

*****ATTACHMENTS*****

PARCEL NO. 59281216522 _____

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: John Michael Kohler Arts Center Art Preserve

ADDRESS: 3636 Lower Falls Road E-MAIL: sleroy@quasius.com

PHONE: (920)-457-5585 FAX NO. (920)-457-1045

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: John Michael Kohler Arts Center Art Preserve New Storage/Maintenance Building

ADDRESS OF PROPERTY AFFECTED: 3636 Lower Falls Road

LEGAL DESCRIPTION: THAT PART LOT 1 27CSM215-219 #2024388 IN S1/2 SEC 21, T15N, R23E AND N1/2 SEC 28, AKA PART GOV LOTS 1,2,3 & 4, T15N, R23E, LYING WITHIN KOHLER SCHOOL DISTRICT.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Art Museum/Art Preserve

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: New 60x60 storage and maintenance building on premises to house lawn equipment and maintenance equipment for the art preserve.

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

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? This new building furthers the use of the Art Preserve located on the property which is well aligned with the City of Sheboygan Comprehensive Master Plan.

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? None.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? Building is intentionally designed to have minimal impact on the setting.

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.

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

OWNER OF SITE: John Michael Kohler Arts Center Art Preserve

ADDRESS: 3636 Lower Falls Road **E-MAIL:** N/A

ARCHITECT: N/A

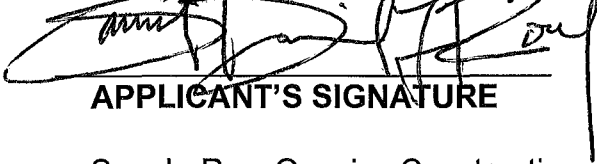
ADDRESS: _____ **E-MAIL:** _____

CONTRACTOR: Quasius Construction, Inc.

ADDRESS: PO BOX 727 **E-MAIL:** sleroy@quasius.com

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

5-13-21
DATE

Sam LeRoy, Quasius Construction, Inc.
PRINT ABOVE NAME

SITE NARRATIVE - CONDITIONAL USE APPLICATION

June 15th, 2021

PROJECT NAME AND ADDRESS:

John Michael Kohler Art Center Art Preserve - Maintenance Building
3636 Lower Falls Road
Sheboygan, WI 53081

ESTIMATED PROJECT COST:

\$250,000

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281216522.
- It is defined as all of THAT PART LOT 1 27CSM215-219 #2024388 IN S1/2 SEC 21, T15N, R23E AND N1/2 SEC 28, AKA PART GOV LOTS 1,2,3 & 4, T15N, R23E, LYING WITHIN KOHLER SCHOOL DISTRICT.
- The entire lot area 30.52 acres.

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

PUD - Planned Unit Development

EXISTING SITE CONDITIONS/LAND USE:

Current use is for Art Preserve constructed by the John Michael Kohler Arts Center.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed plan includes the construction of a new 60' x 60' pre-engineered metal accessory building that will coincide with the existing site development. The eave height will not exceed 20'.
- This building will be located to utilize the existing paving as its access to the building. Additional paving will consist of a 6' x 20' concrete apron.
- This new use will not greatly affect traffic of customers, employees, or neighboring properties.
- Building will be serviced by existing utilities on the property.

SITE DATA:

New Building Footprint: 3,600 Square Feet

New Paving: 120 Square Feet

SITE SELECTION

- This accessory storage building is proposed to be located on this existing development to serve as an essential part of the maintenance and groundskeeping needs of the Art Preserve.
- The location on the site was selected so as to not impede on the architectural design on the main building and it's design intent on the property.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement).

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.

SITE LIGHTING:

- Additional site lighting is limited to one wall pack above overhead door and one wall pack over the man door. These shall both be controlled by dawn-dusk photo eye.

ARCHITECTURE:

- This accessory building is an essential part of the maintenance and upkeep vision for the Art Preserve. The building size was determined as such due to the equipment that will be housed on site to perform said maintenance and upkeep. This equipment includes, but is not limited to a full-size pickup truck with plow, all terrain vehicles, lawn mowers, trailers, etc.
- The building is designed to have a low impact on the overall design intent on the property. Materials were selected to coordinate with those on the existing structures, and the building will be screened with landscaping to limit visibility to the road.

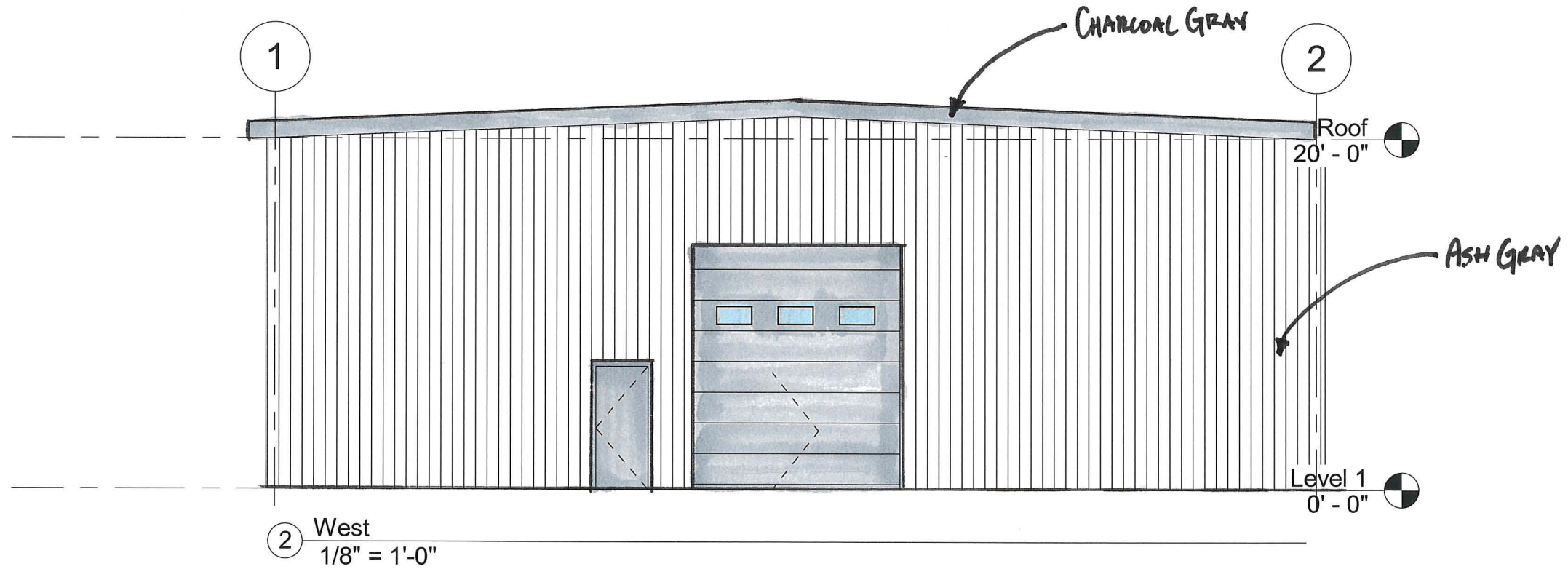
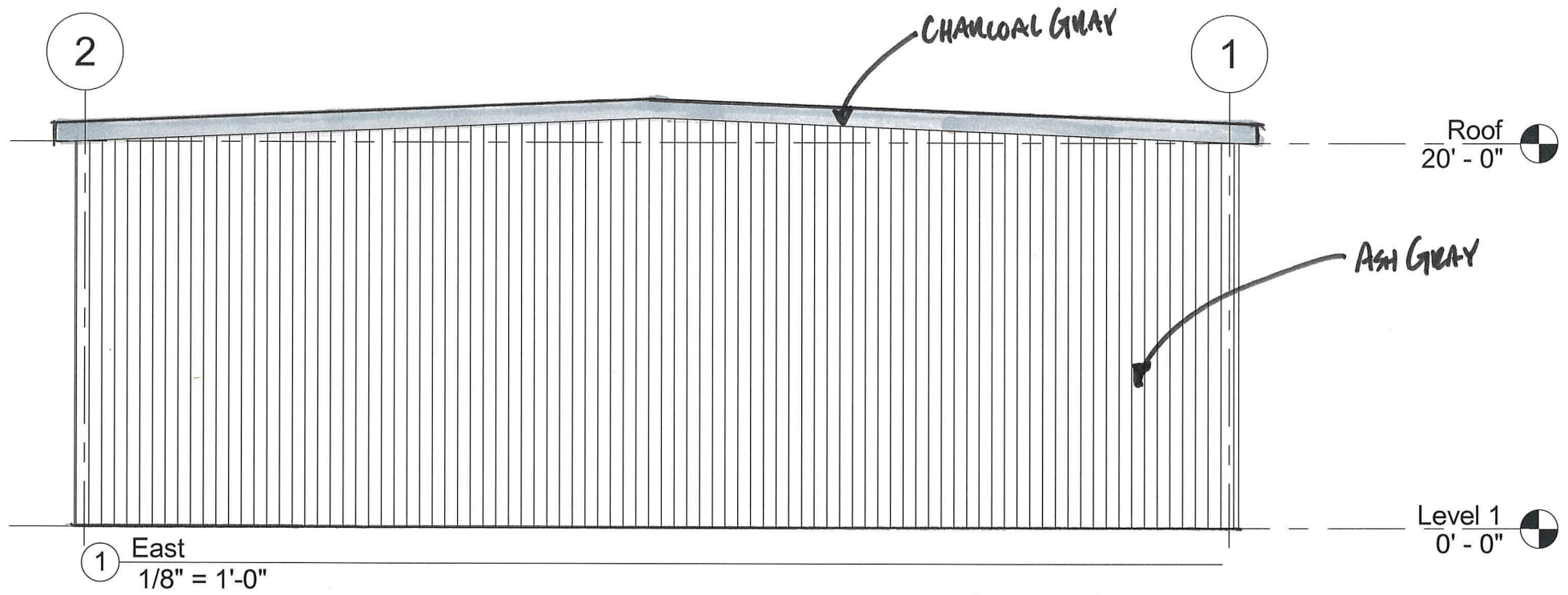


