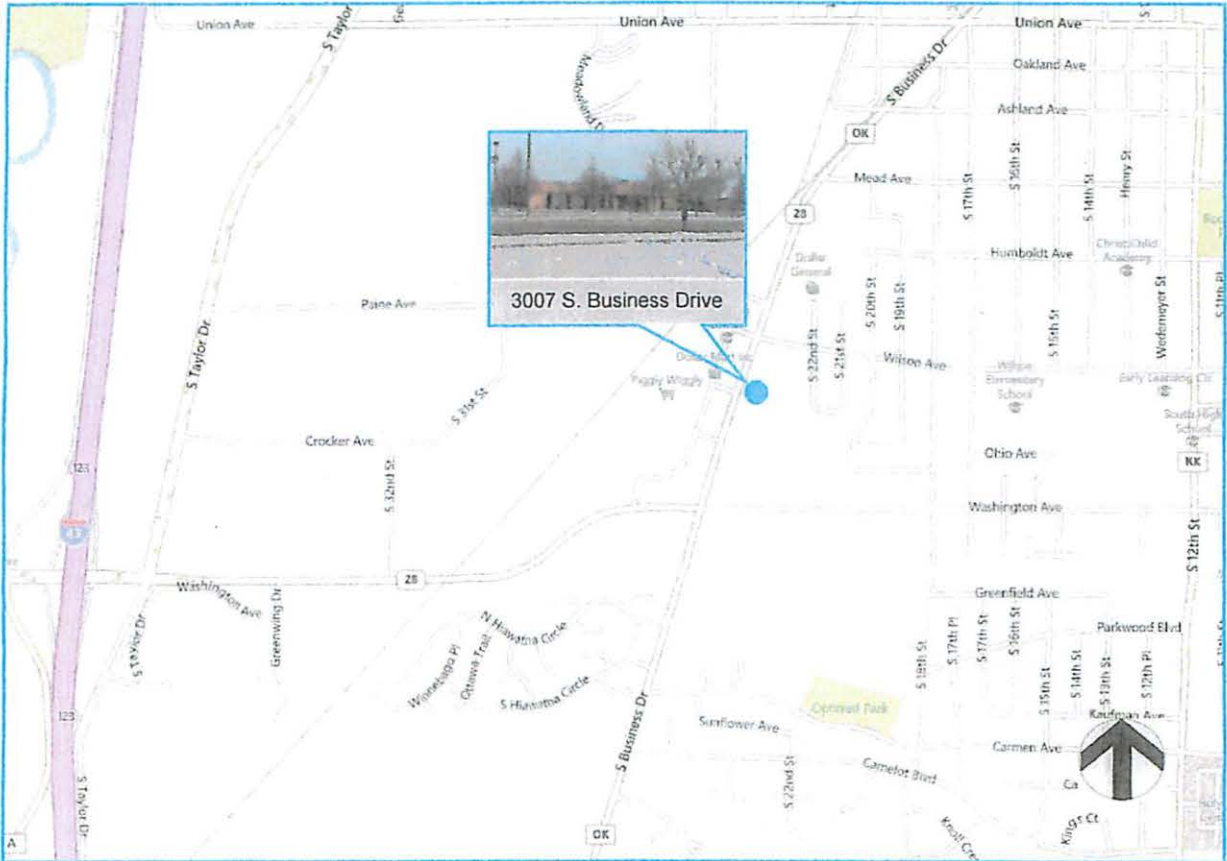
Site Details

- > Building Size: 5,100 SF
- > Lot Size: 1.06 Acres
- > Year: 1997
- > Stories: 1

Figure-2

3007 S. Business Drive

Sheboygan, WI



Property Details

- > Taxes:
- > Tax Key: 59281-431131

*Building square footage is per the Assessor's Office.



Figure-3

Floor Plan (with Drive Ups)

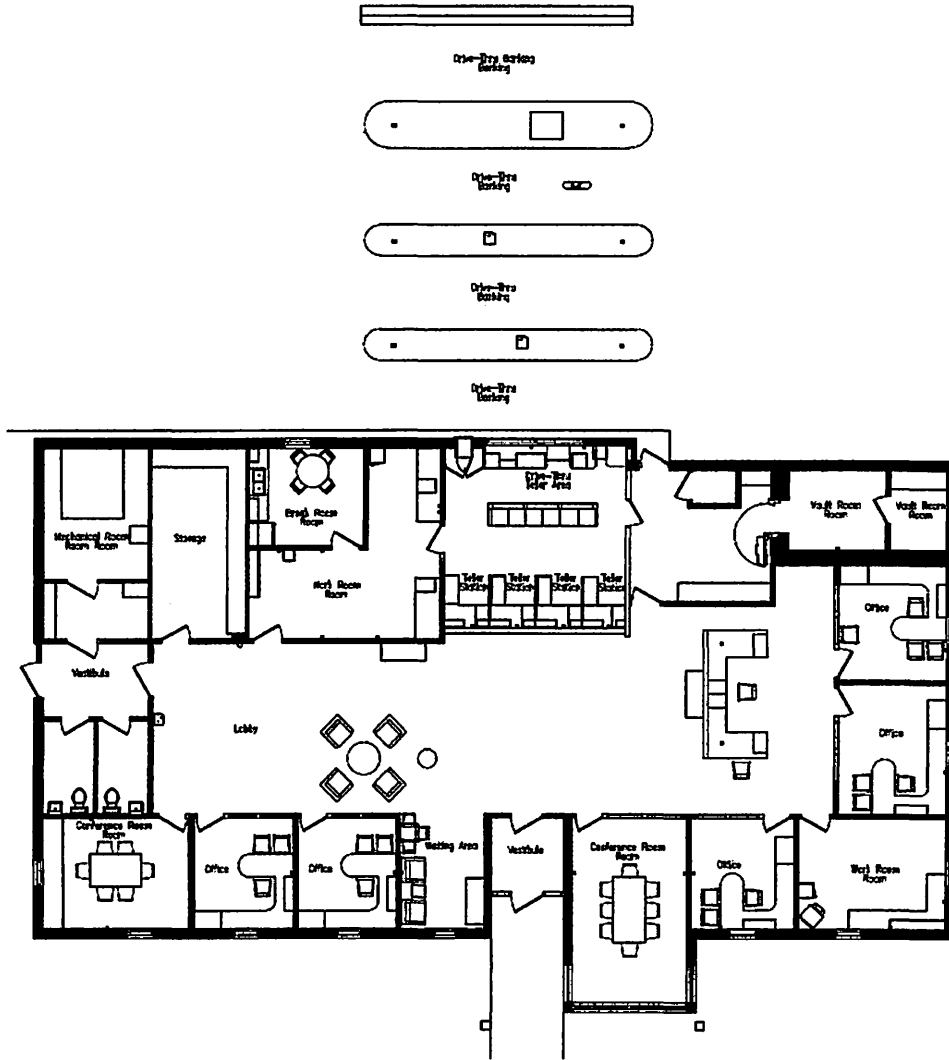


Figure-4

Floor Plan

Modified with Divided Wall

(Separate Wisconsin Home Health Care from ADC)

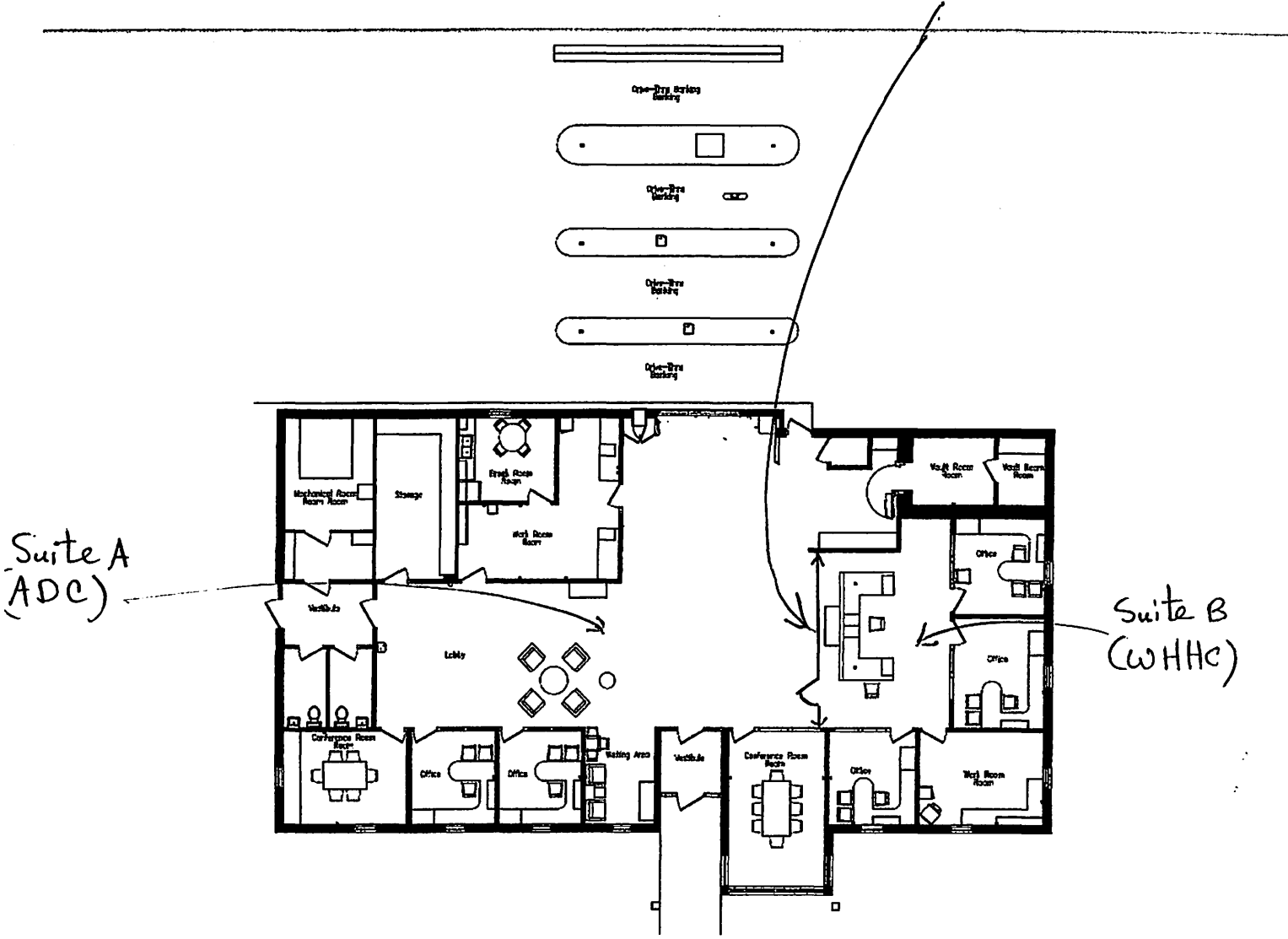


Figure-5

3007 S. Business Drive

Sheboygan, WI




WHHC Monument Sign

- Includes Qty. 1 internally lit (T12 HO Lamps) double sided aluminum monument sign.
- Faces to be polycarbonate and have digitally printed vinyl applied per proof.
- Cabinet to match plate mount to middle of pole covering, over a 10.75" pipe..
- Cabinet to painted standard black.

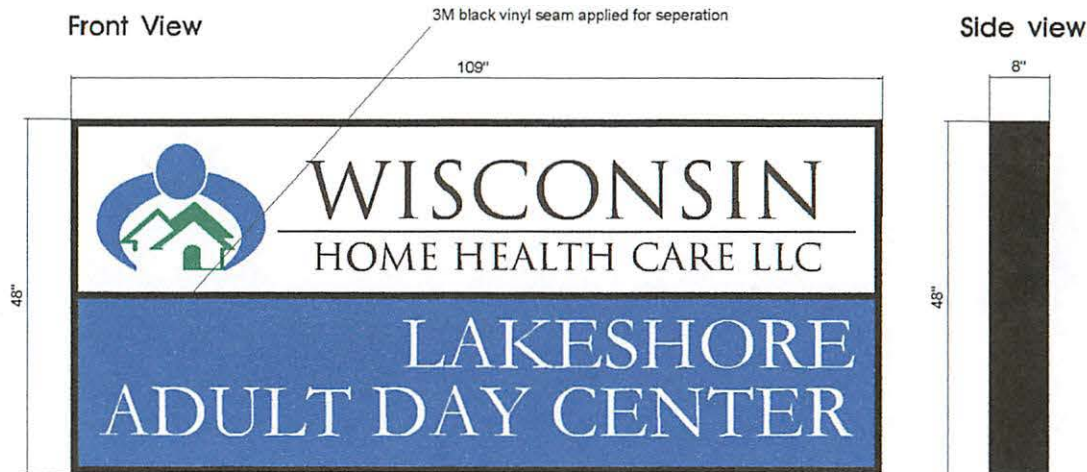
6' tall person for scale reference




 <p>1030 Ontario Ave. Sheboygan, WI 53081 Phone: 920-457-6602 Fax: 920-457-2399 www.RLOSIGN.com</p>	<p>customer approval _____ date _____</p> <p><small>This layout design is an established work and RLO Sign hereby expressly reserves the common law right pursuant to article 17, section 2 of the Illinois Statute to prevent the use of this design and to obtain damages therefor.</small></p>	<p>CUSTOMER: Thomas Lee</p> <p>CLIENT: WHHC</p> <p>DATE: 6-2-14</p> <p>DESIGNER: Katie S.</p>
--	---	---

WHHC Monument Sign

- Includes Qty: 1 internally lit (T12 HO Lamps) single sided aluminum wall sign.
- Face to be polycarbonate and have digitally printed vinyl applied per proof.
 - Cabinet to wall mount.
 - Cabinet to painted standard black.



 <p>1030 Ontario Ave. Sheboygan, WI 53081 Phone: 920-457-6602 Fax: 920-457-2399 www.RLOSIGN.com</p>	<p>_____ date</p> <p>customer approval</p> <p><small>This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.</small></p>	<p>CUSTOMER: Thomas Lee</p> <p>CLIENT: WHHC</p> <p>DATE: 6-2-14</p> <p>DESIGNER: Katie S.</p>
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PARCEL NO. 431754
MAP NO. 34302014
ZONING CLASSIFICATION: JC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 7/15/14

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

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

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: Abacus Architects, Inc. - Derrek LeMahieu
ADDRESS: 1135A Michigan Ave. Sheboygan, WI 53081
E-MAIL: dlemahieu@abacusarchitects.net
PHONE: (920) 452-4444 FAX NO.: None

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Multi-Tenant Retail Building
ADDRESS OF PROPERTY AFFECTED: N/A
LEGAL DESCRIPTION: Located in the NW 1/4 of the SW 1/4 Section 34, T. 15 N. - R. 23 E., City of Sheboygan, Sheboygan County, Wisconsin. (Lot #4)
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: N/A
DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: To Be Determined - Office (Permitted by Right), Indoor Sales or Service (Permitted by Right) and Personal or Professional Service (Permitted by Right), Indoor Commercial Entertainment (Permitted by Conditional Use)
BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: None



City of Sheboygan - Conditional Use Application

Multi-Tenant Retail Space - Wilson Avenue and Business Drive - Lot 4

Zoning District

Suburban Commercial (SC)

Existing Land Use

Land Use:
Vacant Lot

Proposed Land Use

New Multi-Tenant Building - 6,000 sq. ft.

(5) 1,200 sq. ft. bays

Potential Land Uses:

To Be Determined - Office (Permitted by Right), Indoor Sales or Service (Permitted by Right) and Personal or Professional Service (Permitted by Right), Indoor Commercial Entertainment (Permitted by Conditional Use)

Site Data

Total Site Area	65,168 sq. ft.
Building Footprint Area	6,000 sq. ft. (9.2% of total site)
Pavement, Concrete & Misc.	20,685 sq. ft. (31.7% of total site)
Total Impervious Area	26,685 sq. ft. (40.9% of total site)
Landscape Area Remaining	38,483 sq. ft. (59.1% of total site)

Density and Intensity Requirements

Minimum Landscape Surface Ratio (LSR): .25

- .591

Minimum Lot Area: (MLA): 1 acre

- 65,168 sq. ft.

Maximum Building Size (MBS): N/A

Setbacks

Building to Front or Street Lot Line (Highway): 25 feet

- 95' actual to Business Drive

Building to Front or Street Lot Line: 25 feet

- 175' actual to Wilson Aveune

Building to Nonresidential Side Lot Line: 10 feet

- 30' actual

Building to Nonresidential Rear Lot Line: 10 feet

- 54' actual

Minimum paved Surface Setback: 25 feet from Front or Street Lot Line (Highway)

- 25' actual

Minimum paved Surface Setback: 5 feet from Side / Rear Lot Line

- 5' actual

Maximum Building Height: 50 feet

- 22' actual

Parking Requirements

Minimum Number of Off-Street parking Spaces Required on the Lot:

Business & Retail Spaces - 1 space per 300 sq. ft. of building area per Section 15.206 of the City of Sheboygan Zoning Ordinance

Proposed Building:

Open Tenant Spaces (assumed Indoor Sales or Service)

- 6,000 sq. ft. / 300 sq. ft. = 20 spaces required

20 total spaces required - 29 total spaces provided

Summary of Site Improvements

New ingress/egress off of frontage road at NW and SW corner of site

New asphalt drives, parking and concrete walks

New landscaping in compliance with current City of Sheboygan Zoning Ordinance

New site lighting in compliance with current City of Sheboygan Zoning Ordinance

New signage in compliance with current City of Sheboygan Zoning Ordinance

New dumpster enclosure to match building materials

New building with cast stone, brick and EIFS exterior finishes

Building Design

The proposed building will be one-story concrete slab on grade with a membrane flat roof shielded by a parapet wall on all sides. Exterior wall materials will consist of cast stone, 4" concrete brick, EIFS and aluminum storefront.

The design closely follows the style and material selection (cast stone, brick, EIFS & aluminum storefront) of the adjacent buildings to the north and south. The buildings also share a similar masonry pier detail with a smooth cast stone inlay. (Advance Auto Parts building & Dunkin Donuts building pictured below)

This building, being on the frontage road of the Washington Square strip mall, is surrounded by a mix of commercial and retail uses varying slightly in style but all sharing similar material and color. It is our belief that the proposed design blends in well with the common theme of the entire development, as to not overshadow the larger strip mall beyond.



Landscape Requirements

Landscape plan submittal complying with all standards per City of Sheboygan Zoning Ordinance Subchapter 15-6 to be provided at time of permitting.

Performance Standards / Potential Nuisances / Site Lighting

All performance standards comply per City of Sheboygan Zoning Ordinance Subchapter 15-7 to ensure this development will not become a nuisance to adjacent property owners.

Site lighting to be provided via three fixture types including:

- Building Mounted Wall Pack Light Fixture
- Building Mounted Decorative Pendant Light Fixture
- 20' Pole Mounted Light Fixture

Note: Styles and heights to match adjacent properties.

Locations of light fixtures to be determined at time of submittal to City of Sheboygan Building Inspection Department.

Signage Regulations

Formal signage submittals per City of Sheboygan Zoning Ordinance Subchapter 15-8 to be provided at a future date.

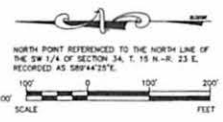
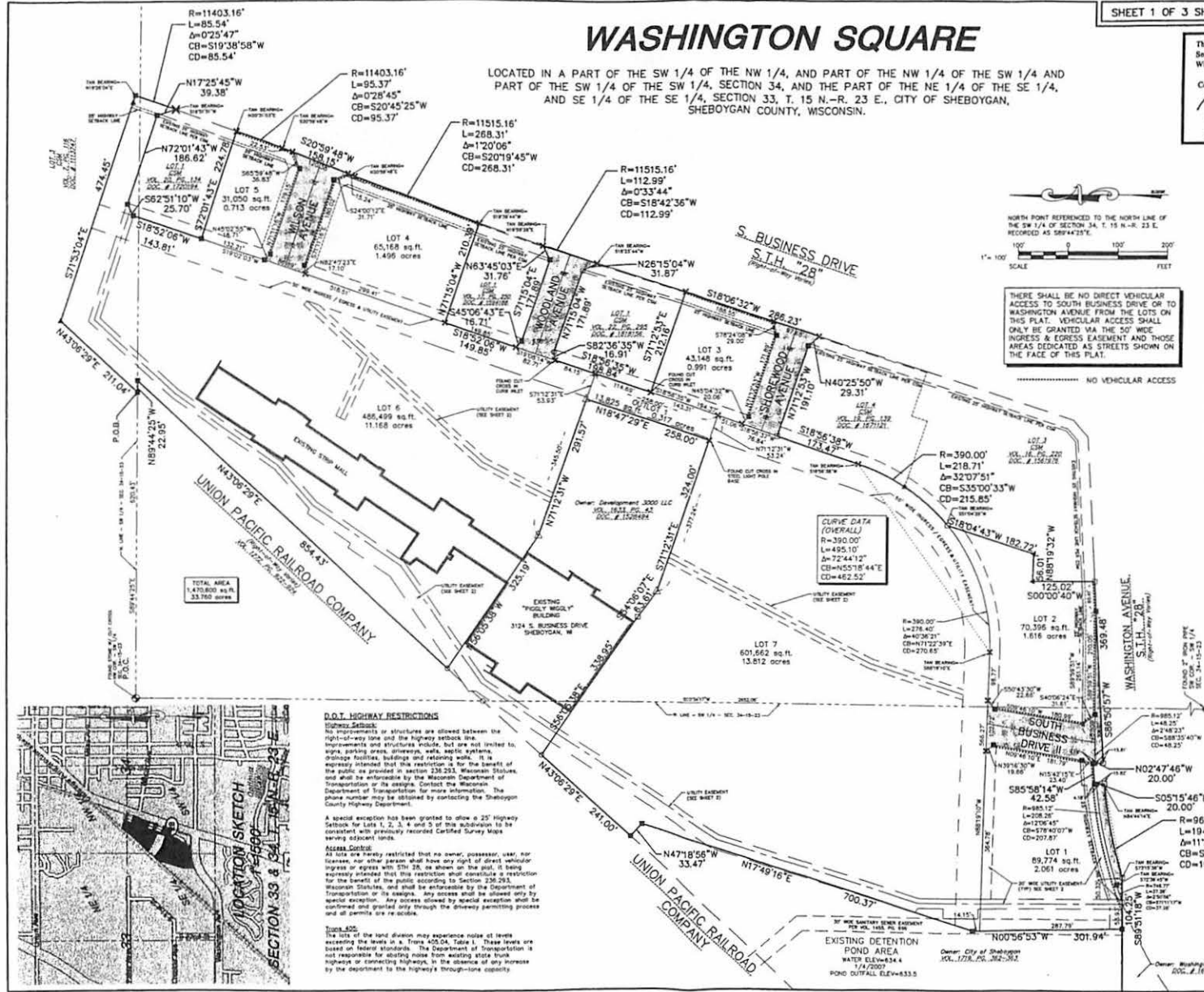
Written Justification

This intersection of Business Drive and Wilson Avenue, and the surrounding neighborhood is currently a mix of Indoor Commercial Entertainment, Office, Indoor Sales or Service and Personal or Professional Service uses. It is our belief that this development is in following with the comprehensive master plan, and will not provide a nuisance, but rather benefit the surrounding area.

WASHINGTON SQUARE

LOCATED IN A PART OF THE SW 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4, SECTION 34, AND THE PART OF THE NE 1/4 OF THE SE 1/4, AND SE 1/4 OF THE SE 1/4, SECTION 33, T. 15 N.-R. 23 E., CITY OF SHEBOYGAN, WISCONSIN.

There are no objections to this plat with respect to Sects. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified August 21, 2007
Renée J. Porey
Department of Administration



THESE ARE TO BE NO DIRECT VEHICULAR ACCESS TO SOUTH BUSINESS DRIVE OR TO WASHINGTON AVENUE FROM THE LOTS ON THIS PLAT. VEHICULAR ACCESS SHALL ONLY BE GRANTED VIA THE 50' WIDE EGRESS AND EGRESS EASEMENT AND THOSE AREAS DEDICATED AS STREETS SHOWN ON THE FACE OF THIS PLAT.

NO VEHICULAR ACCESS

CURVE DATA (OVERALL)
R=390.00'
L=495.10'
Δ=72°44'31"
CB=N251°8'44"E
CD=462.52'

TOTAL AREA
1,470,800 sq. ft.
33.780 acres



D.O.T. HIGHWAY RESTRICTIONS
Highway Setback: No improvements or structures are allowed between the right-of-way lines and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, drainage, water, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.253, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the Sheboygan County Highway Department.
A special exception has been granted to allow a 25' Highway Setback for Lots 1, 2, 3, 4 and 5 of this subdivision to be consistent with previously recorded Certified Survey Maps serving adjacent lands.
Access Control: As the use hereby restricted that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with this plat, as shown on the plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 236.253, Wisconsin Statutes, and shall be enforceable by the Department of Transportation or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confined and granted only through the driveway permitting process and all permits are re-void.
Truck 600: The lots of the land division may experience noise at levels exceeding the levels in a Truck 600. Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for soundings noise from existing state, truck, highways or connecting highways, in the absence of any increase by the department to the highway's through-traffic capacity.

OWNER & SURVEYOR:
DEVELOPMENT 3000 LLC
10134 NORTH FORT WASHINGTON RD
MILWAUKEE, WI 53222
ENGINEER & SURVEYOR:
EXCEL ENGINEERING, INC.
100 CAMLLOT DRIVE
FOND DU LAC, WI 54635

TOTAL AREA
13,780 sq. ft.
1,470,800 sq. ft.

