

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

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

Office Use Only

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

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

**CITY OF SHEBOYGAN  
APPLICATION FOR  
CONDITIONAL USE PERMIT**  
Requirements Per Section 15.905  
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: Peabody Properties, LLC  
  
ADDRESS: 1123 N. 8<sup>th</sup> Street  
  
E-MAIL:  
  
PHONE: 920-452-2702

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

NAME OF PROPOSED/EXISTING BUSINESS: Peabody's Pizza Company  
ADDRESS OF PROPERTY AFFECTED: 1123 N. 8<sup>th</sup> Street

LEGAL DESCRIPTION: ORIGINAL PLAT THE N 14 1/2' OF THE S 75' OF LOTS 5 & 6 BLOCK 75

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: *Peabody Pizza Company on N. 8<sup>th</sup> Street.*

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: *Paint a 10' x 10' mural on the south elevation that will increase foot traffic to the area. Painted within the month of September. Materials will be outdoor/exterior paint and primer. See attachment.*

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: *Only exterior paint will be applied to the already existing area. The size and use of the wall and alleyways will not be adjusted or affected in any way. See Attachment.*

**3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

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

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? *It is aligned because it is bringing both more art and beauty to the downtown area, but it is also increasing business and city exposure due to the interactive elements that makes it fun and easily accessible*

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? *No*

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? *It does not disturb any land uses as it will go on a pre-existing wall and will be flat to the façade. No 3-D, electrical, or miscellaneous elements will be used outside of paint.*

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. *Yes, no utilities or services will be required for the upkeep of this mural installation*

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

**OWNER OF SITE:** N/A

**ADDRESS:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_

**ARCHITECT:** N/A

**ADDRESS:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_

**CONTRACTOR:** N/A

**ADDRESS:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_

**5. CERTIFICATE**

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

  
\_\_\_\_\_  
**APPLICANT'S SIGNATURE**

August 11, 2021  
**DATE**

Marvin Goetsch, Owner  
**PRINT ABOVE NAME**

**Peabody Pizza  
Mural Narrative  
Fall 2021**

**Proposed Image:**



**Proposed Location:**



### **Narrative:**

This design will be one of four 'interactive' murals around the downtown area of Sheboygan. The goal of these four paintings is to increase foot traffic in town, as they are easily accessible by walking. An interactive mural is a large-scale public painting that pedestrians can 'interact' with in some way. In this proposed design, an individual would stand at the end of the conga line and put their hands on the hips of the pink haired individual. When someone takes the picture, it will look like they are joining in on the dance. I have supplied some examples of this other murals in the following section.

This artist grew up in the Sheboygan area and then moved to Milwaukee for school. There she began her business after University, making art a full time endeavor. She has brought many murals and bright pieces of work to that city and hopes to do similar things now that she and her husband have returned back to Sheboygan. In her mural she hopes to promote inclusivity and community, while also having hopes of bringing more business to the store through exposure on social media sites.

### **Examples of Other Interactive Murals in the USA:**





PARCEL NO. \_\_\_\_\_  
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FILING FEE: \$250.00 (Payable to City of Sheboygan)

pd.

**CITY OF SHEBOYGAN  
APPLICATION FOR  
CONDITIONAL USE PERMIT**  
Requirements Per Section 15.905  
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: DuBois Real Estate Holdings, LLC  
ADDRESS: 118 S. Washington Street, Suite B114, Green Bay , WI 54301  
E-MAIL: [jdubois@duboisfw.com](mailto:jdubois@duboisfw.com)  
PHONE: 800-236-7303

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

NAME OF PROPOSED/EXISTING BUSINESS: Du Bois Formal Wear  
ADDRESS OF PROPERTY AFFECTED: 832 N. 8<sup>th</sup> Street

LEGAL DESCRIPTION: ORIGINAL PLAT N 20' OF E 1/2 OF LOT 2 & N 20' OF LOT 1 BLK 127

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: *Formal wear store on the N. 8<sup>th</sup> Street.*

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: *Paint a 10' x 10' mural that will increase foot traffic to the area. Painted within the month of September. Materials will be outdoor/exterior paint and primer. See attachment.*

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: *Only exterior paint will be applied to the already existing area. The size and use of the wall and alleyways will not be adjusted or affected in any way. See Attachment.*

**3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

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

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? *It is aligned because it is bringing both more art and beauty to the downtown area, but it is also increasing business and city exposure due to the interactive elements that makes it fun and easily accessible*

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? *No*

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? *It does not disturb any land uses as it will go on a pre-existing wall and will be flat to the façade. No 3-D, electrical, or miscellaneous elements will be used outside of paint.*

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. *Yes, no utilities or services will be required for the upkeep of this mural installation*

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

**OWNER OF SITE:** N/A

**ADDRESS:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_

**ARCHITECT:** N/A

**ADDRESS:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_

**CONTRACTOR:** N/A

**ADDRESS:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_

**5. CERTIFICATE**

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

See attached email from owner  
**APPLICANT'S SIGNATURE**

August 11, 2021  
**DATE**

Jim DuBois, Owner  
**PRINT ABOVE NAME**

**CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS**

- 1. A certified survey map showing existing property boundaries and improvements.

**Tuxedo Rental  
Mural Narrative  
Fall 2021**

**Proposed Image:**



**Proposed Location:**



**Narrative:**

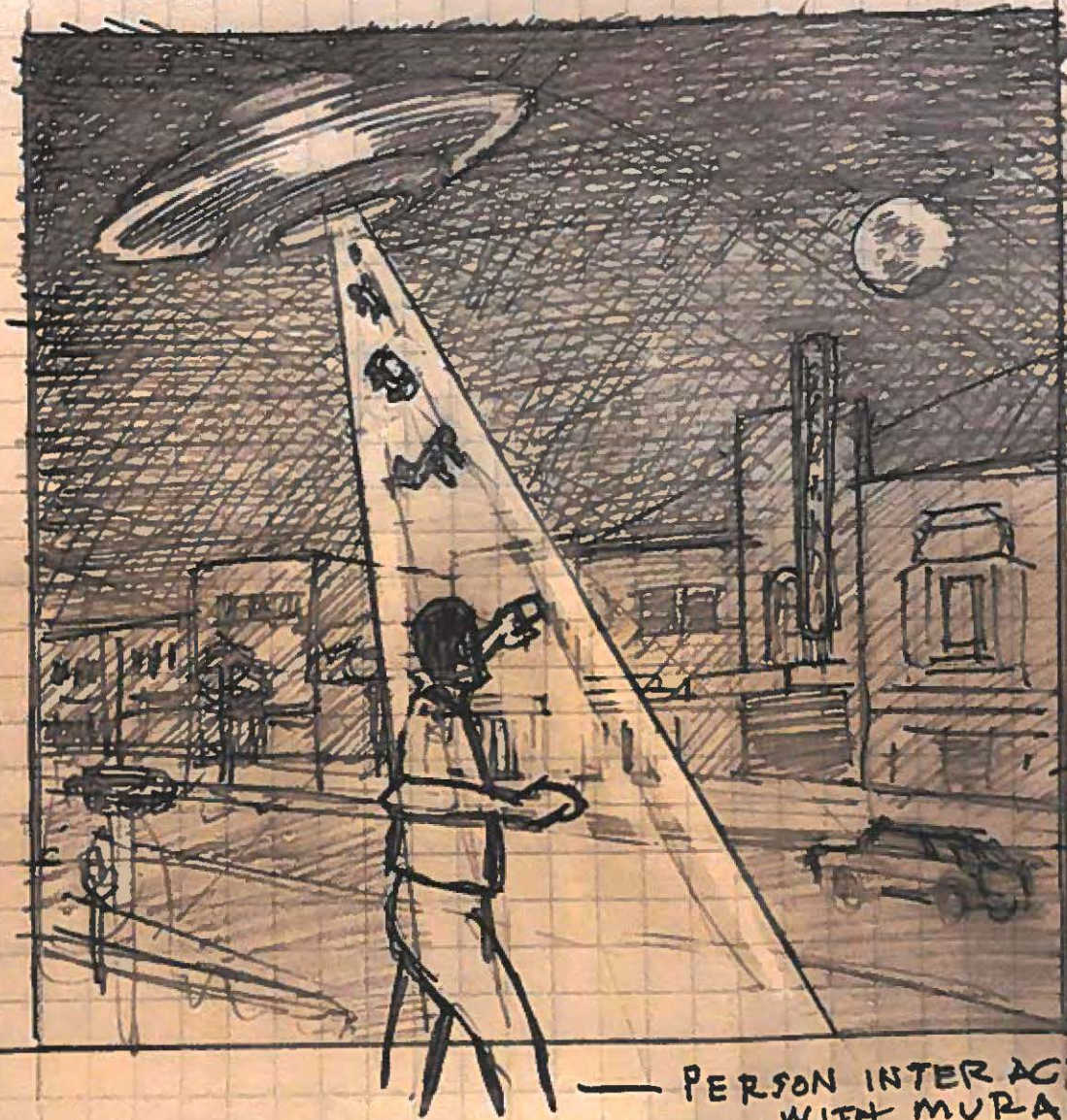
This design will be one of four ‘interactive’ murals around the downtown area of Sheboygan. The goal of these four paintings is to increase foot traffic in town, as they are easily accessible by walking. An interactive mural is a large-scale public painting that pedestrians can ‘interact’ with in some way. In this proposed design, an individual would stand within the light ray coming from the space ship – they can act in any such way that makes it look like they are being abducted right from town. When taking a picture, it will look as if they are being taken up by the spaceship. I have supplied some examples of this idea in the following section.

This artist grew up in the Sheboygan area, and is well known for his large scale paintings and murals that reflect different scenes in Wisconsin. This specific design was to replicate well known areas on 8<sup>th</sup> street to honor the tradition and fun activities available, while also having hopes of bringing more business to the store as well through foot traffic and exposure on social media sites.

**Examples of Other Interactive Murals in the USA:**



SHEBOYGAN ALIEN  
ABDUCTION MURAL



SHEBOYGAN  
THEATER

DOWNTOWN  
SHEBOYGAN

GROUND LEVEL

PERSON INTERACTING  
WITH MURAL





**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Jim DuBois to install a new mural on the north wall of DuBois Formalwear and Tuxedo Rental located at 832 N. 8th Street. CC Zone

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**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

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**REPORT DATE:** August 20, 2021

**MEETING DATE:** August 24, 2021

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**FISCAL SUMMARY:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

**STATUTORY REFERENCE:**

Wisconsin Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Jim DuBois is proposing to install a new mural on the north wall of DuBois Formalwear and Tuxedo Rental located at 832 N. 8th Street. The applicant states:

- DuBois Formalwear is requesting approval to install an interactive 100sf (10 x 10) mural on the northeast corner of their north wall adjacent to Niagara Avenue.
- An interactive mural is a large scale public painting that pedestrians can “interact” with in some way. In this proposed design, an individual would stand within the light ray coming from the spaceship and they can act like they are being abducted. When someone takes a picture, it looks as if they are being taken up into the spaceship.
- The artist, Danielle Dyksterhouse, grew up in Sheboygan and has now moved back to Sheboygan. Danielle hopes the mural will promote inclusivity and community while also increasing foot traffic and exposure from social media.
- Public Art has been a focus of the City of Sheboygan for several years, as evidenced by the JMKAC’s “Sheboygan Project” and other recent public art installations in Downtown Sheboygan. The proposed mural fits directly with the Art, Culture and Food theme that the City is seeking for Downtown Sheboygan. This mural will be a landmark beckoning visitors and locals alike to come downtown.
- If approved, the mural will be completed in September of 2021.

**STAFF COMMENTS:**

The Plan Commission may want to have the applicant explain:

- The preparation work of the wall for the mural such as sandblasting, priming, etc.
- Is the applicant using professional paint used for murals and will the mural be sealed?
- How will DuBois maintain the integrity of the piece in the years to come? Are there funds for future maintenance/sealing?

The Plan Commission should consider the following when reviewing murals:

- Is the location appropriate?
- Is the size/scale appropriate?
- Is the mural considered public art (mural is not a billboard or sign used for advertising)?
- Does the mural represent the City's values, culture and people?
- Does mural activate and enhance this private/public space?
- Are the colors complimentary and harmonious with the exterior colors of the building structure, as well as consistent with the chosen theme?

**ACTION REQUESTED:**

Staff recommends approval of the conditional use subject to the following conditions:

1. Applicant shall obtain all necessary permits prior to installation of mural.
2. The mural shall not contain any political, advertising (business name, logos, slogans, messages, etc.), etc.
3. Mural installation must be completed within six (6) months of the start date. A one-time extension for an additional 60 days may be granted if the request is submitted in writing prior to the end of the initial 60-day period. If these dates are not met the Plan Commission, at its discretion, may cancel the mural permit.
4. Materials shall be long-lasting and graffiti-resistant to the greatest extent possible.
5. The applicant shall properly maintain mural and any issues of disrepair shall be addressed immediately. If, for whatever reason, the mural falls into disrepair, the building owner will be notified in writing and required to make necessary repairs within 60 days. If the repairs are not made within the specified time, the city reserves the right to repair or remove the mural at the owner's expense.
6. If using lighting, lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (no spillover light onto adjacent properties and/or the streets).
7. If there are any amendments to the approved plans, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Wisconsin Power and Light to install a new fence at the electrical substation located at 810 S. 8th Street. CC Zone

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**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

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**REPORT DATE:** August 20, 2021

**MEETING DATE:** August 24, 2021

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**FISCAL SUMMARY:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

**STATUTORY REFERENCE:**

Wisconsin Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Wisconsin Power and Light (WPL) is proposing to install new fencing at the substation located at 810 S. 8<sup>th</sup> Street (Parcel # 59281110031). The applicant states:

- This is an existing electrical substation where both Wisconsin Power & Light and ATC have facilities to own, operate, maintain, construct the site to provide power to the Sheboygan area. The electrical substation provides safe, reliable power to customers in the Sheboygan area.
- The project involves the replacement of an existing security fence and slightly expanding the footprint of the fence around the substation property. There will be no change in the current use as an electric substation.
- The replacement of the security fence will improve the safety of the property and enclose an existing ATC transmission tower that will prohibit access to the tower by the general public. The fence design is in accordance with industry, federal and state requirements.
- The proposed fence is eight (8) feet tall with three (3) strands of barbed wire on top of the woven wire which increases the overall height of the fence to nine (9) feet tall.
- The proposed fence includes the installation of a decorative wrap which will improve the aesthetics of the facility. The entire perimeter of the fence will be wrapped.

- The substation will be accessed infrequently with employees entering the substation only once or twice per month, unless there are maintenance issues that need to be addressed. There is sufficient parking for a couple of vehicles in the driveway to the substation.
- The removal of an existing City-owned fence along the shoreline of the Sheboygan River and removal of the brushy growth will improve the site appeal of the adjacent City-owned property. The installation of a decorative fence wrap will also improve the visual effects of the substation to the adjacent Sheboygan Visitor Center property.

### **STAFF COMMENTS:**

The Plan Commission should be aware that the applicant has started to install the fence prior to receiving approvals and permits to do so.

The applicant is requesting the following variance:

- To install a decorative wrap with signage on the fence 8-foot-tall fence – Signage on fencing is prohibited.

The applicant is proposing to remove the existing fence and install a new eight (8) foot tall chain link fence with three (3) strands of barb wire (9 feet total) and installation of a decorative wrap to better screen the substation from adjoining properties and river.

In addition to the decorative wrap, there will be 15 sets of small auxiliary signs on the fence (address, safety, monitoring, etc.).

The applicant is proposing to have a decorative wrap on the fence to better screen the substation from the adjoining properties and river. The decorative wrap showcases some of Alliant's sustainable projects and has some Alliant advertising on the wrap. The proposed design of the screening material will be compatible with the Visit Center as well as with the future Visit Sheboygan Steam Education Center that is to be located along the river.

### **ACTION REQUESTED:**

Staff recommends approval of the conditional use permit and exception subject to the following conditions:

1. The applicant shall obtain all licenses/permits as well as meet all required codes.
2. Fence shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance.
3. The maximum height of the fence will be nine (9) feet tall.
4. The applicant shall install and maintain the mesh screening material as designed. If there are any issues with the screening/mesh of the fence being damaged and/or in disrepair, the applicant will have 30 days to address/fix the issue.
5. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.

6. 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.).
7. Applicant will provide adequate access along the streets and private properties and will take all appropriate actions to minimize the time period that these areas are closed/affected.
8. Absolutely no portion of the site improvements shall cross the property line.
9. 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.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

PARCEL NO. 59281110031

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

ZONING CLASSIFICATION:CENTRAL COM DIST

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 2018

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**1. APPLICANT INFORMATION**

APPLICANT: Wisconsin Power and Light Company

ADDRESS: 4902 N Biltmore Ln, Madison, WI 53718 E-MAIL: jeromelund@alliantenergy.com

PHONE: 608-458-6221 FAX NO. ( ) \_\_\_\_\_

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

NAME OF PROPOSED/EXISTING BUSINESS: WP&L Riverside Electric Substation

ADDRESS OF PROPERTY AFFECTED: 810 South 8<sup>th</sup> Street

LEGAL DESCRIPTION: Lot 1, Certified Survey Map Vol 25, Pages 55-56, recorded on July 8, 2011 as Document No. 1926888 in the Office of the Register of Deeds, Sheboygan County, Wisconsin

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: WP&L electric substation. Providing electrical service to the City of Sheboygan service area.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: WP&L electric substation. Installation requires new security fence and screening. Fence is 8 feet tall with 3 strands of barbed wire on top of the woven wire.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Fence exceeds the height limitations of the zoning ordinance.

**3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

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

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

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? Please see attached Exhibit A.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? Please see attached Exhibit A.

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. Not applicable.

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

**OWNER OF SITE:** Wisconsin Power and Light Company

ADDRESS: 4902 N Biltmore Ln, Madison, WI 53718 E-MAIL: jeromelund@alliantenergy.com

**ARCHITECT:** \_\_\_\_\_

ADDRESS: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

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

ADDRESS: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**5. CERTIFICATE**

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

*Jerome Lund*

June 31, 2021

\_\_\_\_\_  
**APPLICANT'S SIGNATURE**

\_\_\_\_\_  
**DATE**

Jerome Lund

\_\_\_\_\_  
**PRINT ABOVE NAME**

## WP&L Riverside Substation – Fence Rebuild and Conditional Use Permit Standards

WP&L Conditional Use Permit Standards Responses:

1. 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?

Answer: The project involves the replacement of an existing security fence. (See attached detail sheets). The replacement of the fence includes the installation of a decorative wrap which improves the aesthetics of the facility.

2. 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?

Answer: No, there will be no adverse impacts of the fence replacement, and there will be no change in the current use as an electric substation. The replacement of the security fence will improve the safety of the property and enclose an existing ATC transmission tower that will prohibit access to the tower by the general public. The design of the fence is in accordance with industry, federal and state requirements.

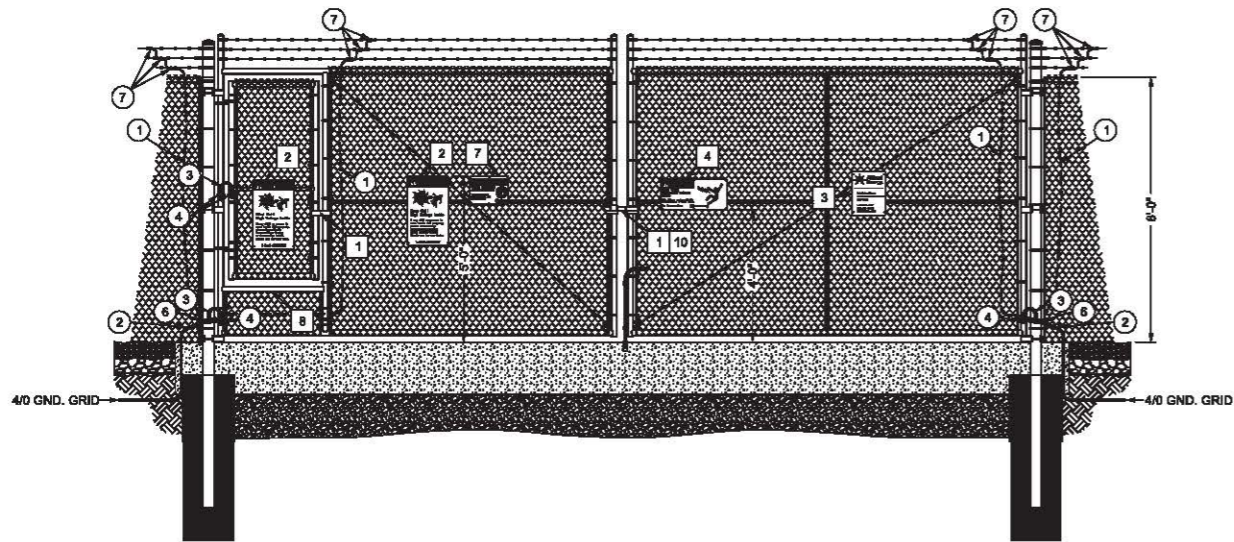
The removal of an existing City-owned fence along the shoreline of the Sheboygan River and removed of brushy growth will improve the site appeal of the adjacent City-owned property. The installation of a decorative fence wrap will also improve the visual effects of the substation to the adjacent City-owned property and is in harmony with the proposed development of the Chamber of Commerce property.