Elevations

Project number . 5/6/2021
Date Drawn by SDL
Checked by SDL

**JMKAC
Storage Building**

A2



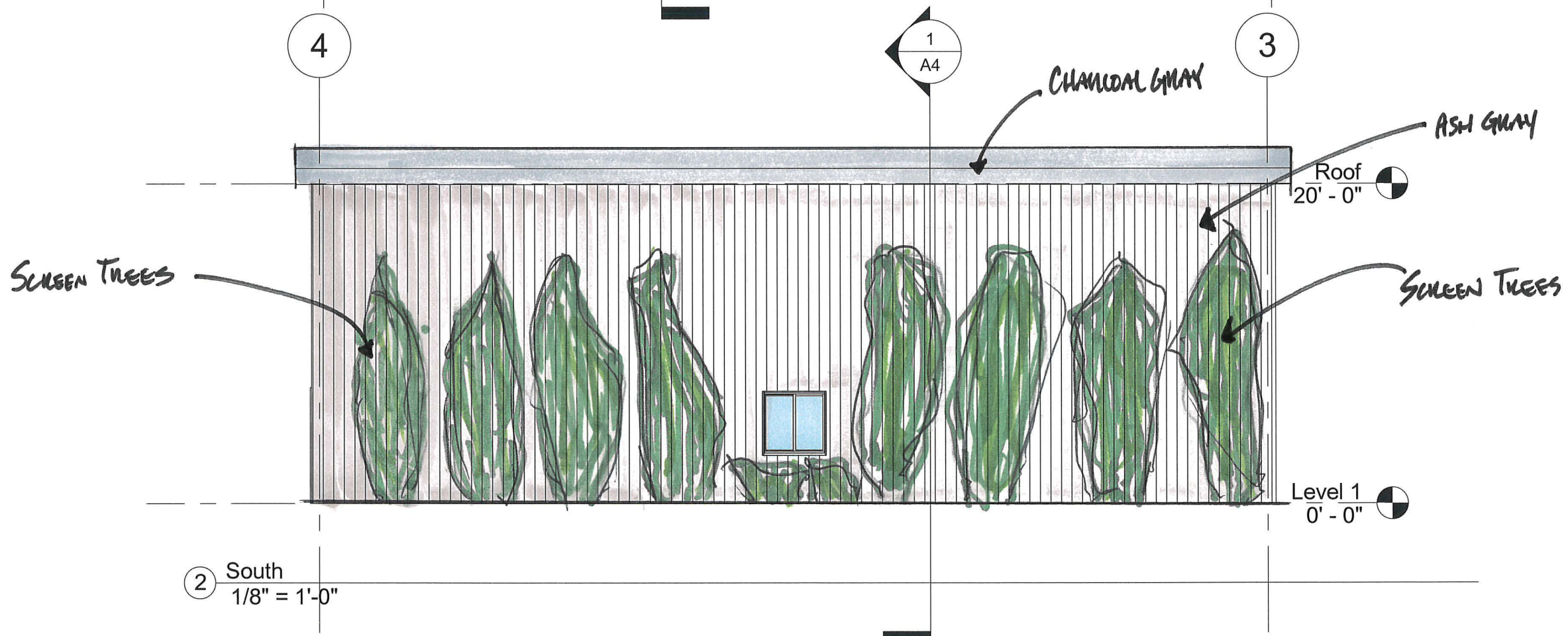
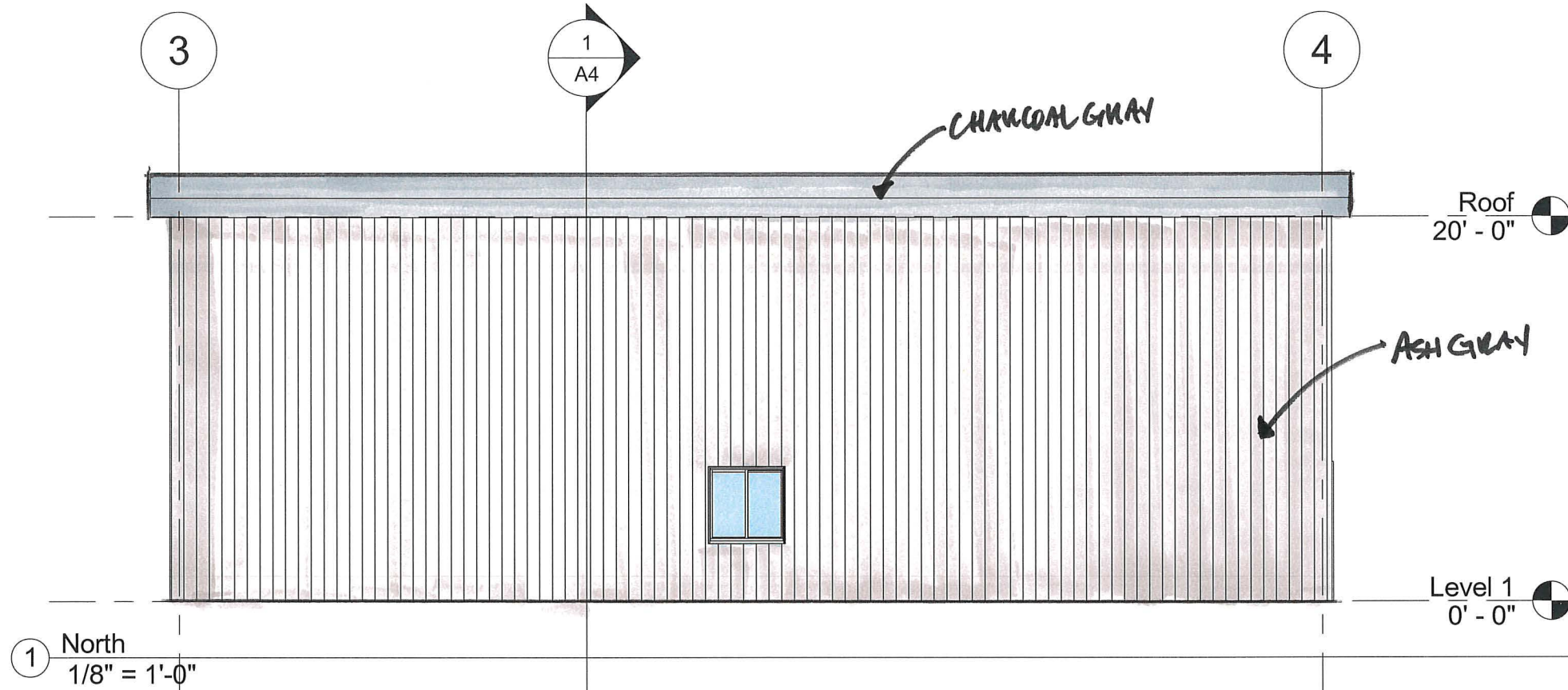
Elevations

Project number . 5/6/2021
 Date Drawn by SDL
 Checked by SDL

**JMKAC
 Storage Building**

A3

Scale 1/8" = 1'-0"





First Floor Plan

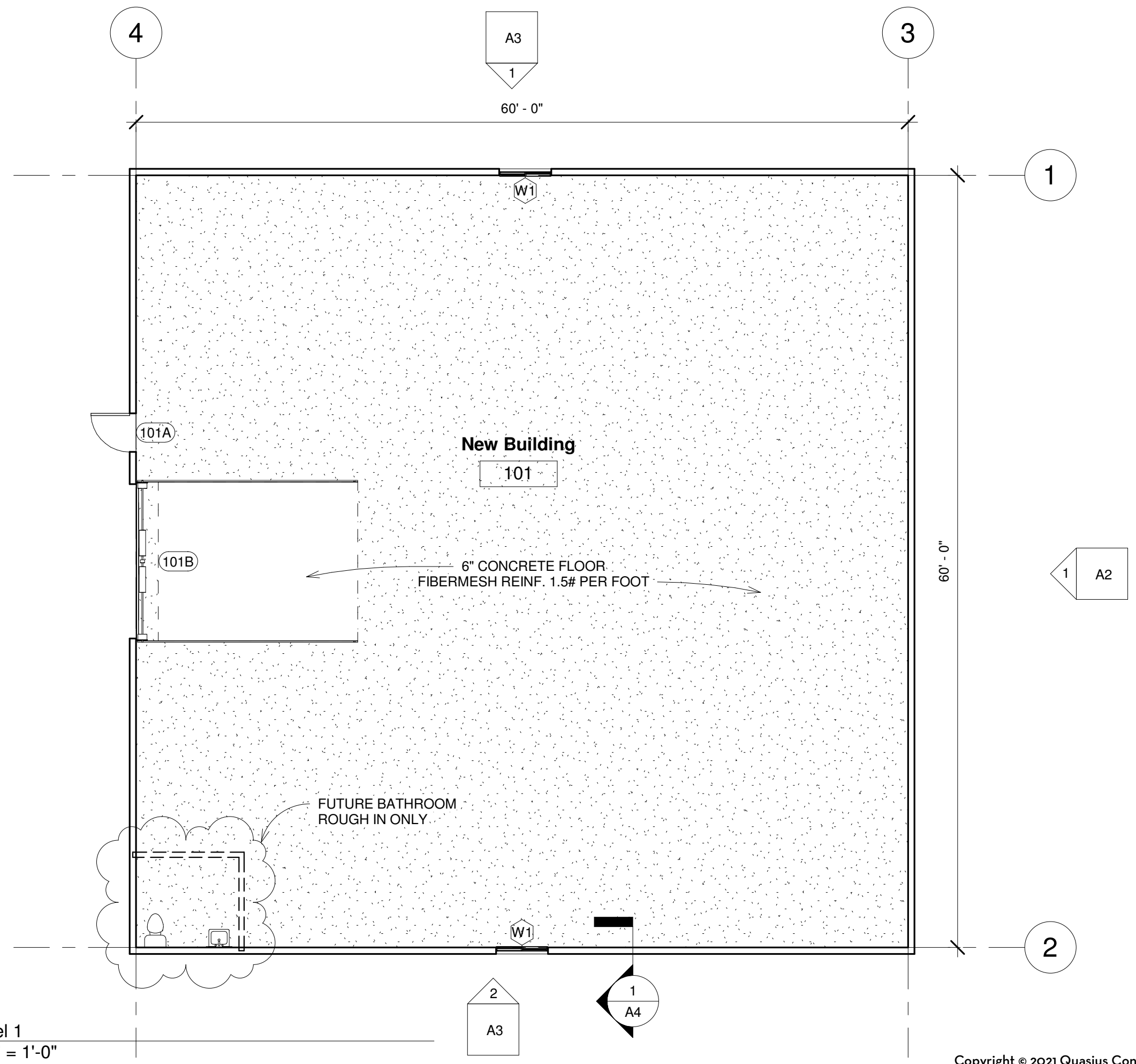
Project number . 5/6/2021
Date Drawn by SDL
Checked by SDL

**JMKAC
Storage Building**

A1

Scale 1/8" = 1'-0"