SURVEY NOTES
HATCHED AREA INDICATES LANDS TO BE DEDICATED FOR PUBLIC RIGHT-OF-WAY
EXISTING ZONING:
SC - SUBURBAN COMMERCIAL DISTRICT
SE - SUBURBAN COMMERCIAL DISTRICT
FRONT 25'
REAR 10'
SIDE 10'
MAX. BUILDING HEIGHT 50'

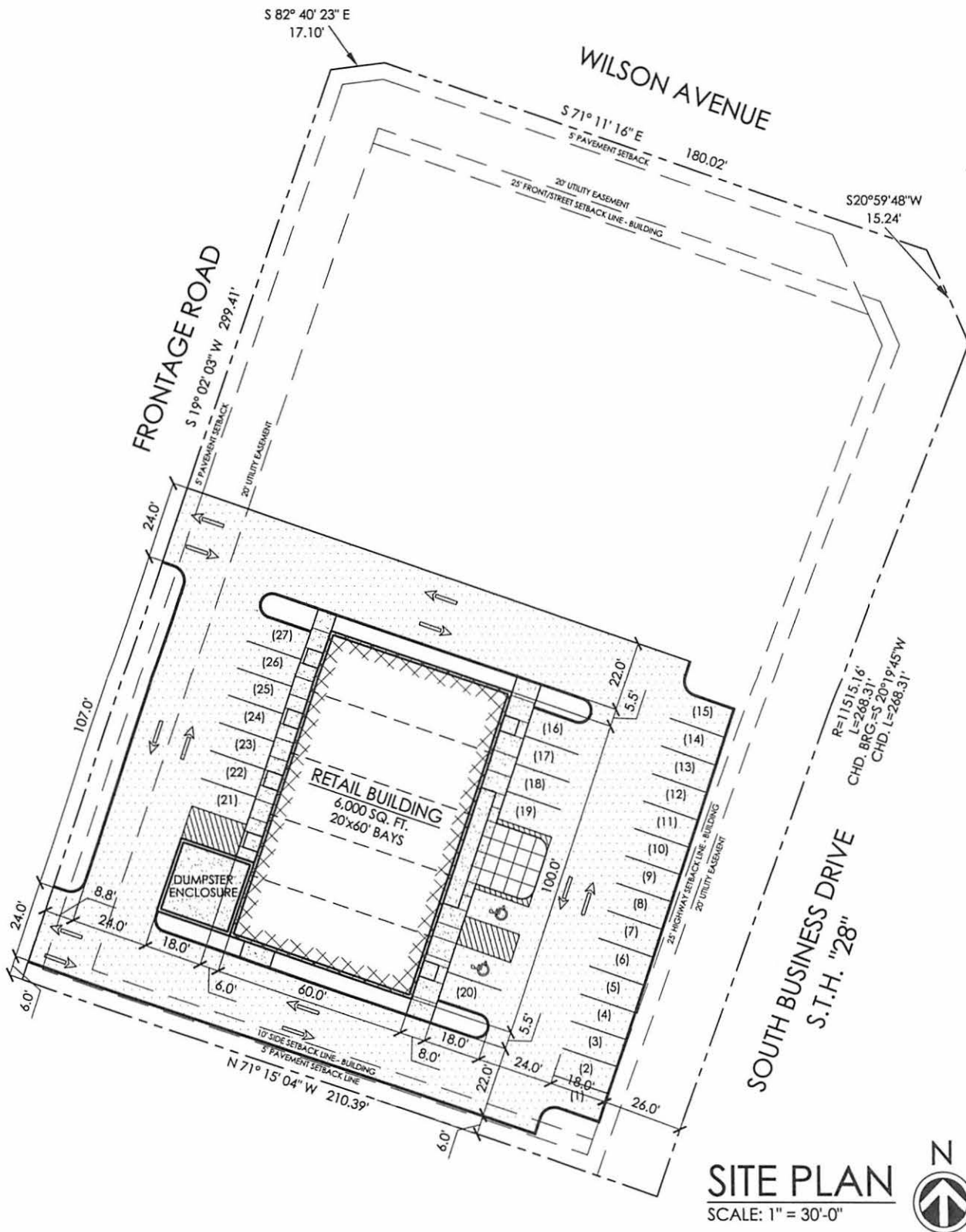
- LEGEND**
- ▲ - 1" IRON PIPE FOUND IN PLACE
 - - 3/4" REBAR FOUND IN PLACE
 - ✕ - CHISELED CROSS FOUND IN PLACE
 - △ - MAG NAIL FOUND IN PLACE
 - ✕ - CHISELED CROSS SET
 - - MAG NAIL SET
 - - 1-1/4" x 18" RE. BAR SET WEIGHING 4.30 LBS./LINEAL FOOT
 - - CONCRETE W/ON. WITH BRASS CAP
- ALL OTHER LOT CORNERS STAKED WITH 3/4" x 18" RE. BAR WEIGHING 1.50 LBS./AREA. FOOT UNLESS OTHERWISE SPECIFIED.
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.
- PRIVATE EASEMENTS SHOWN ARE SUBJECT TO RECORDED RESTRICTIVE COVENANTS.
- PUBLIC EASEMENTS SHOWN ARE SUBJECT TO RECORDED DEVELOPER'S AGREEMENT BETWEEN THE OWNER AND THE CITY OF SHEBOYGAN.

REVISED: 8/13/2007
REVISED: 8/24/2007



EXISTING DETENTION POND AREA
WATER ELEV=834.4
1/4/2007
POND OUTFALL ELEV=835.5

Owner: Washington Plaza LLC
SOC. # 160332



SITE PLAN
 SCALE: 1" = 30'-0"


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JUNE 23, 2014
MULTI-TENANT RETAIL BUILDING
WASHINGTON SQUARE - LOT #4
 SHEBOYGAN, WISCONSIN
 PROJ. NO. 2014-8.4



Site Data	
Total Site Area	65,168 sq. ft.
Building Footprint Area	6,000 sq. ft. (9.2% of total site)
Pavement & Misc.	20,685 sq. ft. (31.7% of total site)
Total Impervious Area	26,685 sq. ft. (40.9% of total site)
Landscape Area Remaining	38,483 sq. ft. (59.1% of total site)

Density and Intensity Requirements

- Minimum Landscape Surface Ratio (LSR): .25
 - .591
- Minimum Lot Area (MLA): 1 acre
 - 65,168 sq. ft.
- Maximum Building Size (MBS): N/A

Setbacks

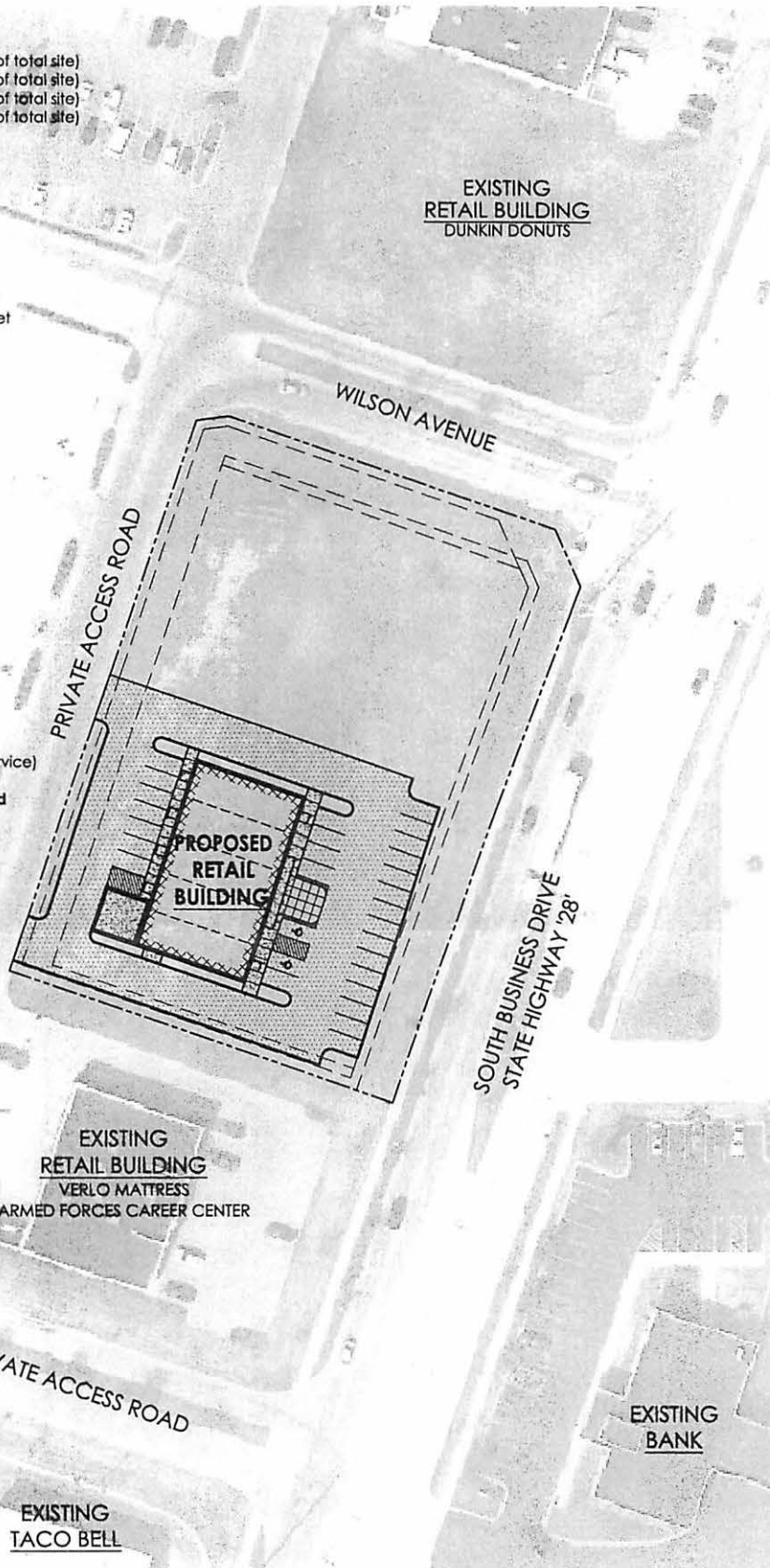
- Minimum Building Setbacks:
 - Building to Front or Street Lot Line (Highway): 25 feet
 - 95' actual to Business Drive
 - Building to Front or Street Lot Line: 25 feet
 - 175' actual to Wilson Avenue
 - Building to Nonresidential Side Lot Line: 10 feet
 - 30' actual
 - Building to Nonresidential Rear Lot Line: 10 feet
 - 54' actual
- Minimum Paved Surface Setback:
 - 25 feet from Front or Street Lot Line (Highway)
 - 25' actual
 - 5 feet from Side / Rear Lot Line
 - 5' actual
- Maximum Building Height: 50 feet
 - 22' actual

Parking Requirements

- Minimum Number of Off-Street Parking Spaces Required on the Lot:
 - Business & Retail Spaces - 1 space per 300 sq. ft. of building area per Section 15.206 of the City of Sheboygan Zoning Ordinance

- Open Tenant Spaces (assumed Indoor Sales or Service)
 - 6,000 sq. ft. / 300 sq. ft. = 20 spaces required
- 20 total spaces required - 29 total spaces provided**

WASHINGTON SQUARE STRIP MALL PARKING LOT



SITE PLAN

SCALE: 1" = 60'-0"



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JUNE 23, 2014

**MULTI-TENANT RETAIL BUILDING
WASHINGTON SQUARE - LOT #4**

SHEBOYGAN, WISCONSIN

PROJ. NO. 2014-8.4





PARCEL NO. 59281601960; 59281626420*

MAP NO. _____

ZONING CLASSIFICATION: UI

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 \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: HAMEISTER ARCHITECTS, INCORPORATED

ADDRESS: 823 SOUTH TAYLOR DRIVE

E-MAIL: duwayne@hameister-architects.com

PHONE: (920) 457-5500 FAX NO.: (920) 457-5005

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: POLYFAB MANUFACTURING PLANT

ADDRESS OF PROPERTY AFFECTED: _____

POLYFAB PLANT: 1705 MARTIN AVENUE

POLYFAB NORTH PARKING LOT: 1700 BLOCK OF MARTIN AVENUE
[NORTHSIDE OF MARTIN, ACCEPTED OFFER FROM PLENCO]

LEGAL DESCRIPTION: PLANT: ASSESSMENT SUBD NO 03 THE N PRT OF
BLK 4 DESC AS: COM AT THE NE CORN OF SD BLK 4 BEING THE
INTERSECTION OF THE S LINE OF MARTIN AVE AND WLY R/W LINE OF THE
MAIN TRACK OF THE C&NW RR, SD LINE LOCATED 35.00' SWLY AS
MEASURED PERPENDICULARLY FROM THE CENTER LINE OF THE MAIN
TRACK OF SD RR, TH W 280' M/L ALG THE N LINE OF BLK 4, BEING THE S
LINE OF MARTIN AVE, TO THE E R/W LINE OF THE BELT LINE TRACK OF THE
C&NW RR, SD LINE LOCATED 50.00' E AS MEASURED PERPENDICULARLY
FROM THE CENTER LINE OF THE BELT LINE TRACK OF SD RR, TH S 545' M/L
ALG SD E R/W LINE TO A POINT ON THE EXTENDED N LINE OF JOHN CT, TH
E 460' M/L ALG THE EXTENDED N LINE OF JOHN CT TO THE WLY R/W LINE
OF THE MAIN TRACK OF THE C&NW RR SD LINE LOCATED 35.00' SWLY AS
MEASURED PERPENDICULARLY FROM THE CENTER LINE OF THE MAIN
TRACK OF SD RR, TH NWLY 570' M/L ALONG SD R/W LINE TO THE POINT OF
BEG 4.64 AC



Narrative for the City of Sheboygan, WI for Application for Architectural Review and Plan Commission Presentation

Polyfab Corporation is a privately held company located at 1705 Martin Avenue in Sheboygan, WI. A progressive and growing ISO 9001:2008 Registered custom injection thermoplastic molder, Polyfab Corp. services a diverse customer base in world-class markets. Industry leaders in the gas line, packaging, and medical industries as well as OEM manufacturers rely on Polyfab Corp's dedication to service and technical expertise to provide products where attention to quality is required.

In 1971, John and Millie Gill started Polyfab with one injection molding press. It was their dedication to hard work and customer service that grew the small business; and in 1985 when their son, Rick Gill took over as President, Polyfab had 30 employees and 8 injection molding presses. In 1996, continued successes and growth created the need to relocate the operation to a nearly 50,000 square foot facility at our current address on Martin Ave. Through the rises and falls of the economy over the years, Polyfab achieved annual sales of \$15,000,000 and 67 employees by 2014.

2011 was a pivotal year for Polyfab Corporation when it was dealt a blow amidst a poor global economy. Their largest customer, representing 36% of their business, announced that they would be leaving. In the spirit that grew the company from humble beginnings, the leadership team rallied to ensure Polyfab Corporation would continue to thrive. We were able to increase sales each year as that customer took 90% of their business in-house over a 2 year period.

It is with this continued growth that the President, Rick Gill, CEO Carol Janssen, and the Management Team, with the support of the Board of Directors, made the strategic decision to proceed with plant expansion plans of the current property and building structure. Current plans allow for an additional 53,300 square feet of single story structure. The new addition will allow for production expansion of 20 injection molding presses, doubling production when the facility is full. We expect that 35 additional production and technical support personnel will be hired within the first 3 years of the project.

Polyfab Corporation believes that this expansion is not only vital to support the growth of the company, but the growth of its employees and local economy. Polyfab Corp employees earn an average of \$13.66 for unskilled, and \$22.89 for skilled employees (excluding management). Just less than half our employees are the unskilled positions, and we anticipate hiring more skilled employees than our current ratio for the new expansion. The benefits offered include health, dental, vision, and life insurance as well as vacation, employee tuition reimbursement, 401k, and a profit sharing plan. Polyfab pays 82-85% of the cost of employee Health Insurance Premiums.

Polyfab Corp believes that Respect for People is an essential foundation of our Lean Enterprise, along with Continuous Improvement. We strive to incorporate Respect for People in everything we do. Because of this, we try to hire from within and train our people so they can grow themselves along with the company. It is our goal to be an exceptional place to work.

Polyfab Corporation has a healthy respect for the diligence, hard work, and business ethics engrained in the company's culture since its beginning in 1971, while embracing new and emerging methods and technologies that will provide growth in the future.

Project: **Polyfab Corporation**
Martin Avenue Plant Addition
1705 Martin Avenue
Sheboygan, Wisconsin 53083
HAI Number: 101212

City Plan Review

- How many employees does Polyfab have right now?
 - 67 FTE

- What is the number of employees on the largest work shift?
 - 33

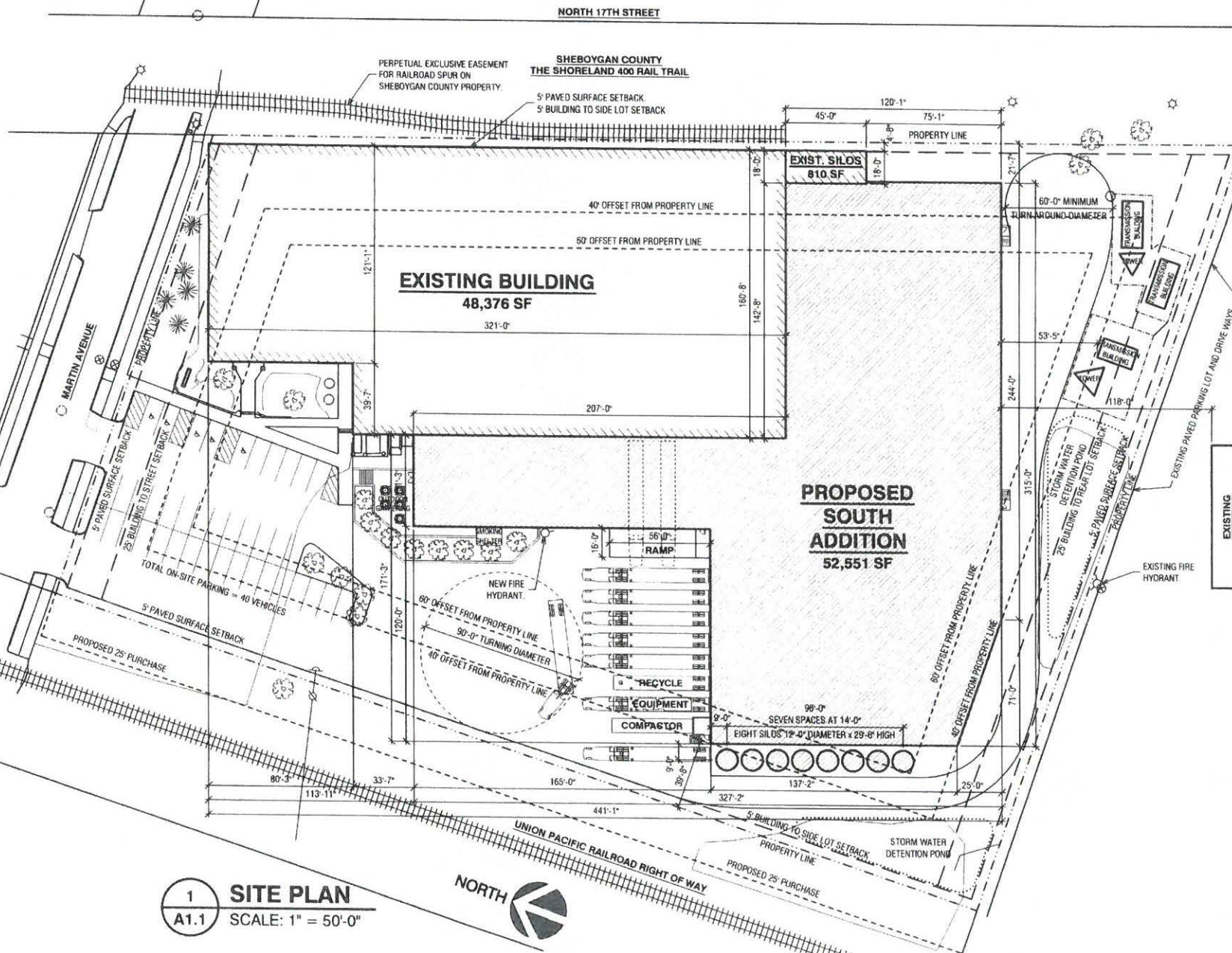
- How many parking spaces are proposed to remain on the Polyfab parcel?
 - 40

- What is their present work schedule and how many shifts?
 - 3 shifts:
 - 7am-3pm
 - 3pm-11pm
 - 11pm-7am

- What is the exact setback variance – distance to property line?
 - N/A

- How many parking spaces are proposed for the Polyfab site (on-site parking)?
 - 40

7/9/2014 11:06:31 AM By: EJB C:\HA PROJECTS\ACTIVE PROJECTS\101212 POLYFAB SITE.DWG © COPYRIGHT 2014 - HAMEISTER ARCHITECTS, INC. - ALL RIGHTS RESERVED.
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1 SITE PLAN
A1.1 SCALE: 1" = 50'-0"

NORTH

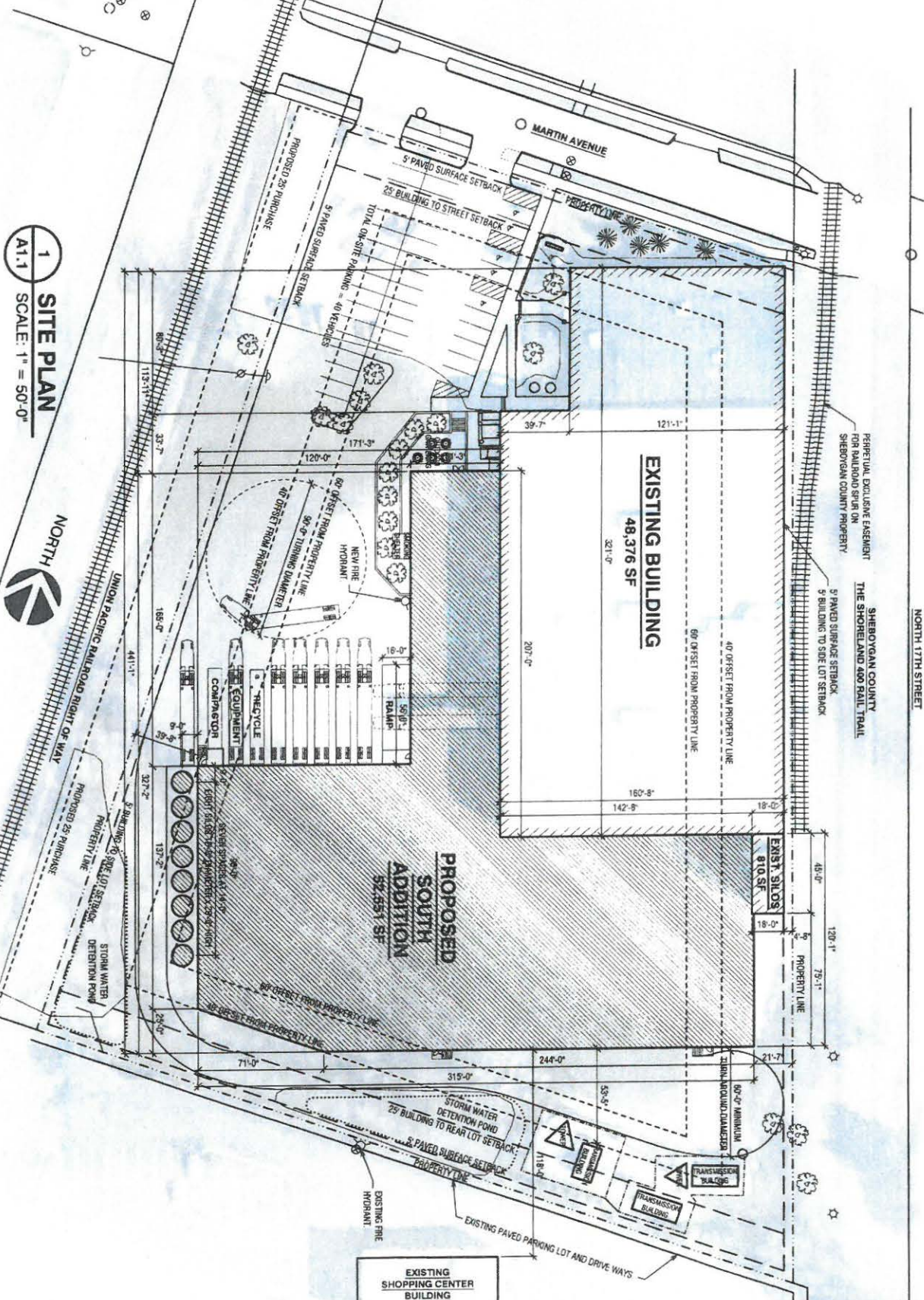
HAMEISTER ARCHITECTS
 INCORPORATED
 883 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (800) 467-6800 FAX (800) 467-6006

**PRELIMINARY
 PROGRESS PRINT
 DO NOT USE FOR
 CONSTRUCTION**

**POLYFAB CORPORATION
 GILL-JANSSEN BUILDING
 1705 MARTIN AVENUE
 SHEBOYGAN, WISCONSIN 53083**

DATE	09 JULY 2014
REV	1
BY	ROB
DATE	10/12/12
PROJECT	SITE PLAN
SCALE	A1.1

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1 SITE PLAN
A1.1
 SCALE: 1" = 50'-0"



DATE	09 JULY 2014
BY	ROB
PROJECT NO.	101212
PROJECT NAME	POLYFAB CORPORATION GILL-JANSSEN BUILDING
SCALE	A1.1
DATE	09 JULY 2014
BY	ROB
PROJECT NO.	101212
PROJECT NAME	POLYFAB CORPORATION GILL-JANSSEN BUILDING
SCALE	A1.1

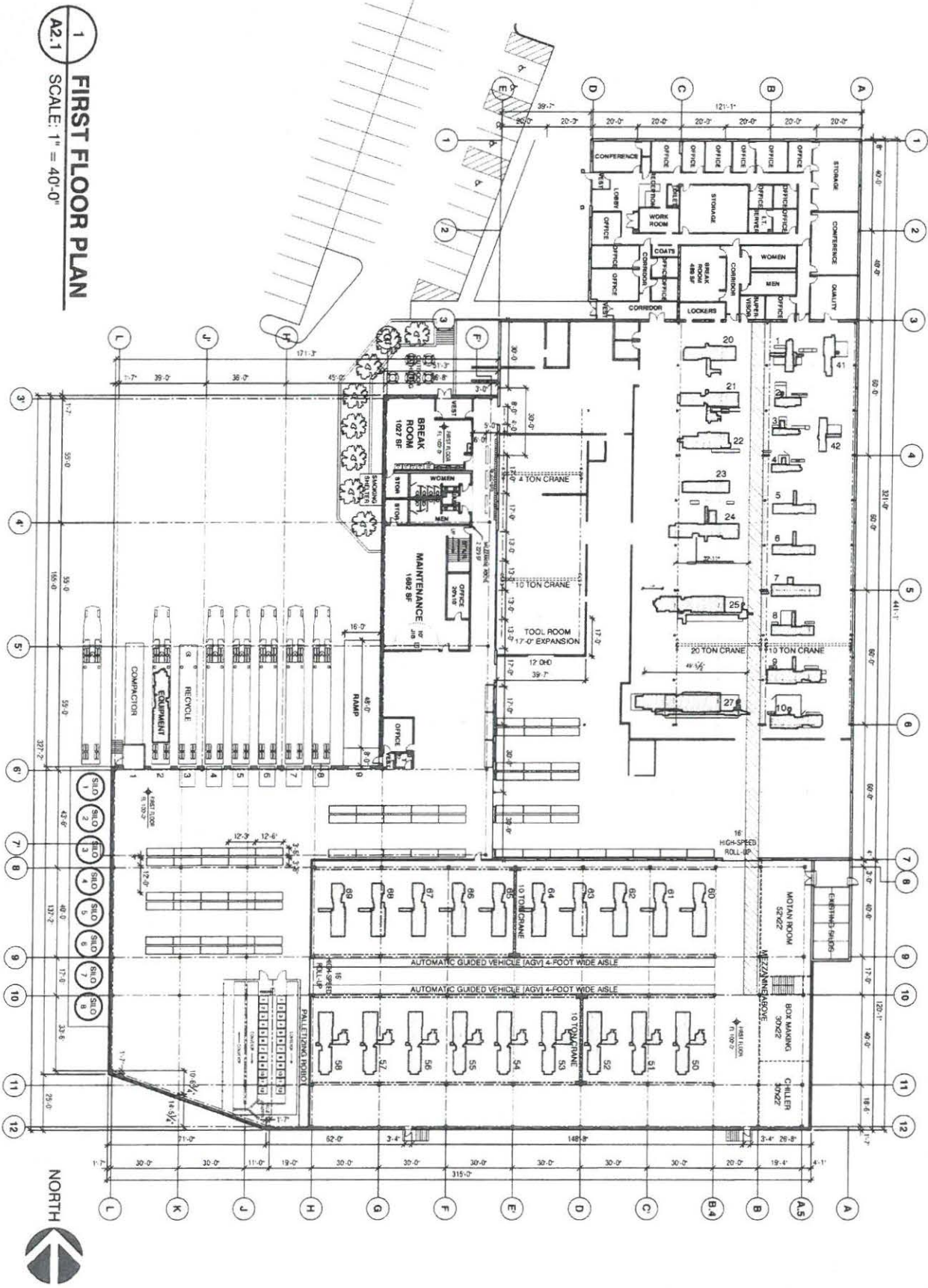
POLYFAB CORPORATION
GILL-JANSSEN BUILDING
 1705 MARTIN AVENUE
 SHEBOYGAN, WISCONSIN 53083

EXISTING SHOPPING CENTER BUILDING

**PRELIMINARY
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HAMEISTER ARCHITECTS
 INCORPORATED
 823 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (920) 457-8800 FAX (920) 457-5005