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

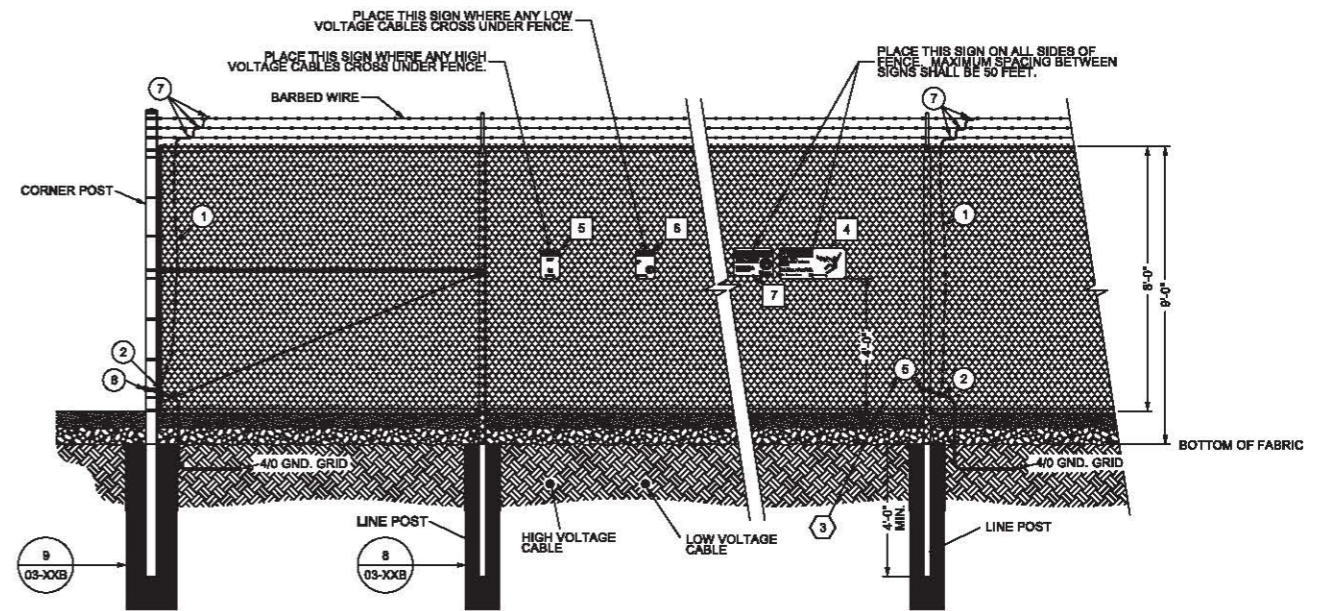
Answer: The land use is unchanged. The installation of the new security fence and decorative wrap will improve the safety and security of the site along with the aesthetics.

4. 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.

Answer: Not applicable.

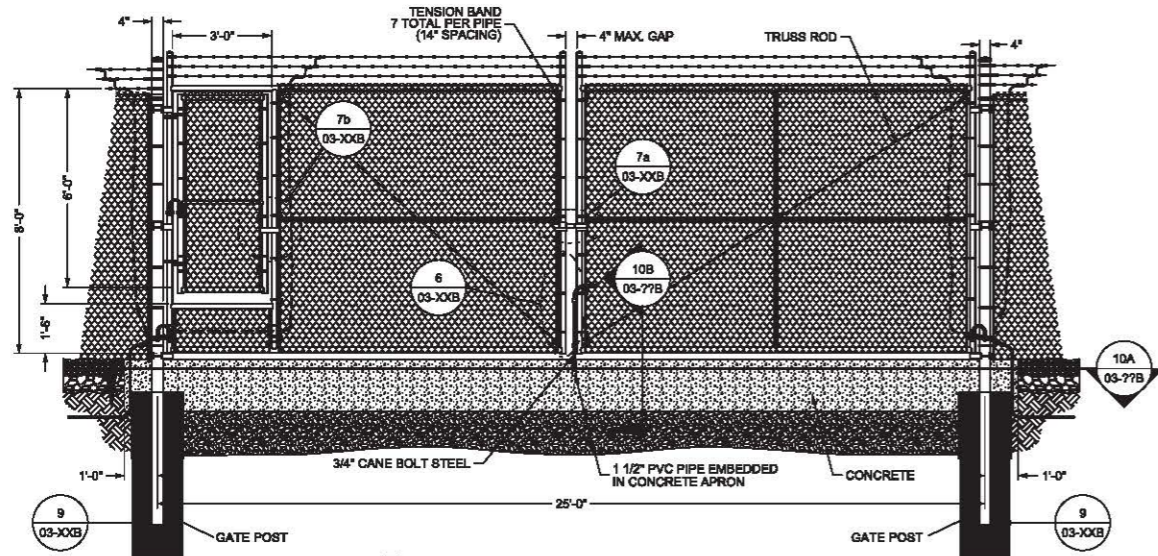


1 GATE GROUNDING AND SIGNAGE DETAIL

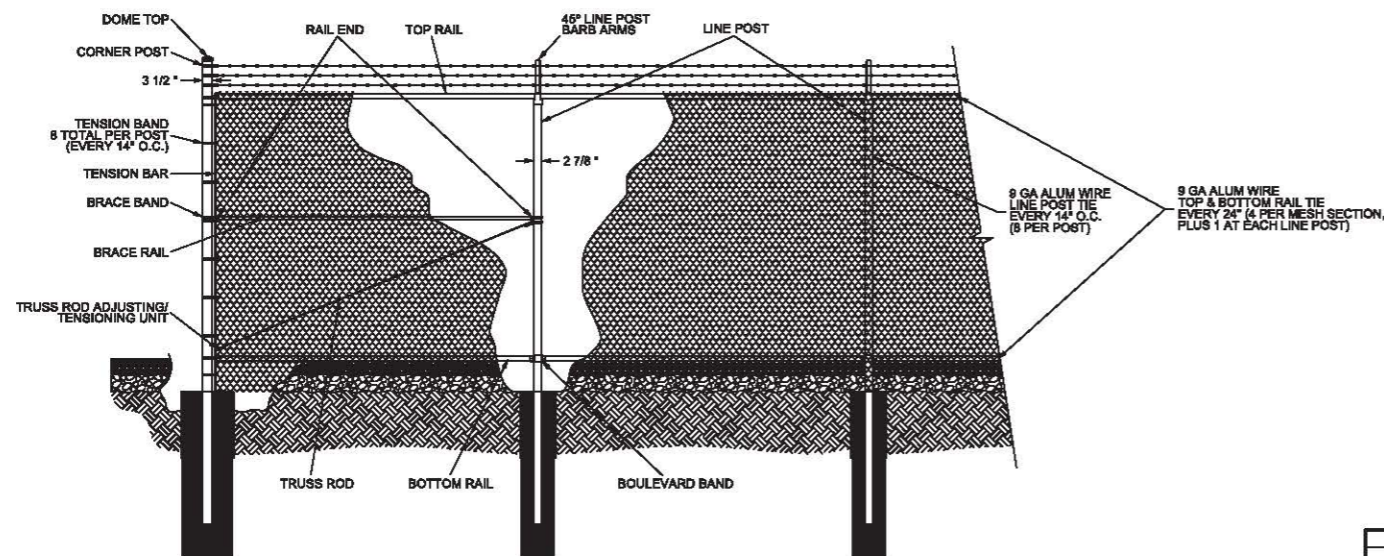


2 FENCE CORNER GROUNDING DETAIL

3 FENCE LINE GROUNDING DETAIL



4 GATE DETAILS



5 FENCE DETAIL

FENCE GROUNDING MATERIAL LIST					
ITEM	DESCRIPTION	ITEM ID	QUANTITY DETAIL 1	QUANTITY DETAIL 2	QUANTITY DETAIL 3
1	CONDUCTOR-4AL SOL BARE EC ANLD, 25LB SPOOL	100117	47 FT	11 FT	11 FT
2	CONN, CP, H-TAP, 4/0 STR, 8-2 STR, ALUM, DIE INDEX D2	109474	2	1	1
3	CABLE-GRD 2/0 CU 800V 3278 STR 21KA MAX FAULT CURRENT	101680	6	N/A	N/A
4	CLAMP, GROUNDING, 1-1/2 IN IPS TO 2/0-250KCMIL CU, PIPE TO CABLE	107747	4	N/A	N/A
5	CLAMP-GRND 2-1/2 IN IPS, 2-1/2 TO 2-7/8 IN DIA 2/0-250	125028	N/A	0	1
6	CLAMP, GROUNDING, 3-1/2 IN IPS, 3-1/2 TO 4 IN DIA TO 2/0-250KCMIL CU	125030	2	1	N/A
7	CONN-COMP H 8SL-48T/8SL-48T	120373	12	3	3

FENCE SAFETY EQUIPMENT MATERIAL LIST			
ITEM	DESCRIPTION	ITEM ID	QUANTITY DETAIL 1
1	* SELECT PADLOCK FROM TABLE BELOW *	??????	2
2	SIGN, DANGER, KO HV INSIDE, MRL OUCH, 16-1/4 WD X 26 H X 0.1	100013	2
3	SIGN, SUBSTATION NAME	D/C	1
4	SIGN, DANGER KO HAZ V IN, (SUB FEN), 24-1/4 X 11 X 0.1, FIBERGLASS	101163	1
5	SIGN-CAUTION HV BUR CABLE, 10X7, BLACK AND SAFETY YELLOW ON	101248	N/A
6	SIGN-CAUTION, 7 IN X 10 IN, TEXT: BURIED CABLE BEFORE DIGGING	150681	N/A
7	SIGN, NOTICE, TEXT - THESE PREMISES ARE MONITORED. TRESPASSE	161071	1
8	GUARD-FENCE, ORANGE PLASTIC, 32 IN, FOR WALK THRU GATE	155450	1
9	RING, FENCING, 1-13/16 IN O.D., GALV, BLAIR NO.4 - 9 GAUGE	154921	32
10	LATCH-GATE, DOUBLE DRIVE INDUSTRIAL, FOR USE ON SUBSTATION	166142	1

TO ORDER CONTACT SUB PROJECT SPECIALIST FACILITIES DEPT.

APPROX. 3.25 LBS (85 PER LB)

- NOTES:
- FENCE POSTS SHALL BE SPACED 10'-0" CENTER UNLESS OTHERWISE NOTED.
  - FENCE GROUNDING SHALL BE SPACED A MAXIMUM OF 50'.
  - MATERIAL SPECIFICATION #0062, SUBSTATION, FENCE WITH BARBED WIRE.
  - SE-GUID-Y GUIDE FOR CHAIN LINK FENCING STANDARD SECURITY.

OPTIONAL PADLOCKS			
ITEM	DESCRIPTION	ITEM ID	QUANTITY TOTAL
IPL	PADLOCK, IES KEY, 1-5/8 IN SHACKLE OPENING, 1-3/4 IN BODY, 5 PIN,	108022	2
WPL	PADLOCK, WPL KEY, 1-5/8 IN VERT X 7/8 HORIZ SHACKLE OPENING, 9/16	103889	2

TBV&B123  
 Plotdate: 07\_JAN-2018  
 File: V:\Substation Engineering\CADD\AE Standard Templates\WIP\WIP - DEBREADY FOR RELEASE\_12-21-18\STND-03-908A.dgn





**Alliant  
Energy**

*Powering Beyond*



Left Panel with Wicket Gate: Danger sign with "Hand Shock" symbol & 1-800-255-4268

(15"W X 25"H)

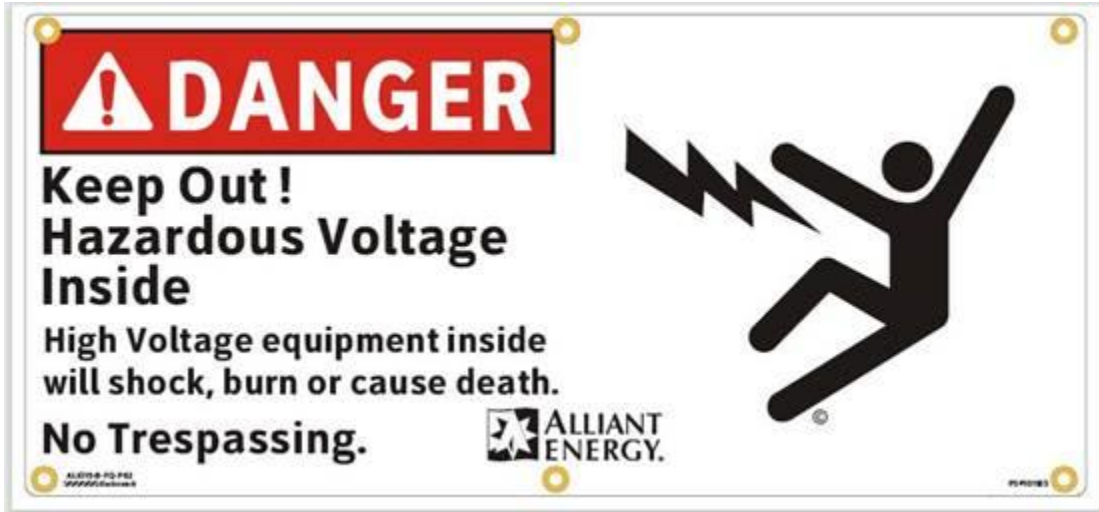


Right Panel: Substation Name and Address Sign



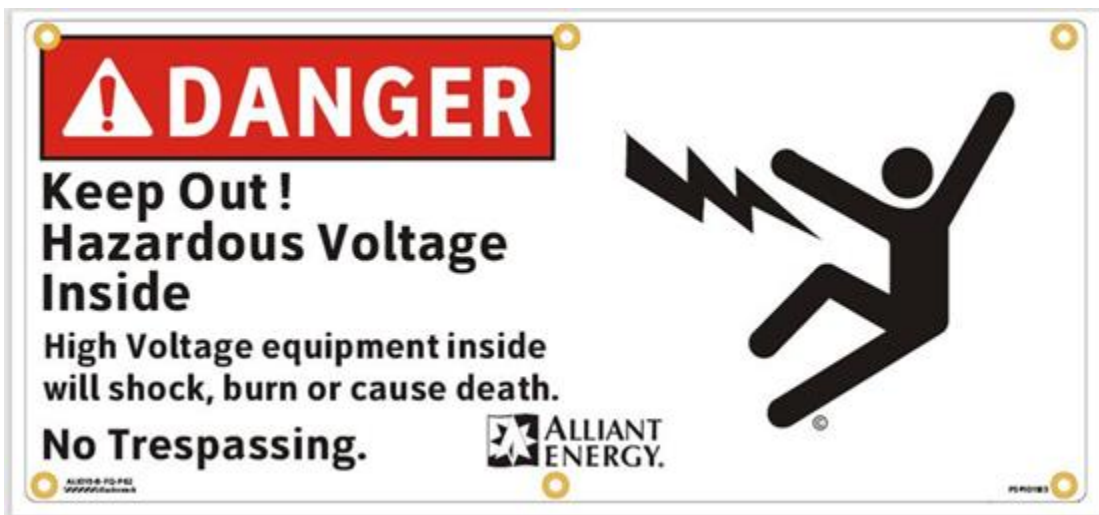
Danger sign with man and lightning bolt symbol

(24"W x 11"H)



Perimeter Fence: Danger sign with man and lightning bolt symbol

(24"W x 11"H)



These Premises are Monitored sign

(14"W x 10"H)



Max. spacing between signs is to be approximately 50 feet, bottom of sign to ground –4 ft.

Place the signs side by side with approximately 6" spacing.

Approximately 15 sets or 30 in total

1926888  
SHEBOYGAN COUNTY, WI  
RECORDED ON

07/08/2011 3:29 PM  
ELLEN R. SCHLEICHER  
REGISTER OF DEEDS  
RECORDING FEE: 30.00

EXEMPTION #  
Cashier ID: 9  
PAGES: 2

# SHEBOYGAN COUNTY CERTIFIED SURVEY MAP

BLOCK 212, LOTS 1-8 OF BLOCK 213, AND PART OF LOT 4, BLOCK 233, ORIGINAL PLAT,  
CITY OF SHEBOYGAN INCLUDING PORTIONS OF VACATED NORTH WATER STREET,  
VACATED MARYLAND AVENUE AND THE VACATED ALLEY IN BLOCK 212,  
LOCATED IN THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 15 NORTH, RANGE 23 EAST,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

BEARINGS:  
REFERENCED TO GRID NORTH AS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE, 83 (07) DATUM  
C.G.F. = 0.9992245



### SURVEYOR'S CERTIFICATE:

I, STEPHEN J. FAULKES, REGISTERED LAND SURVEYOR IN THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT BY THE ORDER OF WISCONSIN POWER AND LIGHT COMPANY, OWNER, I HAVE SURVEYED, DIVIDED, MONUMENTED AND MAPPED BLOCK 212, LOTS 1-8 OF BLOCK 213, AND PART OF LOT 4, BLOCK 233, ORIGINAL PLAT, CITY OF SHEBOYGAN, INCLUDING PORTIONS OF VACATED NORTH WATER STREET, VACATED MARYLAND AVENUE AND THE VACATED ALLEY IN BLOCK 212, LOCATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

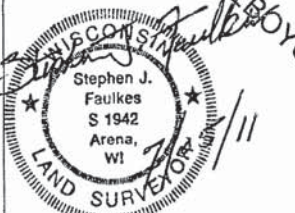
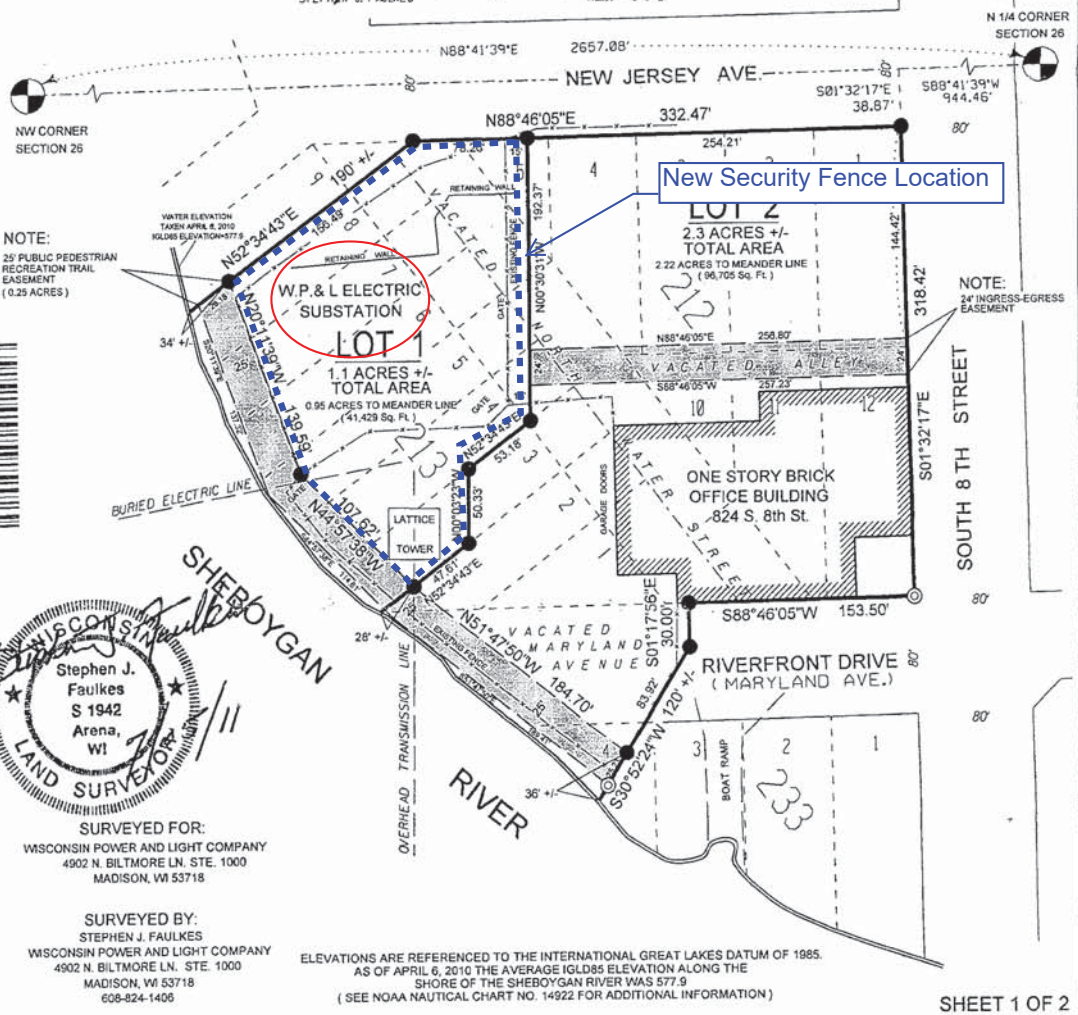
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE S88°41'39"W ALONG THE NORTH LINE OF SAID NW 1/4, 944.46 FEET; THENCE S01°32'17"E, 38.87 FEET TO THE POINT-OF-BEGINNING, SAID POINT BEING THE NE CORNER OF BLOCK 212; THENCE CONTINUE S01°32'17"E ALONG THE EAST LINE OF BLOCK 212, 318.42 FEET TO THE SE CORNER OF BLOCK 212; THENCE S88°46'05"W ALONG THE SOUTH LINE OF SAID BLOCK 212, 153.50 FEET; THENCE S01°56'E, 30.00 FEET; THENCE S30°52'24"W, 83.92 FEET TO A POINT WHICH LIES N30°52'24"E, 35 FEET MORE OR LESS FROM THE WATER'S EDGE OF THE SHEBOYGAN RIVER AND THE BEGINNING OF A MEANDER LINE ALONG SAID RIVER; THENCE N51°47'50"W ALONG SAID MEANDER LINE, 184.70 FEET; THENCE N44°51'38"W ALONG SAID MEANDER LINE, 107.62 FEET; THENCE N20°11'39"W ALONG SAID MEANDER LINE, 139.59 FEET TO A POINT WHICH LIES N52°34'43"E, 34 FEET MORE OR LESS FROM THE WATER'S EDGE OF THE SHEBOYGAN RIVER AND THE END OF THIS MEANDER LINE; THENCE N52°34'43"E ALONG THE SOUTHEASTERLY LINE OF LOT 9, BLOCK 213, 156.49 FEET TO THE SOUTH LINE OF NEW JERSEY AVENUE; THENCE N88°46'05"E ALONG SAID SOUTH LINE OF NEW JERSEY AVENUE, 332.41 FEET TO THE POINT-OF-BEGINNING, INCLUDING ALL LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE WATER'S EDGE OF THE SHEBOYGAN RIVER, CONTAINING 149,000 SQ. FT. OR 3.4 ACRES, MORE OR LESS AND SUBJECT TO A 25 FOOT PUBLIC PEDESTRIAN RECREATION TRAIL EASEMENT AND A 24 FOOT INGRESS-EGRESS EASEMENT AND ALL OTHER EASEMENTS OF RECORD.