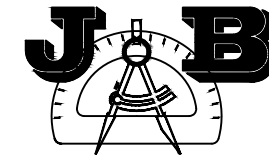
5/6/2021 12:51:45 PM



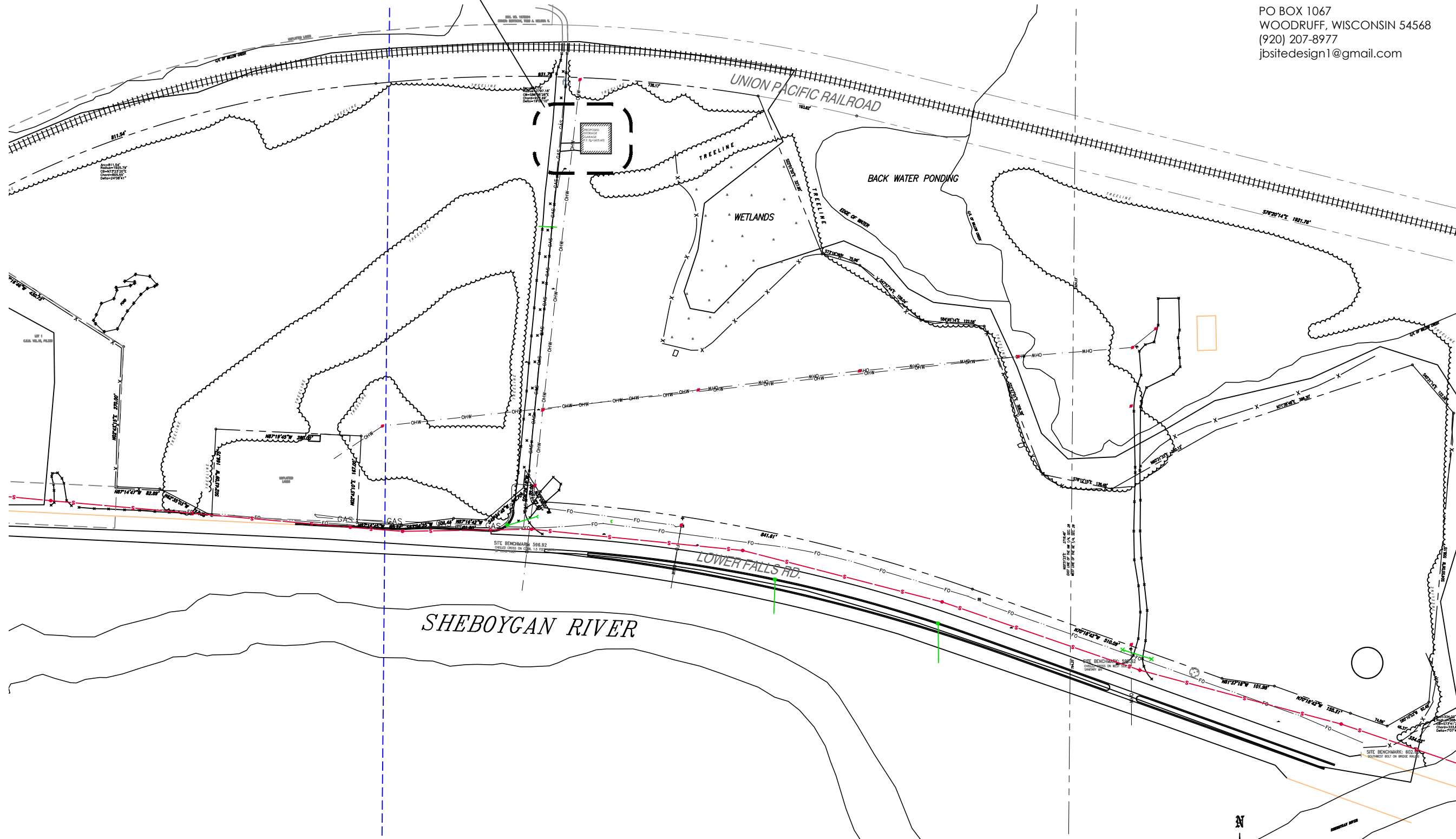
1 Level 1
1/8" = 1'-0"

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PROPOSED
60'x60' STORAGE
GARAGE



SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977
jbsitedesign1@gmail.com



OVERALL SITE PLAN

SCALE: 1" = 200'

DETACHED STORAGE GARAGE

JOHN MICHAEL KOHLER ART CENTER
CREATION & PRESERVATION PARTNERS INC
3636 LOWER FALLS RD
CITY OF SHEBOYGAN, WISCONSIN

REVISIONS

Date	Description
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PRELIMINARY
SET

Overall Site
Plan

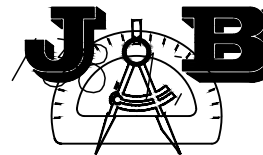
ISSUE DATE: 05/18/202

DRAWN BY:

CHECKED BY:

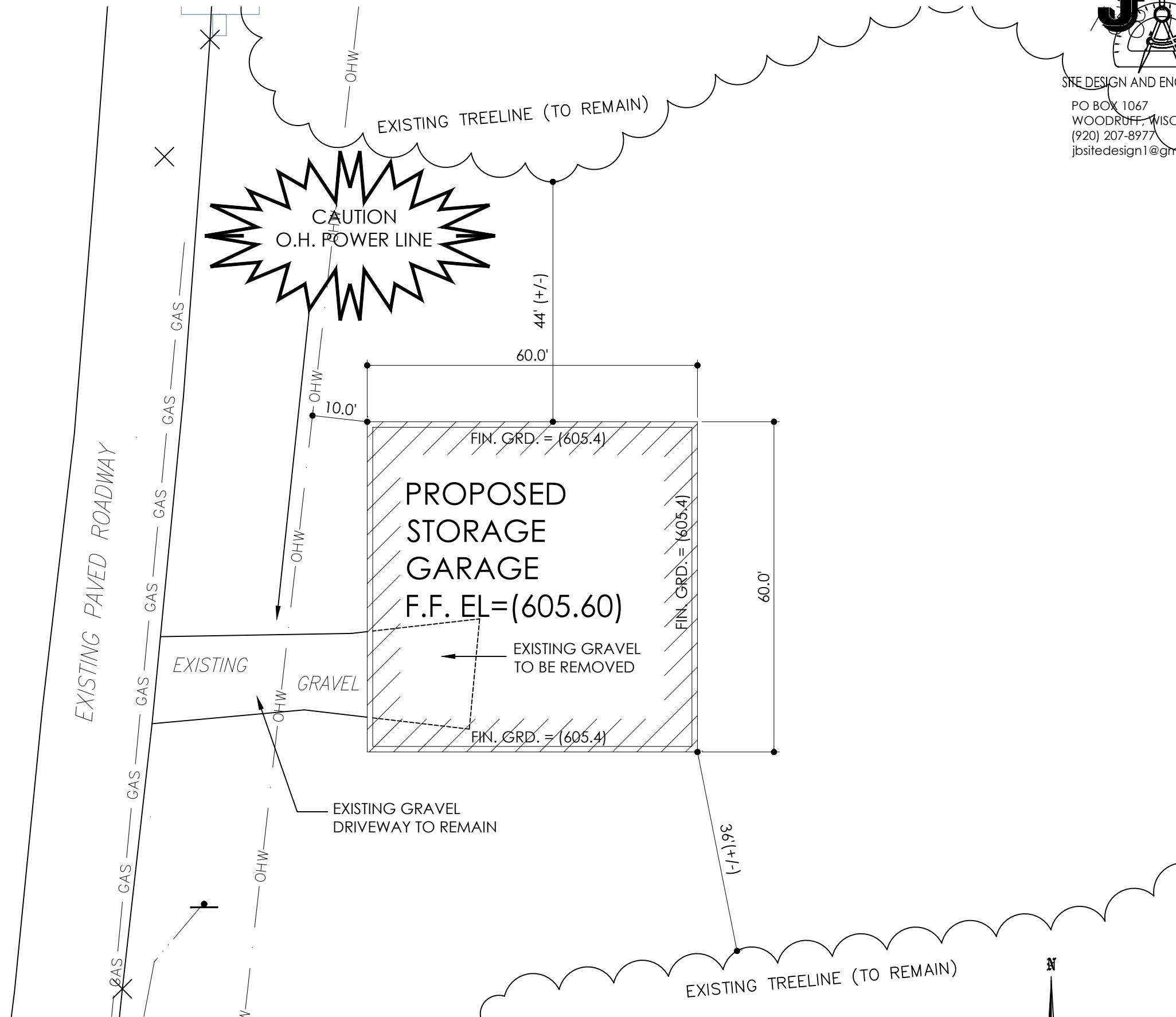
PROJECT #:

C101



SITE DESIGN AND ENGINEERING, LLC

PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977
jbsitedesign1@gmail.com



PARTIAL SITE PLAN

SCALE: 1" = 20'

DETACHED STORAGE GARAGE

JOHN MICHAEL KOHLER ART CENTER
CREATION & PRESERVATION PARTNERS INC
3636 LOWER FALLS RD
CITY OF SHEBOYGAN, WISCONSIN

REVISIONS

Date	Description
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PRELIMINARY SET

Partial Site Plan

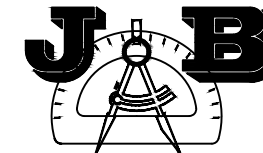
ISSUE DATE: 05/18/202

DRAWN BY:

CHECKED BY:

PROJECT #:

C102



SITE DESIGN AND ENGINEERING, LLC

PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977
jbsitedesign1@gmail.com

SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	AV TYPE 1	13	THUJA OCCIDENTALIS 'TECHNY'	PYRAMEDIAL, TECHNY	6'0" TALL

LANDSCAPE POINTS REQUIRED FOR 'SO' SUBURBAN OFFICE ZONING

BUILDING FOUNDATIONS = 240 LINEAL FEET

PER SECTION 15.604 AND TABLE 15.604: BUILDING FOUNDATION LANDSCAPE REQUIREMENTS
40 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 96 POINTS REQUIRED
- NO CLIMAX TREES OR TALL TREES ALLOWED TO MEET REQUIREMENT

DEVELOPED LOTS = 3,600 SQUARE FOOT BUILDING FOOTPRINT

PER SECTION 15.605 AND TABLE 15.605: DEVELOPED LOT LANDSCAPE REQUIREMENTS
15 POINTS PER 1,000 SQUARE FEET - FOR A TOTAL OF 54 POINTS REQUIRED

STREET FRONTAGE = N/A

PAVEMENT AREA/CONCRETE AREA = N/A

BUILDING FOUNDATION

TOTAL = 240 L.F.