1
FIRST FLOOR PLAN
 SCALE: 1" = 40'-0"

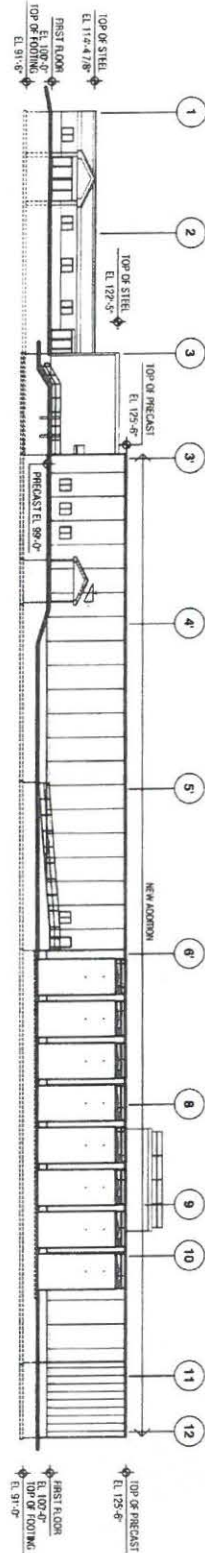


DATE	09 JULY 2014
BY	ROB
PROJECT	POLYFAB CORPORATION
NO.	101212
TITLE	FIRST FLOOR PLAN
SCALE	1" = 40'-0"
PROJECT NO.	A2.1

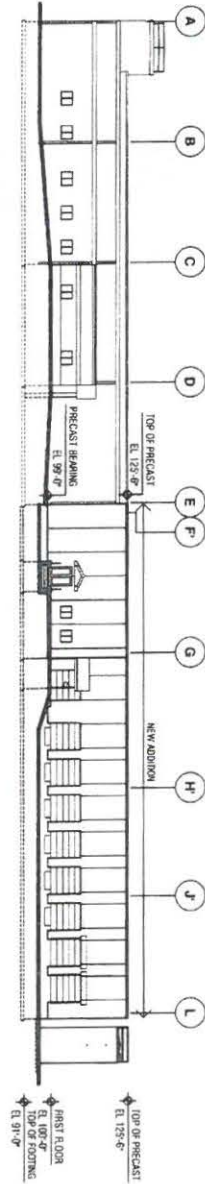
POLYFAB CORPORATION
GILL-JANSSEN BUILDING
 1705 MARTIN AVENUE
 SHEBOYGAN, WISCONSIN 53083

PRELIMINARY
PROGRESS PRINT
DO NOT USE FOR
CONSTRUCTION

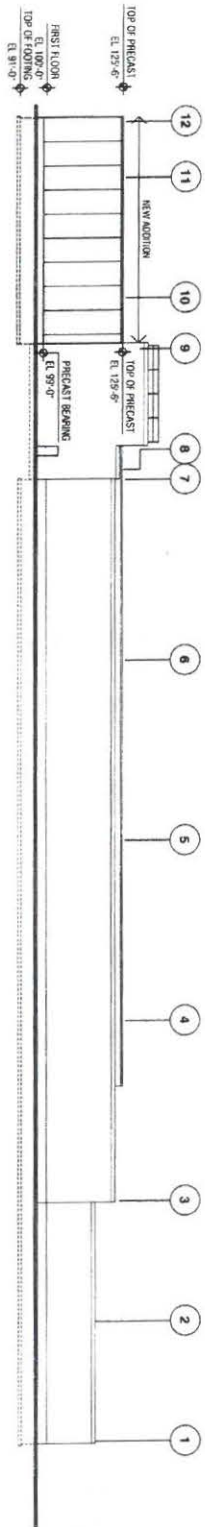
HAMEISTER ARCHITECTS
 P L L C
 823 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (820) 457-8500 FAX (820) 457-8005



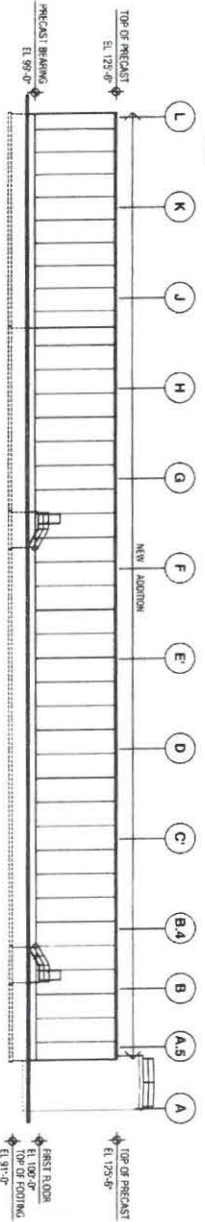
1 WEST ELEVATION
 A3.1 SCALE: 1" = 40'-0"



2 NORTH ELEVATION
 A3.1 SCALE: 1" = 40'-0"



3 EAST ELEVATION
 A3.1 SCALE: 1" = 40'-0"



4 SOUTH ELEVATION
 A3.1 SCALE: 1" = 40'-0"

DATE	09 JULY 2014
BY	ROB
CHECKED BY	[Signature]
PROJECT NO.	101212
DESCRIPTION	ELEVATIONS
SCALE	A3.1

POLYFAB CORPORATION
GILL-JANSSEN BUILDING
 1705 MARTIN AVENUE
 SHEBOYGAN, WISCONSIN 53083

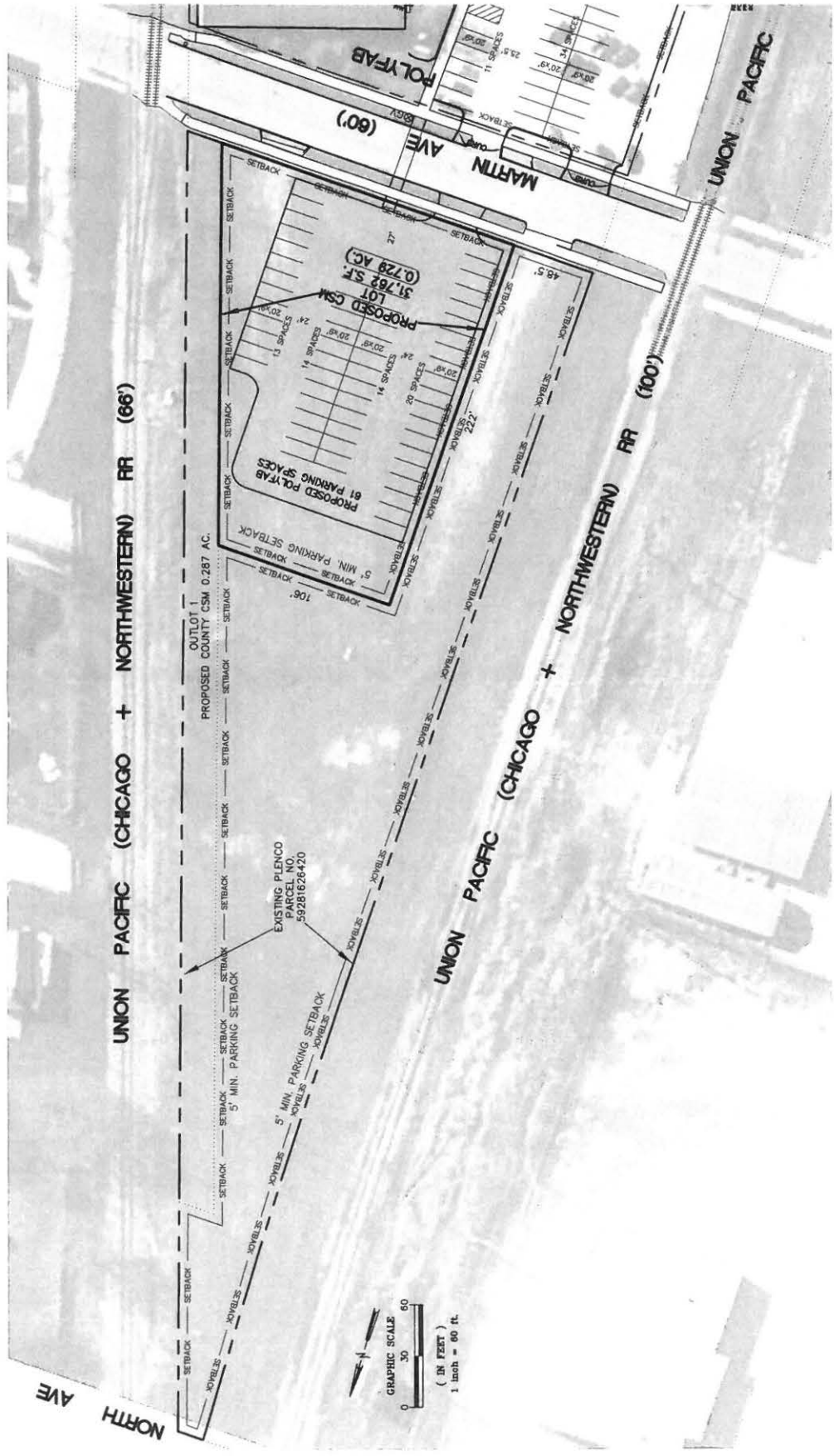
PRELIMINARY
PROGRESS PRINT
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CONSTRUCTION

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 INCORPORATED
 823 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (820) 457-5500 FAX (820) 457-8005

MILLER ENGINEERS SCIENTISTS
 5208 S. 12TH STREET
 CHICAGO, IL 60608
 Phone 312-468-8164
 Fax 312-468-0388
 www.miller-engineers.com

NO.	DATE	DESCRIPTION
1	4/21/14	ASB EXISTING HOW TRST

POLYFAB CORPORATION
 1705 MARTIN AVENUE
 SHEBOYGAN, WISCONSIN
 SCALE: 1"=60'
 DATE: JUNE 11, 2014
 JOB: 12-10200-17
 DRAWN BY: MJP
 CHECKED BY: RDM
 SHEET: 1 OF 1



PROPOSED PLENCO PARCEL DIVISION
 & POLYFAB PARKING EXHIBIT

ED HARVEY

CERTIFIED SURVEY MAP

PART OF THE NW 1/4 NE 1/4 SECTION 15, T15N, R23E, CITY OF SHEBOYGAN COUNTY, WISCONSIN, INCLUDING PART OF J. S SUBDIVISION, AND PART OF BLOCK 3, ASSESSMENT SUBDIV

3020

LEGEND

- RECOVERED 1" IRON PIPE SET BY JAMES JENSEN AUGUST 27, 1965
- 1" x 24" IRON PIPE SET WEIGHING 1.13 LBS./LIN FT

CURVE DATA

CURVE "A":

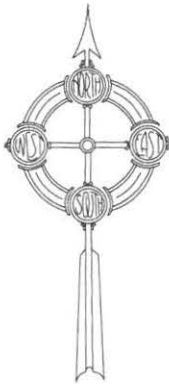
RADIUS = 5596.04'
 DELTA = 02°51'10"
 CHORD = N01°23'06"W 278.60'
 ARC = 278.62'

EXISTING EASEMENT

RADIUS = 5596.04'
 DELTA = 1°31'52"
 CHORD = N02°02'46"W 149.52'
 ARC = 149.53'

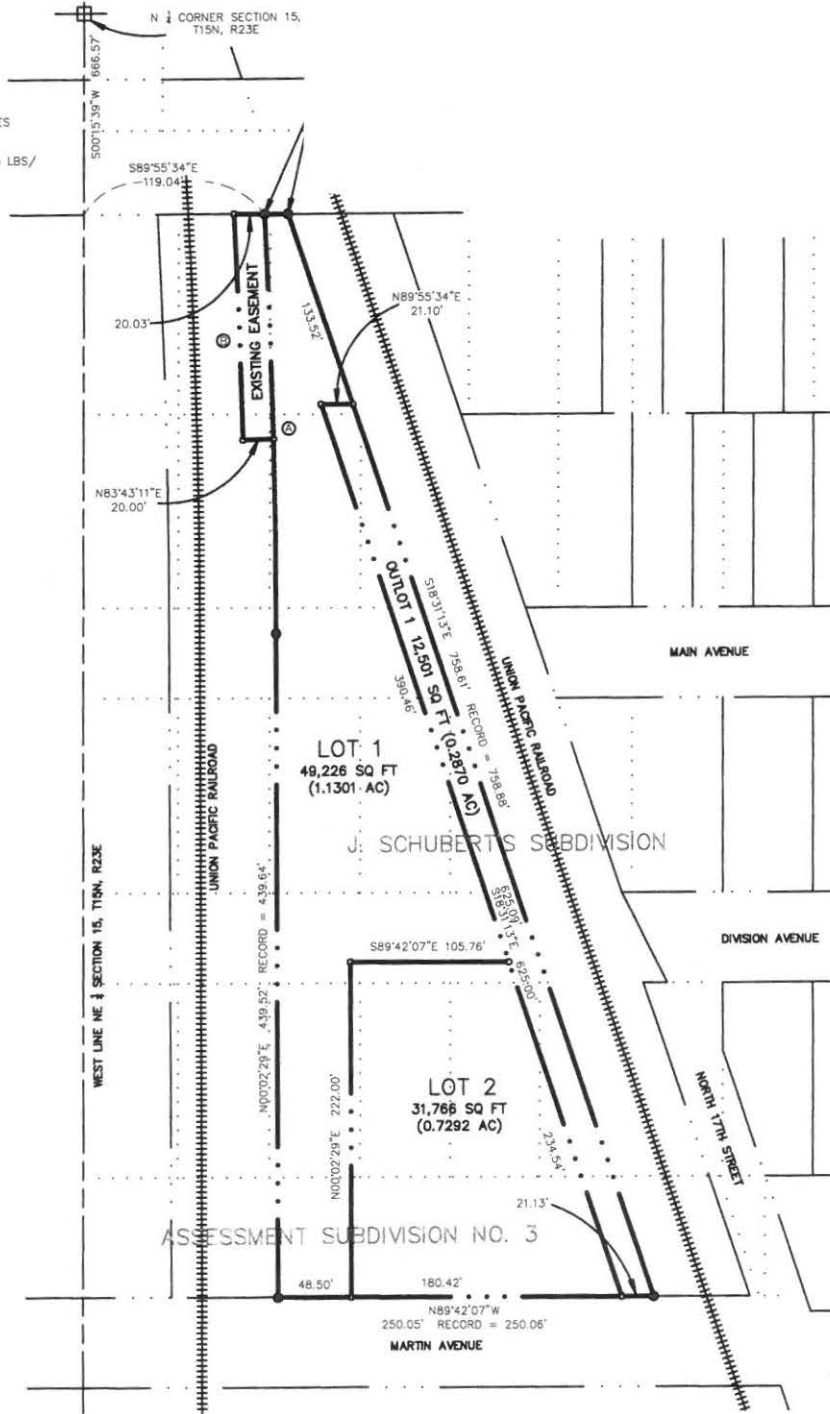
CURVE "B":

RADIUS = 5576.04'
 DELTA = 01°32'29"
 CHORD = N02°03'04"W 150.00'
 ARC = 150.01'



BEARINGS HEREON ARE REFERENCED TO THE SHEBOYGAN COUNTY CORNER AT THE WEST LINE NE 1/4 SECTION 15, T15N, R23E IS RECORDED TO BEAR S00°15'39" W

SCALE: 1" = 100'



PARCEL ~~321485~~ + 321460 NO. _____
MAP 35-377-003+004 NO. _____
ZONING CLASSIFICATION: UT

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: Wisconsin Power and Light Company - Edgewater Generating Station

ADDRESS: 3739 Lakeshore Drive E-MAIL: DavidDeLeon@alliantenergy.com

PHONE: (608) 458-3093 FAX NO. (608) 458-3130

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Wisconsin Power and Light Company

ADDRESS OF PROPERTY AFFECTED: N/A

LEGAL DESCRIPTION: SEC 02 T14N R23E PART OF THE NW1/4 NE1/4 OF SEC 02 DESC AS: THE N 445' OF NE1/4 NW1/4 LYING NE OF GREENFIELD AVE AND W OF LAKESHORE DR, 5.24 AC; AND SEC 35 T15N R23E PART OF THE S1/2 SW1/4 OF SEC 35 DESC AS THE N 557' S OF THE WASHINGTON AVE AND LAKESHORE DR INTERSECTION AND 677' W OF LAKESHORE DR, 5.94AC.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: The areas identified in this application are primarily undeveloped open areas, some of which were previously used as laydown space for other industrial projects at the Edgewater Generating Station (EGS). A small portion contains existing rail line for material storage.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The project area for proposed operations will be converted from open space and used for temporary equipment storage and fabrication. Following storage and fabrication activities, the rail line and railcar storage facility will be reconstructed to maintain the existing capacity of material (both number of railcars and quantity of material in each railcar). These proposed improvements will involve a potential realignment of the existing UPRR main line, eliminate the crossing on Washington Avenue as well as upgrades to the safety devices at the South 9th Street crossing.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: WPL is requesting a variance for temporary stockpiling of LHWE soils, incorporating soils into the fabrication/laydown yard and using soils for screening berms. A variance is also requested for the height of the permanent screening fence for the railcar storage area.



Alliant Energy
4902 North Biltmore Lane
P.O. Box 77007
Madison, WI 53707-1007

1-800-ALLIANT (1-800-255-4268)
alliantenergy.com

June 24, 2014

Mr. Steve Sokolowski
Manager of Planning and Zoning

City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

Subject: **Conditional Use Permit Application
Wisconsin Power and Light
Edgewater Generating Facility
Unit 5 AQCS Project**

Dear Mr. Sokolowski:

Wisconsin Power and Light (WPL) has prepared the attached Conditional Use Permit (CUP) Application for review by the City of Sheboygan (City) to obtain conditional use approvals associated with the rail replacement alternatives and the use of low hazard exemption (LHE) soils in the fabrication yard. Additionally, an updated narrative and renderings for the proposed pedestrian bridge is being provided as part of this CUP application. Together with the Alberici/Stanley Edgewater Joint Venture, WPL has considered feedback from the City during a predevelopment meeting on June 12, 2014 to meet safety, aesthetic, and operational concerns communicated by both sides.

As mentioned in the application, WPL would like to use LHE qualified soils in the fabrication yard. This soil would be used as fill and in screening berms associated with the rail project. To meet concerns brought to our attention by the City, WPL has contacted the Wisconsin Department of Natural Resources (WDNR) to confirm the uses WPL intends for the LHE soils would be approved by the WDNR. Documentation from the WDNR that these uses are approved is included in the enclosed application.

The application also mentions that two rail replacement alternatives are being considered by WPL. These two options are presented in the application for review and approval. One of the alternatives involves procuring right-of-way from a current landowner. To meet the concerns of the City, WPL has notified the affected landowner in writing as of June 18, 2014.

A pedestrian bridge was identified on the site layout provided in the previous CUP submittal. This pedestrian bridge will provide contractor's access to the plant from a specified parking area. As requested by the City, this

Mr. Steve Sokolowski
City of Sheboygan
June 24, 2014
Page 2

CUP application filing includes a descriptive narrative of this pedestrian bridge and renderings for the City's review and approval.

To meet schedule requirements, WPL requests that this application be reviewed and considered for approval during the City Board Meeting on July 15, 2014. The required fee of \$250 is enclosed in the form of a check made out to the City.

If you have questions during review or determine that additional information is needed to complete the review, do not hesitate to contact me at 608.458.3093 or DaviddeLeon@alliantenergy.com or Joe Rubino of Stanley Consultants at 303.925.8282 or rubinojoe@stanleygroup.com. WPL will plan to expedite these requests to ensure that required information is provided in a timely manner. WPL appreciates the time taken by the City on this important project and looks forward to obtaining the required approval.

Sincerely,

Wisconsin Power and Light



David de Leon
Director Strategic Projects - WPL

Enclosure(s): 2 copies application package

cc: Mr. Tim Kreft – WPL
Mr. Eric Sandvig - WPL
Mr. Jim Musso - Alliant Energy
Mr. Joe Rubino - Stanley Consultants
Mr. Marc Elliott - Stanley Consultants

Section 2

CU Application Form

A completed CU application form follows this Section. Due to space constraints on the application form, responses to specific questions are provided below:

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 replacement of the existing rail car storage facility, possible realignment of the UPRR line, and construction of the temporary laydown and fabrication areas would be used for the Edgewater 5 Air Quality Control System (AQCS) Project which is being driven by environmental regulatory mandates having specific deadlines for equipment installation and operation. The proposed renovations to the existing rail car storage facility and UPRR rail line will generally maintain the current storage capacity; improve public safety by upgrading the warning devices at the South 9th Street crossing; and increase the visual barrier at the Washington Avenue and Lakeshore Drive intersection by constructing a vegetated berm and screening fence.

The proposed temporary fabrication and laydown areas are needed to store ductwork, equipment and structural steel during a 2-year construction phase. Without the laydown space in the City of Sheboygan, WPL will be forced to store material offsite at additional cost. Construction has commenced for the overall AQCS project and agency approvals have been obtained. It is anticipated that the project is having a positive impact to the local economy. The proposed temporary laydown/fabrication areas require a Conditional Use Permit as the project will change the existing land use for more than 365 days.

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?

The conditional use, in its proposed location, 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. As stated above, the proposed replacement rail line and railcar storage facility will improve public safety.

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 temporary laydown and fabrication areas are located immediately across from the Edgewater Generating Station on the west side of Lakeshore Drive. Given the general industrial nature of this area and the industrial zoning classification, laydown and fabrication activities are common to an industrial operation, and therefore consistent with the current and future land use associated with the WPL facility and other neighboring industrial facilities. The proposed replacement to the rail line and railcar storage facility will not change the current land use of the property.

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.

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

Introduction

1.1 Project Need and Public Benefit

Wisconsin Power and Light (WPL) is planning to install a new Air Quality Control System (AQCS) on Unit 5 at its Edgewater Generating Station located in Sheboygan. The new AQCS will consist of a dry flue gas desulfurization (DFGD) technology utilizing a circulating fluidized bed scrubber design and a baghouse to reduce sulfur dioxide (SO₂) emissions during coal firing. The AQCS project is primarily being implemented to control SO₂ emissions, and as a co-benefit of the project, particulate matter (PM) and additional acid gas (i.e. hydrogen chloride) emissions produced from coal combustion in Unit 5 will also be reduced. This initiative is being implemented by WPL in response to regulatory and legal requirements.

Reducing SO₂ emissions at WPL Edgewater Unit 5 (EGS Unit 5) is a benefit to public health and safety. It is estimated that the installation of the new AQCS equipment will result in a reduction of approximately 7,500 tons/year of SO₂ emissions and 60 tons/year of PM emissions. Additionally, to WPL's energy customers, the EGS Unit 5 AQCS project provides an economic benefit when compared to premature replacement. The AQCS project also provides economic and employment benefits to the Sheboygan area as well as to the State. The Project will allow EGS Unit 5 – a proven, reliable and efficient facility – to maintain its importance in WPL's generation fleet for the foreseeable future. Moreover, the AQCS project will provide hundreds of jobs during peak construction, and keeping the Unit on-line preserves an important source of jobs for Sheboygan and the surrounding communities. As is the case with our other emission control projects, Wisconsin-made materials will be used when possible, further boosting the local and State economies.

WPL applied for and was granted a Conditional Use Permit from the City of Sheboygan (City) on February 12, 2014. This permit allowed for construction activities to commence on the main power plant site as well as the fabrication/laydown yard west of Lakeshore Drive. The purpose of this application is to seek approval from the City for a proposed replacement rail line and to

incorporate existing soils into areas being used for construction activities. Both of these project elements would occur on the fabrication/laydown area west of Lakeshore Drive. More details will follow in subsequent sections.

1.2 Project Details

Installation of the AQCS project equipment will take place within active industrialized areas of the main plant site. Also, temporary project equipment/material storage and fabrication locations are proposed for undeveloped areas, both on the site and on adjacent parcels, owned by WPL. One of these adjacent parcels, immediately south of Washington Avenue and west of Lake Shore Drive, previously referred to as the North Laydown Yard (Yard) in the original application filed with the City in January of this year, is the subject of this application as mentioned above.

WPL has received a Conditional Low Hazard Waste Exemption Grant (LHWE) from the State of Wisconsin Department of Natural Resources (WDNR) for an existing stockpile of soil currently located onsite in the Yard which remains from a previous air quality control project. This existing stockpile contains approximately 3,100 cubic yards of soil. This soil has been tested to contain low concentrations of polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs). Because of the low concentrations of PAHs and VOCs found in this soil, it qualifies for the LHWE, which allows WPL to utilize this existing stockpile as fill material for construction of the proposed rail car storage facility and laydown/fabrication yard (see Appendix A).

The LHWE also allows for between 12,000 to 15,000 cubic yards of soil from the excavation at the main plant site to be spread onsite and covered with either 8-inches of clean gravel fill materials or 4-inches of topsoil and seed. The existing soils stockpile mentioned above, currently in the Yard, will be integrated into the site prior to development of the laydown/fabrication yard. An additional 1,850 cubic yards of excavated LHWE soil from the main plant site will also be used for screening berms associated with the proposed rail operations. Details on the screening berms are discussed further in Section 3.2. Since these soils qualify for the LHWE, are exempt from solid waste regulations, and WPL will comply with all conditions associated with the LHWE, the soil will not pose a safety or nuisance concern for the neighboring community.

As requested by the City, WPL obtained additional confirmation from the WDNR concerning use of the LHWE soils. WDNR indicated that use of the LHWE soils for either development of the laydown/fabrication yard or berms associated with the rail replacement would be consistent with the state approved exemption and would be approved by the WDNR. The email documenting this information is contained in Appendix B.

If approved by the City, integration of existing stockpile soils into the proposed site for the laydown/fabrication yard is expected to occur as soon as July 2014. This includes leveling/integrating the existing soil stockpile and adding a gravel surface after grading so that it can be used for fabrication and storage of equipment. This will raise the elevation of the site by approximately 1.5 feet. This grading plan, reflecting the higher elevation, was included in the storm water management and erosion control plans previously provided to, and subsequently approved by, both the City and WDNR.

WPL has designed this project to allow for utilization of the existing soil stockpile and soils excavated from the main plant site. By working with WDNR on issuance of the LHWE, WPL has determined that use of the soils to meet fill/berm requirements of the project followed by placement of a clean topsoil or gravel cover, will not pose health or safety concerns either during the construction phase of the project or once the air pollution control system is operational. Alternate arrangements for fill/berms would not be a fiscally responsible action by WPL and would result in impairment to WPL ratepayers.

With this application, WPL is requesting a variance from the City of Sheboygan for the temporary stockpiling of the LHWE soils, incorporation of these soils into the construction of the fabrication/laydown yard and use of the LHWE soils for berm development.

In addition to the DFGD installation, the AQCS project also includes the replacement of the rail facilities lost to make room for the DFGD system. The replacement railcar storage will be located west of the plant and may require the realignment of the associated Union Pacific Railroad (UPRR) line between Lakeshore Drive and South 9th Street, and Washington Avenue and Black River Road. The replacement/realignment work will take place on the Yard and areas to the west. Details on the current and proposed site layouts are provided below.

Existing Rail Line and Railcar Storage Facility Conditions

The existing ash railcar storage facilities consist of three tracks - one known as the Vinyl Plastics Line west of Lakeshore Drive, and two storage tracks east of Lakeshore Drive. The current railcar storage capacities include room for eight railcars on the Vinyl Plastics Line and 16 railcars on the storage tracks east of Lakeshore Drive for a combined total capacity of 24 railcars. The storage tracks east of Lakeshore Drive have now been removed to make room for the scrubber installation. An additional eight railcars can be temporarily staged for short-term storage on the UPRR departure track, although, the primary purpose of the departure track is to spot cars for pick-up and delivery by the UPRR.

The UPRR currently owns and maintains one mainline track crossing at South 9th Street equipped with two wooden cross-buck safety features. At the Lakeshore Drive grade crossing there are two existing tracks – one owned and maintained by the UPRR, and the other by Alliant Energy. The traffic safety features at the Lakeshore Drive grade crossing consist of two railroad signals (cross-buck signs with flashers).