I DO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE BOUNDARIES OF THE LAND SURVEYED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF SHEBOYGAN SUBDIVISION ORDINANCE IN SURVEYING AND MAPPING THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Stephen J. Faulkes*  
STEPHEN J. FAULKES R.L.S. - S-1942

### LEGEND:

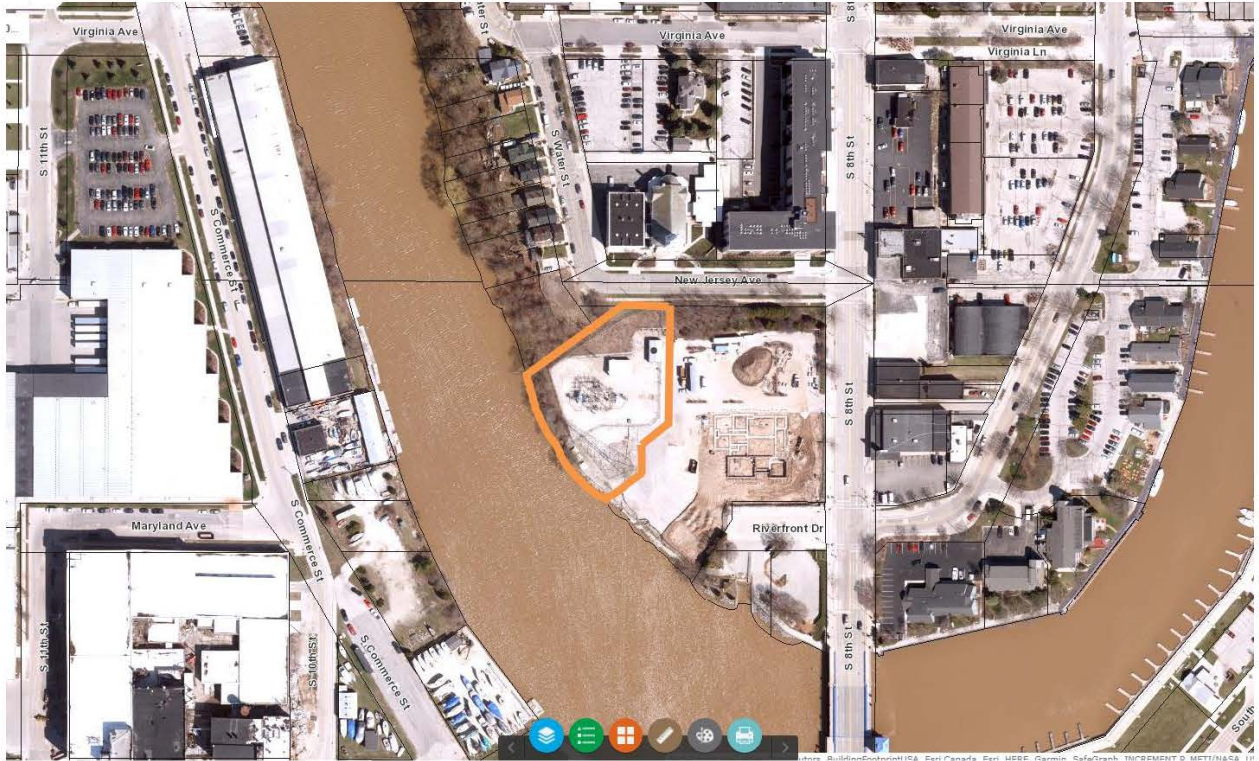
- 1" IRON PIPE FOUND
- 3/4" X 30" SOLID IRON REBAR SET WT. = 1.5 LBS/LIN.FT.
- SHEBOYGAN COUNTY MONUMENT AS SHOWN ON US PUBLIC LAND SURVEY MONUMENT RECORD
- 25' PUBLIC PEDESTRIAN RECREATION TRAIL EASEMENT Doc. No. 1854811 AND A 24' INGRESS-EGRESS EASEMENT



SURVEYED FOR:  
WISCONSIN POWER AND LIGHT COMPANY  
4902 N. BILTMORE LN. STE. 1000  
MADISON, WI 53718

SURVEYED BY:  
STEPHEN J. FAULKES  
WISCONSIN POWER AND LIGHT COMPANY  
4902 N. BILTMORE LN. STE. 1000  
MADISON, WI 53718  
608-824-1406

ELEVATIONS ARE REFERENCED TO THE INTERNATIONAL GREAT LAKES DATUM OF 1985,  
AS OF APRIL 6, 2010 THE AVERAGE IGLD85 ELEVATION ALONG THE  
SHORE OF THE SHEBOYGAN RIVER WAS 577.9  
(SEE NOAA NAUTICAL CHART NO. 14922 FOR ADDITIONAL INFORMATION)











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

Office Use Only

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

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

**CITY OF SHEBOYGAN  
APPLICATION FOR  
CONDITIONAL USE PERMIT**  
Requirements Per Section 15.905  
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: Kwik Trip Inc (Bjorn Berg)  
ADDRESS: 1626 Oak St (La Crosse, WI) E-MAIL: bberg@kwiktrip.com  
PHONE: (608) 791-4343 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Kwik Trip #361  
ADDRESS OF PROPERTY AFFECTED: 1618 Calumet Dr  
LEGAL DESCRIPTION: SEE ATTACHED

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: CONVENIENCE  
STORE w/ FUELING

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: NO CHANGE

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



## Store Engineering

FAX 608-793-6237

1626 Oak St., P.O. Box 2107  
La Crosse, WI 54602

[www.kwiktrip.com](http://www.kwiktrip.com)

### **Site Narrative – CUP & ARB**

**08/17/2021**

#### **Project Name and Address**

Kwik Trip 361  
1618 Calumet Dr  
Sheboygan, WI 53081

#### **Parcel Information/Site Data/Zoning Classification**

- Tax Parcel #'s 59281601035 & 592816601010 (to be combined via CSM)
- The entire lot area is 52,473 S.F. (1.20 Acres) after CSM combination
- UC-Urban Commercial

#### **Existing Site Conditions/Land Use:**

- The south parcel is currently operated as a Kwik Trip. The north parcel is currently occupied by Menzer Glass. Kwik Trip will be acquiring the north parcel.
- Calumet Dr borders the site to the east and the Shoreland 400 Bike Trail borders the site to the west.

#### **Site Selection**

- Kwik Trip is already in operation at this parcel and acquiring the property to the north allows for room to expand.

#### **Proposed Building and All New Site Improvements.**

- Construction of a 3,395sf building addition on the north side of the existing convenience retail facility, as well as a 91sf vestibule addition, and a 170sf separate storage shed. The total Building SF for the entire proposed property is a 6,395sf. We are also proposing to alter the existing exterior building façade to provide a uniform upscale appearance very similar to the Standard Kwik Trip new store prototype facilities. These additions and

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#### **OUR MISSION**

*To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.*

---

changes to the site will require the purchase of the property to the north, currently occupied by Menzer Glass.

- The addition will be used for:
  - The retail sales floor will be increased to allow wider aisles for safer customer flow, and better product visibility.
  - The toilet rooms will be increased in size to provide better access and a fresh appearance
  - The kitchen will be increased to allow for additional equipment and safer work environment for the employees.
  - The back of house will be increased to allow for additional storage and better organization within the facility.
- The building occupied by Menzer Glass will be demolished for additional vehicle movements, a new dumpster location and delivery area.
- Asphalt paving will be changed to concrete paving to conform to Kwik Trip standards.
- New walks and bollards on the front (east elevation) and side (south elevation).
- New parking on the north end of the site. A total of 31 spaces (2 H.C. accessible) are proposed.
- New waste enclosure with connected maintenance storage building on the north end of the site.
- Four access drives currently exist to the parcels. The northern/centrally located access drive (just north of the current Kwik Trip) will be removed as requested by the City.
- The disturbed area will be 0.83 acres.
- The project is a redevelopment site with no increased exposed parking or roads and is therefore exempt from stormwater requirements. Site runoff will reflect current drainage patterns around the site. One curb inlet is proposed on the east side of the building. Roof runoff will be collected via downspouts to storm sewer and internal roof drain. Runoff will drain to the proposed storm sewer that is proposed to connect to the City storm sewer on the east side of the site.
- The addition meets the building set back requirements and is a minimum of 11.63' from the rear property line. The rear building setback is 10'.
- The proposed pavement along the northern side of the site meets the pavement setbacks. The pavement on the south side of the lot currently encroaches into the setback for paving. We are proposing to maintain these paving extents when we upgrade from asphalt to concrete. Since the pavement is being replaced, a variance has been requested.
- There are no changes proposed to the fuel pumps or fuel pump canopy.
- Seven new light poles are proposed on the site to light the parking/delivery area. Overhang can lights are also proposed as part of the building. See variance request below.
- Landscaping will be enhanced around the site. A new landscape island is proposed on the east elevation of the building along the property line. The landscape area is proposed to be curbed to protect the plantings from vehicular traffic. The dumpster enclosure area is proposed to be screened with evergreen plantings as required per code. Landscaping is proposed to be replaced around the pylon sign on the south side of the site. No plantings are proposed on the southwest side of the site due to snow storage during winter months.

- A new 2" water service is proposed to meet Kwik Trip's demand for water of the addition. Currently the facility is served with a 1" water service that is inadequate. The existing service is proposed to be abandoned.
- The existing facility sanitary service will remain to the current footprint and a new service (existing Menzer Glass service) will be used for the sanitary of the addition. A grease trap is proposed for the food waste prior to connection to the domestic lateral. Storm sewer is proposed to collect the roof runoff as well as a portion of the pavement area east of the building. The storm sewer is proposed to connect to the city curb inlet on the east side of the site. This will limit the runoff over the pavement from the existing condition.
- New Signage will be installed in the Gables on the building, we will submit for proper signage permits once that time comes.

### **Parking Requirements**

- One parking space per 300 SF of gross floor area is required.
  - 21 parking stalls are required.
  - Adequate parking will be provided with a total of 31 spaces (2 H.C. accessible) proposed.

### **Architecture Description**

- The existing convenience store, which has a decades old prototypical look, provided a residential appearance which assimilated well into the many residential neighborhoods the stores were built at the time. This façade is composed of white vinyl siding, black asphalt shingled roof and red brick wainscot with a gable return to identify the main entrance. The existing Menzer Glass building is a metal clad building with large windows on the southeast corner to identify the entrance.
- Proposed massing is based on Kwik Trip's current prototypical appearance. This façade includes upscale materials (brick veneer, metal standing seam roof mansard), articulations to break up the mass of the building and provide interest, and an arched gable return to identify the main entrance. The materials will include a red brick, cream soldier course banding, aluminum framed windows with mullions details to create additional interest, a green standing seam roof and exterior finish system background to the gable returns for the signage articulation.
- The new mechanical equipment will be placed on the new roof and will be screen by the new standing seam roof mansard on the public sides (north, east, south) and a standing seam clad parapet on the rear side (west).

### **Explanation of Business Activities**

- This Kwik Trip is currently open 24 hours per day, 7 days per week.
- The anticipated number of employees is 15 full time and 15 part time employees, with 4-6 employees on staff at any given time.
- The anticipated number of customers is 2,000 per day or 15,000 per week.
- There is not a carwash at this location
- Grocery truck deliveries will include 1 time per day and typically occur around 9pm.
- Fuel is delivered expected to be every other day around 11am.

- A delivery loading zone is located on the north side of the facility for products and fuel delivery at the fuel tanks is located on the south as currently exists.
- There will be no change to the existing outdoor merchandising: ice, firewood, and propane next to the store and softener salt under the gas canopy.
- Outdoor Storage Items are shown on the plans and will include Outdoor Ice Merchandisers, an LP Storage Cage, a Firewood Display, Water Softener Salt displays, a Recycle Center, Trash Cans, and a Picnic Table.

#### **Potential Nuisances to Adjoining Property Owners**

- Kwik Trip sites are kept clean, neat, and orderly at all times. We would never want to become a nuisance to any of our neighbors therefore we take a lot of pride in our operations and keeping up a well-maintained facility. We have a great reputation for clean bathrooms as well as an overall clean business operation. Any outdoor storage of materials is also kept up and well maintained to not become an issue.
- All waste will be stored in the waste enclosure. The proposed waste enclosure is located on the north side of the site. Maintenance storage building is attached to the dumpster for site maintenance tools and products (salt, shovels, etc.).
- Site lighting is proposed to be improved as currently there is no light poles on site. See proposed building and all new site improvements section of this narrative and variance requests below.
- The architectural style of the building will fit in and compliment surrounding commercial developments. See architectural description.
- No negative traffic impacts to the neighborhood are anticipated as a Kwik Trip already exists as this location. One of the existing access drives will be removed to allow for better ingress/egress from the site.

#### **Construction Timeline**

- Proposed construction start date is March 7<sup>th</sup>, 2022 with an anticipated completion date of July 12<sup>th</sup>, 2022.

#### **Estimated Value of Project**

- Approximately \$3 Million

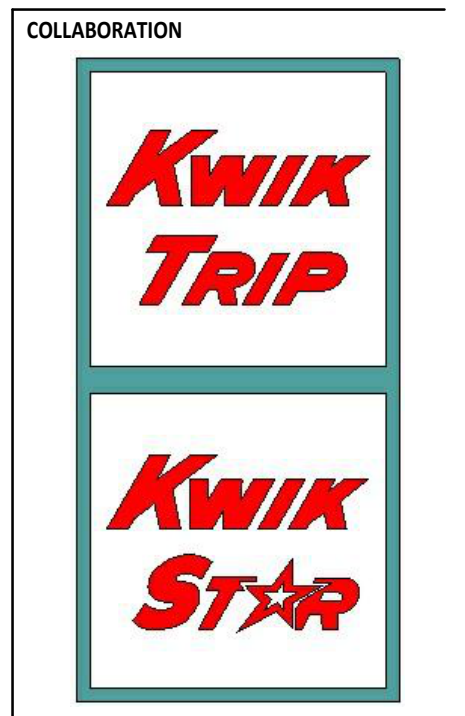
#### **Variance Request/Variance Description**

- Locational Landscaping
  - All landscape categories – The locational variance is requested for all categories of landscaping pending site visit by City staff. Project team will work with city staff to locate additional landscape plantings prior to approval. Given the limited landscape area around the foundation & site we have placed some plantings along the street frontage and around the site to meet the total points required for this category. With our operations it is not feasible to provide foundation plantings as these usually will not survive due to the winter conditions and salt around the perimeter sidewalk.

- Pavement Setback
  - The rear and front pavement setbacks are 5'. Currently the existing pavement exists within this area. As part of the project, the vehicular maneuvering area is proposed to be improved from asphalt to concrete and follow the existing pavement limits. A concrete patio area is also proposed on the southwest side of the building and a portion of the patio is within the pavement setback (no more than the current pavement). A variance is requested for the pavement encroaching in the rear and front pavement setbacks for the proposed pavement that is no closer to the property lines than current exists.
- Site Lighting
  - In order to properly light the improved site, we exceed the 0.5 FC requirement at the property line and do not provide the minimum 0.4 FC at all portions of vehicular maneuvering. Currently there are no light poles on site so providing additional light for safety will be a considerable improvement. The site directly north is another commercial business so this wouldn't be a negative effect on any residences. The Shoreland 400 trail is to the west that separates the site from residential area. Existing vegetation is also present along the west that will limit light spillage to the west. See included site photometric plan.
  - We meet all requirements for site lighting except for the variance requested.







**PROJECT INFORMATION**

PROPOSED ALTERATION FOR:  
**KWIK TRIP STORE #361**  
 1618 CALUMET DRIVE • SHEBOYGAN, WI 53081

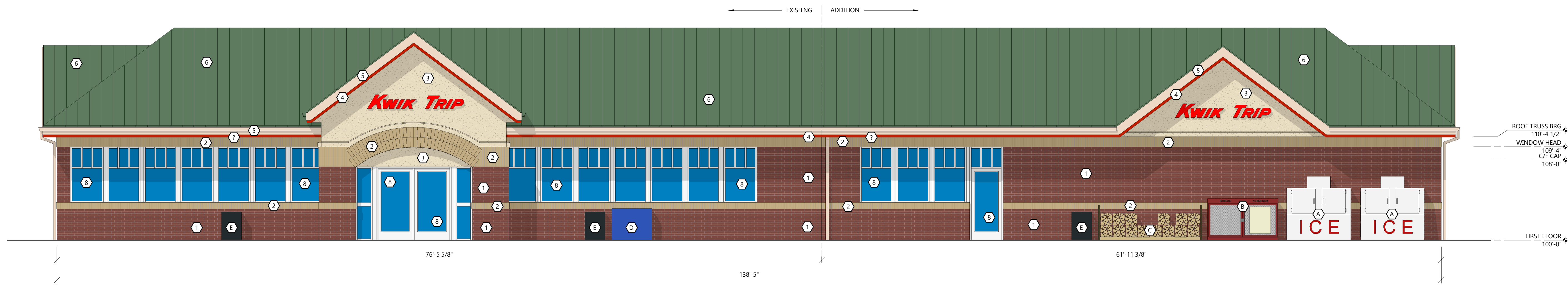
PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 JULY 28, 2021  
 AUG 16, 2021