96 POINTS (MIN.) REQUIRED

96 POINTS PROVIDED

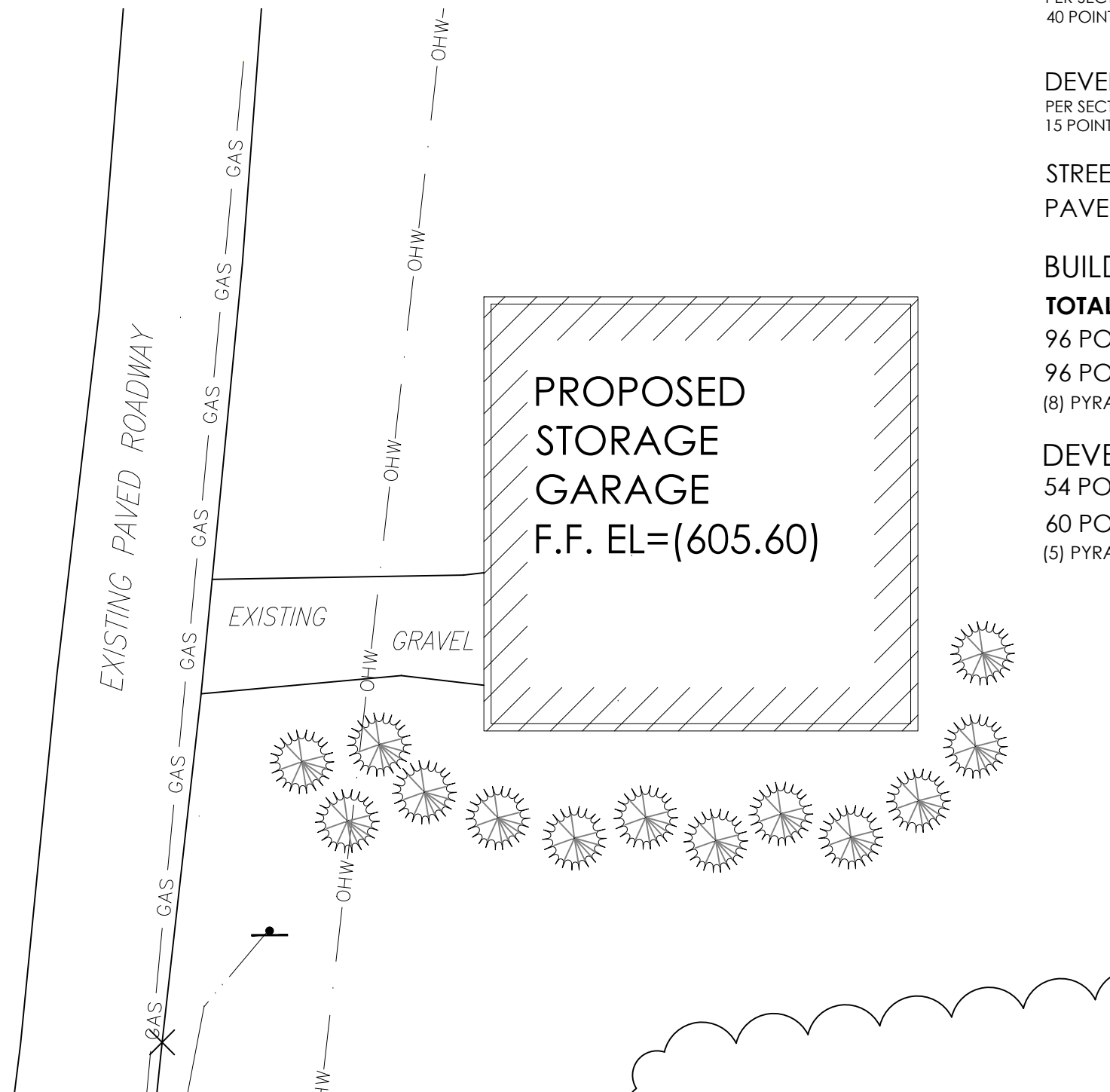
(8) PYRAMEDIAL ARBORVITAE = (12) PTS. PER - 96 POINTS

DEVELOPED LOTS

54 POINTS (MIN.) REQUIRED

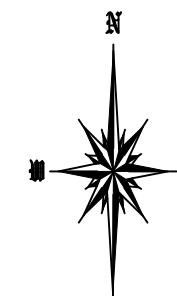
60 POINTS PROVIDED

(5) PYRAMEDIAL ARBORVITAE = (12) PTS. PER - 60 POINTS



PARTIAL SITE LANDSCAPE PLAN

SCALE: 1" = 20'



DETACHED STORAGE GARAGE

JOHN MICHAEL KOHLER ART CENTER
CREATION & PRESERVATION PARTNERS INC
3636 LOWER FALLS RD
CITY OF SHEBOYGAN, WISCONSIN

REVISIONS

Date	Description
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PRELIMINARY SET

Partial Site
Landscape Plan

ISSUE DATE: 05/18/202

DRAWN BY:

CHECKED BY:

PROJECT #:

C104



1 Site
1" = 20'-0"



Site Layout

Project number . 3/15/2020
Date
Drawn by SDL
Checked by SDL

**Art PReserve
Storage Building**



Scale 1" = 20'-0"

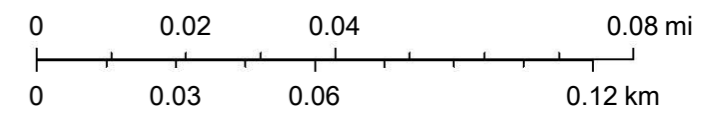
ArcGIS Web Map



4/27/2021, 9:59:51 AM

- 2021 TaxParcel
- Road Centerlines
- Orthos2019
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:2,257



Esri Community Maps Contributors, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



3636 Lower Falls Rd X
Sheboygan, WI 53081
43.74°N, 87.76°W

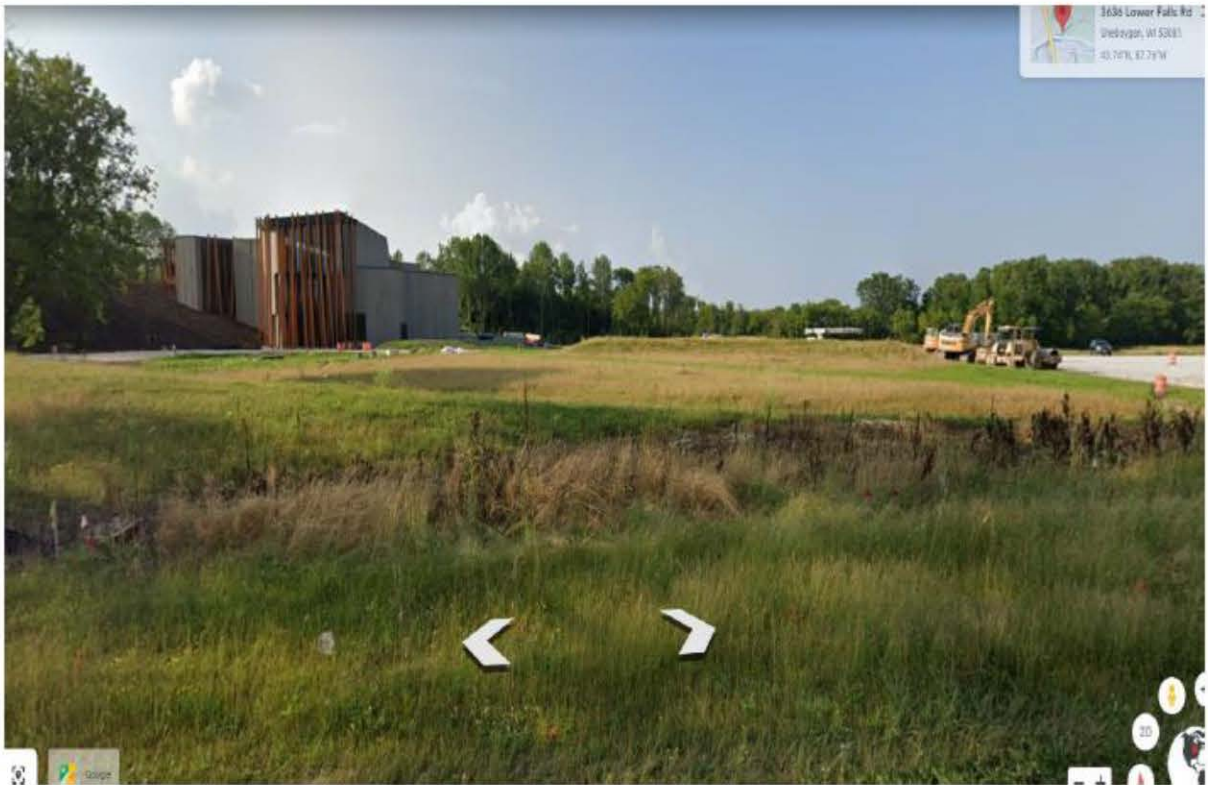
Art Preserve of
the John Michael...

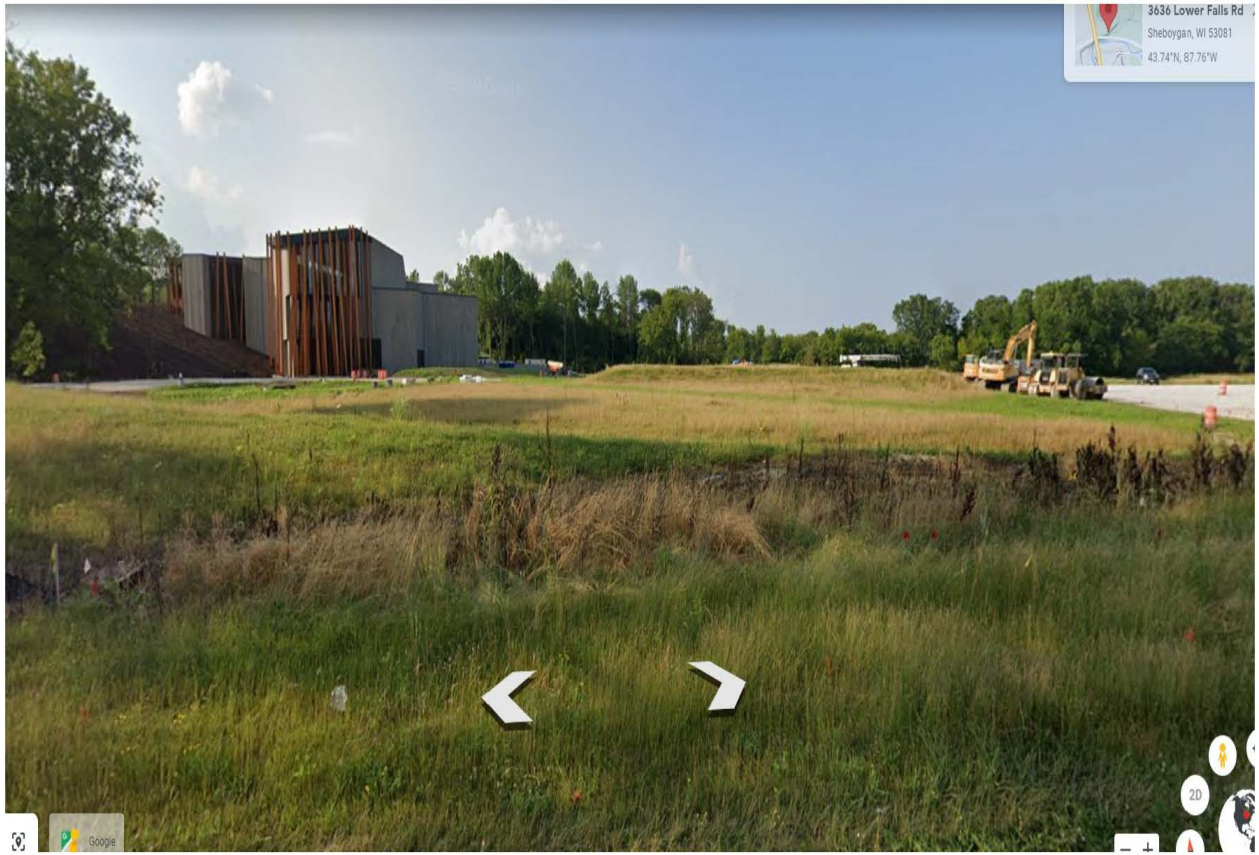
3636 Lower Falls Rd

Sheboygan River









John Michael Kohler Arts Center Art Preserve

Precise Implementation Plan

3530 Lower Falls Road, Sheboygan, WI

Date: December 15 2017

Client: John Michael Kohler Arts Center



View from Lower Falls Road



Mid-Range View



Entry view



tres birds workshop
3821 Steere Street, Unit B
Denver, CO 80205

FUTURE HOME OF

JOHN MICHAEL KOHLER
ARTS CENTER

920.458.6144
www.jmkac.org

■ ■ ■ tres birds workshop

303.442.3790
www.tresbirds.com


Mortenson
construction

262.879.2500
www.mortenson.com

JOHN MICHAEL KOHLER ARTS CENTER ART PRESERVE

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by JMKAC Art Preserve to construct a new storage building at 3636 Lower Falls Road. PUD Zone

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

REPORT DATE: June 11, 2021

MEETING DATE: June 15, 2021

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

JMKAC Art Preserve is proposing to construct a new accessory building at 3636 Lower Falls Road. The applicant states the following the project:

- The proposed plan includes the construction of a new 3,600sf (60 x 60) pre-engineered metal accessory building. The eave height will not exceed 20 feet tall.
- This accessory storage building is proposed to serve as an essential part of the maintenance and groundskeeping needs of the Art Preserve.
- The building size was determined based on the equipment that will be housed on site to perform maintenance and upkeep of the facility/property. This equipment includes, but is not limited to, a full-size pickup truck with plow, all-terrain vehicles, lawn mowers, trailers, etc.
- The building is designed to have a low impact on the overall design intent on the property. Materials were selected to coordinate with those on the existing structures and the building will be screened with landscaping to limit visibility to the road.
- The location on the site was selected so as to not impede on the architectural design of the main building and its design intent on the property
- This building will be located to utilize the existing paving as its access to the building (former house location). Additional paving will consist of a 6 x 20 foot concrete apron.