The UPRR is currently delivering about 20 coal unit trains each month to the WPL Edgewater power plant via the mainline track. These unit trains typically consist of 135 railcars each. The UPRR picks up 8 - 12 fly ash train cars from the plant two to three times per month and takes them to the Alliant Energy landfill west of Interstate 43.

Proposed Modifications to the UPRR Main Line and Ash Railcar Storage Facility

The ash railcar storage facility proposed by WPL is located on the WPL property south of Washington Avenue, between South 9th Street and Lakeshore Drive. The proposed layout addresses ash-car storage capacity needs, as well as train operational requirements related to the movement of ash-cars and the delivery of coal unit trains by the UPRR. As part of the rail replacement project, the portion of the Vinyl Plastics Line which crosses Washington Avenue will be permanently removed and the street repaired.

WPL worked with a consultant (HDR Engineering) to analyze many possible locations and configurations of the replacement rail. In general it was determined that no options with new tracks to the south of the existing coal delivery line are feasible due to UPRR rules. Alternatives placing the replacement tracks in the power plant were also studied. These were dismissed due to a lack of sufficient space, risk of damaging critical equipment, and safety reasons. Two alternatives have been selected by WPL which best met city requirements while meeting plant operational needs and preserving the number of cars available for storage. Descriptions of each of these alternatives are provided below. A drawing depicting each alternative is shown in Appendix C.

Alternative 1F

The proposed track alignment for Alternative 1F features two storage tracks with a combined railcar storage capacity of 24 railcars. Each railcar will have the capacity to store up to approximately 58 tons of fly ash/scrubber byproduct. The two proposed storage tracks have 20-foot track centers with 8 degree horizontal curves. The tangents for both proposed tracks are approximately 95-feet in length. This layout will require an additional track crossing and warning device improvements at South 9th Street. It is anticipated that aside from WPL using the UPRR departure track to spot cars for pick-up and delivery, the current railcar storage capacity of 24 railcars will be maintained. This proposal also allows for ash-car train switching without crossing roads or entering the UPRR main line and does not impact UPRR coal train movements or operations. It should also be noted that this alternative does not require the purchase of additional right-of-way, but does require UPRR main line track realignment.

Alternative 1G

The proposed track alignment for Alternative 1G is similar to Alternative 1F, and features two storage tracks with a combined car storage capacity of 24 railcars. Each railcar will have the capacity to store up to approximately 58 tons of fly ash/scrubber byproduct. The two proposed storage tracks feature 20-foot track centers with 8 degree horizontal curves. The tangents for both proposed tracks are approximately 95-feet in length. This layout will require an additional track crossing and warning device improvements at South 9th Street. It is anticipated that aside from WPL using the UPRR departure track to spot cars for pick-up and delivery, the current railcar storage capacity of 24 railcars will be maintained. This proposal also allows for ash-car train switching without crossing roads or entering the UPRR main line, does not impact UPRR coal train movements or operations, and does not require UPRR track realignment. It should also be noted that this alternative does require the purchase of additional right-of-way (property northwest of 9th Street crossing).

Details on screening measures associated with the proposed rail modifications are provided in Section 3. Construction of the rail modifications is anticipated to start in the spring of 2015; however screening berms will be developed this July when soil integration of the existing stockpile takes place.

The Conditional Use (CU) application form is contained in Section 2. The following grading and site plans have been included with this CU application in Appendix D:

- Drawing CG014 – showing the fabrication yard grading plan during AQCS construction;
- Drawing CG094 – showing the fabrication yard layout/site plan during AQCS construction;

- Drawing XC034 – grading plan showing the new rail spur and screening berm post AQCS construction; and,
- Drawing XC094 – layout/site plan showing the new rail spur and screening berm post AQCS construction.

Also included is a copy of the “Edgewater Generating Station Ash Railcar Storage Alternatives Analysis”, dated May 22, 2014 and prepared by HDR Engineering. This report is contained in Appendix E.

Additional Project Details

3.1 Hazardous Chemicals

During construction, normal construction supplies, materials, consumables and fuels for temporary facilities will be stored and used onsite. This includes form release and curing compound (55 gal drums), epoxy used for concrete anchors, sealants, antifreeze, lubricating oils, paints and thinners in 5 gallon containers or less. There will also be commonly-used radiography equipment for testing. A fuel service company will fill up required equipment 1-2 times a week. Small fuel tanks (1000 gallons or less) will be onsite as either skid mounted or truck mounted tanks. There will also be small propane tanks and bottles of oxygen, acetylene, and mixed welding gasses. Material safety data sheets will be maintained onsite for hazardous chemicals such as fuels, antifreeze, paints and thinners. On-site spill containment, in the form of double walled tanks, will be provided as a precautionary measure for the small fuel tanks.

During operation of the AQCS, pebble lime will be delivered to the site for hydration and use in the AQCS system. Alternatively, hydrated lime will be delivered to the site and used in the AQCS system. Neither pebble nor hydrated lime is considered hazardous chemicals. Once in operation, the rail car storage facility will have rail cars storing fly ash and scrubber byproduct material. This material is also not considered hazardous.

3.2 Pedestrian Bridge

As part of the AQCS project, WPL is installing a permanent pedestrian lighted bridge which will be located inside the main plant site and will cross existing rail lines. The exact location of this bridge was shown in the CUP application filed previously with the City and is shown in Drawing CG094 contained in Appendix D of this application. The purpose of the bridge is to provide safe access for contractors from the contractor parking lot into the main plant site

The bridge will be approximately 33 feet high and will have a chain link fence on all sides for security purposes. It will be constructed in a conventional manner utilizing structural steel members with open stair towers and walkway, both with serrated grating surfaces. Permanent lighting, which will comply with the Exterior Lighting Standards in the zoning ordinance, will be added along this new pedestrian walkway. A rendering of this bridge (street view) is provided in Appendix F.

3.3 Fencing/Screening

The north laydown yard is already fenced and fences will be maintained. During AQCS construction, an additional temporary 12 foot high screen fence is proposed on the north and east sides of the fabrication area in the north laydown yard. Privacy screen material will be attached to screen construction activities from view along Washington Avenue and Lakeshore Drive. The exact fencing location is included in the site plan contained in Appendix D of this report. The temporary screen fence will be removed after fabrication is complete.

Future permanent screening along Washington Avenue and Lakeshore Drive related to the replacement railroad facilities will consist of a 5-foot earthen berm with a 10-foot wrought iron, spiked fence and landscaping. It has been estimated that approximately 1,850 cubic yards of soil will be needed for construction of the earthen berm. Landscape plants include evergreen trees, bushes, and flora. A conceptual view of the permanent screening measures is provided in Appendix G. WPL is also seeking a variance from the City of Sheboygan due to the height of the fence.

The City requested that WPL consider additional screening techniques for the rail crossing at 9th Street. WPL agrees that screening along 9th Street is appropriate. Field observations indicate that the existing berm and vegetation which currently run from north to south along 9th Street provides effective screening. It does not appear that additional modification to these features will improve the amount of screening from an aesthetics standpoint. The existing berm appears to be over 6 feet tall in places and there are established trees and heavy vegetation which provide a substantial visual barrier for the property to the east. WPL proposes to keep this natural screening in place following the proposed rail modifications with no additional improvements.

3.4 Impacts to City Streets

Construction of the proposed rail line is not expected to cause permanent damage to adjacent city streets. Similar to current operations, the rail line will temporarily impede traffic on South 9th Street and Lakeshore Drive when rail cars are moving between the main plant site and storage or between storage and the main UPRR. Currently, rail cars with fly ash are brought across Lakeshore Drive once every week or two. When the storage tracks are located west of Lakeshore Drive, moving rail cars with fly ash or scrubber byproduct is anticipated to occur once or twice weekly.

During installation of the AQCS, damage to City streets immediately adjacent to the area of proposed construction is not expected. Delivery and transport over public roads will comply with legal and permitted weights. Disturbing City streets for buried facilities is also not expected. The condition of City streets immediately adjacent to the facility will be documented prior to the start of construction and inspected following construction. The Engineering-Procurement-Construction contract includes the following provisions: "Roadbeds, drainage facilities, and associated roadway infrastructure damaged by

the Contractor and/or disturbed during installation of buried facilities shall be promptly repaired by the Contractor.”

3.5 Noise

Operation of the replacement rail line is not expected to generate a noticeable change in noise levels from current rail line operations unless the Wisconsin Office of the Commissioner of Railroads requires the addition of bells with the crossing upgrade at South 9th Street.

3.6 Construction Hours and Schedule

The planned hours for construction during the vast majority of the construction period will be a single shift of five, 10-hour days – typically 7:00 am to 5:30 pm. This will limit construction-related noise to daytime hours and not create a nuisance for neighboring residences during evening or overnight periods. The construction schedule is similar to construction activities for the overall project, which were approved by the City in the previous conditional use application.

With respect to integration of soils for the North Fabrication/Laydown Yard and construction of the replacement rail line, some of the major milestones included in the project schedule are as follows:

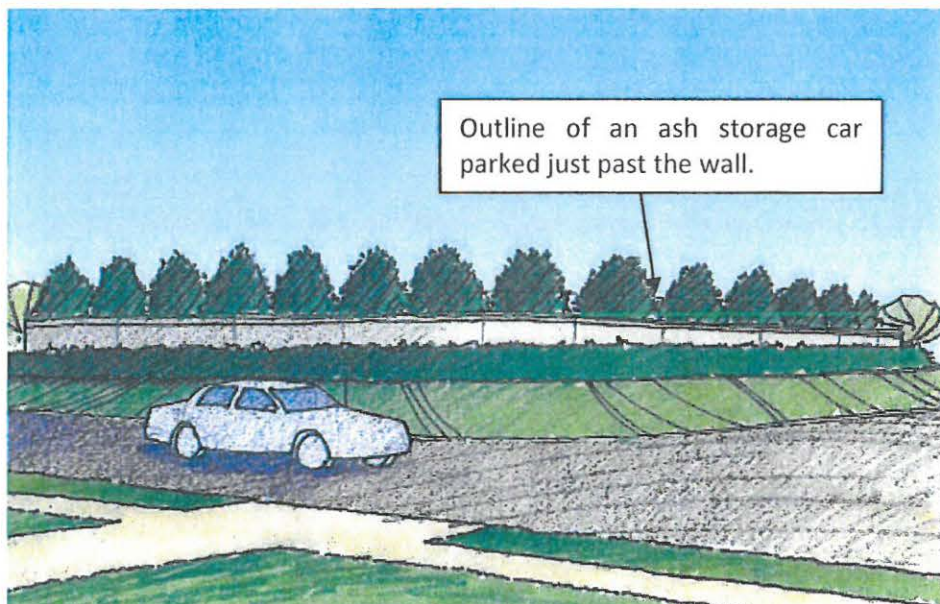
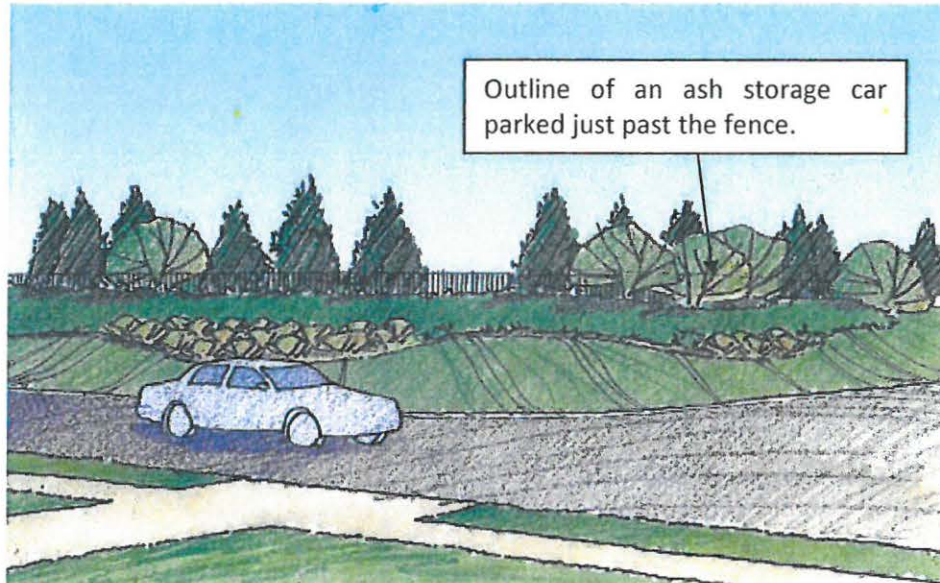
- Soils Pile Integration into North Yard/Railcar Screening Berm Development – July 2014
- Fabrication/Laydown Yard in use – September 2014 to November 2015
- Site Cleanup and Demobilization – December 2015
- Construction of Replacement Rail Line – Spring of 2015 to Summer of 2016

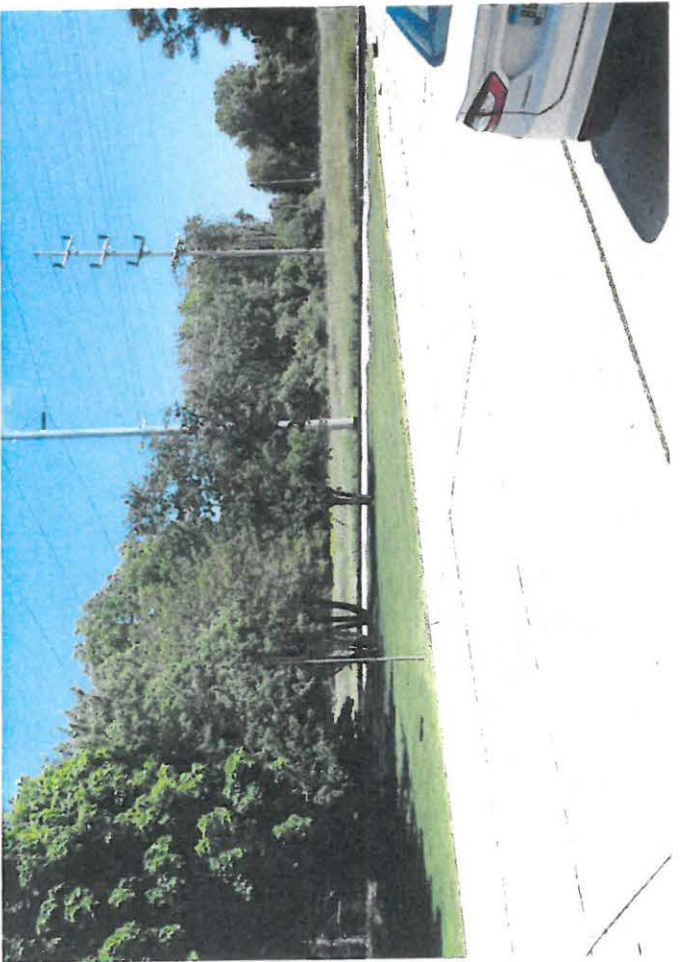
4.0 SCREENING ALTERNATIVES

Screening methods are presented below as a means to minimize visibility of the rail cars to passing motorists.

4.1 Landscaped Berm

A 6-foot berm with either an 8-foot decorative fence or wall and landscaping was used as a possible screening method. Landscape plants include evergreen trees, bushes, and flora. This screening alternative provides the lowest initial construction cost, while creating a softer visual impact.



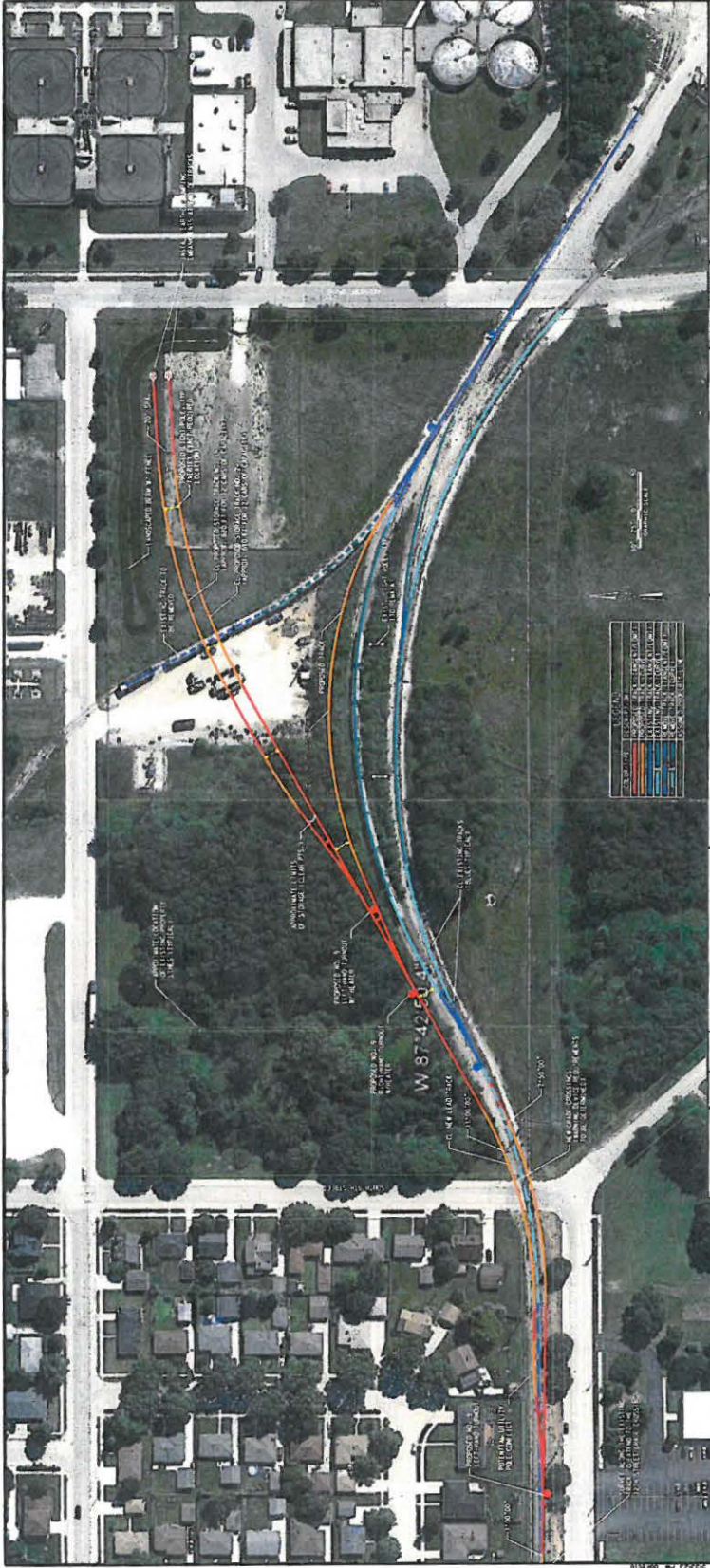




Proposed Pedestrian Bridge

Proposed Pedestrian Bridge





DATE	DESCRIPTION
10/15/2011	ISSUED FOR PERMITTING
09/15/2011	ISSUED FOR PERMITTING
08/15/2011	ISSUED FOR PERMITTING
07/15/2011	ISSUED FOR PERMITTING
06/15/2011	ISSUED FOR PERMITTING
05/15/2011	ISSUED FOR PERMITTING
04/15/2011	ISSUED FOR PERMITTING
03/15/2011	ISSUED FOR PERMITTING
02/15/2011	ISSUED FOR PERMITTING
01/15/2011	ISSUED FOR PERMITTING

TRACK MODIFICATIONS EXHIBIT
SHEBOYGAN, WI
ALTERNATIVE 1F

ALLIANT ENERGY

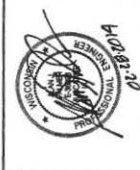
IF YOU CALL BEFORE YOU
 DIG - 1-800-552-2887
 TO AVOID DAMAGE TO
 UNDERGROUND UTILITIES
 CALL 1-800-747-8811

WEST STATE PLANE, SOUTH ZONE, HAZARD US SURVEY FEET

DATE	DESCRIPTION
10/15/2011	ISSUED FOR PERMITTING
09/15/2011	ISSUED FOR PERMITTING
08/15/2011	ISSUED FOR PERMITTING
07/15/2011	ISSUED FOR PERMITTING
06/15/2011	ISSUED FOR PERMITTING
05/15/2011	ISSUED FOR PERMITTING
04/15/2011	ISSUED FOR PERMITTING
03/15/2011	ISSUED FOR PERMITTING
02/15/2011	ISSUED FOR PERMITTING
01/15/2011	ISSUED FOR PERMITTING

HDR
 Hydrologic Engineering, Inc.
 1000 North Lincoln Street
 Chicago, IL 60610

- NOTES:**
- SEE DRAWING CG100 FOR SITE ENTRANCE MODIFICATIONS
 - TEMPORARY LANDOWN AREAS WEST OF LAKESHORE DRIVE TO BE STRIPPED OF AGGREGATE AND GRADED AFTER AOC'S PROJECT. THE GRADED AREAS SHALL BE SEEDED WITH GRASS VEGETATION.
 - SEE DRAWINGS CG011 THROUGH CG013 FOR WORKING POINTS, ELEVATIONS AND CONSTRUCTION PHASING.
 - ALL WORK BY 2411 2411 UNLESS NOTED OTHERWISE.
 - ALL FENCING AND GATE WORK BY 2411 2411
 - CONTRACTOR PARKING AREA TO CONSIST OF 8' (MIN) AGGREGATE SURFACING DURING CONSTRUCTION.
 - ALL FABRICATION TABLES AND ENCLOSURES BY 0 0 0
 - SIDEWALKS, GUARD POSTS, EXTERIOR STAIRS, DOOR LANDINGS AND EQUIPMENT PAIS BY 2621 2621



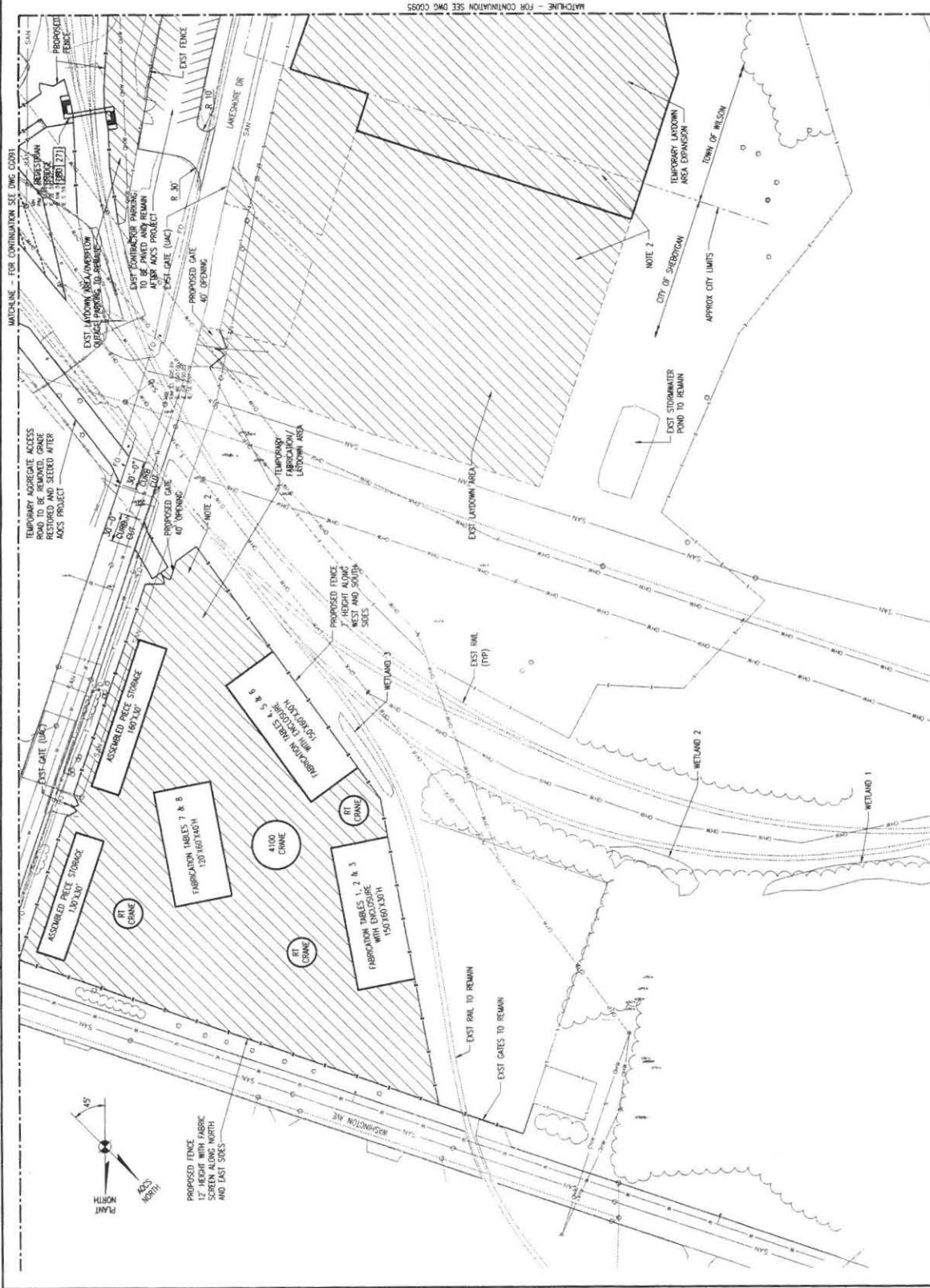
NO.	REVISIONS	DESIGN	CHKD	APPD	DATE

Alberkl Constructors
Stanley Consultants
 JOINT VENTURE

ALLIANT ENERGY / WISCONSIN POWER AND LIGHT COMPANY
 EDGEWATER GENERATING STATION UNIT 5 AOC'S PROJECT
 SHERBOGN, WISCONSIN

SITE PLAN
SHEET 4

DESIGNED: J.S. WETTER	SCALE: 1"=50'
CHECKED: A.J. PALMER	NO. 24118
APPROVED: M.L. ELIOTT	CG094
DATE: 02/18/2014	0



AT FULL SIZE
 0 1 2 3 4 5 6 7 8 cm
 0 1 2 3 IN

18 © 2014 ALLIANT ENERGY

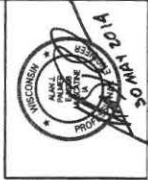
NOTES:

- TEMPORARY LAYDOWN AREAS WEST OF LAKESHORE DRIVE TO BE STRIPPED OF AGGREGATE AND GRADED AFTER ADS PROJECT. THE GRADED AREAS SHALL BE SEEDED WITH GRASS.
- PROVIDE INLET PROTECTION FOR ALL INLETS WITHIN 100' OF CONSTRUCTION ACTIVITIES AND FOR ALL INLETS RECEIVING STORM WATER RUNOFF FROM CONSTRUCTION AREAS. SEE DRAWING C0174 FOR DETAILS.
- PROVIDE TRACKING PADS AT ALL LAYDOWN AREA ENTRANCES.
- PROVIDE Silt FENCE AROUND ALL SOIL STOCKPILE AREAS.
- ALL GRADING WORK BY 2/1/24
- ALL FENCE AND GATE WORK BY 2/1/24

LEGEND:

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- Silt Fence
- Proposed Fence