**NOT FOR CONSTRUCTION**

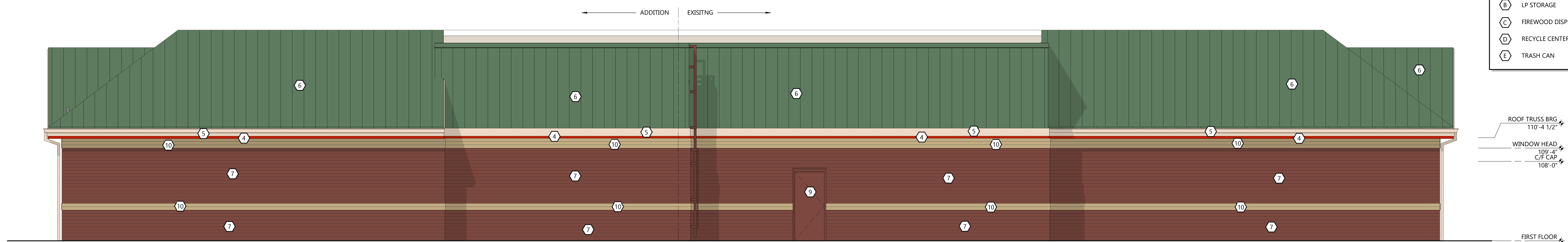
**JOB NUMBER**  
 2147900

**SHEET NUMBER**  
**A200**

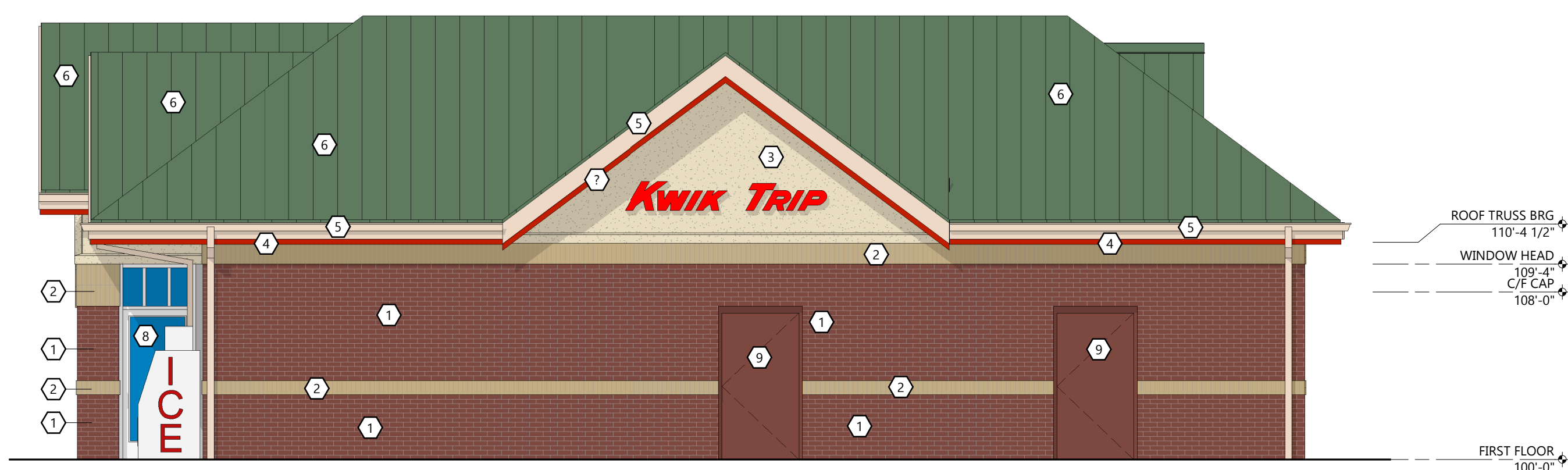


**EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"

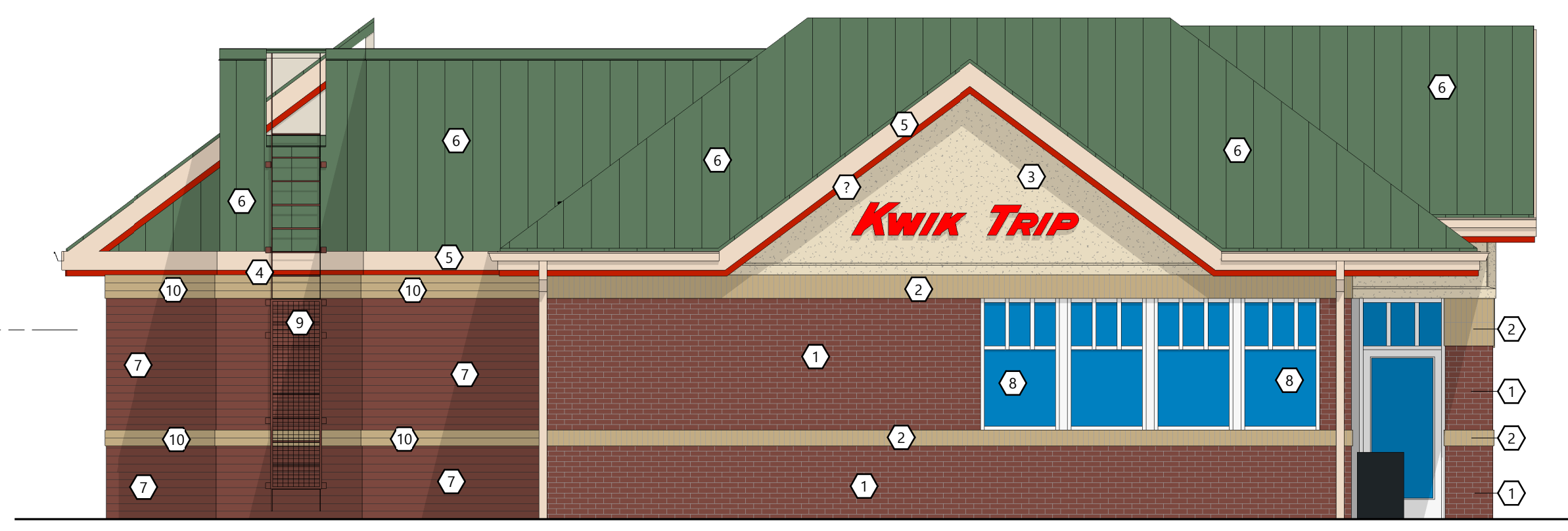
- EXTERIOR KEYNOTES**
- Ⓐ OUTDOOR ICE BUNKER
  - Ⓑ LP STORAGE
  - Ⓒ FIREWOOD DISPLAY
  - Ⓓ RECYCLE CENTER
  - Ⓔ TRASH CAN



**WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"

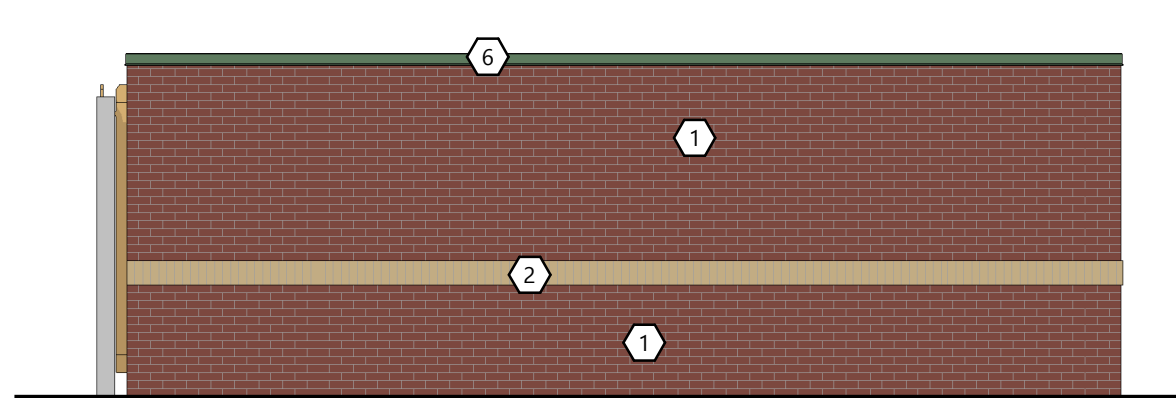


**NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

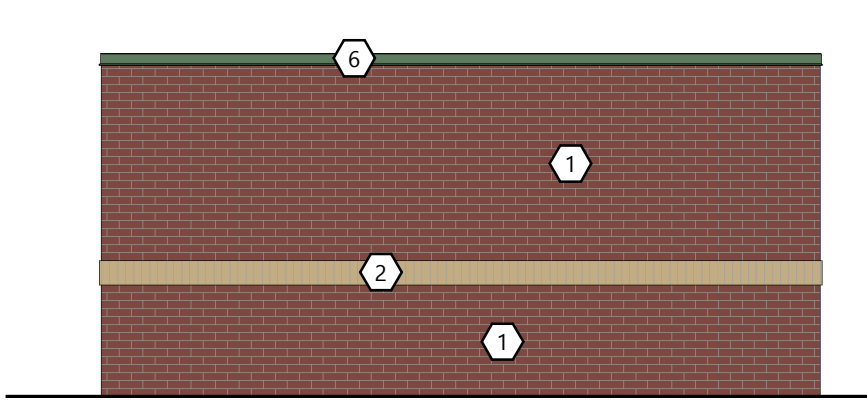


**SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

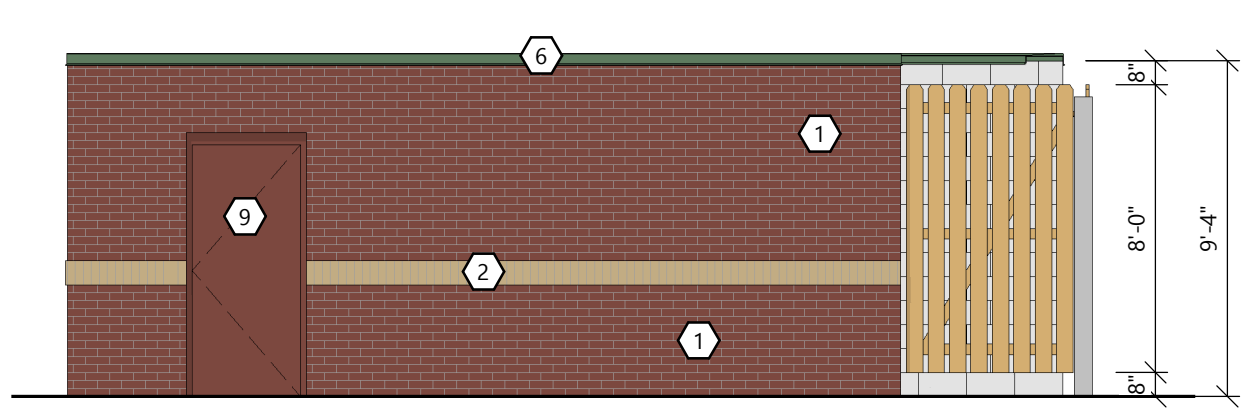
- EXTERIOR FINISH KEY**
- 10 TAN VINYL SIDING (COLOR TO MATCH TAN BRICK)
  - 9 PAINT TO MATCH RED BRICK
  - 8 INSULATED GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES
  - 7 RED VINYL SIDING (COLOR TO MATCH RED BRICK)
  - 6 STANDING SEAM METAL ROOFING
  - 5 ALMOND ALUMINUM FASCIA / GUTTER
  - 4 RED ALUMINUM FASCIA
  - 3 TAN EPS
  - 2 TAN BRICK SOLDIER COURSE
  - 1 RED FIELD BRICK



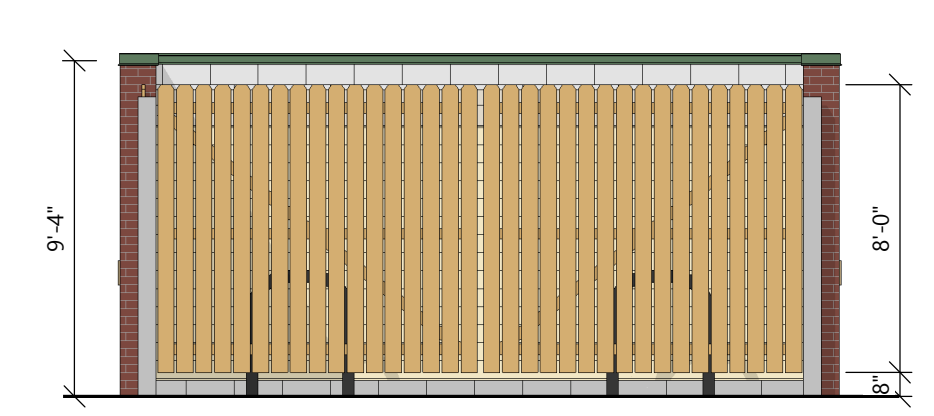
**NORTH DUMPSTER ELEVATION**  
 SCALE: 3/16" = 1'-0"



**WEST DUMPSTER ELEVATION**  
 SCALE: 3/16" = 1'-0"



**SOUTH DUMPSTER ELEVATION**  
 SCALE: 3/16" = 1'-0"



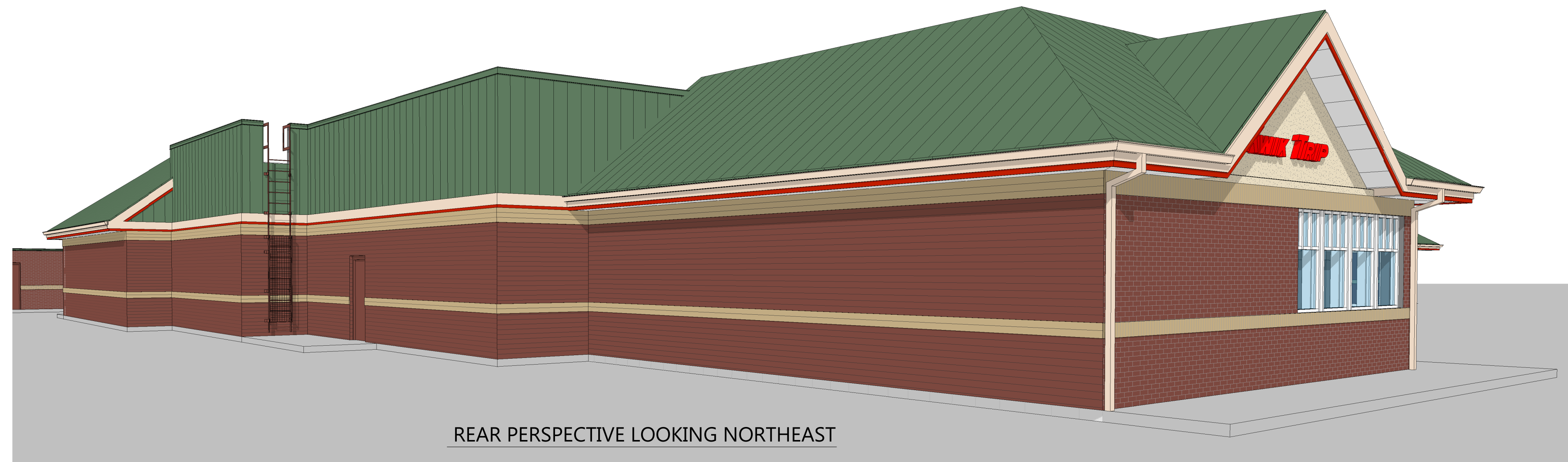
**EAST DUMPSTER ELEVATION**  
 SCALE: 3/16" = 1'-0"



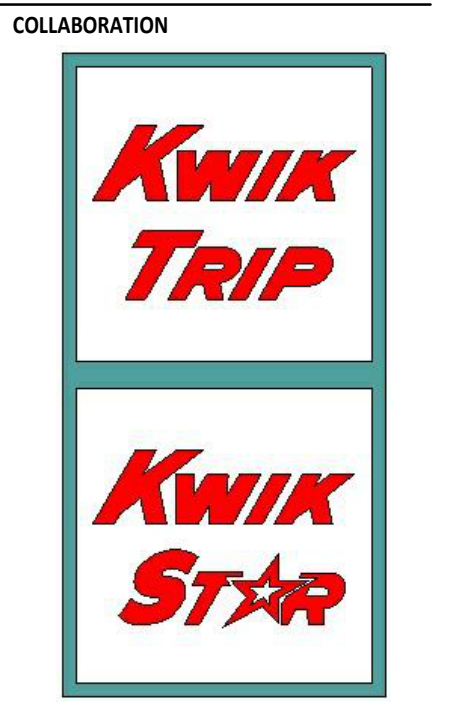
FRONT PERSPECTIVE LOOKING SOUTHWEST



FRONT PERSPECTIVE LOOKING NORTHWEST



REAR PERSPECTIVE LOOKING NORTHEAST



PROJECT INFORMATION

PROPOSED ALTERATION FOR:  
**KWIK TRIP STORE #361**  
 1618 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 22, 2021  
 JULY 28, 2021  
 AUG 16, 2021

**NOT FOR CONSTRUCTION**

JOB NUMBER

2147900

SHEET NUMBER

**A201**

### GENERAL EQUIPMENT NOTES

- ALL CASEWORK, SHELVING AND FIXTURES BY OWNER (TYP.)
- CAULK ALL EXPOSED SEAMS IN FOOD AREAS.
- CAULK SINK COUNTERTOPS AT WALL.
- CAULK/ROPE INSIDE COOLER/FREEZER GLASS DOORS.
- SEAL (CAULK) ALL OPENINGS AROUND PIPES AND OTHER CONDUITS, WHERE THEY PASS THROUGH WALLS AND FLOORS. SEAL ALL JUNCTIONS BETWEEN THE WALL SURFACE AND THE EDGES OF ATTACHED EQUIPMENT WITH APPROVED CAULK/SEALING COMPOUND.
- EXTEND CONDUIT PIPES FOR BEVERAGE LINES AT LEAST FOUR INCHES ABOVE THE FINISHED FLOOR ELEVATION AT BOTH ENDS. THE SPACE BETWEEN THE BEVERAGE LINES AND THE CONDUIT PIPE MUST BE SEALED WITH A HARD MATERIAL AND PROVIDE A CLEANABLE FINISH.
- MECHANICAL SYSTEM CONTROLS SHALL BE LOCATED MAXIMUM OF 48" AND MINIMUM OF 15" ABOVE FINISHED FLOOR.
- DIMENSIONS ARE FROM FINISHED FACE.
- CONFIRM EQUIPMENT LAYOUT AND QUANTITIES WITH OWNER PRIOR TO START OF WORK.

### EQUIPMENT PLAN KEY NOTES

MARK	DESCRIPTION
1	32" DEEP COUNTER MOUNTED 31 3/4" AFF TO TOP
2	SOLID SURFACE TOP ONLY.
3	END OF ELECTRICAL FACEWAY. PROVIDE SOLID SURFACE END CAP.
4	RAMP UP TO IMP FREEZER FLOOR
5	MEP SERVICE EQUIPMENT. SEE MEP DRAWINGS FOR MORE INFORMATION.

### EQUIPMENT SCHEDULE

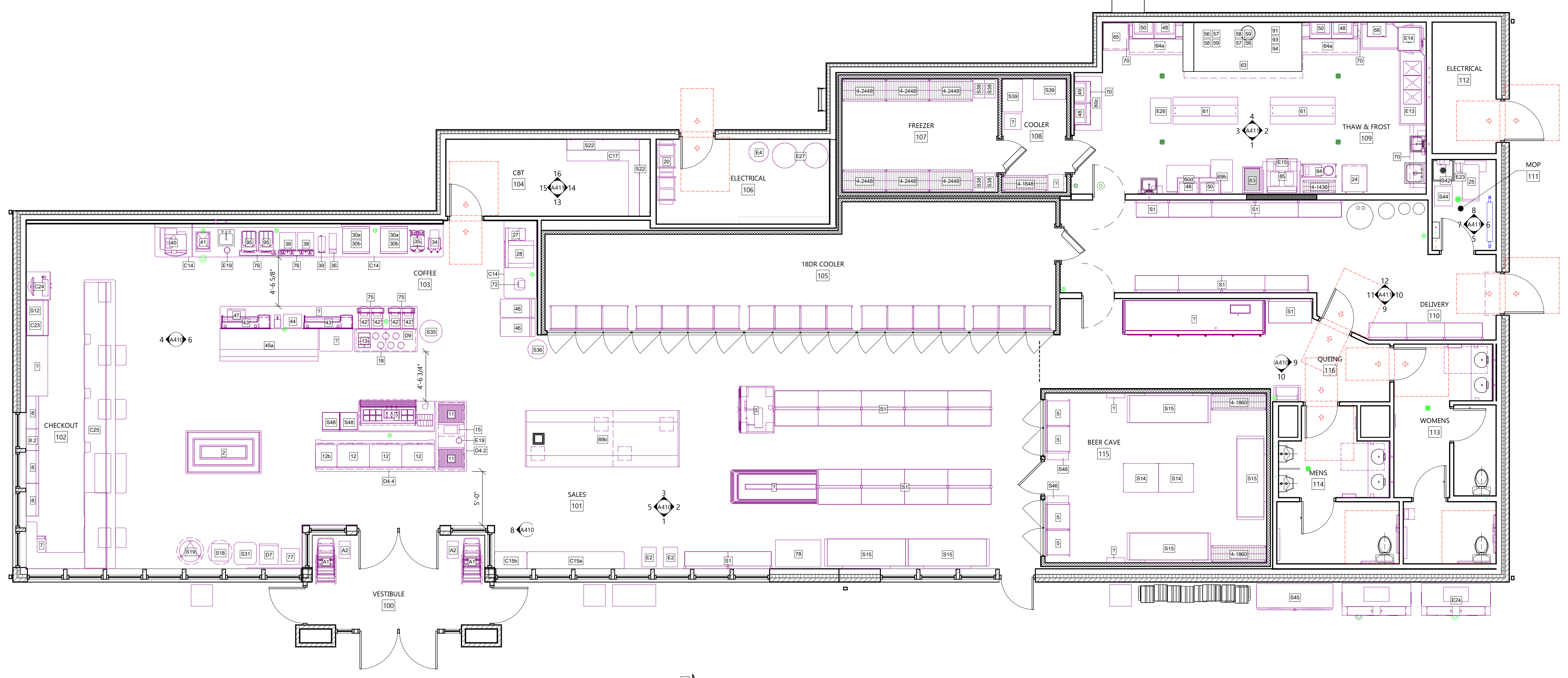
MARK	ITEM	COUNT
		25
2	BAKERY ISLAND DISPLAY SHELF	1
3	ZERO ZONE KWIK TRIP 2RVMC24	1
4-1436		1
4-1848		1
4-1860		6
4-2448		22
5	NSF APPROVED 30" x 27" ROLL-AWAY 200# SHELVES - COOLERS/FREEZERS	22
6	SANCHON BOWL	1
7	WIRE UTILITY CART	1
8	3'-0" METAL LIGHTED CIGARETTE MERCHANDISER - SCREW TO STUDS @ 30" AFF	3
8.2	2'-0" METAL LIGHTED CIGARETTE MERCHANDISER - SCREW TO STUDS @ 30" AFF	1
10	4'-0" OVERHEAD CIGARETTE PACK ORGANIZER	2
11	GRILL-MAX ROLLER GRILL w/ BUN DRAWER	2
12	HATCO FLAV-R-SAVOR F53HAC-3626 HEATED AIR CURTAIN HOT FOOD DISPLAY CABINET - 36"	3
12b	HATCO FLAV-R-SAVOR F53HAC-3626 HEATED AIR CURTAIN HOT FOOD DISPLAY CABINET - 36"	1
13	CRACKER AND SILVERWARE BASKET	1
15	CHILI & CHEESE DISPENSER	1
18	VOLLRATH MODULAR DROP-IN SOUP WELL	6
20	TAPRITE BAG-IN-A-BOX RACK	1
24	TRUE TUC-27-19-HC LOW PROFILE UNDERCOUNTER REFRIGERATOR	1
25	TASKI SWINGO 455 B BMS BATTERY FLOOR SCRUBBER	1
27	FREAL MALT BLENDER	1
28	FREAL MALT FREEZER - STANDARD	1
30a	CORNELIUS 621055181 ENDURO ED300 FOUNTAIN MACHINE w/ FLAVORBLAST	2
30b	CORNELIUS WCC CHUNKLET CARBON ICE MAKER	2
33	BUNN HW2 SST HOT WATER DISPENSER	1
34	BUNN TB6 ICE TEA MAKER	1
35	BUNN ULTRA-2 WHT/SST SLUSHEE MACHINE	1
36	SURESHOT ACF5-10 FLAVORSHOT 2	1
38	BUNN ICB TWIN SH COFFEE BREWER	2
39	BUNN G9-2T DBC SST COFFEE GRINDER	1
40	CONCORDIA XT6 XPRESSTOUCH	1
41	CORNELIUS D45 ICE DISPENSER	1
42	BUNN IMX-35+ SILVER SERIES 38600.0001	4
43	COFFEE CONDIMENT DISPLAY	2
44	CREAMISER 400	1
45a	BAKERY CASE 9'-1"	1
46	MULTIPLY FRESHBLENDER INTEGRATED BEVERAGE SYSTEM	2
47	PANASONIC NE1025F MICROWAVE - SALES	1
48	PANASONIC NE1054F MICROWAVE - THAW & FROST	4
49	METTLER TOLEDO IMPACT 5' SCALE / LABEL MAKER	1
50	GE 'GE-15DV' TRUVISION 15" LCD SECURITY MONITOR	3
52	BIN RACK	1
53	SOAP DISPENSER	2
55	PAPER TOWER DISPENSER - KITCHEN	2
56	TURBOCHEF OVEN STACKING STAND	2
57	TURBOCHEF HIGH h BATCH 2 OVEN	2
58	TURBOCHEF i3 TOUCH OVEN	2