- Building will be serviced by existing utilities on the property.
- Site lighting is limited to one (1) wall pack above the overhead door and one (1) wall pack over the man door. These lights shall both be controlled by dawn-dusk photo eye.
- This new use will not greatly affect traffic of customers, employees, or neighboring properties.

STAFF COMMENTS:

There is a significant amount of wetlands and floodplain throughout the site and it is the applicant's responsibility to make sure the location of the new storage building is not negatively impacting or located within these areas.

The applicant is requesting the following exceptions:

- To have a warehouse storage building that is 20 feet above grade at the ridge – Maximum accessory building height is 15 feet.
- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin DNR, Army Corp of Engineers, floodplain, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant may only impact areas designated as wetlands if and only if they have written documentation (license, permit, etc.) from the DNR permitting them to do so. Applicant shall provide such documentation to the Department of City Development prior to impacting any designated wetlands.
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/police departments, etc.).
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance. Landscaping shall be installed prior to occupancy.
6. Dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility.
7. Outdoor storage of materials, products or equipment shall be prohibited.

8. 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.).
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
10. All areas used for parking/maneuvering of vehicles shall be paved.
11. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
12. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
13. 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).
14. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
15. 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, etc.).
16. 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.).
17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
18. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
19. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
20. 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. _____

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: _____ A.C.E. Building Service, Inc. _____

ADDRESS: __ 3510 S. 26th St. E-MAIL: cherzog@acebuildingservice.com

PHONE: __ (920) 682-6105 _____ FAX NO. __ N/A _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: __ Torginol, Inc. _____

ADDRESS OF PROPERTY AFFECTED: __ Behrens Parkway _____

LEGAL DESCRIPTION: Part of Lot 9, Sheboygan Business Center (a subdivision) located in the SW 1/4 SE 1/4, NW 1/4 SE 1/4, SE 1/4 SW 1/4, and NE 1/4 SW 1/4, Section 4, T14N, R23E, City of Sheboygan, Sheboygan County, Wisconsin:

Commencing at the S 1/4 corner Section 4, T14N, R23E; thence N01°00'55"W, along the west line SE 1/4 Section 4, 1009.38 feet to the point of beginning on the north line of the Certified Survey Map recorded in Volume 17, Pages 1 and 2 of Sheboygan County Certified Survey Maps.

Thence, S79°06'56"W, along the north line of the Certified Survey Map recorded in Volume 17, Pages 1 and 2 of Sheboygan County Certified Survey Maps, 78.79 feet; thence N00°01'39"W 348.34 feet (recorded as North 348.47 feet) to the south line of Behrens Parkway; thence 197.10 feet northeasterly, along said south line, on the arc of a curve to the left, said curve having a radius of 684.00 feet and a main chord which bears N52°47'43"E 196.42 feet; thence, continuing on the south line of Behrens Parkway, N44°32'13"E 429.95 feet (recorded as N44°31'56"E 430.00 feet); thence S58°52'23"E 274.69 feet (recorded as S58°50'52"W 274.23 feet); thence S00°27'24"E (recorded as S00°28'10"E)

497.71 feet, to the northeast corner of the Certified Survey Map recorded in Volume 26, Pages 87 and 88 of Sheboygan County Certified Survey Maps; thence S79°08'19"W, along the north line of said Certified Survey Map, 316.94 feet (recorded as 317.24 feet) to the northwest corner of said Certified Survey Map, and the northeast corner of the Certified Survey Map recorded in Volume 17, Pages 1 and 2 of Sheboygan County Certified Survey Maps; Thence S79°06'56"W, along said north line, 313.96 feet to the point of beginning, and containing 369938 square feet (8.4926 acres) of land.

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

____N/A_____

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____Torginol is a manufacturer of end use materials for the resinous flooring industry. This new facility will be used as warehouse space to store these materials._____

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

Request #1 – Variance to Section 15.105 Suburban Industrial Classification, Part 4, subpart b, item I. Request for variance in minimum paved surface setback from property line. Both the parcel in question as well as the parcel adjacent and to the east are owned by Torginol. Torginol wishes to connect the two parcels with a driveway, thus violating the sideyard paving setback.

Request #2 – Variance to Section 15.604 Foundational landscaping requirements. Request for variance in building perimeter foundation landscape requirements to transfer a portion of the foundation points to climax trees that will be placed on the west and north sides of the property in lieu of full perimeter landscaping around the building. Foundational landscaping will be placed at the office area and between the building and parking lot. Request that the remainder of the points be allowed to transfer to climax tree plantings. Total point calculations will comply with Subchapter 15-6

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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

existing stormwater management practices to remain in the same working conditions. _____

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? _____ No, the conditional use will allow a connection between the same owners adjacent properties and will not have an adverse impact on public use of the area. _____

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? _____ The proposed conditional use will add to the consistency and appeal of the business park where the property is located. _____

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

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

OWNER OF SITE: _____ Torginol Inc. – Contact: Tom Testwuide, Jr. _____

ADDRESS: __ 4617 South Taylor Dr., Sheboygan, WI 53081 _____

E-MAIL: _____ tom@torginol.com _____

ARCHITECT: _____ A.C.E. Building Service, Inc. _____

ADDRESS: _____ 3510 S. 26th St. Manitowoc, WI 54220 _____

E-MAIL: _____ chertzog@acebuildingservice.com _____

CONTRACTOR: _____ A.C.E. Building Service, Inc. _____

ADDRESS: _____ 3510 S. 26th St. Manitowoc, WI 54220 _____

E-MAIL: _____ chertzog@acebuildingservice.com _____

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.



City of Sheboygan
Site Plan Review Committee
828 Center Avenue
Suite 104
Sheboygan, WI 53081

Ladies and Gentlemen:

Attached please find information pertaining to the proposed new building construction for Torginol, Inc. located at Behrens Parkway in the City of Sheboygan, Wisconsin.

It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct a 67,500 square foot new building. Torginol has experienced several stages of growth over the past several years at their current location in the City of Sheboygan in addition to acquiring additional property on Tower Drive. This expansion is necessary to increase material storage capacity, which in turn will bolster their overall business operation and better respond to domestic and international client demand. It is our intent to commence construction as soon as is feasible, presumably the early portion of August, 2021.

The development will include the installation of new stormwater piping and fixtures that will tie into the existing storm water pond to the northeast of the proposed building location. The building will be classified as S-2, Low Hazard Storage by the International Building Code. 38 new building downspouts will be plumbed to underground storm piping and diverted to the existing storm water treatment area. This is about 67,500 square feet of roof surface runoff that will be diverted to the storm water management area.

The site design includes connecting the existing driveway at Torginol's Tower Drive facility to the new driveway. The purpose of this is to create a route for truck and plant traffic in lieu of having to use Behrens Parkway. It will also provide access for Torginol staff to go between the Tower Drive and Behrens Parkway buildings easily and efficiently without having to enter public ways.

The construction type will be consistent with the existing structure that was recently constructed at the Torginol facility located on Taylor Drive. Specifically, a pre-engineered metal building with prefinished metal wall panels, gable trim, gutter, and downspouts. The wall panel

3510 S. 26th Street | Manitowoc, WI 54220

Manitowoc: 920.682.6105 | Sheboygan: 920.457.4960 | Fax: 920.682.7700 | www.acebuildingservice.com



profiles will match the existing building panel profiles. There will be (1) at-grade overhead door and (3) loading docks being added as part of this project.

There will be no fencing, screening, or dumpster enclosures included as part of this project. As the end use of the expansion is a warehouse, there will be no nuisances created that will impact

surrounding businesses. The new building is set back well away from the adjacent streets and will not create a vision barrier to public traffic nor off-street parking traffic.

Future expansion on this site will be of similar size to this project and no larger than this proposed building.

Please feel free to contact me with any questions regarding this project. Thank you in advance for your consideration.

Respectfully Submitted,

Christopher Herzog
A.C.E. Building Service, Inc.



City of Sheboygan
Architectural Plan Review Committee
828 Center Avenue
Suite 104
Sheboygan, WI 53081

Ladies and Gentlemen:

Attached please find information pertaining to the proposed new facility for Torginol, Inc. located on Behrens Parkway in the City of Sheboygan, Wisconsin. There is no zoning change associated with the proposed facility.

It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct a 67,500 square foot facility on the proposed site. Torginol has experienced several stages of growth over the past several years at their current location in the City of Sheboygan in addition to acquiring additional property on Tower Drive. This expansion is necessary to increase capacity for material storage, which in turn will bolster their overall business operation and better respond to domestic and international client demand. Their demand is steadily increasing and they require the additional warehouse space to accommodate the inventory necessary for the demand. It is our intent to commence construction as soon as is feasible, presumably early August, 2021.

The building will be classified as S-2 Low Hazard Storage by the International Building Code. 38 new building downspouts will be plumbed to underground storm piping and diverted to the existing storm water treatment area. This is about 67,500 square feet of roof surface runoff that will be diverted to the storm water management area.

The expansion construction type will be consistent with the new facility addition that was built at Torginol's Taylor drive existing facility. Specifically, a pre-engineered metal building with prefinished metal wall panels, gable trim, gutter, and downspouts. The wall panel profile will match the Taylor Drive building panel profile. The new facility low eave height will be 28'-0" A.F.F. and the high eave height will be 31'-9" A.F.F. There is (1) at-grade overhead door and (3) loading docks being added as part of this project.