PERFORMED OUTLET CONTROL
SHEET W/ 10' EMERGENCY
SPILLWAY



NO.	REVISIONS	ISSN	CHGD	BY	DATE
1	UPDATE ELEMENTS	WV	WV	AP	09-20-24

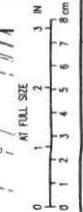
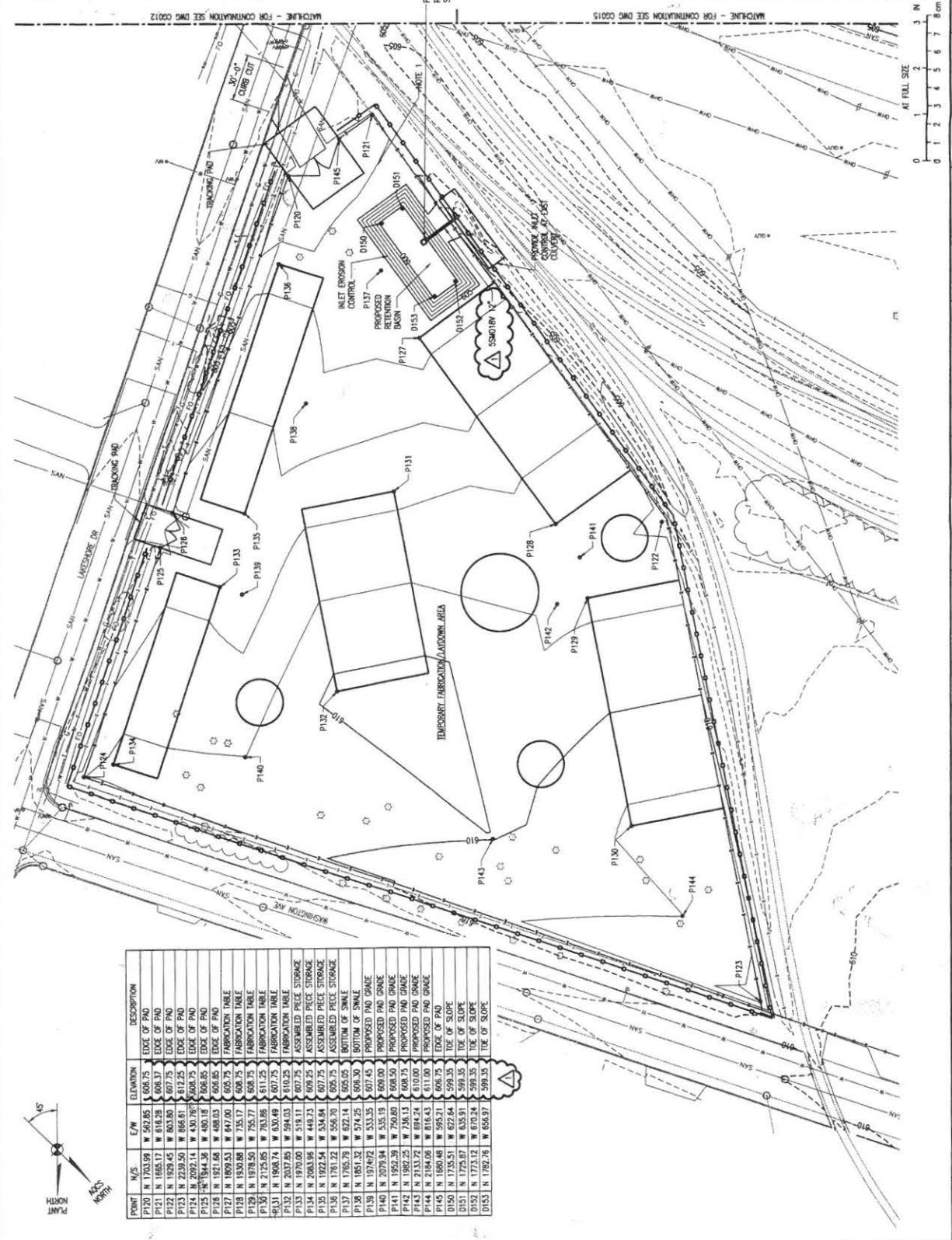
Alberici Constructors
Stanley Consultants Inc.
JOINT VENTURE

ALLIANCE ENERGY / WISCONSIN POWER AND LIGHT COMPANY
EDGEWATER GENERATING STATION UNIT 5 ADS PROJECT
SHEBOYGAN, WISCONSIN

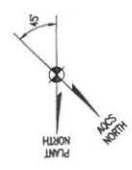
**GRADING PLAN
PHASE 1
SHEET 4**

DESIGNED: []
CHECKED: ALI/MAK
APPROVED: ALI/INLET
DATE: []
SCALE: 1"=30'
NO. DATE: C0014
REV: 1

MATCHLINE - FOR CONTINUATION SEE DWG C0015



POINT	N/S	E/W	ELEVATION	DESCRIPTION
P120	N	1703.99	W 502.85	EDGE OF PAD
P121	N	1665.17	W 616.28	EDGE OF PAD
P122	N	1529.45	W 803.60	EDGE OF PAD
P123	N	2239.50	W 896.61	EDGE OF PAD
P124	N	2072.14	W 430.95	EDGE OF PAD
P125	N	1944.36	W 490.18	EDGE OF PAD
P126	N	1921.68	W 488.03	EDGE OF PAD
P127	N	1899.53	W 647.00	FABRICATION TABLE
P128	N	1930.86	W 735.17	FABRICATION TABLE
P129	N	1978.50	W 783.96	FABRICATION TABLE
P130	N	2125.85	W 830.49	FABRICATION TABLE
P131	N	1969.74	W 594.03	FABRICATION TABLE
P132	N	2037.60	W 630.49	FABRICATION TABLE
P133	N	1943.98	W 419.31	ASSEMBLED PRICE STORAGE
P134	N	1922.84	W 534.84	ASSEMBLED PRICE STORAGE
P135	N	1781.22	W 596.70	ASSEMBLED PRICE STORAGE
P136	N	1765.78	W 622.14	BOTTOM OF SWALE
P137	N	1851.32	W 574.25	BOTTOM OF SWALE
P138	N	1974.92	W 533.35	PROPOSED PAD GRADE
P139	N	2079.84	W 535.19	PROPOSED PAD GRADE
P140	N	1952.39	W 760.60	PROPOSED PAD GRADE
P141	N	1982.25	W 736.13	PROPOSED PAD GRADE
P142	N	2133.72	W 694.24	PROPOSED PAD GRADE
P143	N	2184.08	W 816.43	PROPOSED PAD GRADE
P144	N	1860.46	W 995.21	EDGE OF PAD
P145	N	1758.51	W 622.64	EDGE OF PAD
D150	N	1729.07	W 635.91	TOE OF SLOPE
D151	N	1713.12	W 670.84	TOE OF SLOPE
D152	N	1762.78	W 656.97	TOE OF SLOPE



NOTES:

1. TEMPORARY LAKESHORE AREAS WEST OF LAKESHORE DRIVE TO BE RESTORED TO AN UNDISTURBED GRASSY OPEN SPACE. THE GRADED AREAS SHALL BE SEEDED WITH GRASS.

LEGEND:

- PROPOSED MAJOR CONTOUR
- - - PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR

**PRELIMINARY ISSUE
FOR REVIEW
NOT FOR CONSTRUCTION**
30-MAY-2014

NO.	REVISIONS	ISSUE	CHD	APPD	DATE




Albertcl Constructors

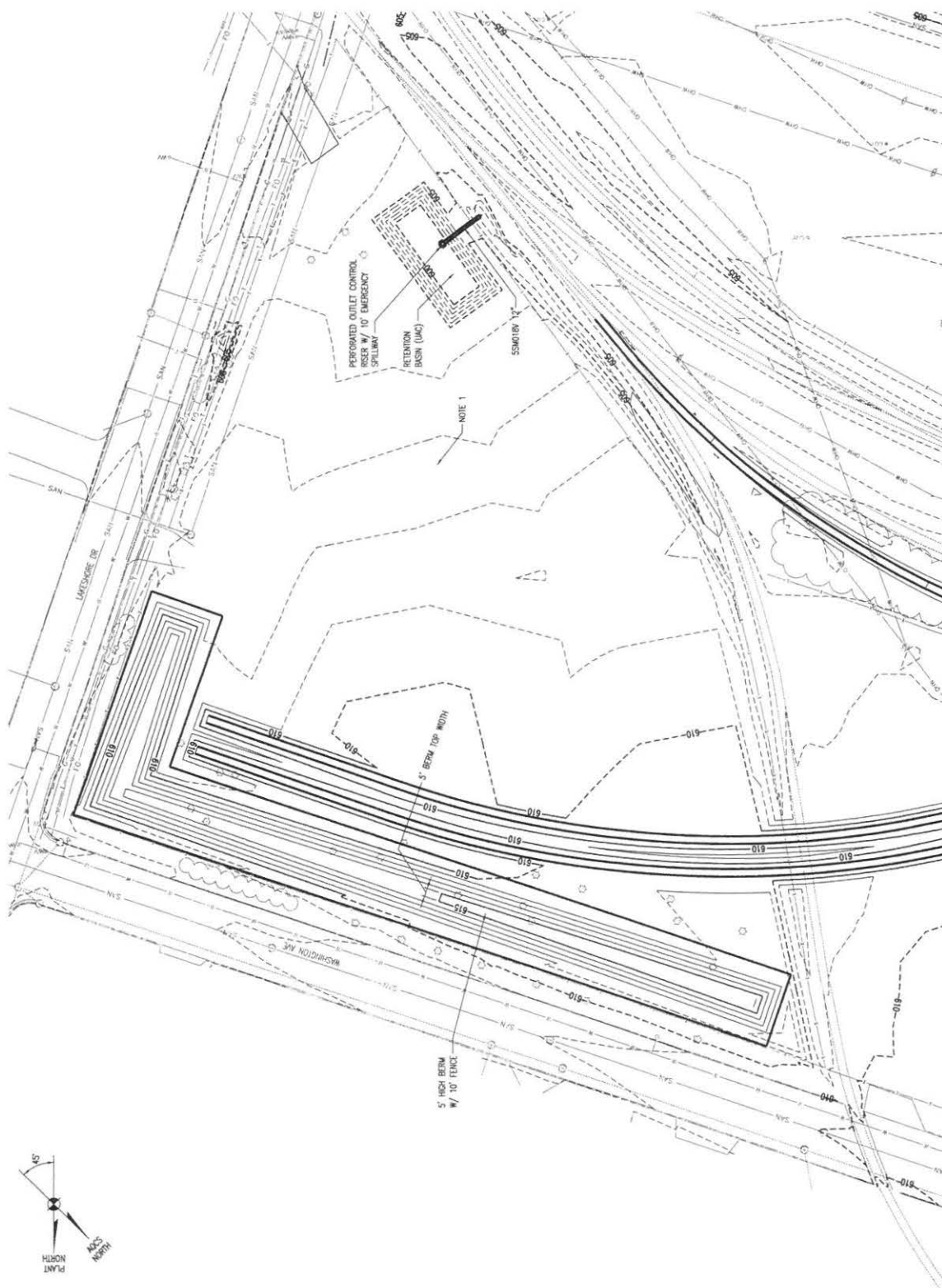
 STANLEY CONSULTANTS

ALUMINUM ENERGY / WISCONSIN POWER AND LIGHT COMPANY
 EDGEWATER GENERATING STATION UNIT 5 ACS PROJECT
 SHELDON, WISCONSIN

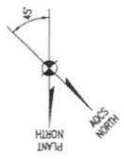
**GRADING PLAN
FINAL PHASE
SHEET 4**

DESIGNED: A.S. WITZKE
 DRAWN: J. WITZKE
 CHECKED: A.L. FINKER
 APPROVED: S.H. LUBET
 DATE:

SCALE: 1"=30'
 NO. 2458
 REV. XC034
 A



FABRICATION YARD GRADING PLAN
SHOWING NEW RAIL SPURS AND BERM, POST MOSS CONSTRUCTION



NOTES:

- TEMPORARY LANDOWN AREAS WEST OF LAKESHORE DRIVE AND EAST OF WILKINSON AVE SHALL BE SEEDED WITH GRASS VEGETATION.

**PRELIMINARY ISSUE
FOR REVIEW
NOT FOR CONSTRUCTION**
30-MAY-2014

NO.	REVISIONS	ISSN (CHKD)	APVD	DATE

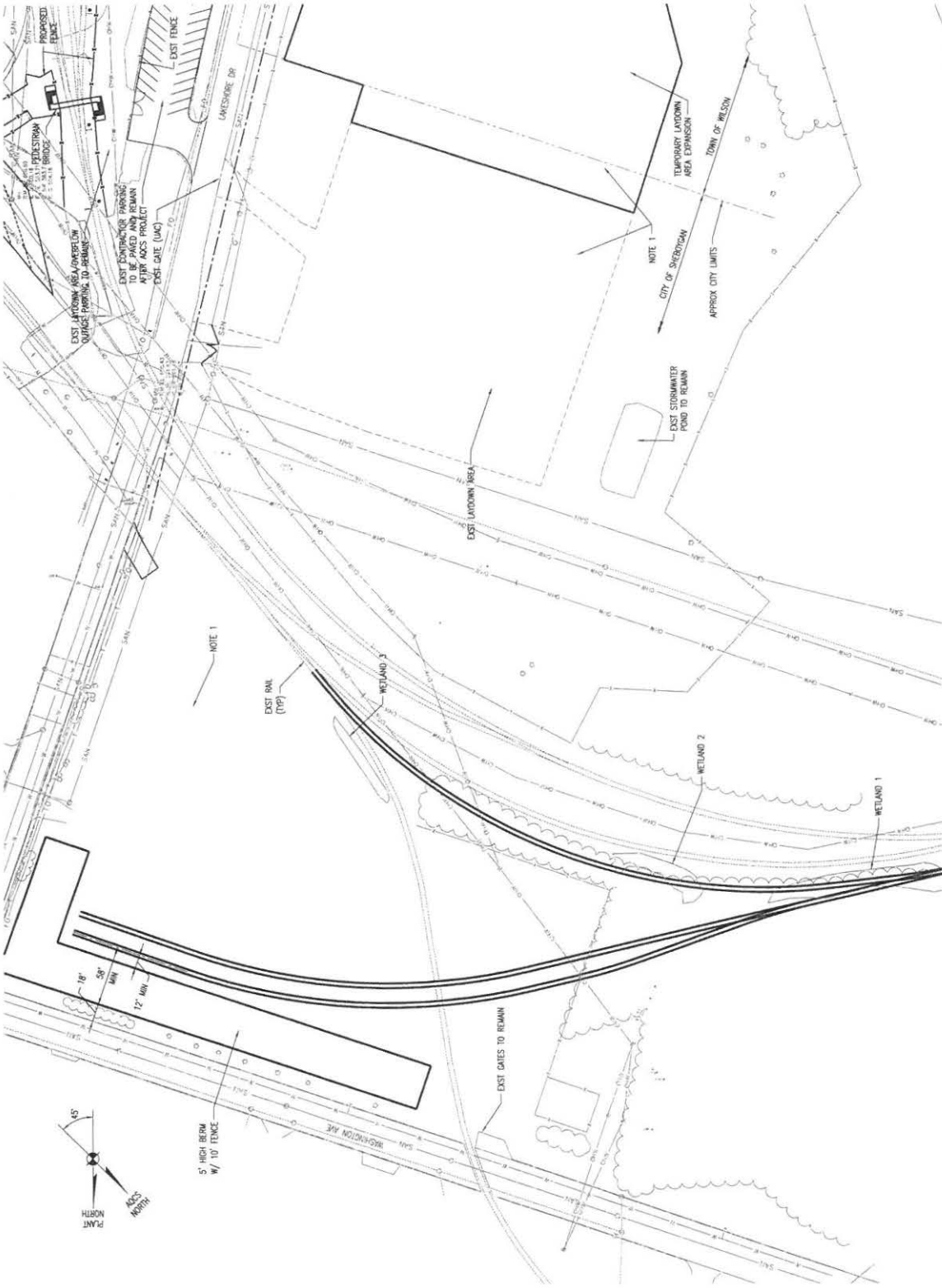



Alberici Constructors **Stanley Consultants**

ALLIANT ENERGY / WISCONSIN POWER AND LIGHT COMPANY
 EDGEWATER GENERATING STATION UNIT 5 ACES PROJECT
 SHERBORN, WISCONSIN

DESIGNED: JLS, VENTURE	SCALE: 1"=50'
DRAWN: JLS, VENTURE	NO. 2418
CHECKED: JLS, PALMER	REV. _____
APPROVED: M.J. ELIETT	NO. 0094
DATE: _____	DATE: _____

**FINAL SITE PLAN
SHEET 4**



FABRICATION YARD LAYOUT/SITE PLAN
SHOWING NEW RAIL SPUR AND BERM, POST ACES CONSTRUCTION



State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



May 6, 2014

Mr. Eric Sandvig
Wisconsin Power and Light Edgewater Generating Station, Alliant Energy
3739 Lakeshore Drive
Sheboygan, Wisconsin 53081

FID #: 461122090
Sheboygan County
SW / APPROVAL

Subject: Edgewater Generating Station
REVISED Conditional Low Hazard Waste Grant of Exemption for Disposal of Excavated Soils
Air Quality Control System Construction
Sheboygan, Wisconsin

Dear Mr. Sandvig:

The Department is issuing this REVISED low hazard waste exemption in accordance with s. 289.43(8), stats. This is a revision of the exemption issued on May 1, 2014. This revised exemption is to clarify that gravel or topsoil may be placed over the soils, and that this exemption does not preclude WPL from placing all of the soils on one of the receiving properties rather than both of them. In addition, the payment of the exemption fee has been paid by WPL.

Based on our review the proposed activity is not likely to cause environmental contamination or endanger human health and welfare, provided that the project is carried out in accordance with the proposed plan and conditions of the approval. Thus your request is hereby approved.

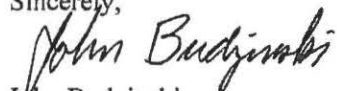
An exemption request was submitted by Jeffrey Hanson, P.E., Manager, Environmental Services- Generation for Wisconsin Power and Light (WPL) on April 25, 2014. WPL is planning to construct an Air Quality Control System adjacent to its Edgewater Generating Station in Sheboygan, Wisconsin. WPL will excavate up to 15,000 cubic yards of excess soil that will need to be managed off site. WPL owns two nearby properties that are proposed to be used for equipment storage and fabrication for the construction project. WPL proposes to place the excavated soils on these two properties. These soils may be covered with gravel to provide a surface for storing and fabricating equipment. The soils will ultimately be covered with 4-inches of topsoil and seeded. The Department believes that if the contaminated material is compacted, graded and covered with gravel or topsoil, any users of the property should be protected from direct contact with contaminants and the contaminated soils will not be a threat to other protected resources.

The changes in the attached Conditional Exemption as compared to the May 1 Conditional Exemption are in *italics*.

If you wish to change or modify this approval or the information provided in your request, you must submit a written request to the Department for approval before proceeding with those changes or modifications.

If you have any questions regarding this grant of exemption, please contact Gerald DeMers, Waste Management Engineer at 414-263-8594 or by e-mail at gerald.demers@wisconsin.gov or myself at 414-303-0132.

Sincerely,



John Budzinski
Air, Waste and Remediation Program Manager
South East and South Central Regions

cc: Gerald DeMers, DNR, Milwaukee
Kathy Sylvester, DNR, Oshkosh
Jeff Maxted, WPL
Chuck Nahn, Nahn and Associates, for the Town of Wilson

BEFORE THE
STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES

CONDITIONAL LOW HAZARD WASTE GRANT OF EXEMPTION
FOR THE PLACEMENT OF SOLID WASTE
ON WISCONSIN POWER AND LIGHT PROPERTY
IN THE CITY OF SHEBOYGAN AND TOWN OF WILSON

FINDINGS OF FACT

The Department of Natural Resources (Department) finds that:

1. Wisconsin Power and Light (WPL) is constructing an Air Quality Control System to serve its Edgewater Generating Station in Sheboygan, Wisconsin. Construction of this facility requires the excavation of soils from an area immediately north of the power plant. The soil excavation is located in the NW ¼ of NE ¼, Section 2, Township 14N, Range 23 E.
2. WPL owns two properties on which they propose to place excavated soils:
 - a. Town of Wilson, immediately north of the intersection of Greenfield Avenue and Lakeshore Drive (NE ¼ of the NW ¼, Section 2, Township 14N, Range 23E).
 - b. City of Sheboygan, located southwest of the intersection of Lake Shore Drive and Washington Street, (Part of the S ½ of SW ¼, Section 35, Township 15N, Range 23E).
3. On April 25, 2014 the Department received a letter dated April 25, 2014 from Jeffrey Hanson, P.E., Manager, Environmental Services- Generation for WPL requesting a Low Hazard Exemption from solid waste regulations as specified in NR 500.08(4), Wis. Adm. Code for the disposal of up to 15,000 cubic yards of excavated soils. The letter included:
 - a. Property descriptions
 - b. Figures showing site locations
 - c. Project description
 - d. Waste description including soil sample results
 - e. Well construction reports for water supply wells within one-quarter mile of the two proposed soil disposal properties
 - f. Laboratory results for soil samples
4. WPL will generate soils that need to be disposed of offsite. These soils are impacted with polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs) from historic industrial activities. Soil samples were also analyzed for the eight RCRA metals (total and Toxic Characteristic Leaching Procedure (TCLP)) and polychlorinated biphenols (PCBs). Excavated soils are considered to be solid waste as defined by s.289.01 (33).
5. WPL proposes to dispose of all soils that exceed the Industrial Residual Contaminant Levels (RCLs) of ch. NR 720, Wis. Adm. Code, at a licensed landfill located in Whitelaw, Wisconsin.
6. WPL proposes to dispose of soils that may contain PAHs and VOCs at concentrations less than the Industrial RCLs on the two properties identified above.
7. Contaminant releases at the site have been reported to the Southeast Region's Remediation & Redevelopment Program.

8. WPL is requesting that the 12,000 to 15,000 cubic yards soil generated be placed on the two proposed properties after the sites have been graded. Approximately 1.5 feet of soil *are proposed to* be placed on each receiving site, and *proposed to* be covered with gravel. The two areas will then be used for fabrication and/or storage of equipment that is associated with the Air Quality Control System. *The soils will ultimately be covered with topsoil and seeded.*
9. The plan review fee of \$550.00 is required for this exemption approval. An invoice for this amount was sent to Mr. Eric Sandvig at the Edgewater Generating Station on April 28, 2014. *Payment was received in full for this invoice on May 5, 2014.*
10. Documents considered in the exemption request include the following:
 - a. Maps of the area showing streets and land use;
 - b. The Application for Low Hazard Exemption for soils excavated at the Wisconsin Power and Light Company Edgewater Generating Station, dated April 25, 2014 from Jeffrey Hanson of WPL;
 - c. The Department's solid waste program files for low hazard exemptions, and
 - d. A revised drawing of the excavation and disposal areas, provided by Jeffrey Maxted of WPL on May 1, 2014.
11. Additional facts relevant to the review of the request for grant of exemption include the following:
 - a. The soils are contaminated with low concentrations of PAHs and VOCs, and the concentrations are less than ch. NR 720, Wis. Adm. Code Industrial RCLs.
 - b. Surface protection by gravel cover *or vegetated topsoil* and is proposed to prevent exposure and direct contact between the contaminated soils and any users of the property and to prevent erosion to surface water and other protected resources.
 - c. The residual contaminants of concern in the excavated material are low in leaching potential and the organic materials are subject to slow degradation over time.
 - d. The material can be excavated, hauled, placed, and compacted using conventional earthwork construction practices.
12. If the conditions set forth below are complied with, the proposed disposal of the soil material would not be within an area where there is a reasonable probability that the facility will cause:
 - a. A significant adverse impact on wetlands as provided in ch. NR103, Wis. Adm. Code;
 - b. A significant adverse impact on critical habitat areas;
 - c. A detrimental effect on any surface water;
 - d. A detrimental effect on groundwater quality;
 - e. The migration of explosive concentrations, or;

- f. The migration of any hazardous air contaminants in excess of established standards.
13. If the conditions set forth below are complied with, the disposal of the soil material will not result in environmental pollution as defined in s. 289.01 (8), Stats.

CONCLUSIONS OF LAW

1. In accordance with the definition of "solid waste" in section 289.01 (33), Wisconsin Statutes, soil material not considered "clean fill" is a solid waste.
2. The conditions set forth below are needed to ensure that disposal of the soil material will not result in environmental pollution as defined in s. 289.01 (8), Stats.
3. In accordance with s. NR150.03 (8) (e) 13, Wis. Adm. Code, this exemption is a type III action and does not require an environmental assessment (EA).
4. In accordance with the foregoing, the Department has the authority under s. 289.43(8), Wis. Stats. And s. NR 500.08(4), Wis. Adm. Code, to issue the following conditional low hazard waste grant of exemption.

CONDITIONAL GRANT OF EXEMPTION

In accordance with the authority granted to the Department under section 289.43(8)(b)3, Wisconsin Statutes, the Department hereby grants WPL a low hazard solid waste exemption as requested in the April 25, 2014 letter to the Department, for the disposal at the properties identified above in the Town of Wilson and the City of Sheboygan for 12,000 to 15,000 cubic yards of material, subject to the following conditions:

1. WPL or its designated agent shall notify the Department when construction excavation activities on the source Property begin for the purpose of allowing Department personnel the opportunity to inspect soil excavation and soil management practices during active construction. The appropriate inspection fees shall apply as provided in NR 520.
2. If a third party is contracted to perform the work, WPL shall provide a copy of this low hazard exemption to the contractor.
3. The disposed material shall not be used as an exposed final grade layer. The disposed soil material shall be covered with a nominal thickness of 8-inches of clean gravel fill, *or with a minimum 4-inches of topsoil and seeded.* After construction of the Air Quality Control System is complete, *any area covered with gravel shall be covered by a minimum of 4-inches of topsoil and seeded.*
4. *WPL may place all of the disposed material at one site rather than using both sites, resulting in greater thickness of soil than originally proposed. Side slopes for disposed soil shall not exceed 4 horizontal to 1 vertical.*

5. The disposal site shall be maintained with stable slopes of the soil material through periodic inspections for erosion on a regular schedule and after storm events. Erosion problems shall be addressed in order to maintain an orderly site.
6. WPL shall conduct daily inspections of the disposal properties during material placement, grading and capping with gravel.
7. WPL shall notify the Department within 24 hours of discovering material that is not permitted to be placed at the proposed sites. The material must be segregated and tested as needed to determine the proper disposal method.
8. WPL shall follow appropriate best management practices to prevent run-off during placement and grading of contaminated soils at the proposed properties. An erosion control plan for the property shall be prepared and submitted to the Northeast Region's Water Program prior to placement of soils. All erosion control measures must meet or exceed the approved Stormwater construction Technical Standards found on the Department's Runoff Management Website, <http://dnr.wi.gov/org/water/wm/nps/stormwater/techstds/htm#Construction> developed by the Department under Wis. Admin. Code Ch. NR 151.31. Erosion control measures shall be maintained and weekly inspections conducted at the site until vegetation is established after seeding the areas.
9. WPL shall submit a construction documentation report to the Department 60 days after vegetation has been established on the two soil placement areas. The report shall include the amount of material placed on the site, the location(s) from which the material was obtained, final contours, explanations of any problems encountered during the project and solutions, and other pertinent information. Photographs documenting growing vegetation on the cap shall also be provided.
10. This Exemption does not provide closure of the site from the Remediation and Redevelopment Program of the Department.

This conditional exemption is for one time disposal only. Any other future disposal proposals must be submitted to the Department for review and approval before disposal.

The Department retains its jurisdiction to require the submittal of additional information or to modify or revoke this conditional grant of exemption if WPL fails to comply with any condition or the project as proposed. The Department also retains its jurisdiction to modify or revoke this conditional grant of exemption if, in the Department's opinion, circumstances or conditions change or if new information is found which would warrant such a modification or revocation.

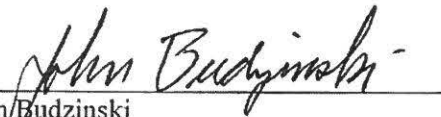
NOTICE OF APPEAL RIGHTS

If you believe you have a right to challenge this decision made by the Department, you should know that Wisconsin statutes and administrative codes establish time periods and requirements for reviewing Department decisions.