### EQUIPMENT SCHEDULE

MARK	ITEM	COUNT
59	TURBOCHEF OVEN CART	2
60c	30" x 60" STAINLESS STEEL TABLE w/ BACKSPLASH (FLG-305)	1
60d	30" x 48" STAINLESS STEEL TABLE w/ BACKSPLASH (FLG-304)	1
61	30" x 72" SS TABLE w/ SHELF (GLG-306 + DS12-72) & HATCO GLO-RAY IR HEATER (GRA-36)	2
63	CAPTIVE AIRE HOOD - 11'-0"	1
64a	TRUE TPP-67 REFRIGERATED FOOD PREP TABLE - 67 3/4"	2
65	TRUE TUC-27F-HC UNDERCOUNTER FREEZER	1
68	JOHN BOOS PB-SRW-21 STAINLESS STEEL DRY RACK - 21"	1
69b	24" x 36" STAINLESS STEEL TABLE w/ BACKSPLASH (FLG-244)	1
70	TSS WALL MOUNT WIRE KITCHEN SHELF BRACKET	18
72	MY TOP WHIPPED CREAM	1
75	30" DRIP TRAY	2
76	40" DRIP TRAY	3
77	CANON IMAGERUNNER 1643 PRINTER/SCANNER/FAX	1
78	LEER MODEL 40 INSIDE ICE MERCHANDISER	1
83	GILES PORTABLE LANDING TABLE LT	1
84	ARYKING BREADER/BLENDER/SIFTER BBSU3615-3814	1
85	HENNY PENNY OGA 322 AUTO LIFT FRYER	1
89b	HILLPHOENIX PFI-514R 56 - 14" BACK-TO-BACK w/ MEAT AND PIZZA CASES	1
91	ALTO SHAAAM VMC-H4 VECTOR H SERIES OVEN	1
93	ALTO SHAAAM VECTOR SERIES MULTI-COOK OVEN STAND	1
94	ALTO SHAAAM 750-S HOT FOOD HOLDING CABINET	1
95	BUNN FAST CUP BEAN-TO-CUP SINGLE SERVE BREWER	1
A1	SHOPPING CARTS	2
A2	SHOPPING BASKETS	2
A3	1' x 5' WOOD CART BUMPER - MOUNT DIRECTLY ABOVE BASE	3
C1	LOWER CABINET - 18" - ONE DOOR	1
C2	LOWER CABINET - 24" - TWO DOORS	6
C3	LOWER CABINET - 30" - TWO DOORS	1
C5	LOWER CABINET - 30" - LIDS	2
C6	LOWER CABINET - 24" - (6) CUPS	3
C7a	LOWER CABINET - 18" SMOOTHIE - (2) LIDS	1
C7b	LOWER CABINET - 24" SMOOTHIE - (3) CUPS	1
C7c	LOWER CABINET - 36" SMOOTHIE - (3) CUPS & (1) LIDS	1
C7d	LOWER CABINET - 42" SMOOTHIE - (3) CUPS & (2) LIDS	1
C8	LOWER CABINET - 42" HIGH - 4 CUPS, 1 LIDS	5
C9	LOWER CABINET - 42" LOW - 3 CUPS, 2 LIDS	1
C10a	COUNTERTOP CUP DISPENSER - TRIPLE	1
C10b	COUNTERTOP LID DISPENSER - DOUBLE	2
C10c	COUNTERTOP LID DISPENSER - SINGLE	1
C14	COUNTERTOP - CAULK TO CERAMIC TILE	4
C15a	SNACK COUNTER - 3'-4" AFF	1
C15b	SNACK COUNTER - 2'-8" AFF	1

### EQUIPMENT SCHEDULE

MARK	ITEM	COUNT
C17	32" DEEP COUNTER - CBT	1
C18	TOILET COUNTERTOP w/ INTEGRAL SINKS	2
C23	LOWER COMPUTER CABINET AND SWITCH	1
C24	COMPUTER CABINET	1
C25	CHECKOUT	1
D4.2	HOT FOOD DISPLAY MOVABLE CART - 2 CABINETS	1
D4.4	HOT FOOD DISPLAY MOVABLE CART - 4 CABINETS	1
D7	BAIT COOLER	1
D9	SOUP CART	1
E1	LOTTO SCANNER	1
E2	ATM	2
E4	CO2	1
E13	3 COMPARTMENT SINK w/ DRAIN BOARDS	1
E14	CHAMPION DH600T-VHR DISH WASHER	1
E15	TYPE I HOOD	1
E19	TRASH RING	2
E20	49" TV MONITOR	12
E21	55" TV MONITOR	7
E22	AIR CURTAIN UNIT	1
E23	PAPER TOWER DISPENSER - MOP ROOM	1
E24	OUTSIDE ICE MERCHANDISER	2
E26		1
E27		1
S1	MODULAR SALES FLOOR SHELVING	8
S12	LIQUOR CABINET	1
S14	DUNNAGE RACK 2'-8" DEEP	2
S1	BEER SHELF	5
S18	LEANIN' TREE CARD RACK	1
S19	FINANCIAL CENTER	1
S21	UTILITY CART - BACK ROOM	1
S22	SHELVES ON METAL BRACKETS AND STANDARDS - CBT	2
S29	EMPLOYEE LOCKER	1
S31	SUNGLASSES DISPLAY	1
S32	SINGLE NEWSPAPER DISPLAY - TALL	1
S32a	MAP DISPLAY	1
S35	URGE CHIP SPINNER	1
S36	MILK PITCHER STAND	1
S38	BLACK RISER	4
S39	DUNNAGE RACK 1'-10" DEEP	2
S42	MOP ROOM BOTTLE WALL RACK & CHEMICAL PROPORTIONER	1
S44	CLEANING CART	1
S45	PROPANE CAGE	1
S46	BEER CAVE SIDE RACK	2
S48	5-SHELF ROLLING DISPLAY RACK	2



**EQUIPMENT PLAN**  
SCALE: 3/16" = 1'-0"

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Fond Du Lac, WI 54935  
Phone: (920) 926-9800  
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COLLABORATION

**PROJECT INFORMATION**

PROPOSED ALTERATION FOR:  
**KWIK TRIP STORE #361**  
1618 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

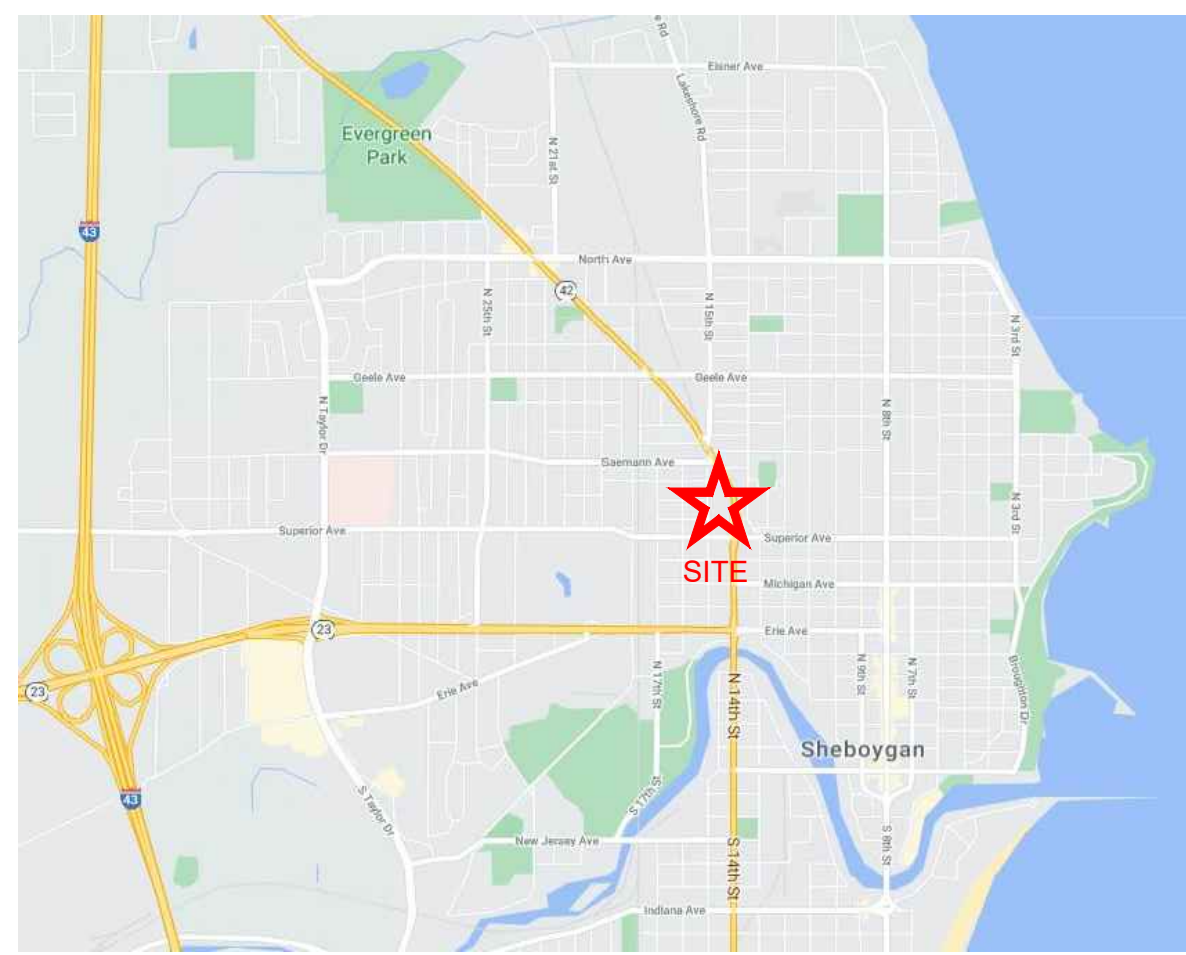
**PRELIMINARY DATES**  
AUG 16, 2021

**NOT FOR CONSTRUCTION**

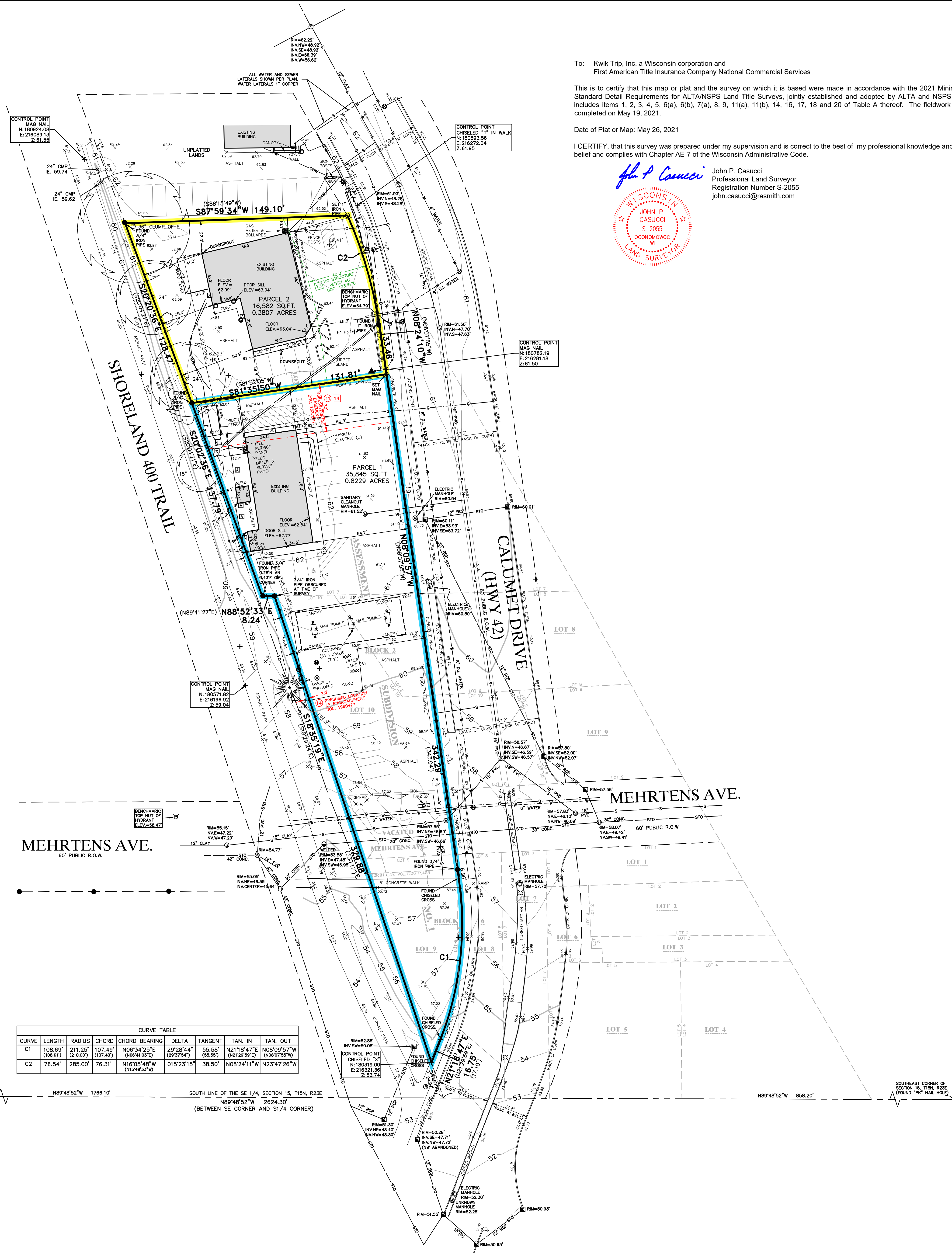
**JOB NUMBER**  
2147900

**SHEET NUMBER**  
**A120**

# ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP (NOT TO SCALE)



To: Kwik Trip, Inc. a Wisconsin corporation and  
First American Title Insurance Company National Commercial Services

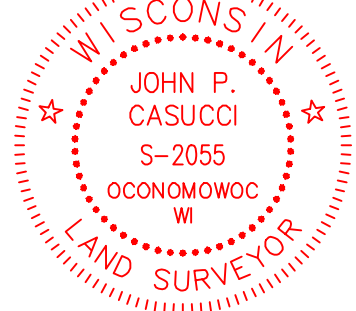
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 11(b), 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on May 19, 2021.

Date of Plat or Map: May 26, 2021

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.

*John P. Casucci*

John P. Casucci  
Professional Land Surveyor  
Registration Number S-2055  
john.casucci@rasmith.com



## PARCEL 1

PART OF LOTS 7, 8 AND 10 IN BLOCK 2 AND PART OF LOTS 8 AND 9 IN BLOCK 6 OF ASSESSMENT SUBDIVISION NO. 1, AND PART OF VACATED MEHTRENS AVENUE, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, ALL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 2; THENCE SOUTH 18° 29' 24" EAST 189.99 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN RAILROAD THE INTERSECTION WITH WEST LINE OF CALUMET DRIVE; THENCE NORTH 21° 29' 59" EAST 17.10 FEET ALONG THE WESTERLY LINE OF CALUMET DRIVE; THENCE NORTHERLY 108.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET, THE CHORD OF WHICH BEARS NORTH 06° 41' 03" EAST 107.40 FEET; THENCE NORTH 08° 07' 55" WEST 343.04 FEET ALONG SAID WEST LINE; THENCE SOUTH 81° 52' 05" WEST 131.81 FEET TO THE WEST LINE OF LOT 7, BLOCK 2, BEING THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN RAILROAD; THENCE SOUTH 20° 04' 21" EAST 137.79 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 89° 41' 27" EAST 8.24 FEET ALONG THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 18° 29' 24" EAST 141.17 FEET ALONG THE WEST LINE OF LOT 10 TO THE POINT OF BEGINNING.

Tax Parcel No. 59281601035  
Property Address: 1618 Calumet Drive, Sheboygan, WI 53081

## PARCEL 2

A PART OF LOT 7, BLOCK 2, ASSESSMENT SUBDIVISION NO. 1, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 20° 04' 21" WEST 137.79 FEET ALONG THE EAST LINE OF THE C&NW RAILROAD TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 20° 04' 21" WEST 128.47 FEET ALONG SAID EAST LINE; THENCE NORTH 88° 15' 49" EAST 149.10 FEET TO THE WEST LINE OF NORTH 14TH STREET; THENCE ALONG SAID WEST LINE 76.54 FEET ALONG THE ARC OF 285.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 15° 49' 33" EAST 76.31 FEET; THENCE SOUTH 08° 07' 55" EAST 33.46 FEET ALONG SAID WEST LINE; THENCE SOUTH 81° 52' 05" WEST 131.81 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 59281601010  
Property Address: 1628 Calumet Drive, Sheboygan, WI 53081

Prepared for: Kwik Trip, Inc.

Survey No. 165494-SMC

**A. Basis of Bearings**  
Bearings are based on the Sheboygan County Coordinate System. North is referenced to the South line of the Southeast 1/4 of Section 15, T15N, R23E, which is assumed to bear N89°48'52"W.

**B. Title Commitment**  
**Applies to: Tax parcel No. 59281601035**  
This survey was prepared based on First American Title Insurance Company title commitment number NCS-1063872-MAD, commitment date April 21, 2021, which lists the following easements and/or restrictions from schedule B-I:

- 1-3, 9-10. **Visible evidence shown, if any.**
- 4-8, 15-17. **Not survey related.**
- 11. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement for Ingress and Egress recorded on March 20, 1992, as Document No. 1337577. **Lies within or crosses the surveyed property - its location is shown.**
- 12. Driveway Restoration Agreement upon the terms, conditions and provisions contained therein:  
Dated: April 23, 1992  
Parties: Kwik Trip, Inc. and City of Sheboygan Plan Commission of the City of Sheboygan, a municipal corporation of the State of Wisconsin  
Recorded: May 6, 1992  
Instrument No.: 1341815  
**Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.**

13. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in September 21, 1992 as Document No. 1352691 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.**

14. Revocable Occupancy Permit recorded on January 10, 2013 as Document No. 1960477. **Lies within or crosses the surveyed property - presumed location shown.**

**Title Commitment**  
**Applies to: Tax parcel No. 59281601010**  
This survey was prepared based on First American Title Insurance Company title commitment number NCS-1063871-MAD, commitment date April 22, 2021, which lists the following easements and/or restrictions from schedule B-I:

- 1-3, 10-11. **Visible evidence shown, if any.**
- 4-8, 15-16. **Not survey related.**
- 12. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Assessment Subdivision No. 1, as recorded in April 27, 1916 in Volume 4, Pages 6-7 as Document No. 174308, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **The documents are illegible.**
- 13. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in March 20, 1992 in Volume 1205, Page 721 as Document No. 1337576 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **Lies within or crosses the surveyed property - its location is shown.**
- 14. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement for Ingress and Egress recorded on March 20, 1992 in Volume 1205, Page 722, as Document No. 1337577. **Lies within or crosses the surveyed property - its location is shown.**

**C. Flood Note**  
According to flood insurance rate map of the City of Sheboygan, community panel number 55117C0238F, effective date of 4/2/2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

**D. Parking Spaces**  
There are 24 regular and 1 handicapped parking spaces marked on this site.

**E. Elevations**  
Elevations refer to City of Sheboygan Datum.

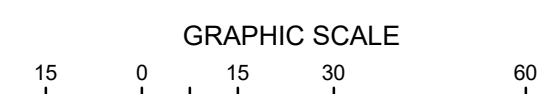
**F. Municipal Zoning**  
The zoning information listed below is taken from a Zoning Report prepared by The City Of Sheboygan Department of City Development, dated April 26, 2021 - site is zoned UC (Urban Commercial).