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Brick masonry wainscot with standard grey mortar will be included on the south and west elevations of the expansion to match the condition of the existing office structure on Taylor Drive. Windows of similar style and exterior color will be installed. The new office entrance will be surrounded by an architectural metal panel installed perpendicular to the main building panel. This along with the entrance canopy will clearly define and architecturally enhance the entrance to the facility. Base plantings will be installed in a stone landscape bed along the entire length of the south and west sides of the expansion to enhance the balance and symmetry of the masonry and windows.

The metal panel material colors for the new facility will match the existing Taylor Drive facility to create a contemporary appearance. The final color selection of the brick will match the existing brick as closely as possible.

The expansion project and color/material selections will be complimentary to the adjacent and surrounding businesses in both style and materials used.

Please feel free to contact me with any questions regarding this project. Thank you in advance for your consideration.

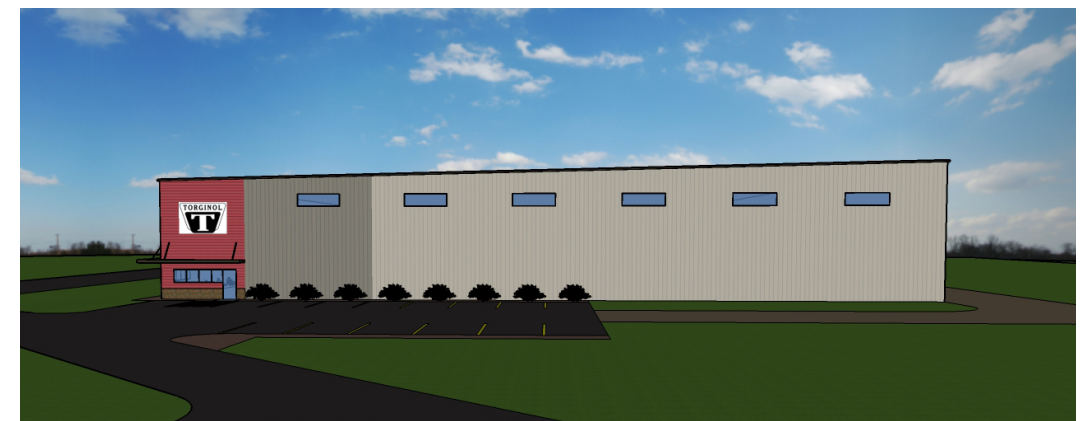
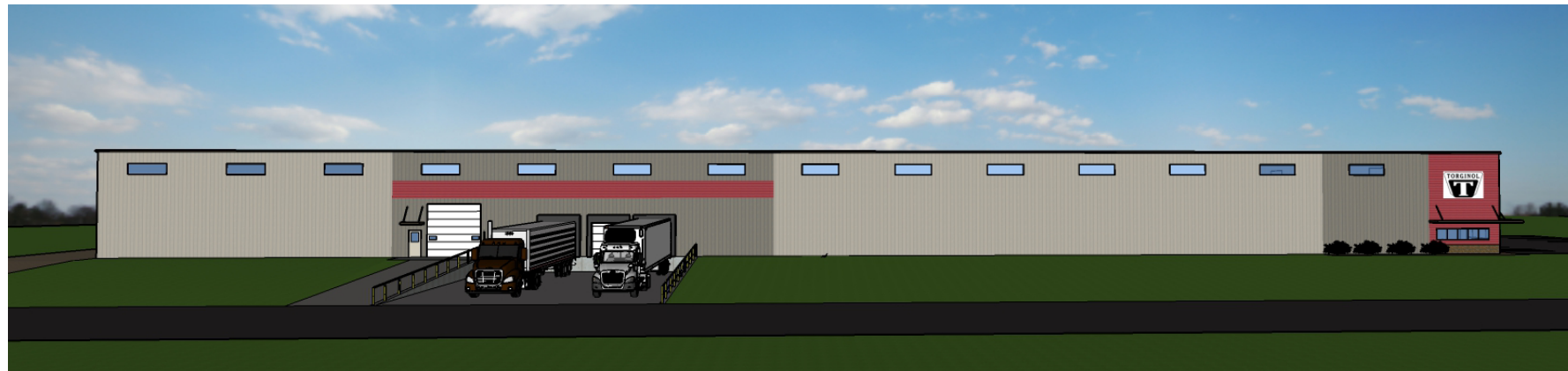
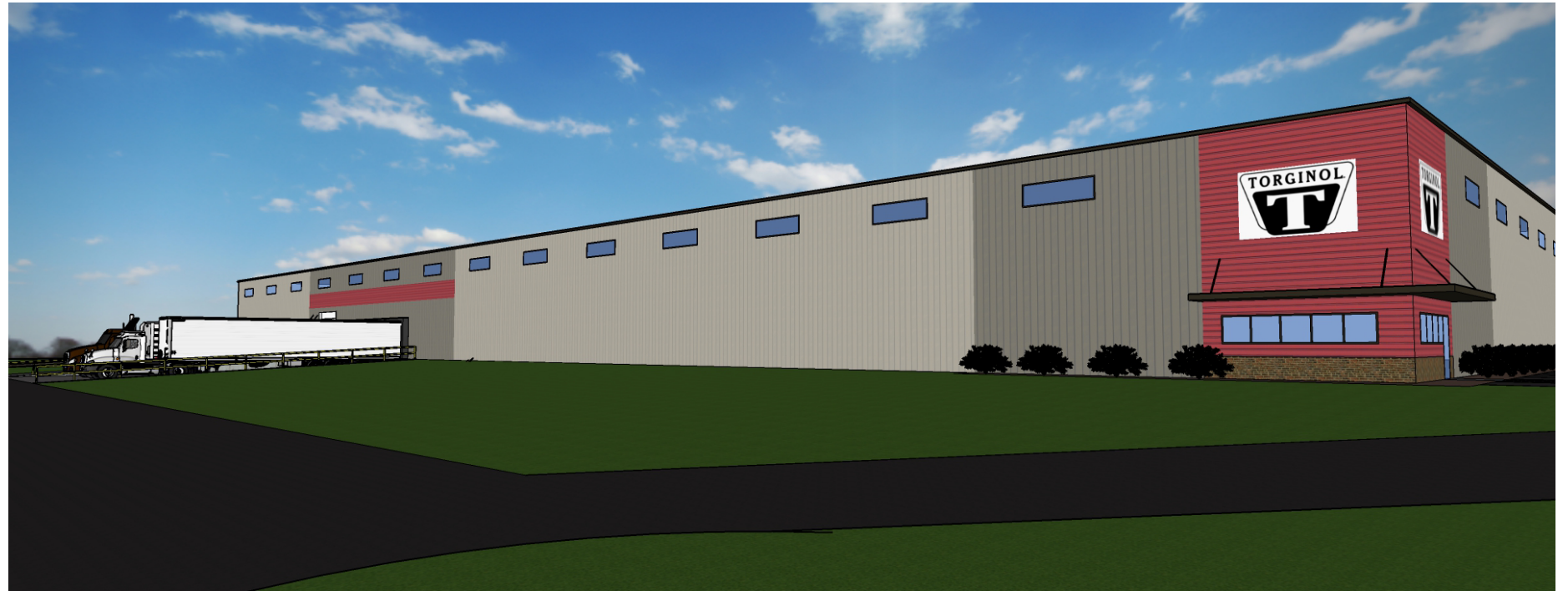
Respectfully Submitted,

Christopher Herzog
A.C.E. Building Service, Inc.



BEHRENS PARKWAY

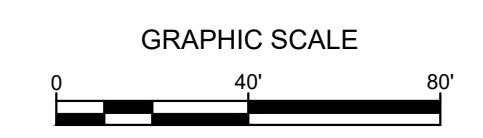
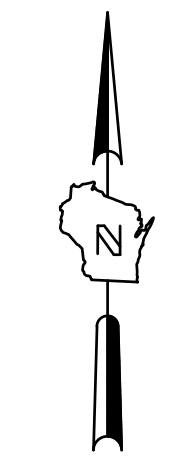
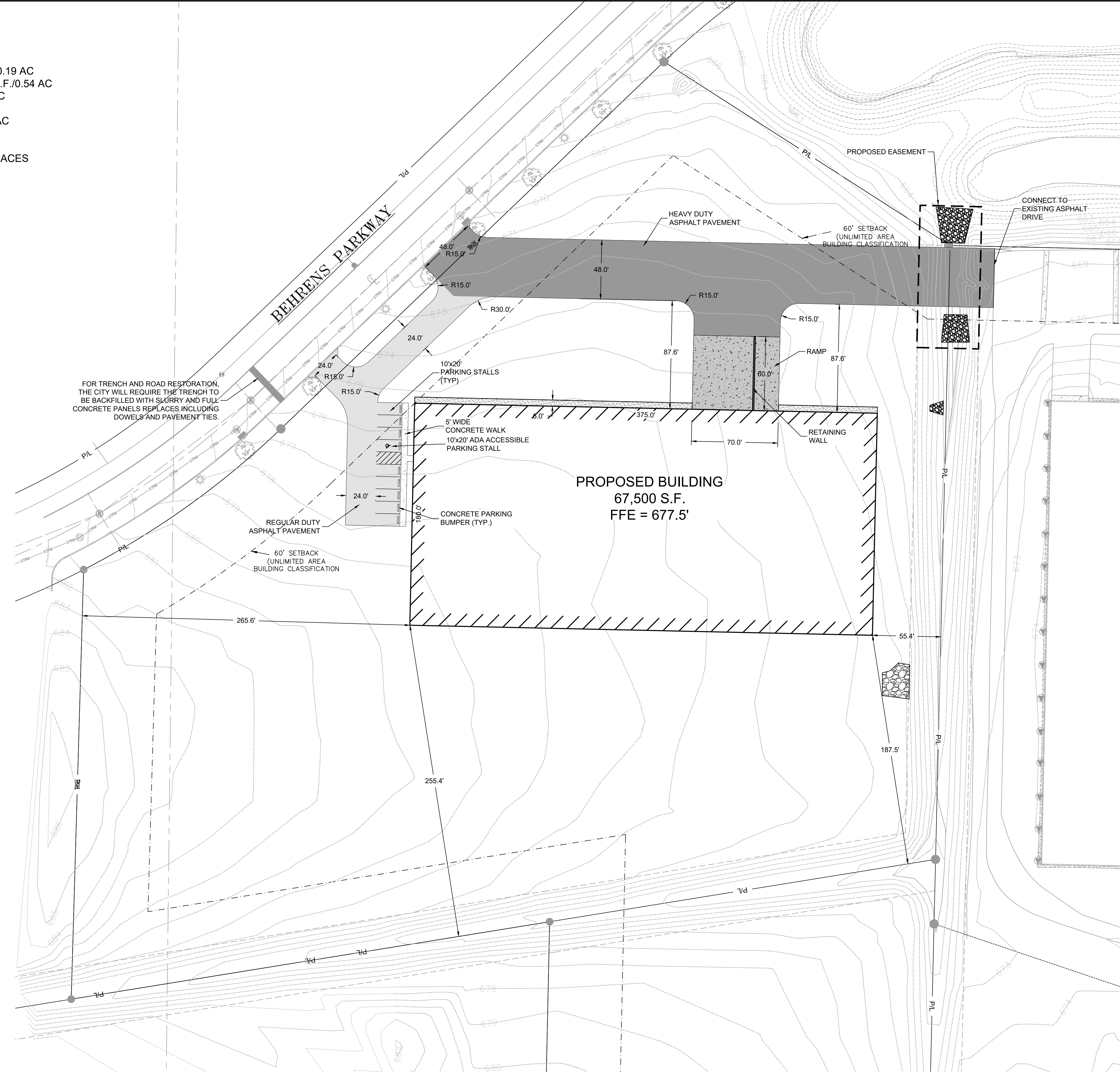
WAREHOUSE & DISTRIBUTION FACILITY