To seek judicial review of the Department's decision, sections 227.52 and 227.53, Stats., establish criteria for filing a petition for judicial review. You have 30 days after the decision is mailed or otherwise served by the Department to file your petition with the appropriate circuit court and serve the petition on the Department. The petition shall name the Department of Natural Resources as the respondent.

Dated: May 6, 2014

DEPARTMENT OF NATURAL RESOURCES
For the Secretary



John Budzinski
Air, Waste and Remediation Program Manager
South East and South Central Regions



Gerald DeMers, P.E., Engineer
Waste and Materials Management Program
Southeast Region

Rubino, Joe

From: Demers, Gerald L - DNR <Gerald.Demers@wisconsin.gov>
Sent: Tuesday, June 17, 2014 9:57 AM
To: Musso, James
Subject: Use of soil Placement Properties in the Town of Wilson and the City of Sheboygan

Jim-

As we discussed on the phone, the use of one or both of the parcels for the fabrication or storage of equipment for construction of the air pollution control facility was stated in your exemption request and is a use that is approved by the DNR.

Future uses of one or both of these sites for the construction of a railroad spur or for soil berms are uses that are consistent with the low hazard exemption that these site have, and are uses that would be approved by the DNR. A formal request for construction on these sites can and should be made a few months before that construction is to occur.

If you have any further questions, feel free to give me a call.

Gerald DeMers, P.E.

Environmental Engineer
Waste and Materials Management Program
Southeast Region - Milwaukee Service Center
Wisconsin Department of Natural Resources
2300 N. Martin Luther King Drive
Milwaukee, WI 53212

We are committed to service excellence. Click [here](#) to evaluate how I did.

(☎) phone: (414) 263-8594
(☎) fax: (414) 263-8716
(✉) e-mail: Gerald.DeMers@Wisconsin.gov
Website: dnr.wi.gov

Notice: This e-mail and any attachments may contain confidential information. Use and further disclosure of any of this information by the recipient must be consistent with applicable Wisconsin and federal laws, regulations and agreements. If you received this e-mail in error, please notify the sender; delete the e-mail; and do not use, disclose, or store the information it contains

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

Office Use Only

DATE SUBMITTED: _____
REVIEW DATE: _____

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

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: Jim Tibbetts Angus Young Associates

ADDRESS: 555 South River Street, Janesville, Wisconsin 53548

E-MAIL: jimt@angusyoung.com

PHONE: (608) 756-2326 FAX NO.: n/a

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Alliant Edgewater Storage Warehouse and Tractor Building #5 Addition

ADDRESS OF PROPERTY AFFECTED: 3739 Lake Shore Drive

LEGAL DESCRIPTION: To be submitted under separate cover not available at this time.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Power Plant Storage Buildings.

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: Storage Building to support construction materials and support Offices (Storage Building) and Vehicle / Equipment Storage for Plant Operations (Tractor #5)

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: Both buildings to be pre-engineered metal buildings matching existing building conditions.

3. NAME AND ADDRESSES

OWNER OF SITE: Wisconsin Power and Light

ADDRESS: 4902 Biltmore Lane, Madison, Wisconsin 53718, (608) 458-4853

TO: Mr. Steve Sokolowski
COMPANY: City of Sheboygan Planning Department
FROM: Jim Tibbetts
RE: Alliant Energy Storage Building & Tractor Bldg. #5 Addition **July 8, 2014**
PROJECT: 53500 & 54370 **Page 1 of 1**

Mr. Sokolowski,

Mr. Jim Shebesta with Alliant Energy had asked me to forward a narrative of the projects that we are currently having the City of Sheboygan review for work at the Alliant Energy Edgewater Generating Stations.

Storage Building:

The storage warehouse with accompanying offices will be used in support of the warehouse and purchasing of materials and materials and equipment, which will be used for the construction of the current Power Plant upgrades. The Project is approximately 25,000 SF of Warehouse and Office space. The building will also have an interior loading dock. The building will have a fire protections system. The building is primarily a pre-engineered metal building, comprised of materials and colors (corporate standard) being used on site. There will be four buildings being razed in the location of the proposed storage building.

Tractor Building #5 Addition:

The addition to Tractor Building #5 is a 6,763 SF addition to the existing 5,218 SF Tractor Building. The building is currently and will be used for support vehicles & equipment for the day to day operations on the plants campus, including coal yard support and general plant support. The vehicles range from bulldozers used at the coal yard to lift trucks, boom lifts and water trucks used to mitigate the dust off of the coal piles. The building will have a fire protections system. The building is primarily a pre-engineered metal building, comprised of materials and colors (corporate standard) being used on site.

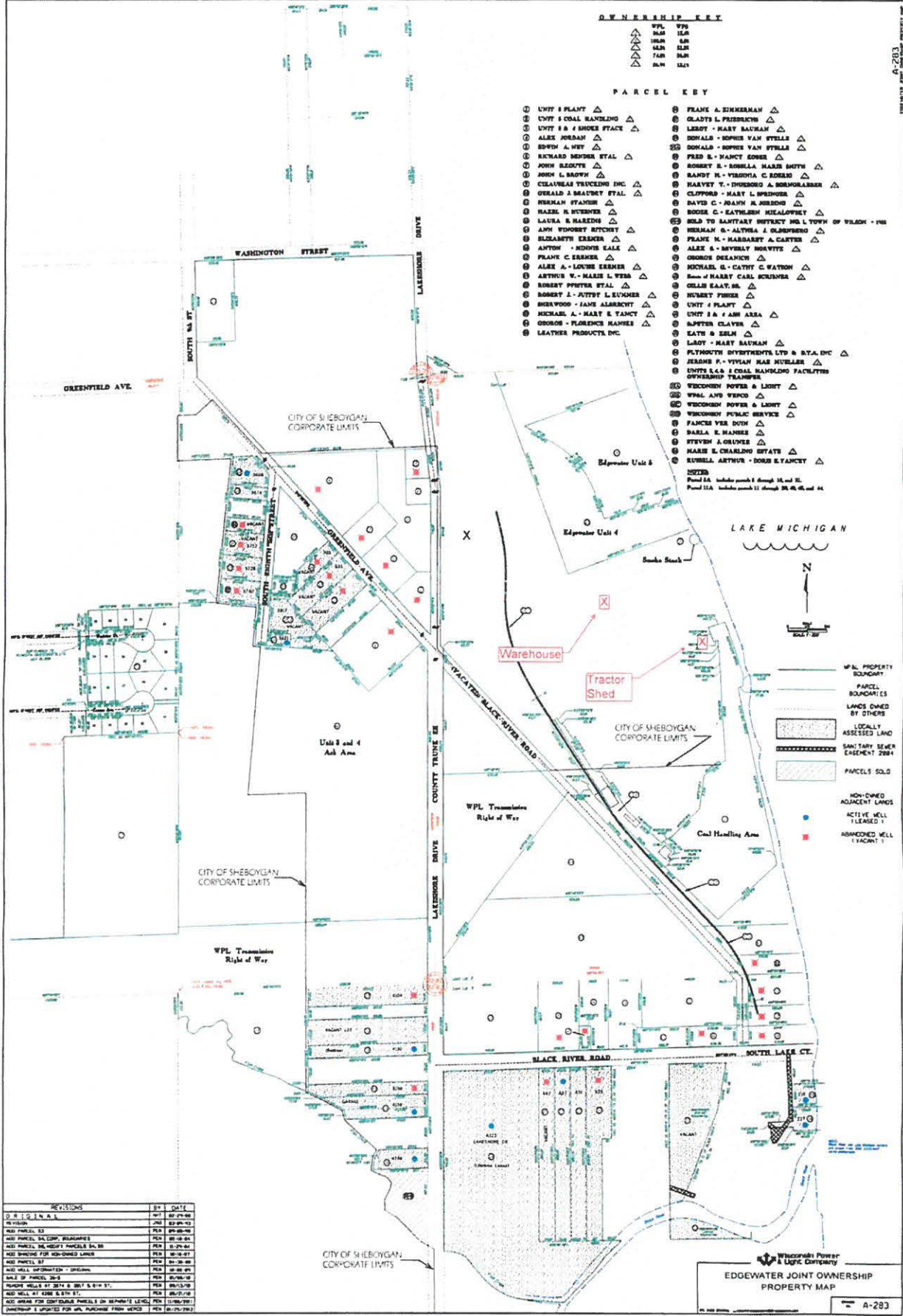
Please feel free to contact me with any questions.

Sincerely,



Jim Tibbetts, Project Manager AAiA
Angus Young Associates, Inc.

CC: James Shebesta Alliant Energy



OWNERSHIP KEY

- WPL WPS
- WPL WPL
- WPL WPL
- WPL WPL
- WPL WPL
- WPL WPL

PARCEL KEY

- ① UNIT 1 PLANT
- ② UNIT 2 COAL HANDLING
- ③ UNIT 3 & 4 SHEDS STACK
- ④ ALAN JORDAN
- ⑤ EDWIN A. WY
- ⑥ RICHARD MENDLER ETAL
- ⑦ JOHN BLOTT
- ⑧ JOHN L. BOWEN
- ⑨ CHELSEA TRUCKING INC.
- ⑩ GERALD J. MAUDRY ETAL
- ⑪ HERMAN STAMER
- ⑫ HAZEL R. STEWART
- ⑬ LAURA S. HARRIS
- ⑭ ANN THORNTON RITCHIE
- ⑮ ELIZABETH ESKER
- ⑯ ANTON - DENNIS KALE
- ⑰ FRANK C. ESKER
- ⑱ ALEX A. - LUCAS ESKER
- ⑲ ARTHUR W. - MARIE L. WEBB
- ⑳ ROBERT PETER ETAL
- ㉑ ROBERT J. - BETTY L. EVANER
- ㉒ BIRKWOOD - JANE ALBERT
- ㉓ MICHAEL A. - MARY E. TANCY
- ㉔ GEORGE - FLORENCE HANSEN
- ㉕ LEATHER PRODUCTS INC.
- ① FRANK A. ZIMMERMAN
- ② GLADYS L. FRIEDRICH
- ③ LEOBT - MARY BATHMAN
- ④ DONALD - SOPHIE VAN STELL
- ⑤ FRED E. - MARY E. SOWER
- ⑥ ROBERT E. - ROMEA HARRIS SMITH
- ⑦ ELMOT H. - VERA V. C. ESKER
- ⑧ HARVEY T. - THEODORE A. BISHOPBAKER
- ⑨ CLIFFORD - MARY L. SPEDDER
- ⑩ DAVID C. - MARY H. MERRISON
- ⑪ BOBBE C. - KATHLEEN MICALOFFET
- ⑫ SOLD TO SAINTMARY DISTRICT W/L TOWN OF WILSON - PWS
- ⑬ HERMAN G. - ALTHEA J. OLSENBERG
- ⑭ FRANK H. - MARGARET A. CARTER
- ⑮ ALEX S. - MYRELL HERRITTE
- ⑯ GEORGE DELANON
- ⑰ MICHAEL G. - CATHY C. WATSON
- ⑱ ESTATE OF HARRY CARL SCHUBERT
- ⑲ GILLES SAAT, JR.
- ㉑ HUBERT FISHER
- ㉒ UNIT 1 PLANT
- ㉓ UNIT 2 & 4 ASH AREA
- ㉔ SALTER CLAYTON
- ㉕ EATS & ELM
- ㉖ LADY - MARY BATHMAN
- ㉗ FLYBOOTH DIVYDENTHA LTD & STAL. INC
- ㉘ JEROME R. - VIVIAN MAE HUELLER
- ㉙ UNITS 1 & 2 COAL HANDLING FACILITIES OWNERSHIP TRANSFER
- ㉚ WISCONSIN POWER & LIGHT
- ㉛ WPL AND WPCO
- ㉜ WISCONSIN POWER & LIGHT
- ㉝ WISCONSIN PUBLIC SERVICE
- ㉞ FANCHER PER BOTH
- ㉟ MARLA E. HANSEN
- ㊱ STEVEN J. GRUNER
- ㊲ MARIE E. CHARLTON ESTATE
- ㊳ RUSSELL ARTHUR - DORIS E. LANCY

LAKE MICHIGAN



- WPL PROPERTY BOUNDARY
- PARCEL BOUNDARIES
- LANDS OWNED BY OTHERS
- LOCALLY ASSESSED LAND
- SANITARY SEWER EASEMENT 2004
- PARCELS SOLD
- NON-OWNED ADJACENT LANDS
- ACTIVE WELL (LEASED)
- ABANDONED WELL (EACANT)

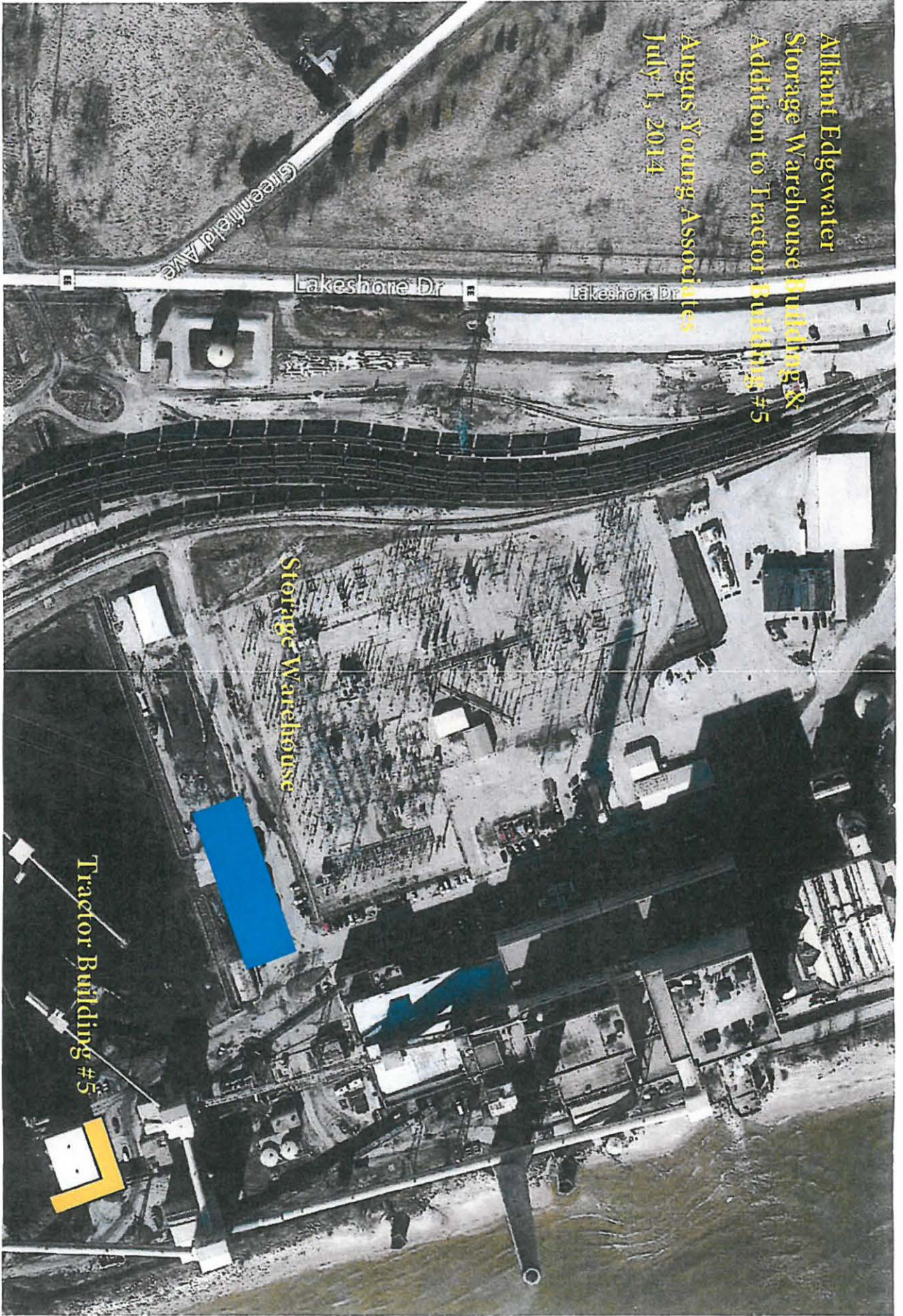
REVISIONS	BY	DATE
D. R. G. N. A.	WPL	02/27/90
REVISION	WPL	02/09/93
ADD PARCEL 83	WPL	05/08/93
ADD PARCEL 94 CORP. BOUNDARIES	WPL	07/18/94
ADD PARCEL 94 HESSEY PARCELS 94.01	WPL	11/29/94
ADD BONDING FOR NON-OWNED LANDS	WPL	02/19/97
ADD PARCEL 97	WPL	04/28/98
ADD WELLS INFORMATION - DRILLING	WPL	05/08/99
SALE OF PARCEL 20-3	WPL	02/08/10
REMOVE WELLS AT 2074 & 2071 S. 0' 11' 0"	WPL	06/13/10
ADD WELLS AT 2074 & 2071 S. 0' 11' 0"	WPL	06/13/10
ADD GRASS FOR CONTIGUOUS PARCELS 8 ON SEPARATE LEVEL	WPL	06/13/10
OWNERSHIP & LIGHTS FOR WPL PURCHASE FROM WPCO	WPL	01/25/10

EDGEWATER JOINT OWNERSHIP
PROPERTY MAP

A-283

Alliant Edgewater
Storage Warehouse Building 8
Addition to Tractor Building #5

Angus Young Associates
July 1, 2014

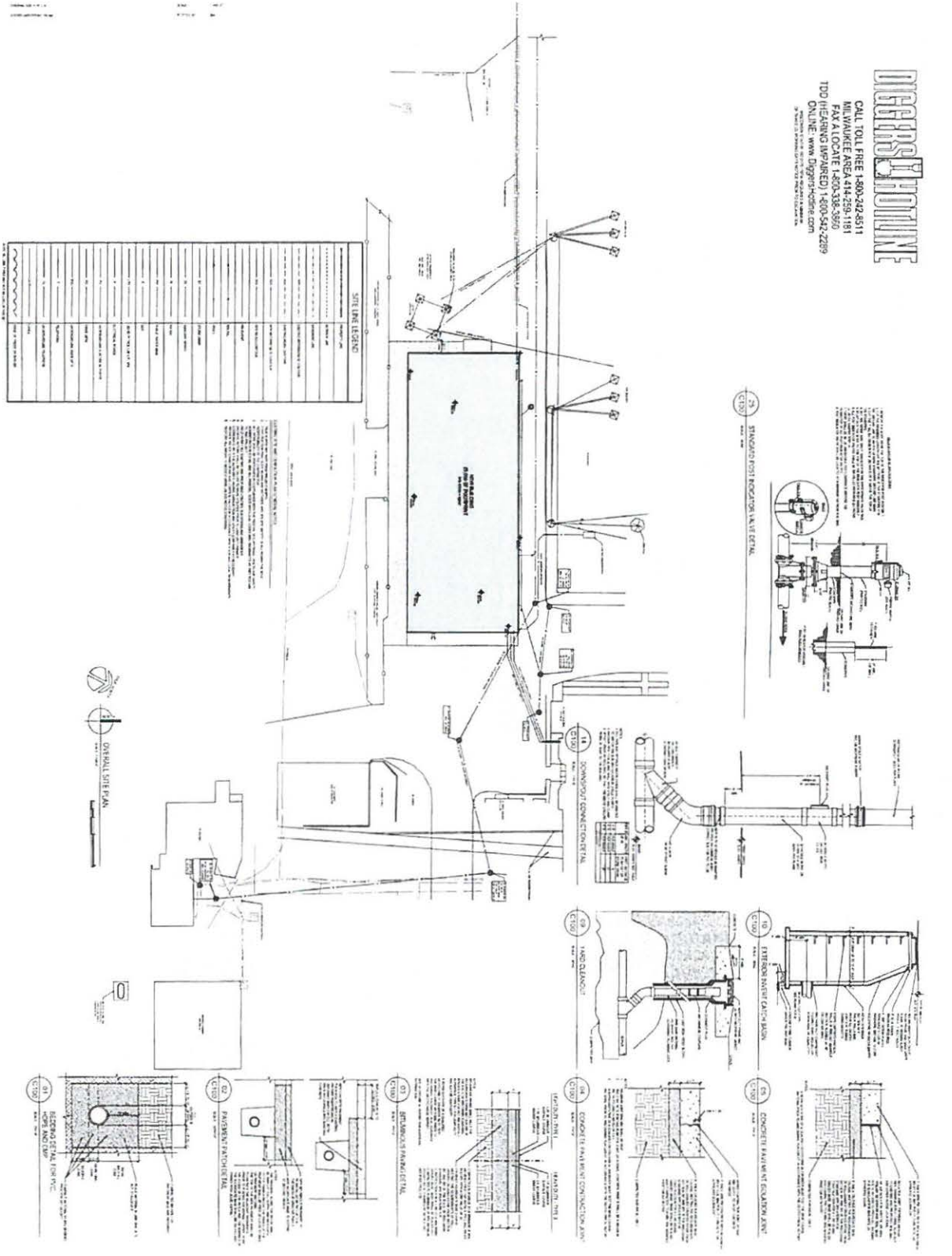


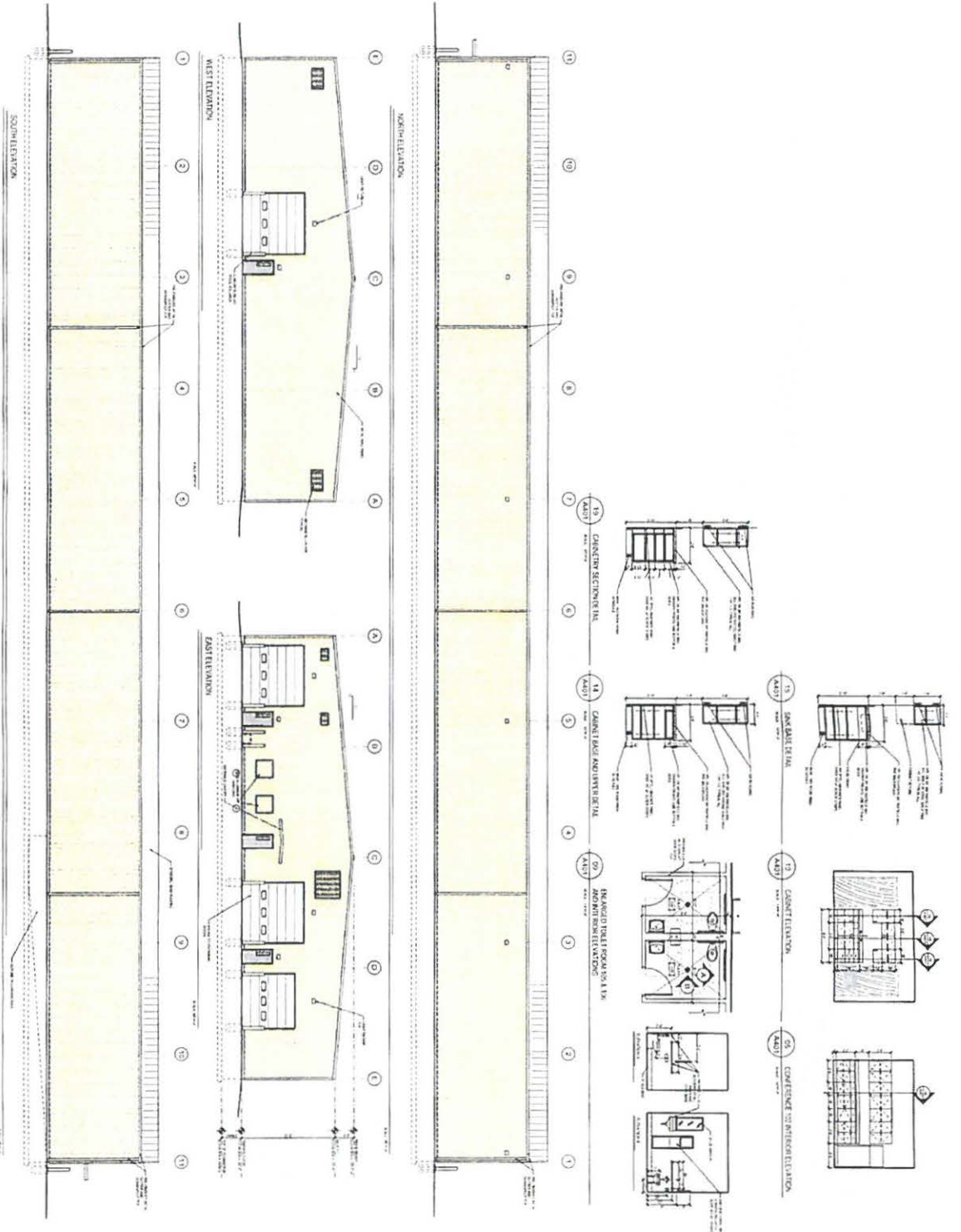
Storage Warehouse

Tractor Building #5

DEERS/DIOLINE

CALL TOLL FREE 1-800-242-8511
 MINNESOTA AREA 414-459-1181
 FAX AUCCOATE 1-800-338-3950
 TDD HEARING IMPAIRED 1-800-542-2219
 ONLINE: www.DIOLINE.com
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A401

PROJECT NUMBER	100
DATE	11/11/14
DESIGNED BY	J. H. HARRIS
CHECKED BY	J. H. HARRIS
DATE	11/11/14



Alliant Energy Edgewater
 Generating Storage Warehouse
 WPL / Alliant Energy
 Sheyffer / Whitman

Angus Young
 ENGINEERING
 CONSULTING
 ARCHITECTURE
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 303.733.7444
 www.angusyoung.com

REVISION	DATE	BY	CHKD BY

PARCEL NO. 34 151 001
MAP NO. 431680
ZONING CLASSIFICATION: UI

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 7/15/14

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

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: Momentive Specialty Chemicals Contact: Greg Kraft
ADDRESS: 2522 S. 24th Street
E-MAIL: Gregory.kraft@momentive.com
PHONE: (920) 458-5545 x7049 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Manufacturing Facility
ADDRESS OF PROPERTY AFFECTED: 2522 S. 24th Street
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Production of adhesives for wood products

BRIEF DESCRIPTION OF PROPOSED OPERATION OR USE: Same

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: Concrete support structure for a process cooling tower plus a concrete masonry pump house/electrical room



June 23, 2014

New Cooling Tower for Momentive Specialty Chemicals

Momentive Specialty Chemicals produces adhesives for bulk shipment to wood product producers (plywood, oriented-strand board, for example). The company is situated on a 31 acre site at the south end of South 24th Street.

The new construction will create a foundation and pump house/electrical room for a new process related cooling tower. The project footprint is approximately 2,200 SF.

Enclosed is an aerial photo site plan showing the location for this new construction. Also enclosed are photos showing existing cooling towers and pump house and photos of the site for the proposed new unit. Additionally we have enclosed construction drawings of the cooling tower basin, prepared by Miller Engineers & Scientists, and of the building, prepared by LJM Architects.