**G. Notes**  
As to table A item 11  
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.  
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.6.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

- POSSIBLE ENCROACHMENTS:**
1. Parking lot pavement edge 3.0' West of Western property line.
  2. Parking lot pavement edge 2.0' West of Western property line.
  3. Portions of the public sidewalk along Calumet Dr.
  4. Portions of the parking lot curb along Calumet Dr.



## LEGEND

- BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⚑ FLAGPOLE
- ☐ MAILBOX
- ⚡ SIGN
- ⊠ AIR CONDITIONER
- ☐ CONTROL BOX
- ⊠ TRAFFIC SIGNAL
- ⊠ CABLE PEDESTAL
- ⊠ POWER POLE
- ⊠ GUY WIRE
- ⊠ GUY POLE
- ⊠ SPOT/PARD/PEDESTAL LIGHT
- ⊠ HANDICAPPED PARKING
- ☐ PULL BOX
- ⊠ ELECTRIC MANHOLE
- ⊠ ELECTRIC PEDESTAL
- ⊠ ELECTRIC METER
- ⊠ ELECTRIC TRANSFORMER
- ⊠ TELEPHONE MANHOLE
- ⊠ TELEPHONE PEDESTAL
- ⊠ UTILITY VAULT
- ⊠ GAS VALVE
- ⊠ GAS METER
- ⊠ GAS WARNING SIGN
- ⊠ STORM MANHOLE
- ⊠ ROUND INLET
- ⊠ SQUARE INLET
- ⊠ STORM SEWER END SECTION
- ⊠ SANITARY MANHOLE
- ⊠ SANITARY CLEANOUT OR SEPTIC VENT
- ⊠ SANITARY INTERCEPTOR MANHOLE
- ⊠ MISCELLANEOUS MANHOLE
- ⊠ IRRIGATION CONTROL BOX
- ⊠ WATER VALVE
- ⊠ HYDRANT
- ⊠ WATER SERVICE CURB STOP
- ⊠ WELL
- ⊠ WATER SURFACE
- ⊠ WETLANDS FLAG
- ⊠ MARSH
- ⊠ CONIFEROUS TREE
- ⊠ DECIDUOUS TREE
- ⊠ SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 2021-19-11327

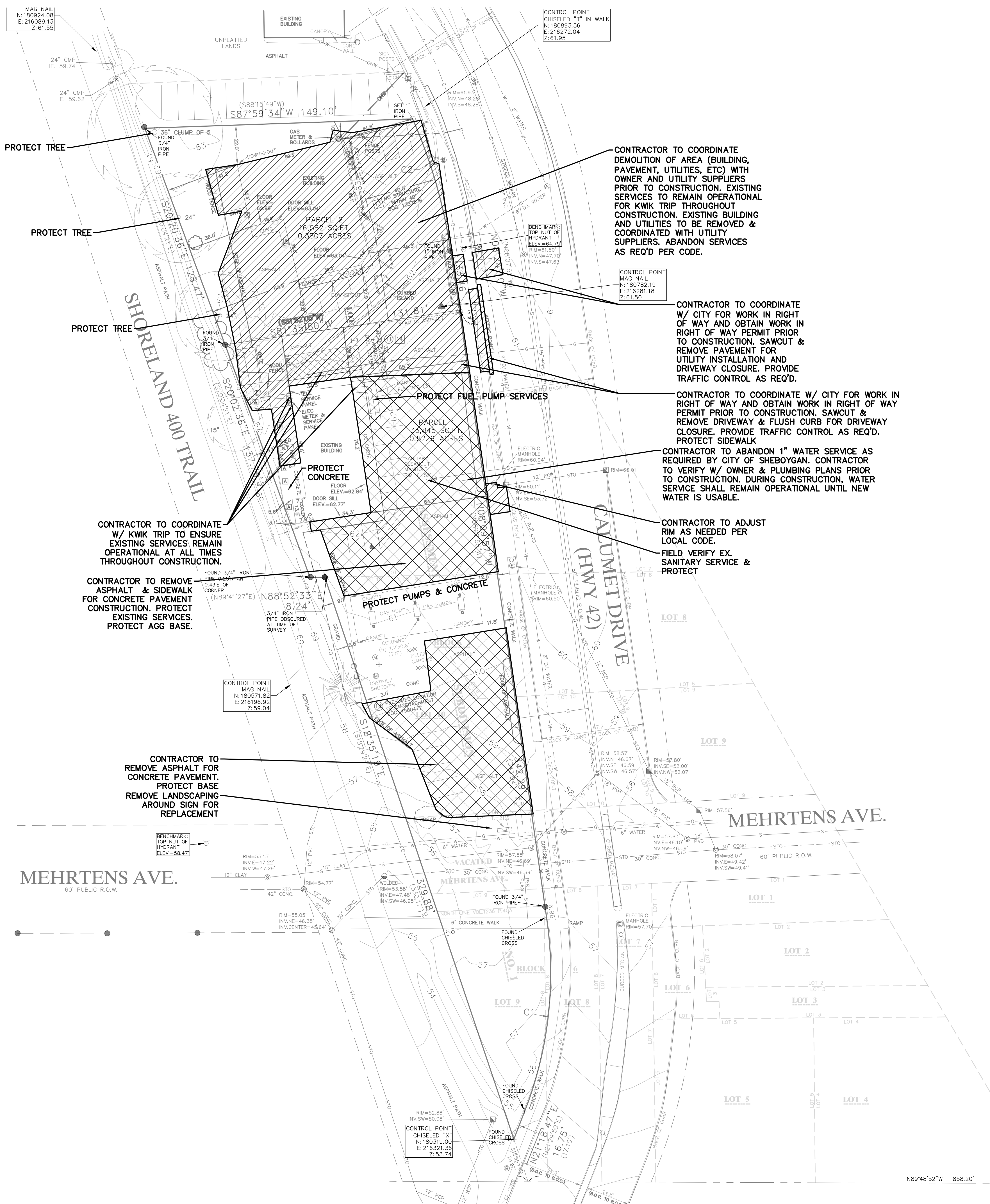
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT	TAN. IN	TAN. OUT
C1	108.69' (108.61')	211.25' (210.60')	107.49' (107.40')	N06°34'25"E (N06°41'03"E)	29°28'44" (29°37'54")	55.58' (56.50')	N21°18'47"E (N02°29'39"E)	N08°09'57"W (N08°07'50"W)
C2	76.54'	285.00'	76.31'	N18°03'48"W (N02°49'35"W)	015°23'15" (38.50')	38.50'	N08°24'11"W	N23°47'26"W

SOUTH 1/4 CORNER OF SECTION 15, T15N, R23E (FOUND ALUMINUM MONUMENT)  
N89°48'52"W 1766.10'  
SOUTH LINE OF THE SE 1/4, SECTION 15, T15N, R23E (BETWEEN SE CORNER AND S1/4 CORNER)  
N89°48'52"W 2624.30'  
SOUTHWEST CORNER OF SECTION 15, T15N, R23E (FOUND THE NAIL HOE)  
N89°48'52"W 858.20'





**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**EXISTING CONDITIONS NOTE:**  
EXISTING CONDITIONS PER RA SMITH ALTA SURVEY PROJECT NO. 165494-SMC DATED MAY 26TH, 2021. CONTACT JOHN P. CASUCCI @ JOHN.CASUCCI@RASMITH.COM OR 262-781-1000 FOR ANY QUESTIONS REGARDING EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY UTILITIES ON SITE AND CONDUCT A PRIVATE UTILITY LOCATE PRIOR TO CONSTRUCTION.

**GENERAL NOTES:**

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY LIMITS OF DEMOLITION AND REPLACEMENT. PROVIDE UNITS COSTS FOR REPLACEMENT OF ITEMS ANTICIPATED TO BE DISTURBED BEYOND THE LIMITS SHOWN.
- CONTRACTOR TO COORDINATE CONSTRUCTION PHASING WITH KWIK TRIP PRIOR TO CONSTRUCTION.
- CONTRACTOR TO OBTAIN PERMIT FOR ALL WORK IN ROW.

**SURVEY NOTES (AS PROVIDED BY SITE SURVEYOR):**

**A. Basis of Bearings**  
Bearings are based on the Sheboygan County Coordinate System. North is referenced to the South line of the Southeast 1/4 of Section 15, T15N, R23E, which is assumed to bear N89°48'52"W.

**C. Flood Note**  
According to flood insurance rate map of the City of Sheboygan, community panel number 55117C0238F, effective date of 4/2/2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

**E. Elevations**  
Elevations refer to City of Sheboygan Datum.

**F. Municipal Zoning**  
The zoning information listed below is taken from a Zoning Report prepared by The City of Sheboygan Department of City Development, dated April 26, 2021 - site is zoned UC (Urban Commercial).

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Fond Du Lac, WI 54935  
Phone: (920) 926-9800  
www.EXCELENGINEER.com

COLLABORATION

**PROJECT INFORMATION**

PROPOSED ADDITION FOR:  
**KWIK TRIP #361**  
1618 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

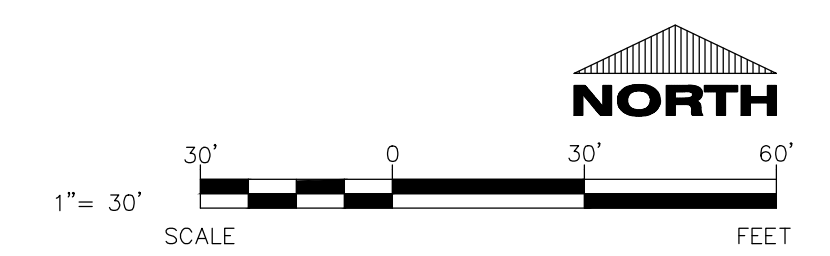
**PRELIMINARY DATES**  
AUG. 2, 2021

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
2147900

**SHEET NUMBER**

**C101**









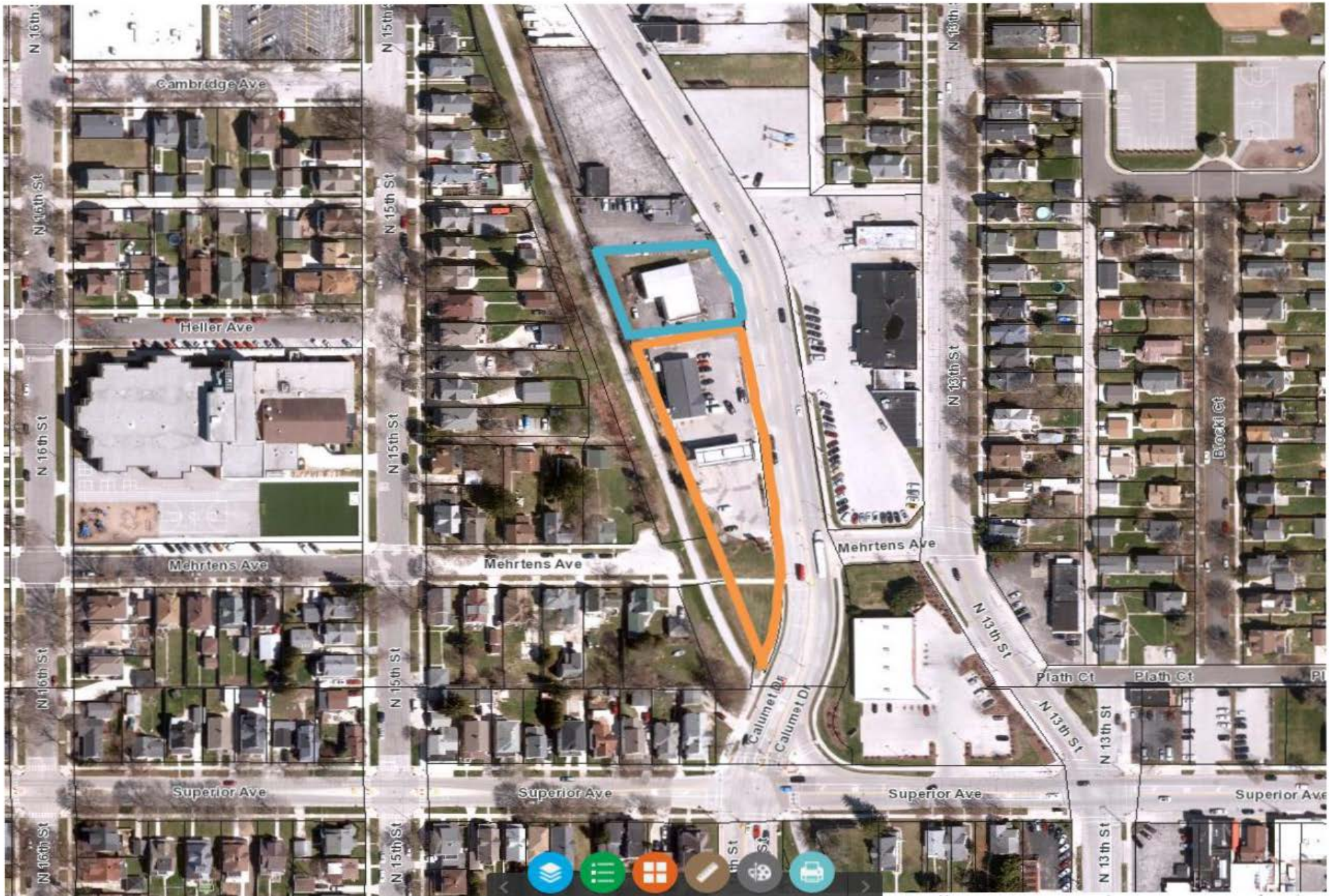














1618 C  
Sheboy  
Superior,  
Michigan  
43.76°

← 1628 WI-42 Trunk Sheboygan, Wisconsin

1618 Calumet Dr  
Sheboygan, WI 53081  
43.76°N, 87.72°W



Navigation controls including a person icon, a compass icon, a 2D button, and a zoom in (+) button.

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

---

**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Kwik Trip, Inc. to construct a new addition at the Kwik Trip property located at 1618 Calumet Drive and at the Menzer Glass property located at 1628 Calumet Drive. UC Zone

---

**REPORT PREPARED BY:** Steve Sokolowski

---

**REPORT DATE:** August 20, 2021

**MEETING DATE:** August 24, 2021

---

**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

Wisconsin Statutes:  
Municipal Code: N/A

---

**BACKGROUND / ANALYSIS:**

Kwik Trip is proposing to construct a new building addition and to remodel the interior of their convenience store located at 1618 Calumet Drive. The applicant states the following:

- Kwik Trip is proposing construction of a 3,395sf building addition on the north side of the existing convenience retail facility, as well as a 91sf vestibule addition and a 170sf separate storage shed. The total building will now be 6,395sf.
- Kwik Trip is also proposing to alter the existing exterior building façade to provide a uniform upscale appearance very similar to the Standard Kwik Trip new store prototype facilities.
- In order to construct the addition and site improvements as proposed, Kwik Trip is proposing to purchase the Menzer Glass Property to the north at 1628 Calumet Drive. The parcel would now be 1.2 acres and would allow for the addition and site improvements to be constructed at this existing facility.

The addition will be used for:

- The retail sales floor will be increased to allow wider isles for safer customer flow and better product visibility.
- The toilet rooms will be increased in size to provide better access and a fresh appearance.

- The kitchen will be increased to allow for additional equipment and safer work environment for the employees.
- The back of house will be increased to allow for additional storage and better organization within the facility.

General information about business operations:

- This Kwik Trip is currently open 24 hours per day, 7 days per week and the proposed method of operation for this property will be consistent with that for our existing convenience stores in the area.
- The anticipated number of employees is 15 full time and 15 part time employees, with 4-6 employees on staff at any given time.
- The anticipated number of customers is 2,000 per day or 15,000 per week.
- There is not a carwash at this location.
- Grocery truck deliveries will include one (1) time per day and typically occur around 9pm.
- Fuel is delivered expected to be every other day around 11am.
- A delivery loading zone is located on the north side of the facility for products and fuel delivery at the fuel tanks is located on the south as currently exists.
- Outdoor Storage Items are shown on the plans and will include Outdoor Ice Merchandisers, an LP Storage Cage, a Firewood Display, Water Softener Salt displays, a Recycle Center, Trash Cans, and a Picnic Table.

Specific site improvements include:

- The building occupied by Menzer Glass will be demolished for additional vehicle movements, a new dumpster location and delivery area.
- Asphalt paving will be changed to concrete paving to conform to Kwik Trip standards.
- New walks and bollards on the front (east elevation) and side (south elevation).
- New parking on the north end of the site. 31 spaces (2 H.C. accessible) are proposed.
- New waste enclosure with connected maintenance storage building on the north end of the site.
- Four (4) access drives currently exist to the parcels. The northern/centrally located access drive (just north of the current Kwik Trip) will be removed as requested by the City.
- The project is a redevelopment site with no increased exposed parking or roads and is therefore exempt from stormwater requirements. Site runoff will reflect current drainage patterns around the site. One curb inlet is proposed on the east side of the building. Roof

runoff will be collected via downspouts to storm sewer and internal roof drain. Runoff will drain to the proposed storm sewer that is proposed to connect to the City storm sewer on the east side of the site.

- The addition meets the building set back requirements and is a minimum of 11.6 feet from the rear property line. The rear building setback is 10 feet.
- The proposed pavement along the northern side of the site meets the pavement setbacks. The pavement on the south side of the lot currently encroaches into the setback for paving. We are proposing to maintain these paving extents when we upgrade from asphalt to concrete. Since the pavement is being replaced, a variance has been requested.
- There are no changes proposed to the fuel pumps or fuel pump canopy.
- Seven (7) new light poles are proposed on the site to light the parking/delivery area. Overhang can light are also proposed as part of the building.
- Landscaping will be enhanced around the site. A new landscape island is proposed on the east elevation of the building along the property line. The landscape area is proposed to be curbed to protect the plantings from vehicular traffic. The dumpster enclosure area is proposed to be screened with evergreen plantings as required per code. Landscaping is proposed to be replaced around the pylon sign on the south side of the site. No plantings are proposed on the southwest side of the site due to snow storage during winter months.
- A new 2" water service is proposed to meet Kwik Trip's demand for water of the addition. Currently the facility is served with a 1" water service that is inadequate. The existing service is proposed to be abandoned.
- The existing facility sanitary service will remain to the current footprint and a new service (existing Menzer Glass service) will be used for the sanitary of the addition. A grease trap is proposed for the food waste prior to connection to the domestic lateral. Storm sewer is proposed to collect the roof runoff as well as a portion of the pavement area east of the building. The storm sewer is proposed to connect to the city curb inlet on the east side of the site. This will limit the runoff over the pavement from the existing condition.
- New Signage will be installed in the gables on the building, we will submit for proper signage permits once that time comes.

The applicant states the following about the architecture:

- The existing convenience store, which has a decades old prototypical look, provided a residential appearance which assimilated well into the many residential neighborhoods the stores were built at the time. This façade is composed of white vinyl siding, black asphalt shingled roof and red brick wainscot with a gable return to identify the main entrance. The existing Menzer Glass building is a metal clad building with large windows on the southeast corner to identify the entrance.
- Proposed massing is based on Kwik Trip's current prototypical appearance. This façade includes upscale materials (brick veneer, metal standing seam roof mansard),

articulations to break up the mass of the building and provide interest, and an arched gable return to identify the main entrance. The materials will include a red brick, cream soldier course banding, aluminum framed windows with mullions details to create additional interest, a green standing seam roof and exterior finish system background to the gable returns for the signage articulation.

- The new mechanical equipment will be placed on the new roof and will be screen by the new standing seam roof mansard on the public sides (north, east, south) and a standing seam clad parapet on the rear side (west).

Other general information about the project:

- Proposed construction start date is March 7<sup>th</sup>, 2022 with an anticipated completion date of July 12<sup>th</sup>, 2022.
- Kwik Trip is a family owned Wisconsin Based company. We are vertically integrated, and we produce, bottle and manufacture about 80% of what we sell within our store (Pizza, Hot Food, Bread, Buns, Bakery, Water, Chips, Candy, Milk and many more items). We deliver fresh bakery goods, commodities, and fresh food to our stores daily without own delivery trucks. This minimizes the number of outside vendors that must access our site.
- The type of products that will be sold will be like that of our existing stores: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, off-sale alcohol products, lotto, convenience store merchandise, ice, and propane.
- Kwik Trip also has its own fueling blending facilities for fuel. This helps us control the quality of our fuel products. We also truck all of our own fuel to our stores which also helps us control timing and scheduling of when trucks will deliver.
- We do our best to be great neighbors. We keep our sites clean and orderly at all times. We would never want to become a nuisance to any of our neighbors therefore we take a lot of pride in our operations and keeping up a well-maintained facility. We have a great reputation for clean bathrooms as well as an overall clean business operation. Any outdoor storage of materials is also kept up and well maintained to not become an issue.
- This proposed development will upgrade the aesthetics of the property/neighborhood and will increase the City's tax base. Estimated value of project is \$3 million.