SITE INFORMATION

SITE AREA = 370,261 SF/8.50 AC
 SITE DISTURBED AREA = 234,506 SF (5.38 AC)
 PROPOSED ASPHALT (REG DUTY) = 8,291 S.F./0.19 AC
 PROPOSED ASPHALT (HEAVY DUTY) = 23,731 S.F./0.54 AC
 PROPOSED CONCRETE WALK = 500 S.F./0.01 AC
 PROPOSED CONCRETE PAD = 4,140 S.F./0.10
 PROPOSED BUILDING AREA = 67,500 S.F./1.55 AC
 TOTAL PARKING SPACES = 9 SPACES
 ADA PARKING SPACES = 1 SPACES
 REQUIRED PARKING PER ZONING CODE = 5 SPACES

DRAFT



- LEGEND:**
- 5' THICK CONCRETE WALK ON 4" OF GRAVEL (C401)
 - 8" CONCRETE PAVEMENT ON 8" OF GRAVEL (D401)
 - 3 1/2" ASPHALT SURFACE (REGULAR DUTY) ON 12" OF GRAVEL (A401)
 - 5" ASPHALT SURFACE (HEAVY DUTY) ON 12" OF GRAVEL (B401)

FOR TRENCH AND ROAD RESTORATION, THE CITY WILL REQUIRE THE TRENCH TO BE BACKFILLED WITH SLURRY AND FULL CONCRETE PANELS REPLACES INCLUDING DOWELS AND PAVEMENT TIES.

- GENERAL NOTES:**
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 - WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS STATUTE 182.0175(974)
 REQUIRED MIN. 3 WORK DAYS
 NOTICE BEFORE YOU DIG!
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

REVISION DESCRIPTION	DATE	REV. BY

ACE BUILDING SERVICE
 OUR REPUTATION IS OUR FOUNDATION
 P.O. BOX 1626 • 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54221-1626
 PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM

PROJECT INFORMATION:
BEHRENS PARKWAY
 SHEBOYGAN, WI 53081

SHEET INFORMATION

A.C.E. JOB NO.
DATE: 04/22/2021
DRAWN BY: RST
SCALE: AS NOTED
SHEET

SITE PLAN

C100

NORTH IS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM (PER THE COUNTY PUBLISHED COORDINATES)

SCALE 1" = 60'

TOTAL AREA
974,552 Sq. Ft.
22.373 Ac.

SITE ADDRESS:
4350 Tower Drive
Sheboygan, WI 53081

LEGEND

- ⊙ = EXISTING 2" IRON PIPE
- ⊙ = EXISTING 3/4" IRON PIPE
- ⊙ = EXISTING 1" IRON PIPE
- ⊙ = EXISTING MAILBOX
- ☼ = EXISTING LIGHT POLE
- ⊠ = EXISTING TRANSFORMER
- ⊙ = EXISTING SEWER CLEANOUT
- ⊙ = EXISTING SIGN
- ⊙ = EXISTING DOWNSPOUT
- ⊠ = EXISTING CURB INLET
- ⊙ = EXISTING STORM MANHOLE
- ⊙ = EXISTING STORM INLET
- ⊙ = EXISTING SANITARY MANHOLE
- ⊙ = EXISTING ELECTRIC METER
- ⊙ = EXISTING GAS METER
- ⊠ = EXISTING TELEPHONE PEDESTAL
- ⊠ = EXISTING CABLE TV PEDESTAL
- ⊙ = EXISTING HYDRANT
- ☼ = DECIDUOUS TREE
- ☼ = CONIFEROUS TREE
- ☼ = SHRUB LINE
- T— = TELEPHONE LINE
- G— = GAS LINE
- E— = ELECTRIC LINE
- C— = CABLE TV LINE
- S— = SANITARY SEWER LINE
- SW— = STORM SEWER LINE
- 600--- = EXISTING CONTOUR LINE W/ELEVATION

WARNING:

DIGGERS HOTLINE WAS CONTACTED TO MARK UNDERGROUND UTILITIES. (DIGGER'S HOTLINE DOES NOT MARK PRIVATE SEWER AND WATER LATERALS, A MARKING COMPANY MUST BE HIRED TO MARK LATERALS). THOSE UTILITIES SHOWN HEREON ARE BASED ON THE MARKINGS FROM DIGGER'S HOTLINE, INFORMATION PROVIDED BY THE CITY OF SHEBOYGAN AND FIELD OBSERVATIONS. SANITARY SEWER, STORM SEWER, WATERMAIN AND SOME ELECTRIC LINES WERE NOT MARKED. OTHER UTILITIES MAY NOT HAVE BEEN MARKED AND THEREFORE ARE NOT SHOWN.

CONTACT DIGGERS HOTLINE AND VERIFY ALL UTILITY LOCATIONS BEFORE DIGGING.

BENCHMARK:

- 666.98 - TOP OF FIRE HYDRANT, EAST SIDE OF TOWER DRIVE, NEAR NORTH LINE OF PARCEL.
- 676.29 - TOP OF FIRE HYDRANT, EAST SIDE OF TOWER DRIVE, ±375' SOUTH OF NORTH PROPERTY LINE.
- 672.79 - TOP OF FIRE HYDRANT, SOUTHEAST SIDE OF TOWER DRIVE, ±770' SOUTH OF NORTH PROPERTY LINE.
- 675.29 - TOP OF FIRE HYDRANT, SOUTHEAST SIDE OF TOWER DRIVE, ±500' EAST OF WEST PROPERTY LINE.
- 681.71 - TOP OF FIRE HYDRANT, SOUTH SIDE OF TOWER DRIVE, ±90' EAST OF WEST PROPERTY LINE.
- 675.16 - TOP OF FIRE HYDRANT, NORTH SIDE OF BEHRNS PARKWAY, ±330' NORTHEAST OF WEST PROPERTY LINE.

SURVEYORS CERTIFICATE:

I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that this survey was made under the direction of the client shown herein by the undersigned of the described property on the date shown below and that this survey complies with Chapter 19.01 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

5/3/2021
DATE

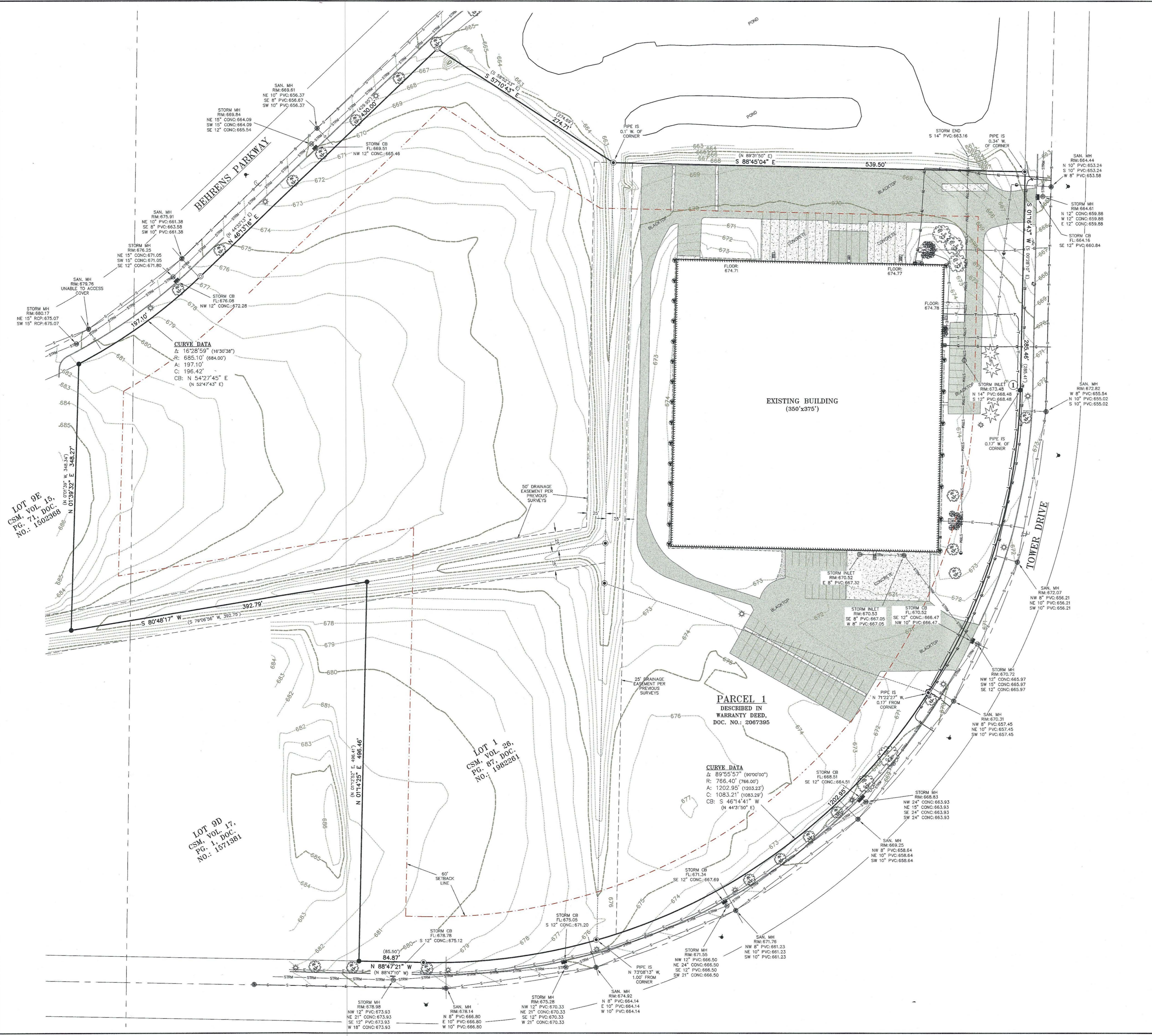
Jeffrey A. DeZeeuw
Jeffrey A. DeZeeuw, PLS
LAND SURVEYOR
S-2294
MANITOWOC
WI

LOCATED IN LOT 9 OF THE SHEBOYGAN BUSINESS CENTER, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

ACE BUILDING SERVICE
3510 S. 26th STREET
MANITOWOC, WI 54220

DISCLAIMER:
CORNER POINT, LLC IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES AND/OR ADDITIONS TO THE HEREON MAP/DRAWING.