Looking Southwest—Existing Cooling Towers



Looking Southwest—Existing Pump House



Looking West—Existing Pump House with Cooling Towers Beyond



Looking West—Site For New Cooling Tower. Existing Cooling Tower at Right

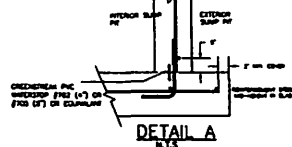
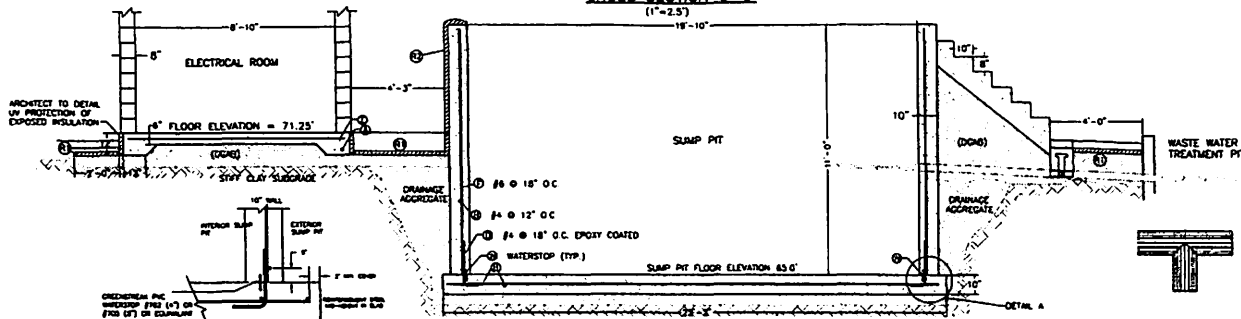


Looking Northwest—Site of New Cooling Tower, Existing Pump House Beyond



Looking Southwest—Site of New Cooling Tower, Existing Pump House at Right

CROSS SECTION C-C'
(1"=2.5')



STEEL SCHEDULE - ALL GRADE 60 STEEL WITH EPOXY COATING

MARK	SIZE	TYPE	R	S	LENGTH/PLACEMENT
①	4	STR	--	--	continuous
②	4	STR	--	--	continuous, 12" O.C.
③	4	2	0'-2"	0'-6"	0'-8", 6 each pod
④	4	2	0'-10"	1'-8"	2'-8"
⑤	4x4-W2.9x2.9	WIRE MESH			mid-height
⑥	6	STR	--	--	vertical, 18" O.C.

NOTE: ALL STEEL REQUIRES 2" COVER

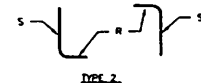
MINIMUM SPLICE LENGTHS (4,000 PSI CONCRETE):

BAR SIZE	LOCATION	MIN. SPLICE
#4	TANK WALL	24"
#4	SLAB	19"
#6	TANK WALL	27"

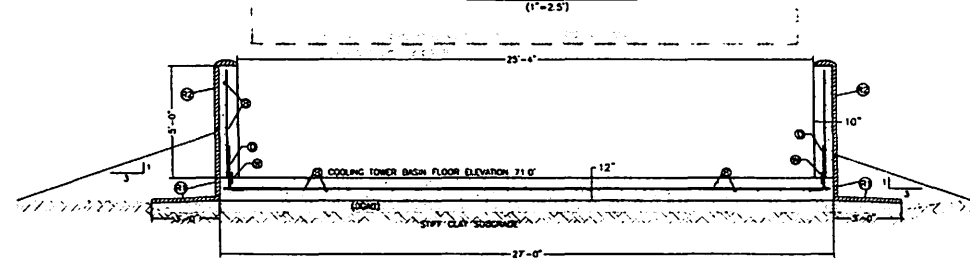


**6" EMBEDDED WATERSTOP
FACTORY INTERSECTIONS**
N.T.S.

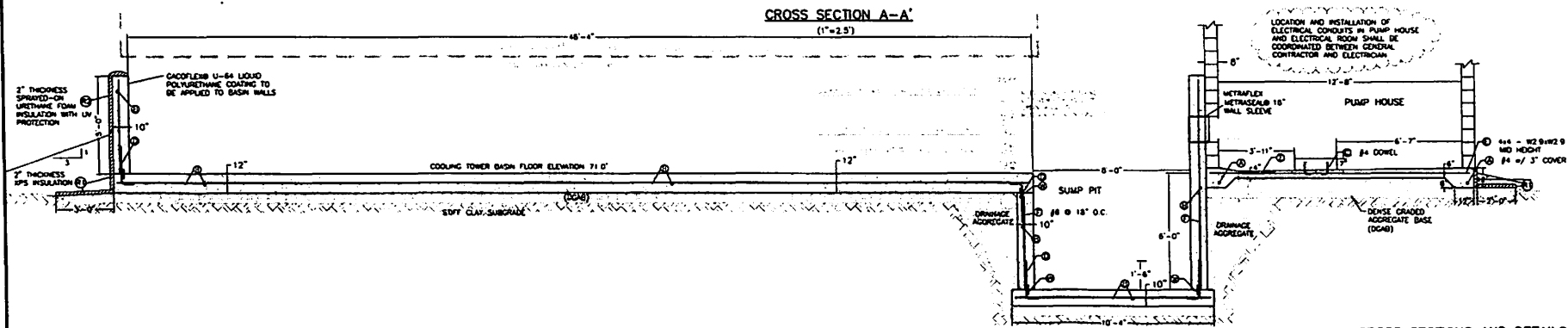
1. PROVIDE FACTORY WELDED WATERSTOP INTERSECTIONS AS SHOWN.
2. WATERSTOP IS TO BE MANUFACTURED PVC, TPE, OR PE, WITH A MINIMUM WEB THICKNESS OF 1/4".
3. EMBEDDED WATERSTOPS MAY NOT BE WELDED OR JOINED TO OTHER WATERSTOPS OF DIFFERENT SIZE, CONFIGURATION, OR MATERIAL.



CROSS SECTION B-B'
(1"=2.5')



CROSS SECTION A-A'
(1"=2.5')



LOCATION AND INSTALLATION OF ELECTRICAL CONDUITS IN PUMP HOUSE AND ELECTRICAL ROOM SHALL BE COORDINATED BETWEEN GENERAL CONTRACTOR AND ELECTRICIAN

CROSS SECTIONS AND DETAILS

3008 S. 15TH STREET
MILWAUKEE, WISCONSIN 53215
Phone 973-432-8184
Fax 973-432-8189
www.startmiller.com

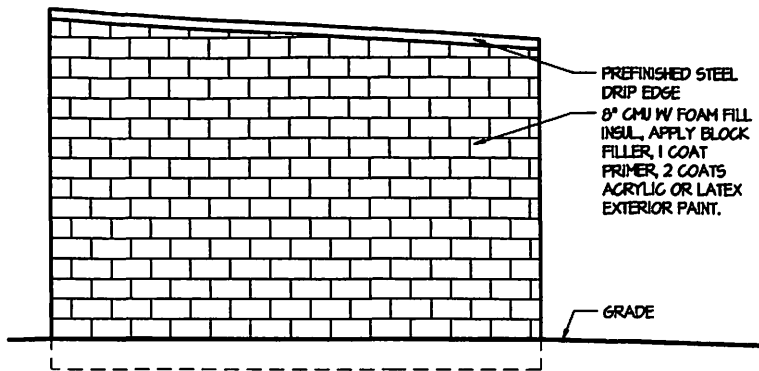
MILLER
ENGINEERS
SCIENTISTS

NO.	DATE	DESCRIPTION
1	12-21-2014	ISSUE FOR PERMITTING
2	12-21-2014	ISSUE FOR CONSTRUCTION
3	12-21-2014	ISSUE FOR FINAL REVIEW & CLOSURE

MOMENTIVE SPECIALTY CHEMICALS
NEW COOLING TOWER FOUNDATION
2522 S. 24TH STREET
SHEBOYGAN, WISCONSIN

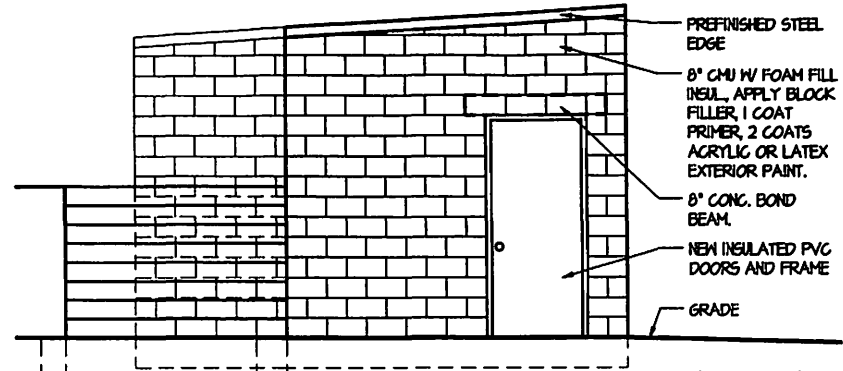
SCALE
DATE 4-24-2014
JOB 14-19358
BY TRG
CHECKED RCM

SHEET 2 OF 2



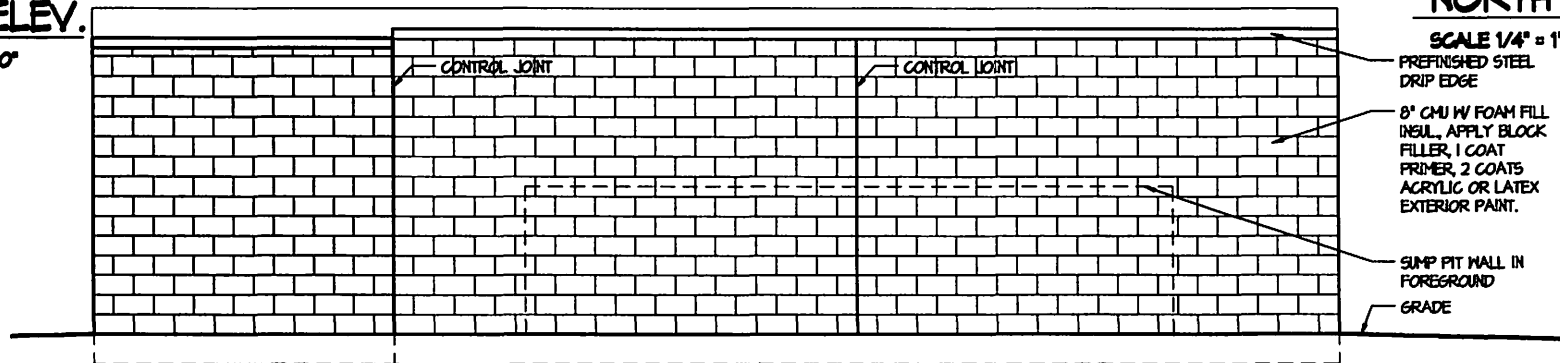
SOUTH ELEV.

SCALE 1/4" = 1'-0"



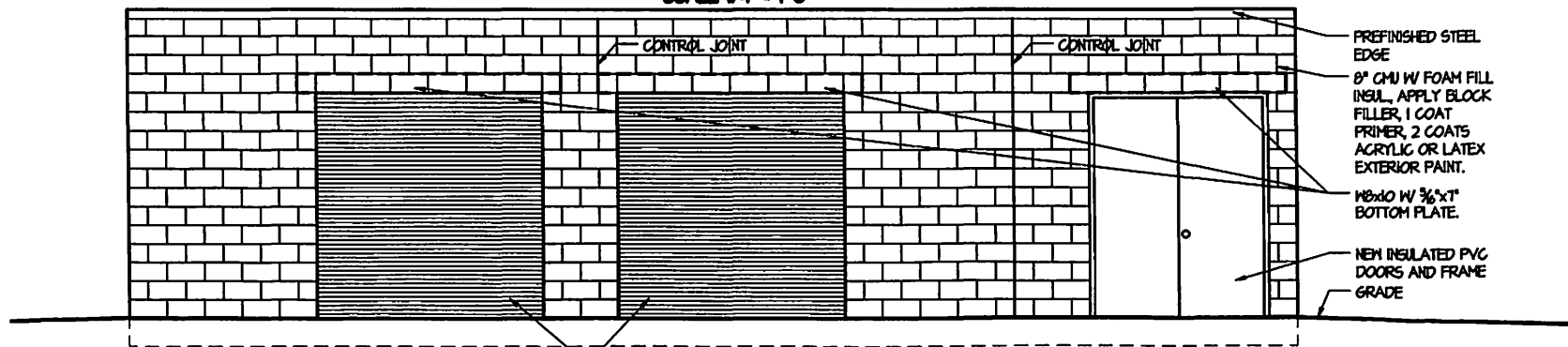
NORTH ELEV.

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

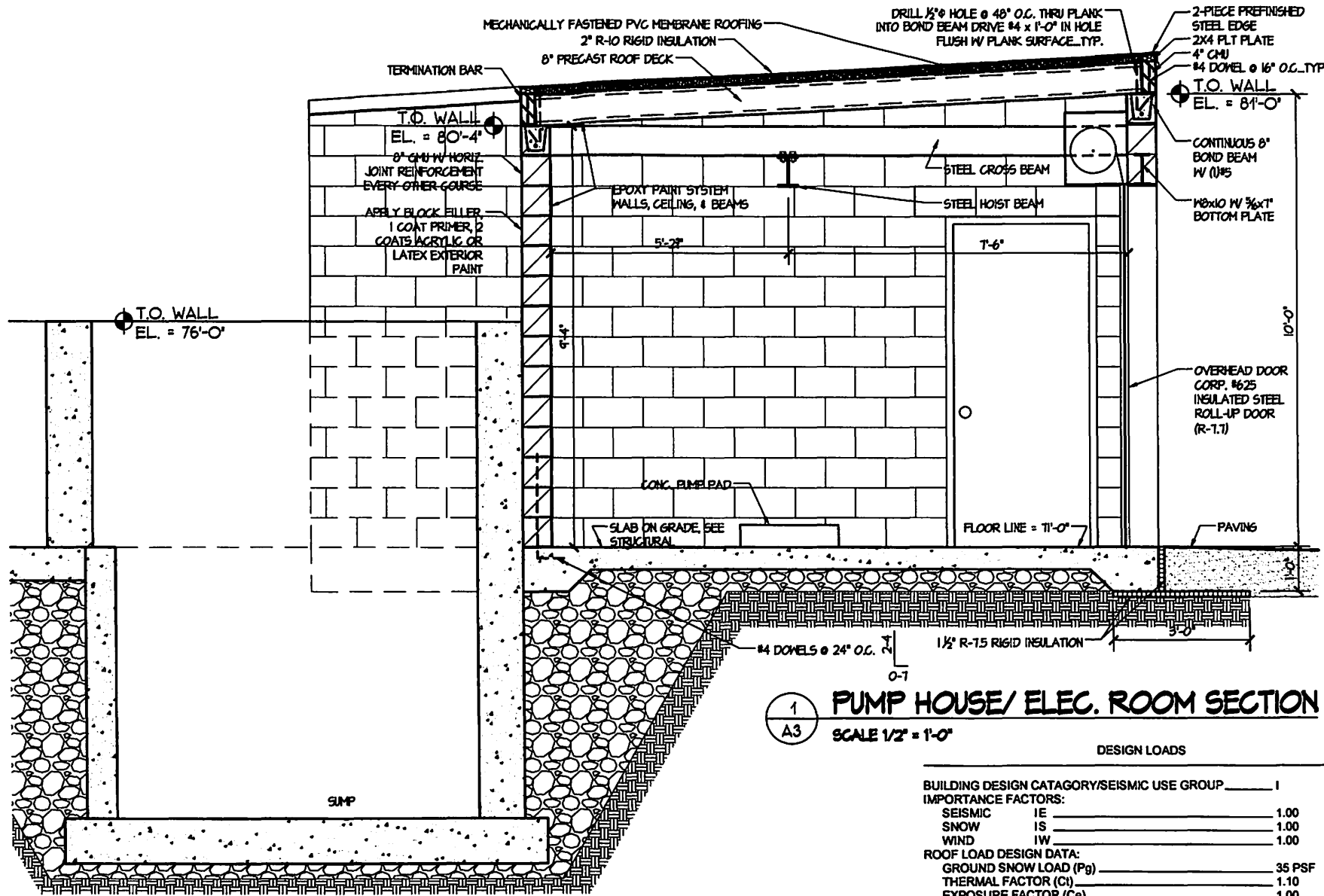
OVERHEAD DOOR CORP. #625 INSULATED
STEEL ROLL UP DOOR (R-1.1)

NO.	REVISIONS	DATE

LJM Architects
 615 Sherwood Drive
 Sheboygan, WI 53081
 Phone (920) 458-4800 Fax (920) 458-1450

**NEW PUMP HOUSE/ ELECTRICAL ROOM FOR
 MOMENTIVE SPECIALTY CHEMICALS**
 2828 SOUTH 24TH STREET
 SHEBOYGAN, WI

SHEET TITLE
DRAWN BY LS
CHECKED BY CJ
DATE 06-06-14
PROJECT NO. 1417
SHEET NO. A2



1
A3

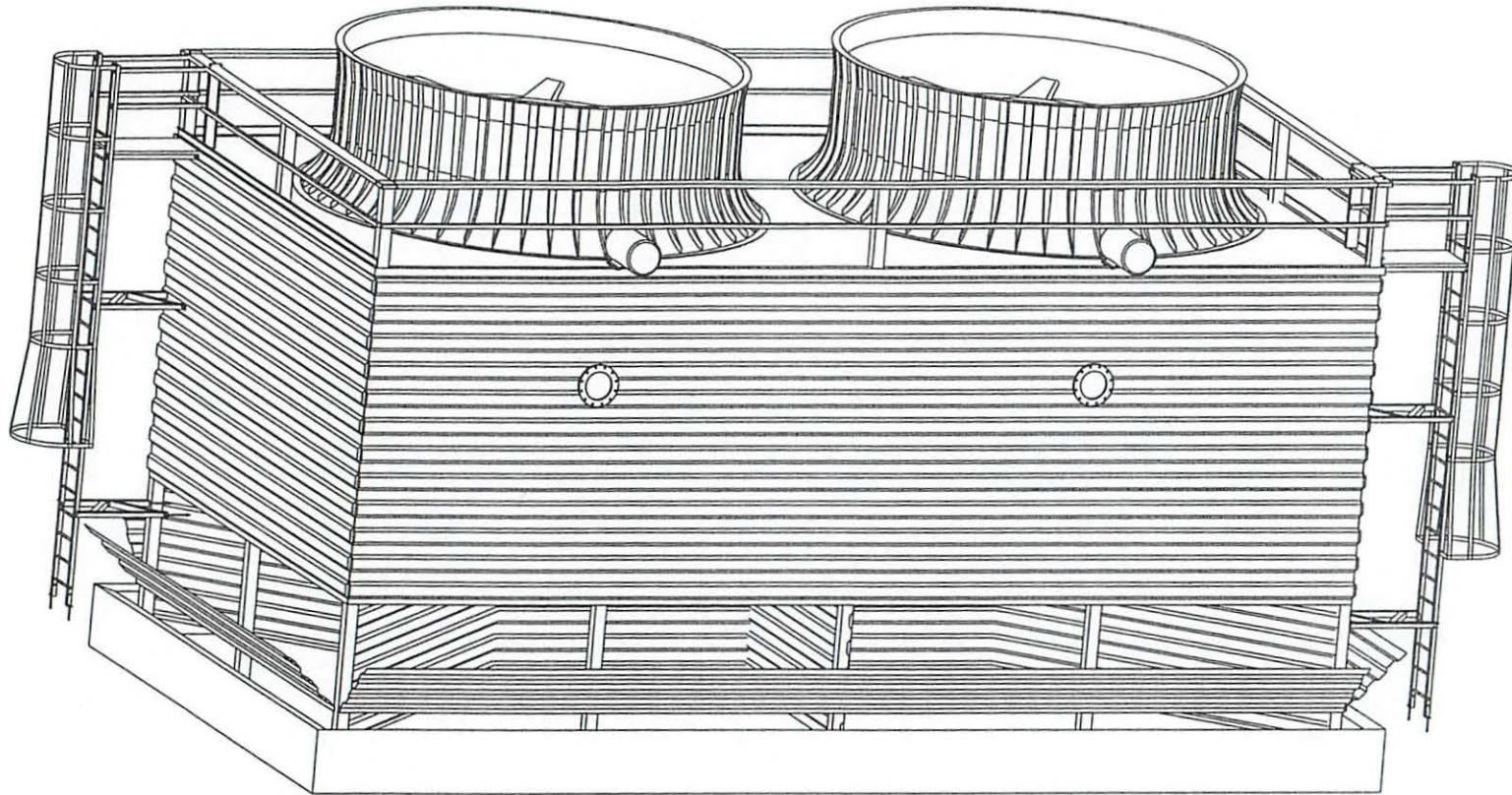
PUMP HOUSE/ ELEC. ROOM SECTION

SCALE 1/2" = 1'-0"

DESIGN LOADS

BUILDING DESIGN CATEGORY/SEISMIC USE GROUP	_____ I
IMPORTANCE FACTORS:	
SEISMIC	IE _____ 1.00
SNOW	IS _____ 1.00
WIND	IW _____ 1.00
ROOF LOAD DESIGN DATA:	
GROUND SNOW LOAD (Pg)	_____ 35 PSF
THERMAL FACTOR (Ct)	_____ 1.10
EXPOSURE FACTOR (Ce)	_____ 1.00
FLAT ROOF SNOW LOAD (Pf)	_____ 27 PSF
WIND LOAD DATA:	
BASIC WIND SPEED	_____ 90 MPH
WIND EXPOSURE CATEGORY	_____ B

	DATE
NO. REVISIONS	
LJM Architects 815 Sheboygan Drive Sheboygan, WI 53081 Phone (920) 468-1800 Fax (920) 468-1825	
NEW PUMP HOUSE/ ELECTRICAL ROOM FOR MOMENTIVE SPECIALTY CHEMICALS 2822 SOUTH 24TH STREET SHEBOYGAN, WI	
SHEET TITLE	
DRAWN BY	
CHECKED BY	
DATE	
PROJECT NO.	
SHEET NO.	
A3	



Isometric View

**SHEBOYGAN CHEMICAL
SHEBOYGAN, WISCONSIN
FT-2222-60-P6
GPM/CELL = 3000 ~ TOTAL GPM = 6000
106° F HWT ~ 85° F CWT ~ 77° F WBT**

- General Notes:**
- 1) Inlet Flange Is Not To Carry Any Other Piping Loads.
 - 2) Basin, Drain, Make-Up, Outlet and Overflow Are By Others.
 - 3) Hydraulic Design Of Basin And Basin Piping Are By Others.
 - 4) Any Modifications Or Changes To Interface Piping Connections As Shown By CCS General Arrangement Drawings May Result In Manufacturing Delays And/Or Contract Adjustments.
 - 5) Do Not Scale From These Drawings

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF
COMPOSITE COOLING SOLUTIONS. ANY REPRODUCTION IN PART OR AS A WHOLE
WITHOUT THE WRITTEN PERMISSION OF COMPOSITE COOLING SOLUTIONS IS PROHIBITED.

REV.	DATE	REVISION	BY	CHECK

CCSolutions
Composite Cooling Solutions, L.P.

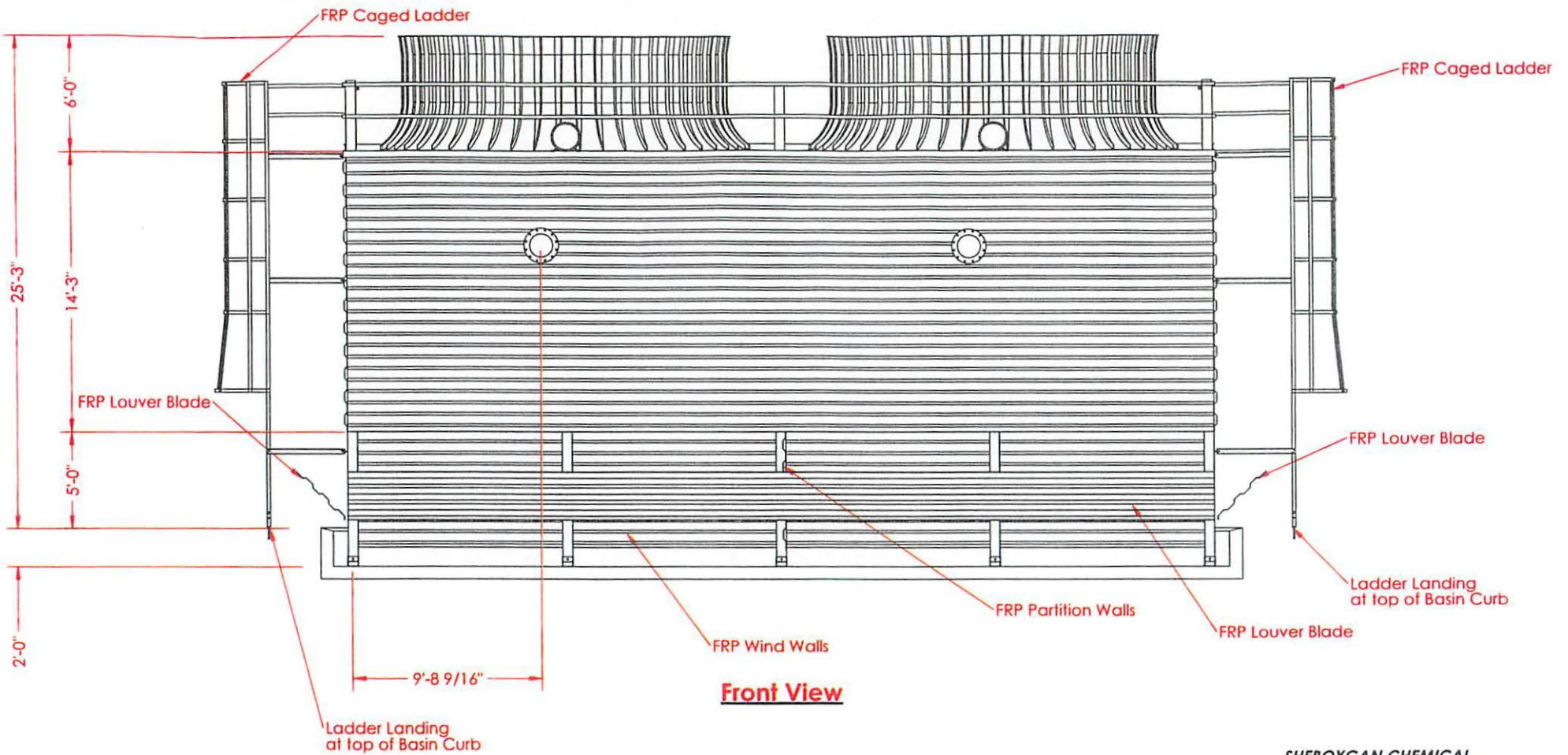
Composite Cooling Solutions

GENERAL ARRANGEMENT
ISOMETRIC VIEW

DRWG. NO.
GR-14002

DESIGN: JJK CHECKED: DWL APPROVED: JWM DATE: 2/5/2014

DO NOT SCALE DRAWING SCALE: 1:60 SHEET 1 OF 6 REV: 0



IMPORTANT NOTE:
 The thermal design of this tower is based upon an unobstructed horizontal air inlet that is equal to the tower air inlet height

**SHEBOYGAN CHEMICAL
 SHEBOYGAN, WISCONSIN
 FT-2222-60-P6
 GPM/CELL = 3000 ~ TOTAL GPM = 6000
 106° F HWT ~ 85° F CWT ~ 77° F WBT**

REVISION				
NUM	DATE	DESCRIPTION	BY	CHEK

PROPRIETARY AND CONFIDENTIAL
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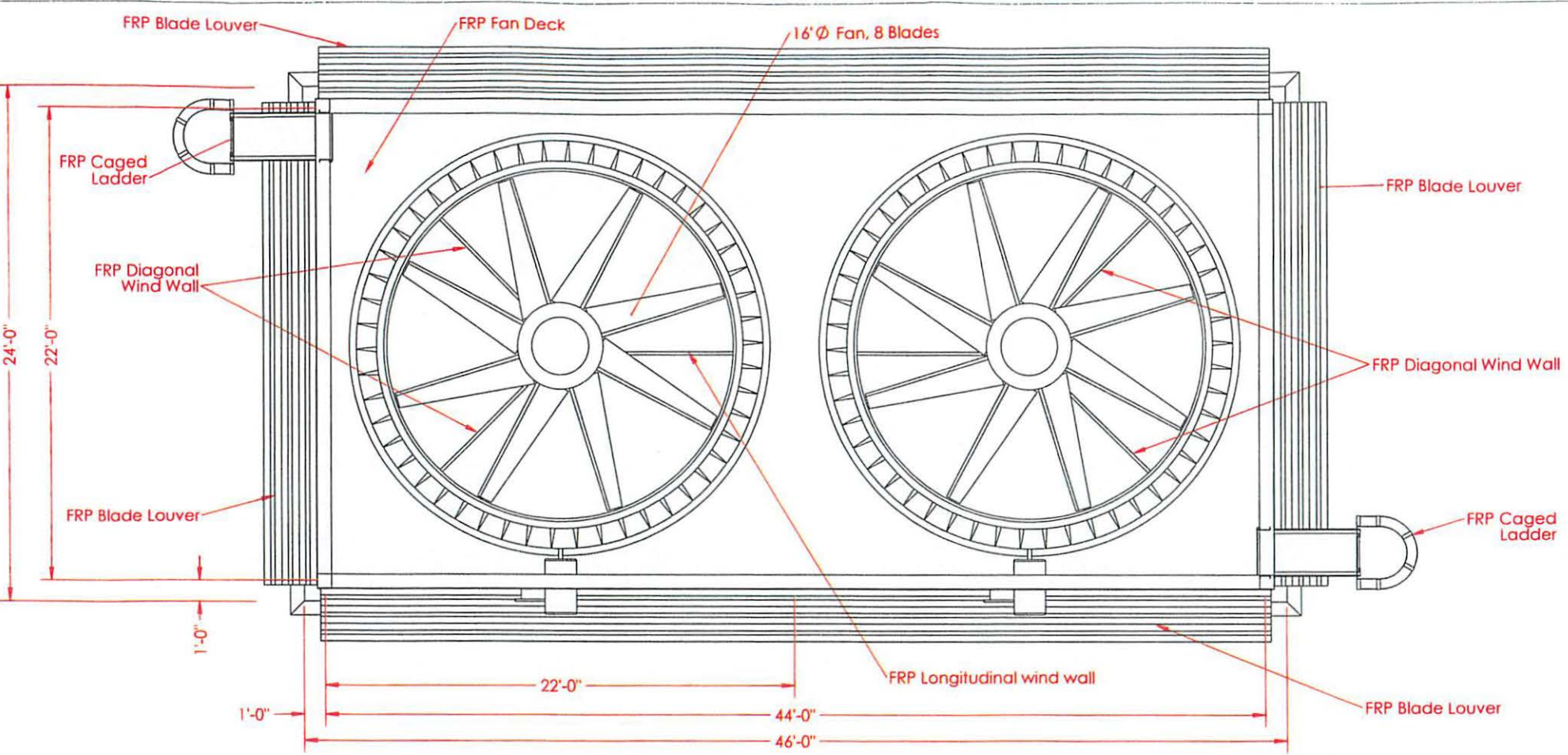
CCSolutions Composite Cooling Solutions
Composite Cooling Systems, L.P.