The outside merchandising of products is proposed as follows:

- There will be no change to the existing outdoor merchandising: ice, firewood, and propane next to the store and softener salt under the gas canopy.
- Outdoor Storage Items are shown on the plans and will include Outdoor Ice Merchandisers, an LP Storage Cage, a Firewood Display, Water Softener Salt displays, a Recycle Center, Trash Cans, and a Picnic Table.
- LP Storage – We have a locked LP Tank storage cage on the front of the store (east elevation). You have to pay at register and a retail employee comes outside to provide you with the propane tank you purchased.

- Ice Storage – We have two locked Ice storage freezers on the front of the store (east elevation).
- Firewood – We do store this firewood at the front of our store (east elevation). This is sold at the front counter and picked up once purchased.
- Softener Salt – We do store this under our gas fueling canopy. There are three (3) dashed squares under the canopy between each gas pump. These bags are heavy and make most sense to have them at the pumps and pay for them inside and then people can load directly into their vehicle.

### **STAFF COMMENTS:**

There are presently four (4) access drives from the properties onto Calumet Drive (3 for Kwik Trip and 1 for Menzer Glass). The applicant indicates that there will now be three (3) driveways cuts onto Calumet Drive because the northern/centrally located access drive (just north of the current Kwik Trip) will be removed as requested by the City.

There are a number of turning movements from Calumet Drive into Kwik Trip so eliminating one (1) of the driveways will increase the driveway spacing and will help reduce the number of turning movements in this area which is safer from a pedestrian and vehicular perspective.

The applicant states that there are no changes proposed to the fuel pumps or fuel pump canopy. The Plan Commission should have the applicant address why they are not improving the look of the posts of the fuel pumps similarly to what they have at North Avenue, Taylor Drive and the future station on Broadway Avenue. Installing brick on these posts would really enhance the fuel canopy and would better tie in with the rest of the improvements to the convenience store. Such improvements would make the building and fuel canopy more uniform and compatible with one another instead of the fuel pump canopy having a design and look of the 1980's and the convenience store being improved in 2022.

The applicant indicates they will be constructing a new 170sf shed which appears to be on the west end of the new dumpster enclosure. A couple of things:

- Kwik Trip is constructing a new building addition so why is the shed needed? What is the purpose of the shed?
- There are several sheds currently located on the west side/back of the building. How many of these sheds are to be removed because none are shown on the site plan. The Plan Commission should have the applicant address this because it would be nice to remove one or more of these sheds on the back side of the building.

There is quite a bit of gravel at the southwest corner of the existing building and the west property line in that area (air pump and overfill alarm area). The applicant is proposing the following:

- Improve the area at the southwest corner of the building with pavement for an outdoor patio area (requesting paving setback variance).

- Leave the area along the west property line by the overfill alarm area gravel. This area will need to be changed to grass landscaping and not left gravel.

The Plan Commission should ask the applicant where they intend on having any air pumps or vacuums.

A Certified Survey Map (CSM) will be completed to combine the parcels as proposed.

The existing facility is a little tired and dated. The proposed building addition, exterior remodel, site improvements and landscaping will certainly improve the aesthetics of this Kwik Trip facility and will have a positive impact on this neighborhood in this very visible and heavily traveled commercial corridor.

Applicant is requesting the following variances:

- Applicant is proposing to maintain existing asphalt areas that are closer to the property line than the required five (5) foot setback – Minimum paving setback is five (5) feet to front and rear property lines.

The minimum required rear and front pavement setbacks are five (5) feet. Currently the existing pavement is located within this five (5) foot setback area. As part of the project, the vehicular maneuvering area is proposed to be improved from asphalt to concrete and follow the existing pavement limits.

A concrete patio area is also proposed on the southwest side of the building and a portion of the patio is within the pavement setback (no more than the current pavement). A variance is requested for the pavement encroaching in the rear and front pavement setbacks for the proposed pavement that is no closer to the property lines than current exists.

- Applicant is proposing to exceed .5 footcandles at the property line – Maximum .5 footcandles permitted at the property line.

In order to properly light the improved site, we exceed the 0.5 FC requirement at the property line. Currently there are no light poles on site so providing additional light for safety will be a considerable improvement. It is important to provide adequate lighting for safety purposes of both pedestrian and vehicular safety. The proposed lighting will provide better light distribution throughout the parking lot, travel lanes and properties and will not adversely impact adjoining properties.

- Requesting a variance from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational and bufferyard landscaping requirements.

The City landscaping and bufferyard requirements include a minimum number of plant points in a given area. Due to limited landscape area around the foundation, we have placed some plantings along the street frontage and around the site to meet the total points required for this category. With our operations it is not feasible to provide foundation plantings as these usually will not survive due to the winter conditions and salt around the perimeter sidewalk.

## **ACTION REQUESTED:**

Staff recommends approval of the conditional use and exceptions subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, DNR, 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. Applicant shall obtain all necessary razing permits for all structures to be demolished. Once structures have been demolished, the applicant will maintain the site(s) in a clean and dust free condition.
3. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
4. The facility will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
5. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
6. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
7. Applicant shall reinstall landscape island as proposed along Calumet Drive between the middle and northern driveway access drives located in front of the convenience store as shown on the site plan.
8. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
9. Outdoor display of firewood, two (2) ice freezers and two (2) LP tank cages at the front of the store as proposed on site plan and architectural perspective are permitted. The outdoor display in this area will not cause any pedestrian and/or vehicular conflicts due to visibility issues, its location, etc. Product shall be maintained in a neat and orderly fashion.
10. Outdoor display of softener salt under our gas fueling canopy (three squares under the canopy between each gas pump) is permitted. The outdoor display in this area will not cause any pedestrian and/or vehicular conflicts due to visibility issues, its location, etc. Product shall be maintained in a neat and orderly fashion.
11. All other outdoor storage of materials, products or equipment shall be prohibited.
12. Any fencing/retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
13. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
14. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets (except those areas granted an exception).
15. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits

- to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
16. Applicant shall install individual letter signs – no cabinet or flat panel signs.
  17. All areas used for parking/maneuvering of vehicles shall be paved.
  18. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping (not gravel, stone, etc.). Including the areas at the southwest corner of the store and the along the west boundary line where the overfill alarm area is located.
  19. The parking lot and drive-through facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
  20. The applicant will be permitted three (3) access drives from Calumet Drive as proposed on the site plan.
  21. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
  22. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
  23. 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 and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
  24. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
  25. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
  26. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
  27. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
  28. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
  29. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
  30. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
  31. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed.
  32. City Development staff will sign the proposed CSM only if the proposal exactly matches the approved development plan/property layout. If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any and all changes.
  33. Building permits shall be issued only at such time as the applicant can provide documentation that the proposed CSM has been recorded and the applicant can demonstrate that they are the owner of newly created lot

34. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
35. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use and required attachments

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** R.O. 64-21-22 and G.O. 18-21-22 by Alderperson Filicky-Peneski amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located 418 Geele Avenue (Parcel #59281004850 and Parcel #59281004870) from Institutional and Community Facilities to Two-Family Residential Classification.

R.O. 64-21-22 and G. O. 19-21-22 by Alderperson Filicky-Peneski amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for 418 Geele Avenue - Parcel #59281004850 and Parcel #59281004870 from Class Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification.

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**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

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**REPORT DATE:** August 20, 2021

**MEETING DATE:** August 24, 2021

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**FISCAL SUMMARY:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

**STATUTORY REFERENCE:**

Wisconsin Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

A Million Dreamz, Inc. is proposing to:

- To amend the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located at 418 Geele Avenue (Parcel #'s 59281004850 and 59281004870) from Class Institutional and Community to Class Two-Family Residential.
- To amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Land Use Classification of property located at 418 Geele Avenue (Parcel #'s 59281004850 and 59281004870) from Class Suburban Residential (SR-5) to Class Mixed Residential (MR-8).

The applicant states the following:

- The purpose for the proposed amendment is to rezone the property at 418 Geele Avenue in order to propose utilizing the former school facility as a new daycare facility.

- The school facility is currently vacant because Sheboygan Christian School (SCS) constructed a new building addition at their high school facility at 929 Greenfield Avenue. The new addition has allowed SCS to create a new campus that consolidates all of their students on one campus (preschool – 12<sup>th</sup> grade). Since they no longer have a need for the school at 418 Geele Avenue they are looking to sell the property.
- The property is zoned Suburban Residential (SR-5) which is a single-family zone that conditionally permits other uses such as schools, churches, hospitals, etc. A Million Dreamz is interested in purchasing the former school and converting the school into a daycare facility. However, a daycare facility is not a permitted or conditionally permitted use in the SR-5 zone.
- Thus, the applicant is proposing to rezone the property from SR-5 to Mixed Residential (MR-8) because the MR-8 zone conditionally permits daycare facilities in addition to single and two family uses.
- The applicant believes that a daycare facility is best use of the property because the use is very similar to the former school use that fit in well with this residential neighborhood.
- The applicant is also proposing to amend the comprehensive plan map from Institutional and Community Facilities to Two-Family Residential. This Two-Family Residential designation is consistent with the proposed rezone to Mixed Residential (MR-8).

The City of Sheboygan Comprehensive Plan identifies several key initiatives including the following:

- Promoting infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.

The proposed daycare will accomplish these key initiatives by:

- Support mixed-use development projects that integrate residential and non-residential uses into high-quality, unified places. Mixed-use areas provide nodes of concentrated activity and integrate people with jobs, services, and shopping in a pedestrian-friendly environment.
- Encourage redevelopment and infill development over greenfield development wherever feasible, while planning for long-term growth of office, industrial, commercial, and residential uses in the City.

#### **STAFF COMMENTS:**

The surrounding neighborhood zoning is:

- The properties to the north, south, east and west are zoned Suburban Residential (SR-5).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-5 to Mr-8, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the MR-8 zone such as a daycare facility.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to a new a new tenant proposing to occupy and operate from the former school.

The proposed Comprehensive Plan Amendment to Two Family Residential in the Future Land Use map in the City of Sheboygan Comprehensive Plan will be consistent with the proposed Mixed Residential (MR-8) zoning designation being requested.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve R.O. 64-21-22 and G.O. 18-21-22 by Alderperson Filicky-Peneski amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located 418 Geele Avenue (Parcel #59281004850 and Parcel #59281004870) from Institutional and Community Facilities to Two-Family Residential Classification.

Motion to recommend the Common Council approve R.O. 64-21-22 and G. O. 19-21-22 by Alderperson Filicky-Peneski amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for 418 Geele Avenue - Parcel #59281004850 and Parcel #59281004870 from Class Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification.

**ATTACHMENTS:**

Rezone Application and required attachments

~~X~~

7.1

Gen. Ord. No. 18- 21 - 22. By Alderperson Filicky-Peneski. August 16, 2021.

AN ORDINANCE amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located 418 Geele Avenue (Parcel #59281004850 and Parcel #59281004870) from Institutional and Community Facilities to Two-Family Residential Classification.

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

Section 1. Chapter 2 of the Sheboygan Comprehensive Plan establishing future land use classifications is hereby amended by changing the Future Land Use Maps thereof and Use Classifications of the following described lands from Class Institutional and Community Facilities to Two-Family Residential Classification:

Property located at 418 Geele Avenue (Parcel #59281004850 and Parcel #59281004870):

NE ¼ of Section 14, Township 15 North, Range 23 East Assessment Subd. No. 21 Lots 3, 4, 5, & N 122' of Lots 6 & 7 & E 90' of Lot 8 Block 2 and Assessment Subd. No. 21 Lot 9 Block 2.

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

*Robert Filicky-Peneski*

*city plan*

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

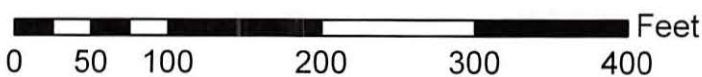
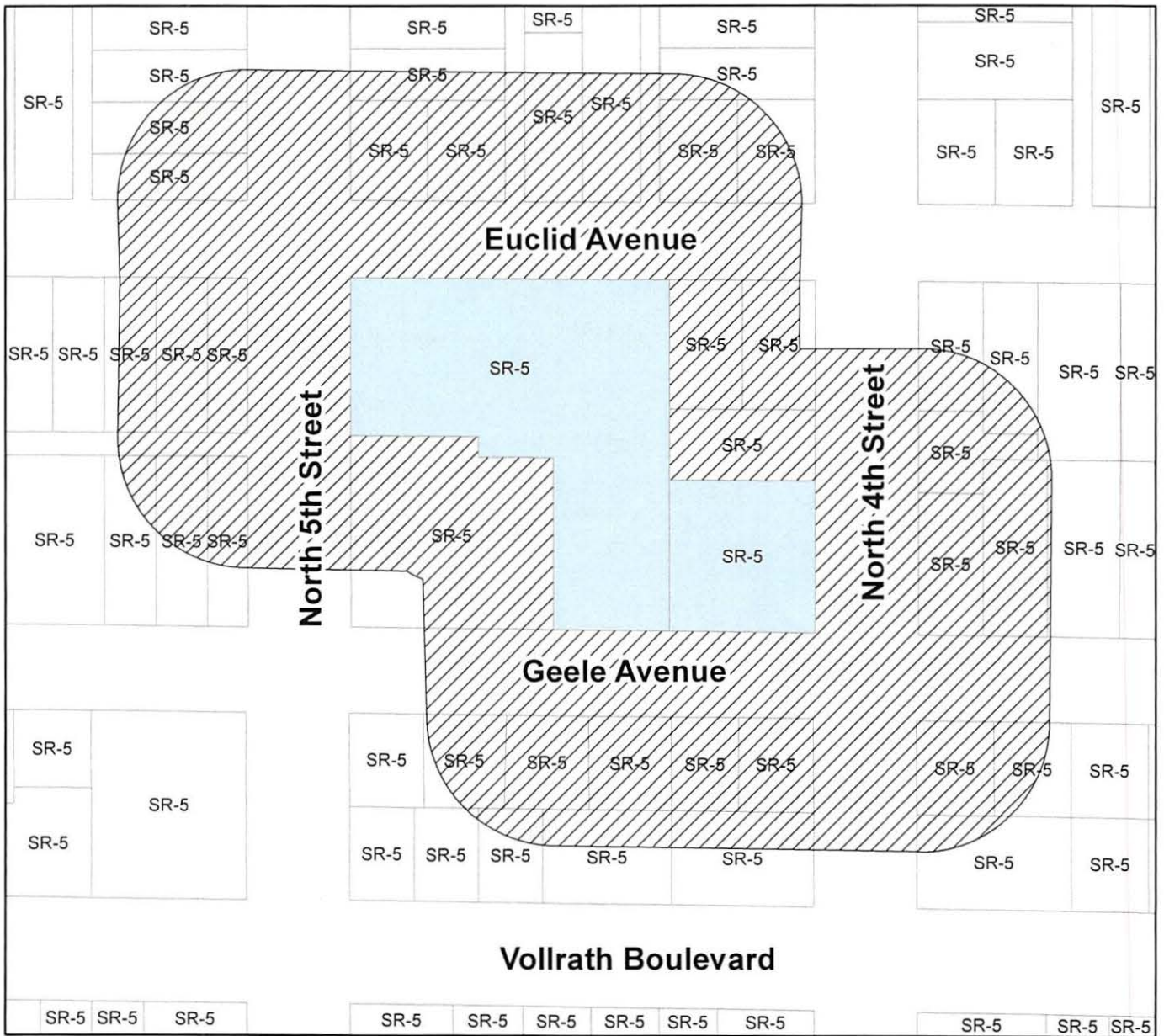
Dated \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, City Clerk

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

# PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM INSTITUTIONAL AND COMMUNITY FACILITIES TO TWO-FAMILY RESIDENTIAL

NE 1/4 OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 23 EAST

ASSESSMENT SUBD NO 21 LOTS 3, 4, 5 & N 122' OF LOTS 6 & 7 & E 90'  
OF LOT 8 BLOCK 2  
AND  
ASSESSMENT SUBD NO 21 LOT 9 BLOCK 2



~~X~~

7-2

Gen. Ord. No. 19- 21 - 22. By Alderperson Filicky-Peneski. August 16, 2021.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for 418 Geele Avenue - Parcel #59281004850 and Parcel #59281004870 from Class Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification.

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

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification:

Property located at 418 Geele Avenue - Parcel #59281004850 and Parcel #59281004870:

NE ¼ of Section 14, Township 15 North, Range 23 East Assessment Subd. No. 21 Lots 3, 4, 5, & N 122' of Lots 6 & 7 & E 90' of Lot 8 Block 2 and Assessment Subd. No. 21 Lot 9 Block 2.

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

Rebeka Filicky-Peneski

city plan

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

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

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

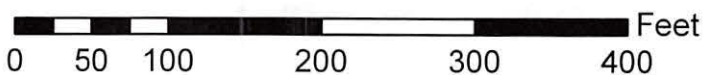
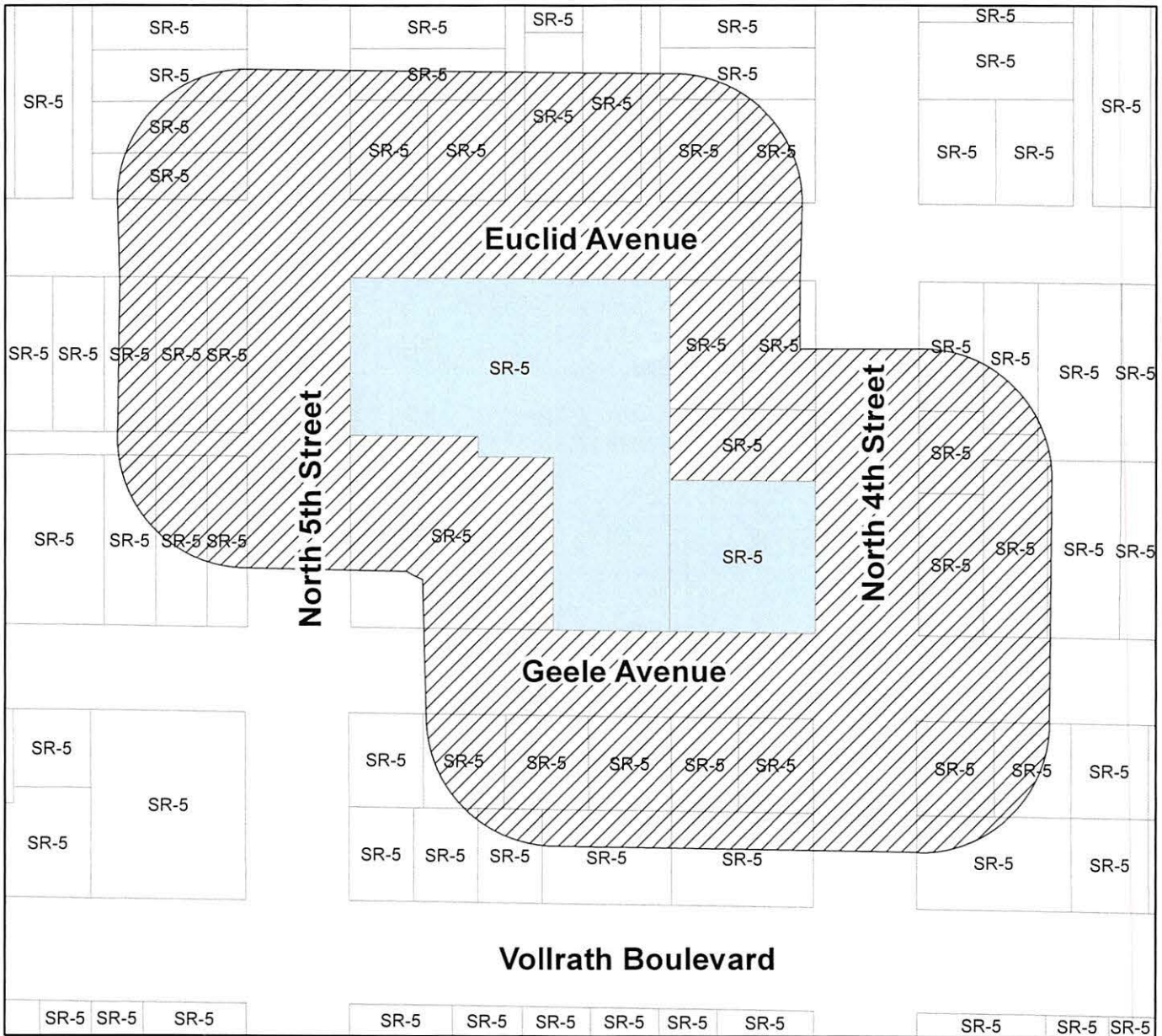
PROPOSED REZONE  
FROM SUBURBAN RESIDENTIAL (SR-5)  
TO MIXED RESIDENTIAL (MR-8)

NE 1/4 OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 23 EAST

ASSESSMENT SUBD NO 21 LOTS 3, 4, 5 & N 122' OF LOTS 6 & 7 & E 90'  
OF LOT 8 BLOCK 2

AND

ASSESSMENT SUBD NO 21 LOT 9 BLOCK 2



II

4.5

R. O. No. 64 - 21 - 22. By CITY CLERK. August 16, 2021.

Submitting an application from A Million Dreamz Inc. for a change in zoning classification for 418 Geele Avenue (Parcel #59281004850 and Parcel #59281004870) from Class Suburban Residential (SR-5) to Mixed Residential (MR-8).