**GENERAL ARRANGEMENT
 FRONT VIEW**

DWG. NO.
GR-14002

DRAWN F.K.	CHECKED DWL	APPROVED JWM	DATE 2/5/2014	REV 0
---------------	----------------	-----------------	------------------	----------

DO NOT SCALE DRAWING SCALE: 1:60 SHEET 2 OF 6



Top View

SHEBOYGAN CHEMICAL
 SHEBOYGAN, WISCONSIN
 FT-2222-60-P6
 GPM/CELL = 3000 ~ TOTAL GPM = 6000
 106° F HWT ~ 85° F CWT ~ 77° F WBT

PROPRIETARY AND CONFIDENTIAL
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF
 COMPOSITE COOLING SOLUTIONS. ANY REPRODUCTION IN PART OR AS A WHOLE
 WITHOUT THE WRITTEN PERMISSION OF COMPOSITE COOLING SOLUTIONS IS PROHIBITED.

CCSolutions Composite Cooling Solutions
Composite Cooling Systems, L.P.

GENERAL ARRANGEMENT
 TOP VIEW

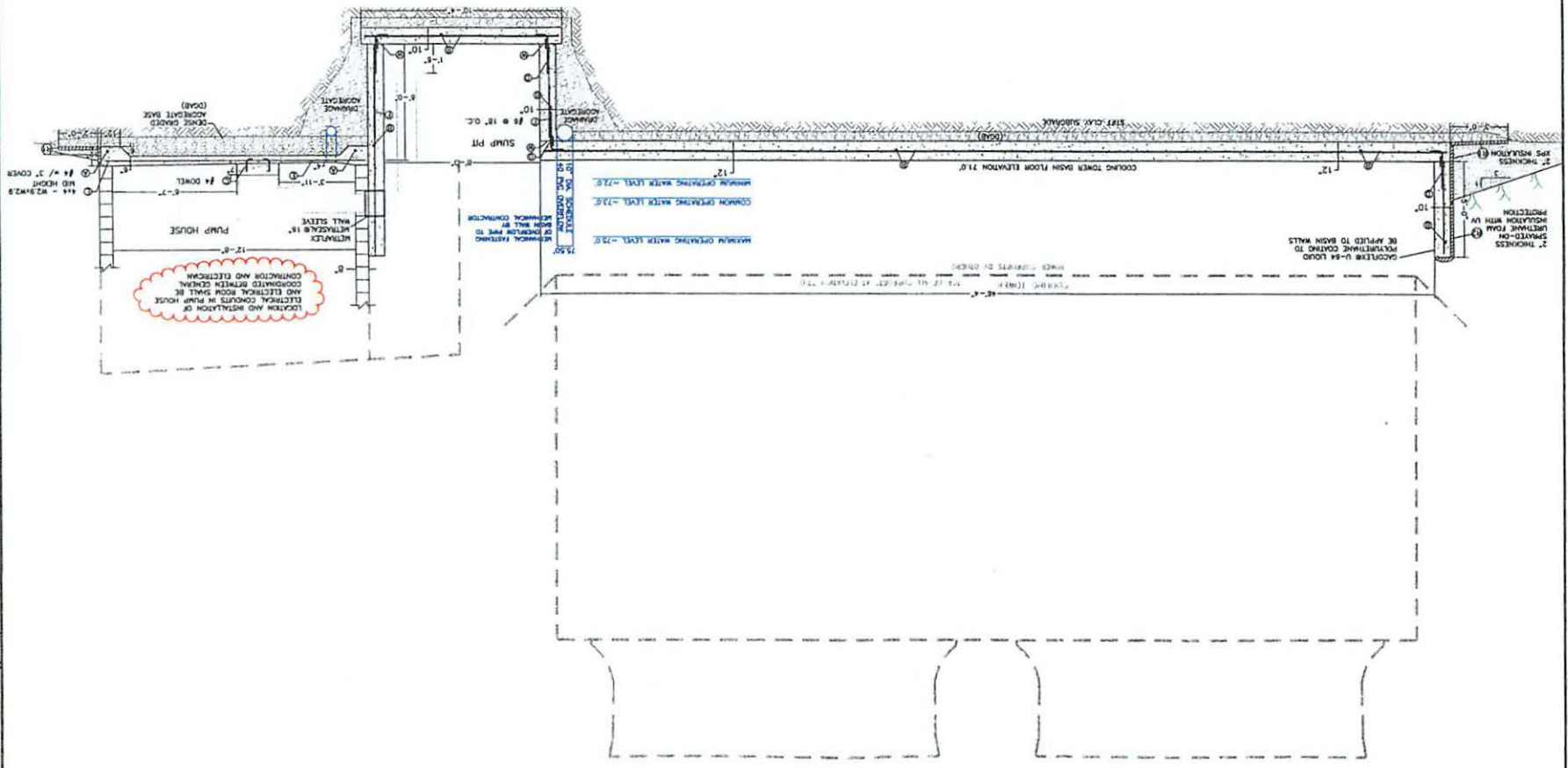
EWG. NO.
 GR-14002

NO.	DATE	DESCRIPTION	BY	CHKD.

DRAWN S.F.	CHECKED DWL	APPROVED JM	DATE 2/5/2014	REV. 0
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DO NOT SCALE DRAWING SCALE: 1:55 SHEET 3 OF 6

CROSS SECTION A-A'



SHEET 1 OF 1
 1" = 2'-0"
 DATE 8-23-2014
 1-15089
 87
 780
 804
 MOMENTIVE SPECIALTY CHEMICALS
 NEW COOLING TOWER FOUNDATION
 2522 S. 24TH STREET
 SHEBOYGAN, WISCONSIN

NO.	DATE	DESCRIPTION
1	8-23-2014	ISSUED FOR CONSTRUCTION
2	8-23-2014	ISSUED FOR PERMITS
3	8-23-2014	ISSUED FOR PERMITS
4	8-23-2014	ISSUED FOR PERMITS

MILLER
 ENGINEERS
 SCIENTISTS
 3000 S. 12TH STREET
 SHEBOYGAN, WI 53081-0099
 TEL: 920-468-0000
 FAX: 920-468-0009
 WWW.MILLERENGINEERS.COM

NO.	REVISIONS	DATE

LJM Architects
 613 Riverfront Drive
 Sheboygan, WI 53081
 Phone (920) 456-4000
 Fax (920) 456-1465

SHEET TITLE
 SHEBOYGAN, WI
 2522 SOUTH 24TH STREET
 MOMENTIVE SPECIALTY CHEMICALS
 COOLING TOWER FOR

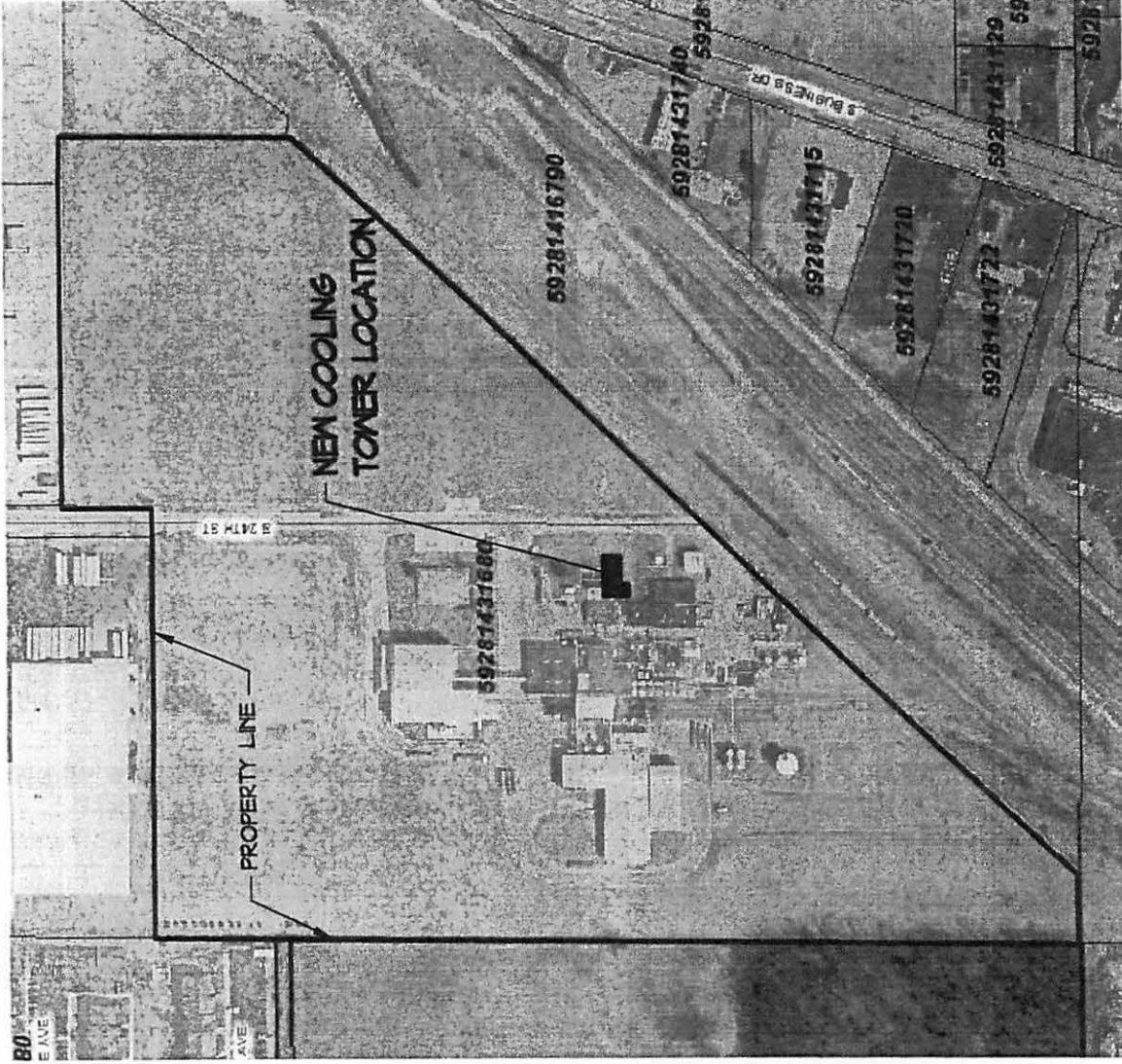
DRAWN BY
 JA


CHECKED BY
 DJ

DATE
 06-22-14

PROJECT NO.
 1417

SHEET NO.
G1




AERIAL PHOTO SITE PLAN
 SCALE 1" = 200'-0"

PARCEL NO. 208600
MAP NO. 22 356 010
ZONING CLASSIFICATION: UI

Office Use Only

DATE SUBMITTED: _____
REVIEW DATE: 7/15/14

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

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 - PUBLIC WORKS
ADDRESS: 2026 NEW JERSEY AVE - SHEBOYGAN, WI
E-MAIL: RYAN.SAZAMA@SHEBOYGAN.WI.GOV
PHONE: (920) 459-3440 FAX NO.: (920) 459-3443

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: MUNICIPAL SERVICE BLDG
ADDRESS OF PROPERTY AFFECTED: 2026 NEW JERSEY AVE
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: THE BUILDING SERVICES ALL PUBLIC WORKS ACTIVITY - CONSTRUCTION, SNOW PLOWING, GARBAGE COLLECTION, PARKS & ENGINEERING

BRIEF DESCRIPTION OF PROPOSED OPERATION OR USE: THIS NEW BUILDING WILL BE USED AS A SEPARATE STRUCTURE FOR SALT STORAGE

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: SALT STORAGE SHED

Sokolowski, Steve

From: Sazama, Ryan
Sent: Monday, June 30, 2014 2:56 PM
To: Sokolowski, Steve
Cc: Biebel, David
Subject: Salt Storage Building

Steve: The City of Sheboygan Department of Public Works is submitting to the Planning Commission the proposed construction of a salt shed. The Department of Public Works currently stores the winter salt which is used on City streets for deicing purposes inside the Municipal Service Building. The inside storage of the salt has three issues. The first issue is the inside storage is not big enough to store an adequate amount of salt for a road network system the size of the City of Sheboygan. Secondly access to the salt by being inside a building is very cumbersome for the size of the equipment needed to load and remove the salt. This salt storage building will be located on the same site as the Municipal Service Building. Recently the Sheboygan Common Council approved the purchase of the salt storage building. Construction of this building is scheduled for this summer/fall of 2014.

Ryan J. Sazama, P.E., AIA

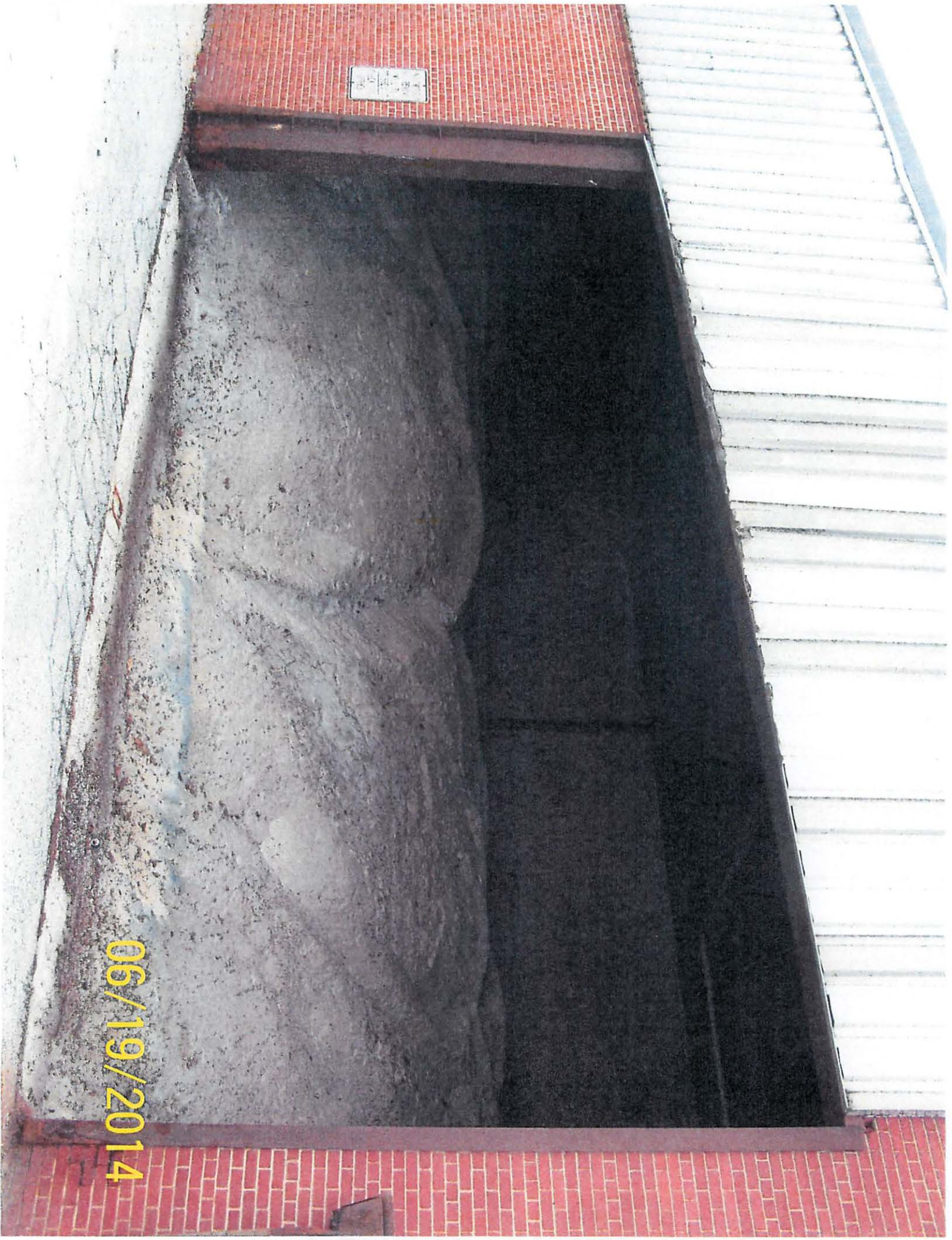
City of Sheboygan
City Engineer
2026 New Jersey Ave.
Sheboygan, WI 53081

Phone 920 459.3485
FAX 920 459.0227



06/19/2014

Small white rectangular sign with illegible text on a red brick wall.





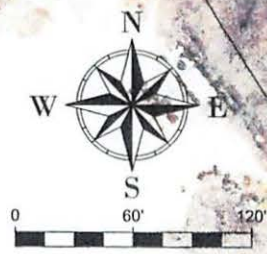


P:\Engineering\ACAD-DWG\2014 - Projects\MSB Salt Shed\Design\MSBSaltshed.dwg, 6/23/2014 3:43:52 PM, DWG To PDF, pc3, 1:60

WILDWOOD AV

S. 22ND ST.

NEW JERSEY AVE.



PROPOSED SALT SHED

NATURAL PLANTING SCREEN OF EVERGREEN TREES

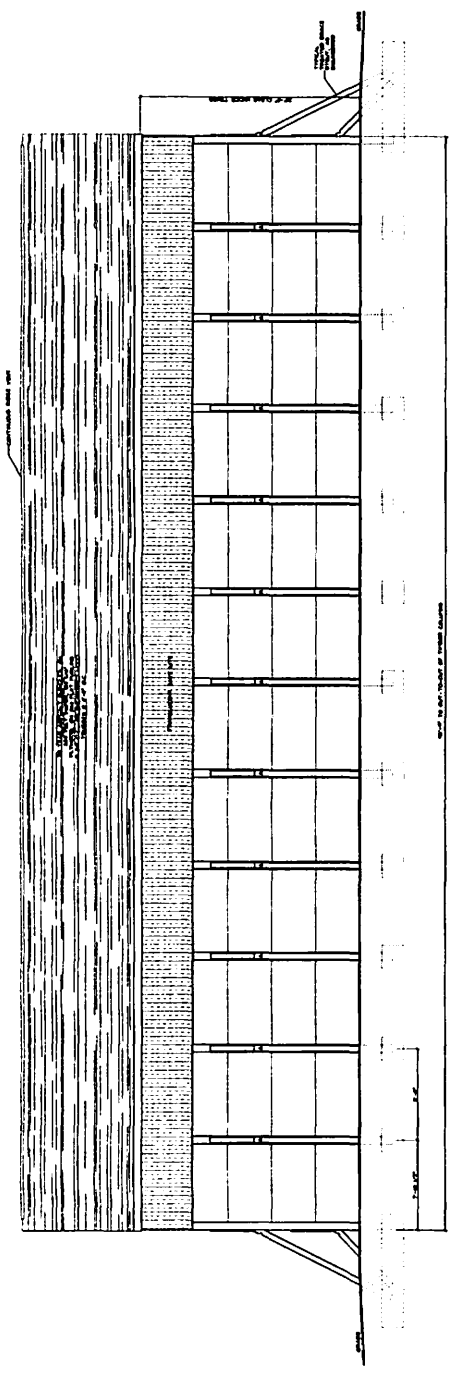
58.82

287.18

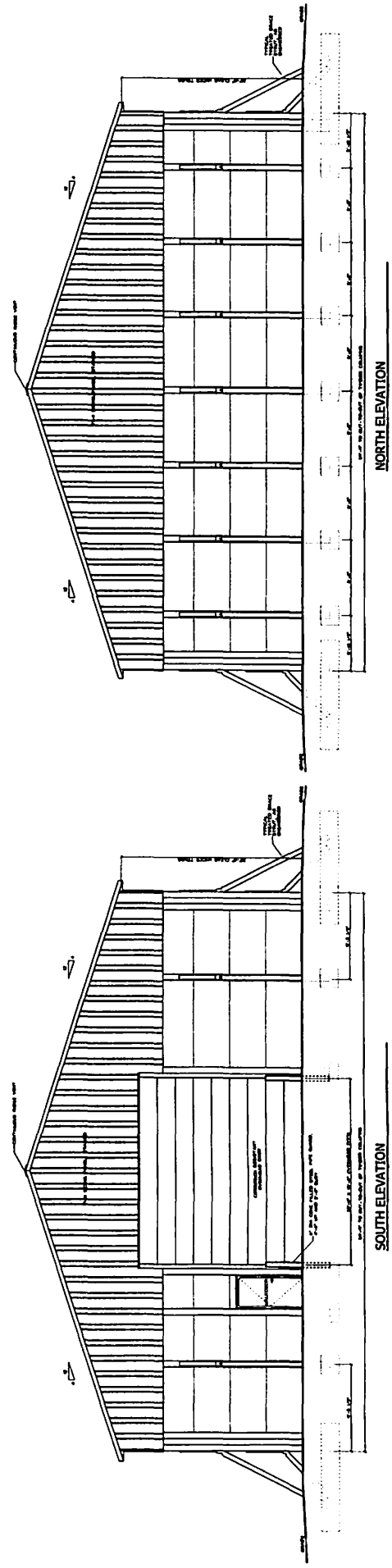
270.29

MUNICIPAL SERVICE BUILDING





WEST ELEVATION (EAST ELEVATION MIRROR IMAGE)
 SCALE 3/16" = 1'-0"



SOUTH ELEVATION

NORTH ELEVATION

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

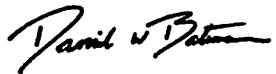
SIGN MATERIALS: _____

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

SIGNATURE: _____

Steve Sokolowski
City Planner & Zoning Manager

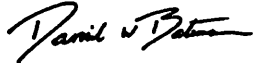
DATE: _____

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

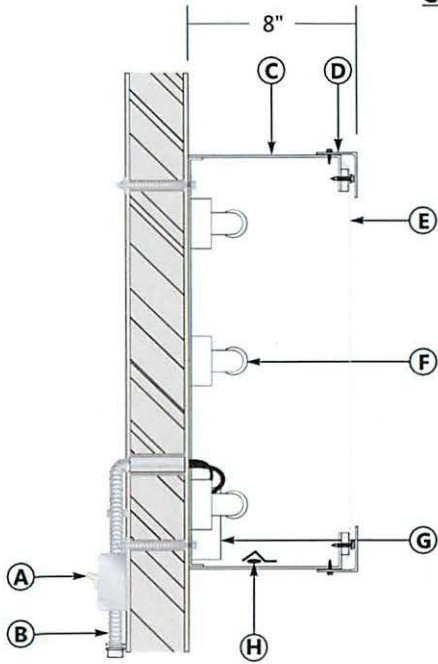
S1a

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	

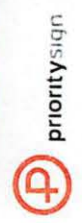
File Location:
Ar\dept\Color\Colors\Misc\Spaceport

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

City/State: Sheboygan, WI
Address: Pier District

Drawing #
Site Name

C38893-S1



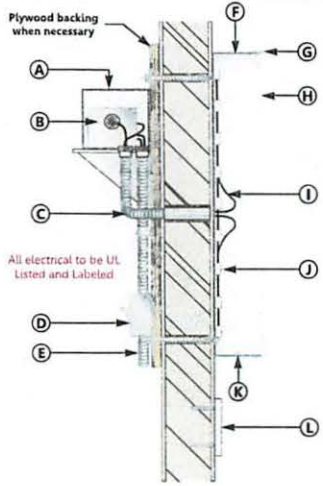
S1

Illuminated Letterset/Logo (west elevation)

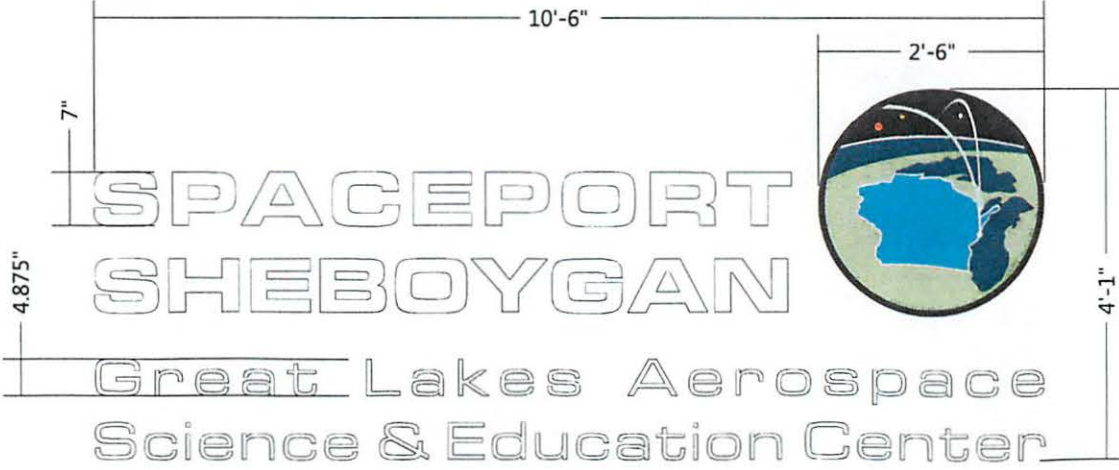
Install new internally illuminated letters and logo with FCO tagline. Letters/logo to have aluminum returns and backs, with white acrylic faces and plastic trim caps. Logo to have digital graphic applied. All returns to be painted white. Trim cap color to be white. Illuminate letters/logo with white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



Cross Section Detail



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