*city plan*

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CITY CLERK

APPLICATION NO.: \_\_\_\_\_

RECEIPT NO.: \_\_\_\_\_

FILING FEE: **\$200.00** (Payable to City of Sheboygan)

AUG 09 2021

**CITY OF SHEBOYGAN  
APPLICATION FOR  
AMENDMENT OF OFFICIAL ZONING MAP**

(Requirements Per Section 15.903)

Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of **\$200** (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**APPLICANT: A Million Dreamz Inc PHONE NO.: (920)287-8879ADDRESS: 639 N 25<sup>th</sup> St Sheboygan WI 53081 E-MAIL: angel@amilliondreamz.orgOWNER OF SITE: Sheboygan Christian School AssociationPHONE NO.: (920)458-9981**2. DESCRIPTION OF THE SUBJECT SITE**ADDRESS OF PROPERTY AFFECTED: 418 Geele Ave Sheboygan, WI 53083LEGAL DESCRIPTION: NE ¼ OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 23 EAST ASSESSMENT SUBD NO 21 LOTS 3, 4, 5, & N 122' OF LOTS 6 & 7 & E 90' OF LOT 8 BLOCK 2 AND ASSESSMENT SBD NO 21 LOT 9 BLOCK 2PARCEL NO. 59281004850 and 59281004870 MAP NO. \_\_\_\_\_**EXISTING** ZONING DISTRICT CLASSIFICATION: Suburban Residential SR-5**PROPOSED** ZONING DISTRICT CLASSIFICATION: Mixed Residential MR-8BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: Former location of the Sheboygan Christian School, grades 3K through 5BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: 24 hour, 7 day per week childcare and family enrichment center**3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT**

How does the proposed Official Zoning Map amendment further the purposes of the

Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? Following a rezoning to MR-8, A Million Dreamz will be able to apply for a conditional use permit to operate a childcare and family enrichment center. This is in line with the general welfare of the community without effecting any wetlands or flood plains. We do not intend to change the footprint of the property at this time.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

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- ⇒ Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- Explain: The former school has relocated, offering this property for sale. We intend to purchase the property and operate a different type of facility, therefore requiring a change of zoning to align with the current zoning ordinance.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? A school has been in this location since at least 1951. We will continue to utilize this property for the care and education of young people, eliminating a need for any change to the land use and without additional impact on the environment.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

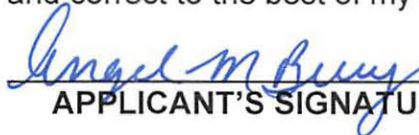
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---

#### 4. CERTIFICATE

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

  
\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
August 7, 2021  
DATE

\_\_\_\_\_  
Angel M Berry  
PRINT ABOVE NAME

#### APPLICATION SUBMITTAL REQUIREMENTS

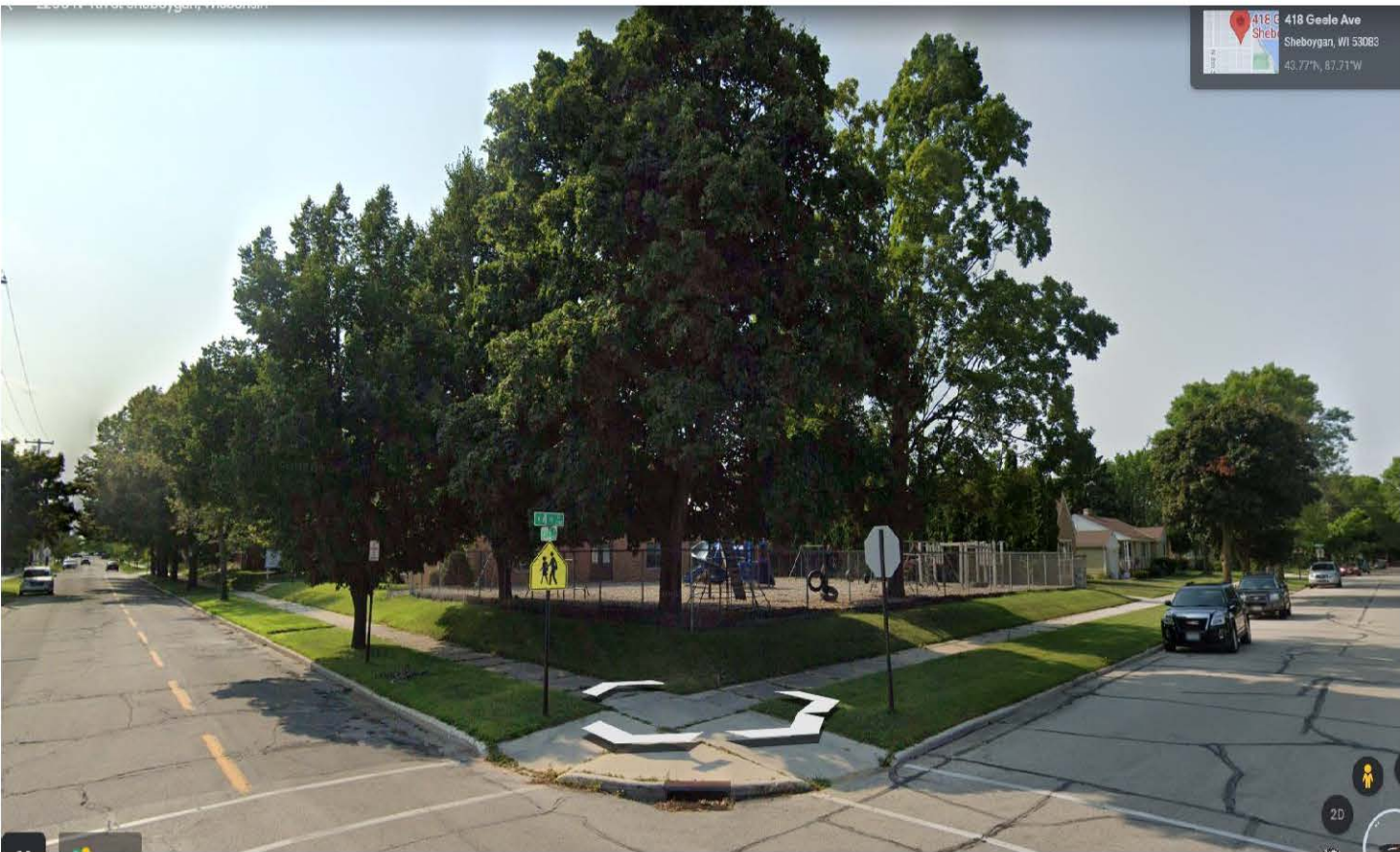
A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 200 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.









~~X~~

7.1

Gen. Ord. No. 18- 21 - 22. By Alderperson Filicky-Peneski. August 16, 2021.

AN ORDINANCE amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located 418 Geele Avenue (Parcel #59281004850 and Parcel #59281004870) from Institutional and Community Facilities to Two-Family Residential Classification.

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

Section 1. Chapter 2 of the Sheboygan Comprehensive Plan establishing future land use classifications is hereby amended by changing the Future Land Use Maps thereof and Use Classifications of the following described lands from Class Institutional and Community Facilities to Two-Family Residential Classification:

Property located at 418 Geele Avenue (Parcel #59281004850 and Parcel #59281004870):

NE ¼ of Section 14, Township 15 North, Range 23 East Assessment Subd. No. 21 Lots 3, 4, 5, & N 122' of Lots 6 & 7 & E 90' of Lot 8 Block 2 and Assessment Subd. No. 21 Lot 9 Block 2.

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

*Robert Filicky-Peneski*

*city plan*

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

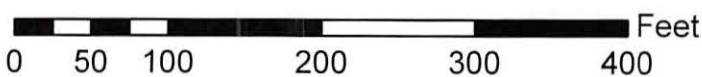
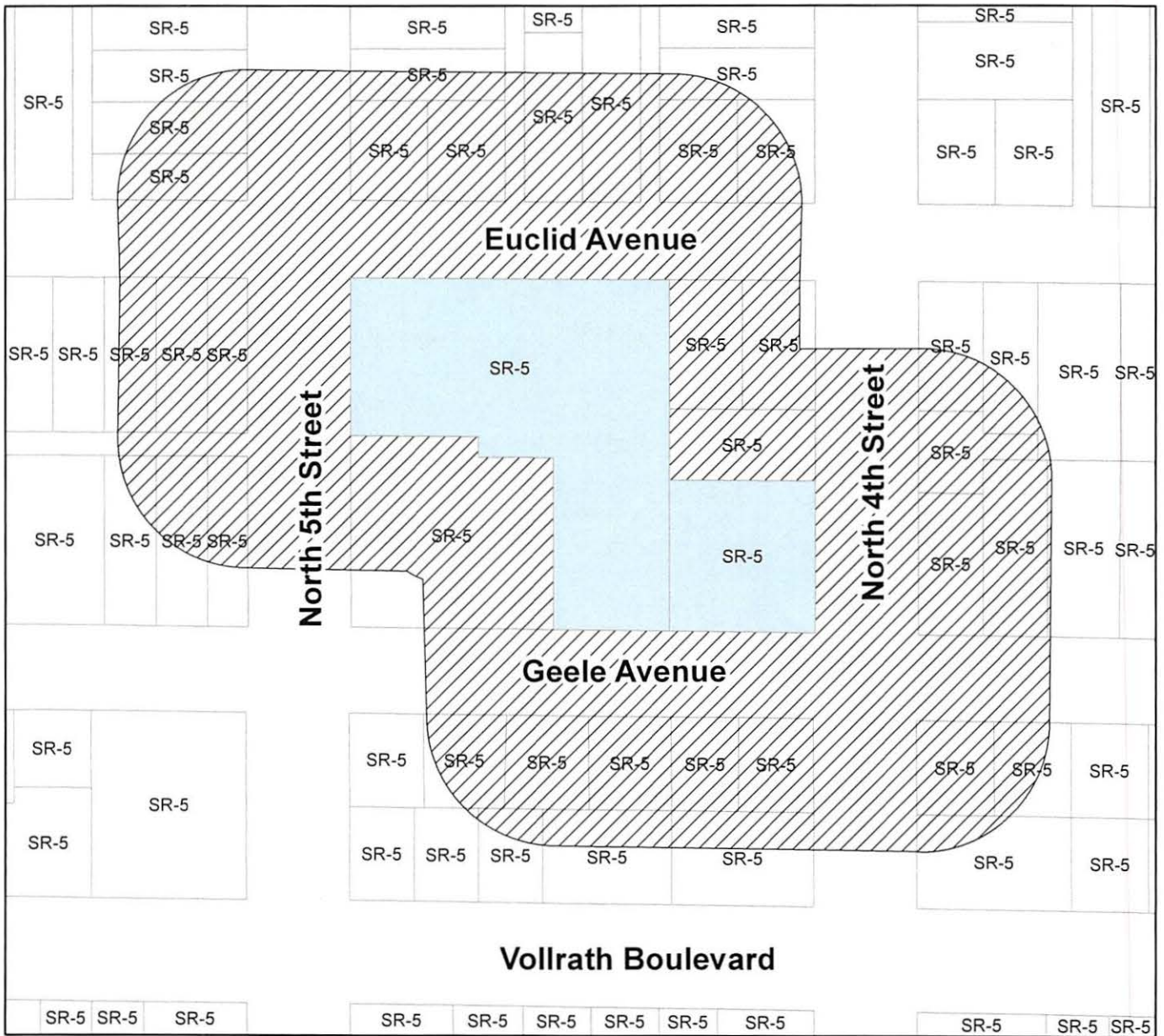
Dated \_\_\_\_\_ 20\_\_\_\_, \_\_\_\_\_, City Clerk

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

# PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM INSTITUTIONAL AND COMMUNITY FACILITIES TO TWO-FAMILY RESIDENTIAL

NE 1/4 OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 23 EAST

ASSESSMENT SUBD NO 21 LOTS 3, 4, 5 & N 122' OF LOTS 6 & 7 & E 90'  
OF LOT 8 BLOCK 2  
AND  
ASSESSMENT SUBD NO 21 LOT 9 BLOCK 2



~~X~~

7-2

Gen. Ord. No. 19- 21 - 22. By Alderperson Filicky-Peneski. August 16, 2021.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for 418 Geele Avenue - Parcel #59281004850 and Parcel #59281004870 from Class Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification.

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

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification:

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Rebeka Filicky-Peneski

city plan

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

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

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



II

4.5

R. O. No. 64 - 21 - 22. By CITY CLERK. August 16, 2021.

Submitting an application from A Million Dreamz Inc. for a change in zoning classification for 418 Geele Avenue (Parcel #59281004850 and Parcel #59281004870) from Class Suburban Residential (SR-5) to Mixed Residential (MR-8).

*city plan*

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CITY CLERK

APPLICATION NO.: \_\_\_\_\_

RECEIPT NO.: \_\_\_\_\_

FILING FEE: **\$200.00** (Payable to City of Sheboygan)

AUG 09 2021

**CITY OF SHEBOYGAN  
APPLICATION FOR  
AMENDMENT OF OFFICIAL ZONING MAP**

(Requirements Per Section 15.903)

Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of **\$200** (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

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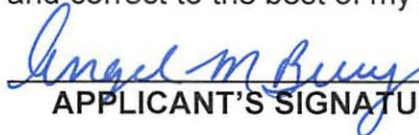
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---

#### 4. CERTIFICATE

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

  
\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
August 7, 2021  
DATE

\_\_\_\_\_  
Angel M Berry  
PRINT ABOVE NAME

#### APPLICATION SUBMITTAL REQUIREMENTS

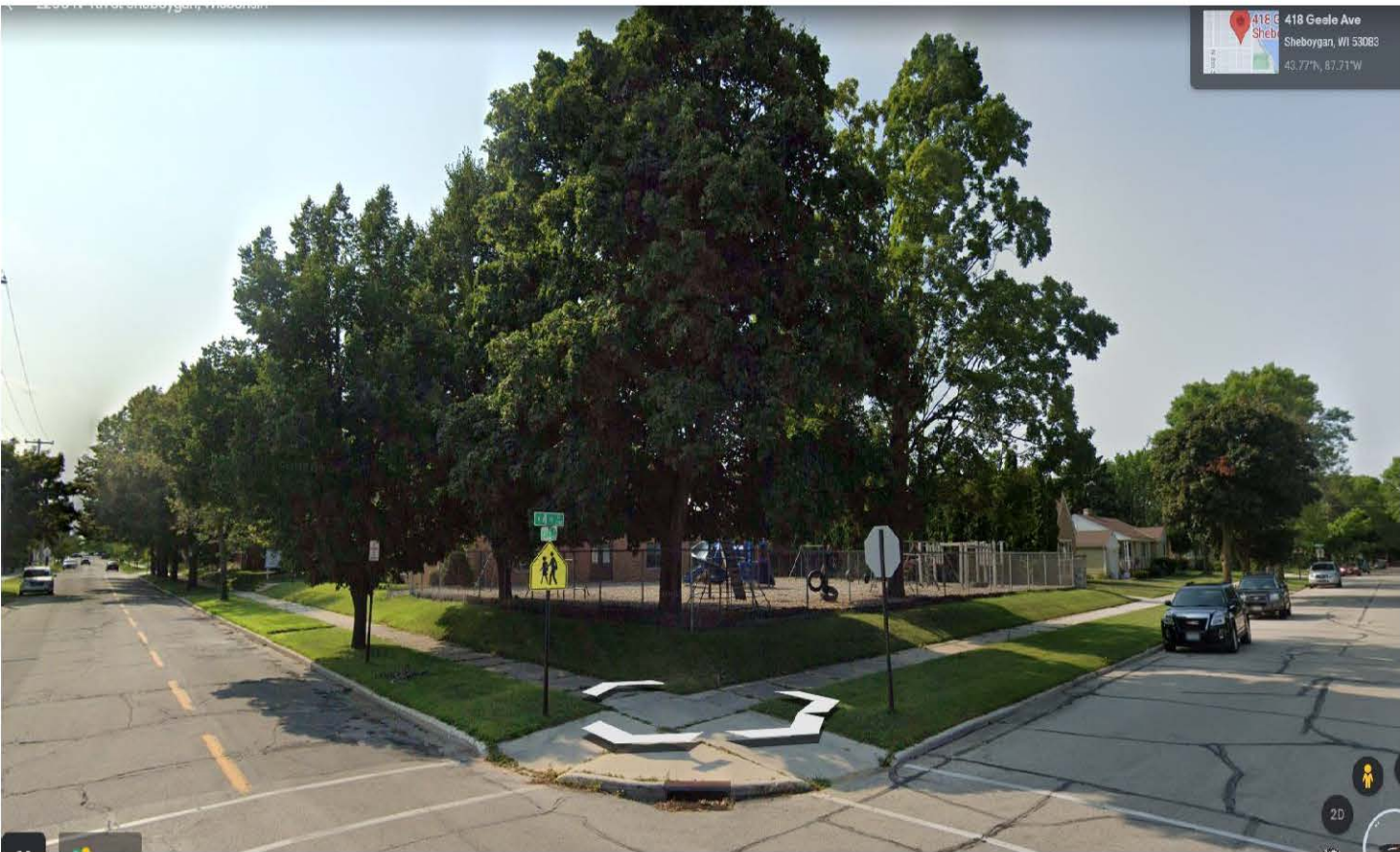
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**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** R.O. 64-21-22 and G.O. 18-21-22 by Alderperson Filicky-Peneski amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located 418 Geele Avenue (Parcel #59281004850 and Parcel #59281004870) from Institutional and Community Facilities to Two-Family Residential Classification.

R.O. 64-21-22 and G. O. 19-21-22 by Alderperson Filicky-Peneski amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for 418 Geele Avenue - Parcel #59281004850 and Parcel #59281004870 from Class Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification.

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**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

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**REPORT DATE:** August 20, 2021

**MEETING DATE:** August 24, 2021

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**FISCAL SUMMARY:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

**STATUTORY REFERENCE:**

Wisconsin Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

A Million Dreamz, Inc. is proposing to:

- To amend the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located at 418 Geele Avenue (Parcel #'s 59281004850 and 59281004870) from Class Institutional and Community to Class Two-Family Residential.
- To amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Land Use Classification of property located at 418 Geele Avenue (Parcel #'s 59281004850 and 59281004870) from Class Suburban Residential (SR-5) to Class Mixed Residential (MR-8).

The applicant states the following:

- The purpose for the proposed amendment is to rezone the property at 418 Geele Avenue in order to propose utilizing the former school facility as a new daycare facility.

- The school facility is currently vacant because Sheboygan Christian School (SCS) constructed a new building addition at their high school facility at 929 Greenfield Avenue. The new addition has allowed SCS to create a new campus that consolidates all of their students on one campus (preschool – 12<sup>th</sup> grade). Since they no longer have a need for the school at 418 Geele Avenue they are looking to sell the property.
- The property is zoned Suburban Residential (SR-5) which is a single-family zone that conditionally permits other uses such as schools, churches, hospitals, etc. A Million Dreamz is interested in purchasing the former school and converting the school into a daycare facility. However, a daycare facility is not a permitted or conditionally permitted use in the SR-5 zone.
- Thus, the applicant is proposing to rezone the property from SR-5 to Mixed Residential (MR-8) because the MR-8 zone conditionally permits daycare facilities in addition to single and two family uses.
- The applicant believes that a daycare facility is best use of the property because the use is very similar to the former school use that fit in well with this residential neighborhood.
- The applicant is also proposing to amend the comprehensive plan map from Institutional and Community Facilities to Two-Family Residential. This Two-Family Residential designation is consistent with the proposed rezone to Mixed Residential (MR-8).

The City of Sheboygan Comprehensive Plan identifies several key initiatives including the following:

- Promoting infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.

The proposed daycare will accomplish these key initiatives by:

- Support mixed-use development projects that integrate residential and non-residential uses into high-quality, unified places. Mixed-use areas provide nodes of concentrated activity and integrate people with jobs, services, and shopping in a pedestrian-friendly environment.
- Encourage redevelopment and infill development over greenfield development wherever feasible, while planning for long-term growth of office, industrial, commercial, and residential uses in the City.

#### **STAFF COMMENTS:**

The surrounding neighborhood zoning is:

- The properties to the north, south, east and west are zoned Suburban Residential (SR-5).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-5 to Mr-8, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the MR-8 zone such as a daycare facility.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to a new a new tenant proposing to occupy and operate from the former school.

The proposed Comprehensive Plan Amendment to Two Family Residential in the Future Land Use map in the City of Sheboygan Comprehensive Plan will be consistent with the proposed Mixed Residential (MR-8) zoning designation being requested.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve R.O. 64-21-22 and G.O. 18-21-22 by Alderperson Filicky-Peneski amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located 418 Geele Avenue (Parcel #59281004850 and Parcel #59281004870) from Institutional and Community Facilities to Two-Family Residential Classification.

Motion to recommend the Common Council approve R.O. 64-21-22 and G. O. 19-21-22 by Alderperson Filicky-Peneski amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for 418 Geele Avenue - Parcel #59281004850 and Parcel #59281004870 from Class Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification.

**ATTACHMENTS:**

Rezone Application and required attachments