FIELD WORK COMPLETION DATE: 3/8/2021
DRAWN BY: JAD
JOB NO.: 971021
DATE FILED: SHEBOYGAN COUNTY RECORDS DEPARTMENT
SCALE: 1" = 60'



CURVE DATA
Δ: 16°28'59" (1630'38")
R: 685.10' (684.00')
A: 197.10'
C: 196.42'
CB: N 54°27'45" E
(N 52°47'43" E)

PARCEL 1
DESCRIBED IN
WARRANTY DEED,
DOC. NO.: 2067395

CURVE DATA
Δ: 89°55'57" (900°00")
R: 766.40' (766.00')
A: 1202.95' (1203.23')
C: 1083.21' (1083.29')
CB: S 46°14'41" W
(N 44°31'50" E)

LOT 9E
CSM, VOL. 15,
PG. 71, DOC.
NO.: 1502368

LOT 9D
CSM, VOL. 17,
PG. 1, DOC.
NO.: 1571381

LOT 1
CSM, VOL. 26,
PG. 87, DOC.
NO.: 1982281

(N 01°32'25" E, 496.46')
N 01°32'25" E, 496.46'

SAN. MH
RM: 678.96
NW 12" PVC: 673.93
NE 12" CONC: 673.93
SE 12" PVC: 673.93
W 18" CONC: 673.93

SAN. MH
RM: 678.14
N 8" PVC: 666.80
E 10" PVC: 666.80
W 10" PVC: 666.80

SAN. MH
RM: 674.92
N 8" PVC: 664.14
E 10" PVC: 664.14
W 10" PVC: 664.14

SAN. MH
RM: 671.76
NW 8" PVC: 661.23
NE 10" PVC: 661.23
SW 10" PVC: 661.23

SAN. MH
RM: 668.83
NW 24" CONC: 663.93
NE 15" CONC: 663.93
SE 24" CONC: 663.93
SW 24" CONC: 663.93

SAN. MH
RM: 670.31
NW 8" PVC: 657.45
NE 10" PVC: 657.45
SW 10" PVC: 657.45

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RM: 672.07
NW 8" PVC: 656.21
NE 10" PVC: 656.21
SW 10" PVC: 656.21

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RM: 672.82
W 8" PVC: 655.54
N 10" PVC: 655.02
S 10" PVC: 655.02

SAN. MH
RM: 672.82
W 8" PVC: 655.54
N 10" PVC: 655.02
S 10" PVC: 655.02

SAN. MH
RM: 664.44
N 10" PVC: 653.24
S 10" PVC: 653.24
W 8" PVC: 653.58

SAN. MH
RM: 664.61
N 12" CONC: 659.88
W 12" CONC: 659.88
E 12" CONC: 659.88

SAN. MH
RM: 664.44
N 10" PVC: 653.24
S 10" PVC: 653.24
W 8" PVC: 653.58

SAN. MH
RM: 669.84
NE 10" PVC: 656.37
SE 8" PVC: 656.07
SW 10" PVC: 656.37

SAN. MH
RM: 676.25
NE 10" PVC: 661.38
SE 8" PVC: 663.58
SW 10" PVC: 661.38

SAN. MH
RM: 675.76
UNABLE TO ACCESS
COVER

SAN. MH
RM: 680.17
NE 15" CONC: 675.07
SW 15" RCP: 675.07

SAN. MH
RM: 678.25
NE 15" CONC: 671.05
SW 15" CONC: 671.05
SE 12" CONC: 671.80

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SW 10" PVC: 656.37

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NE 15" CONC: 675.07
SW 15" RCP: 675.07

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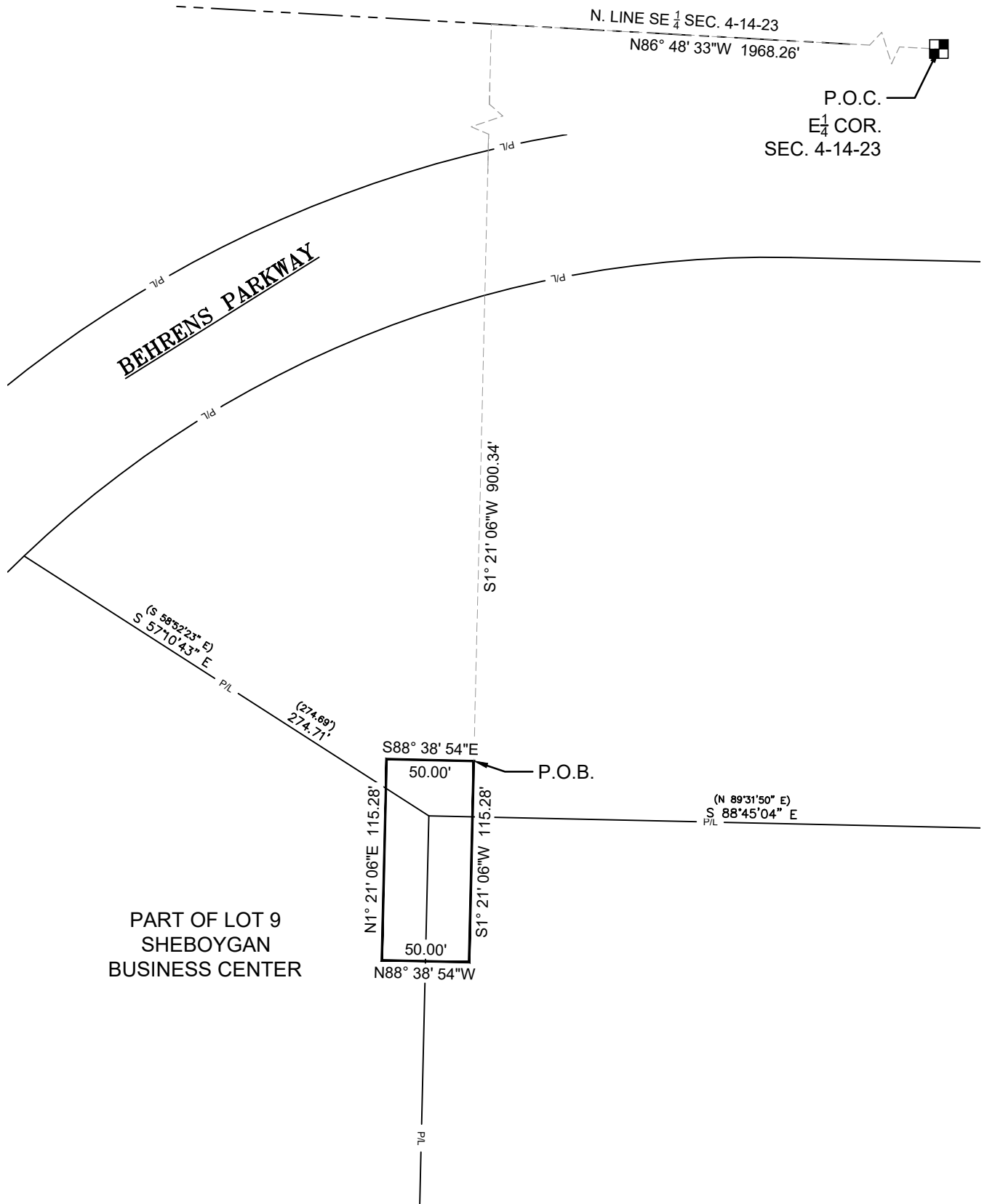
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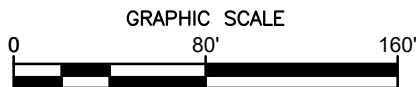
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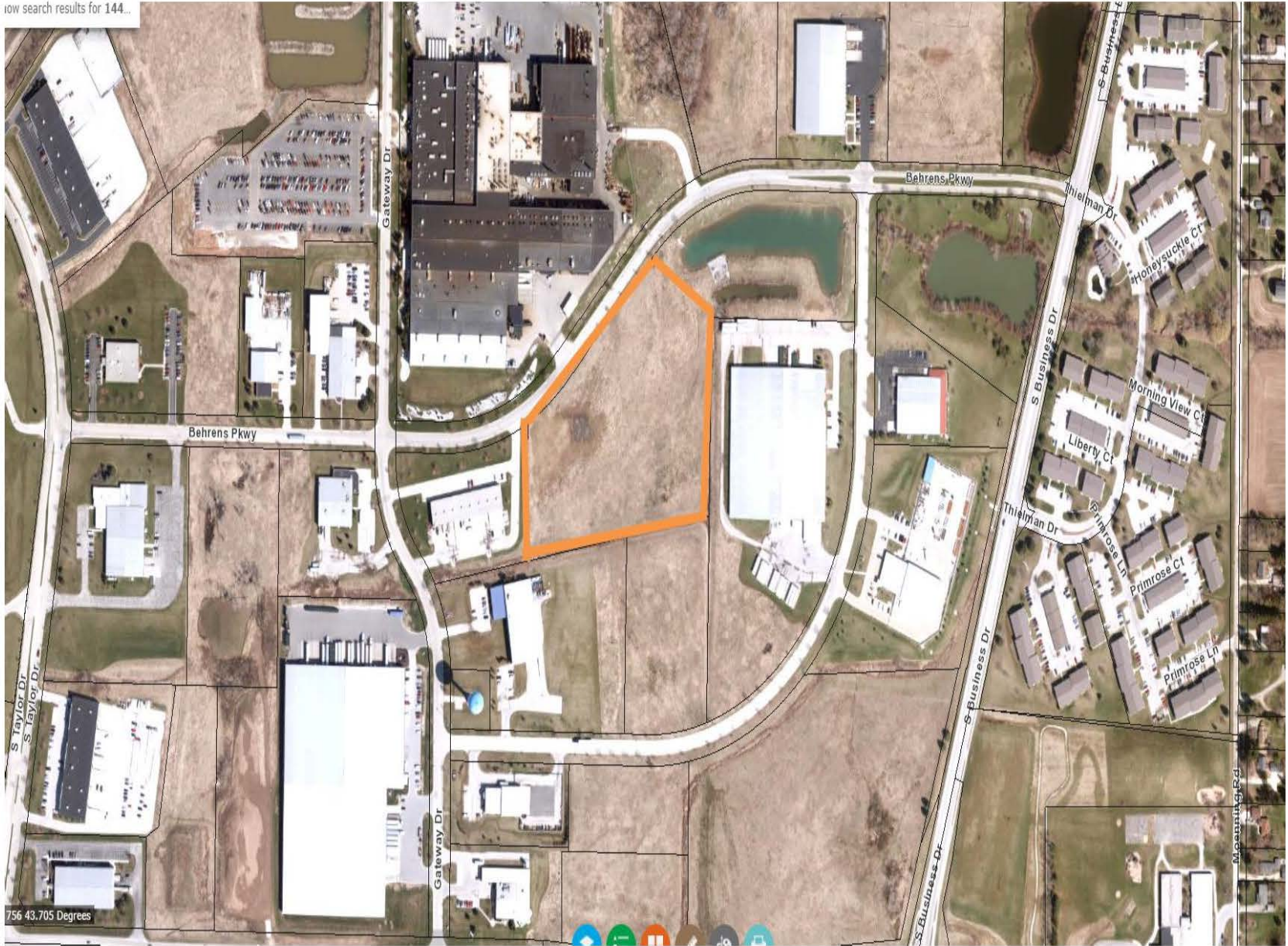


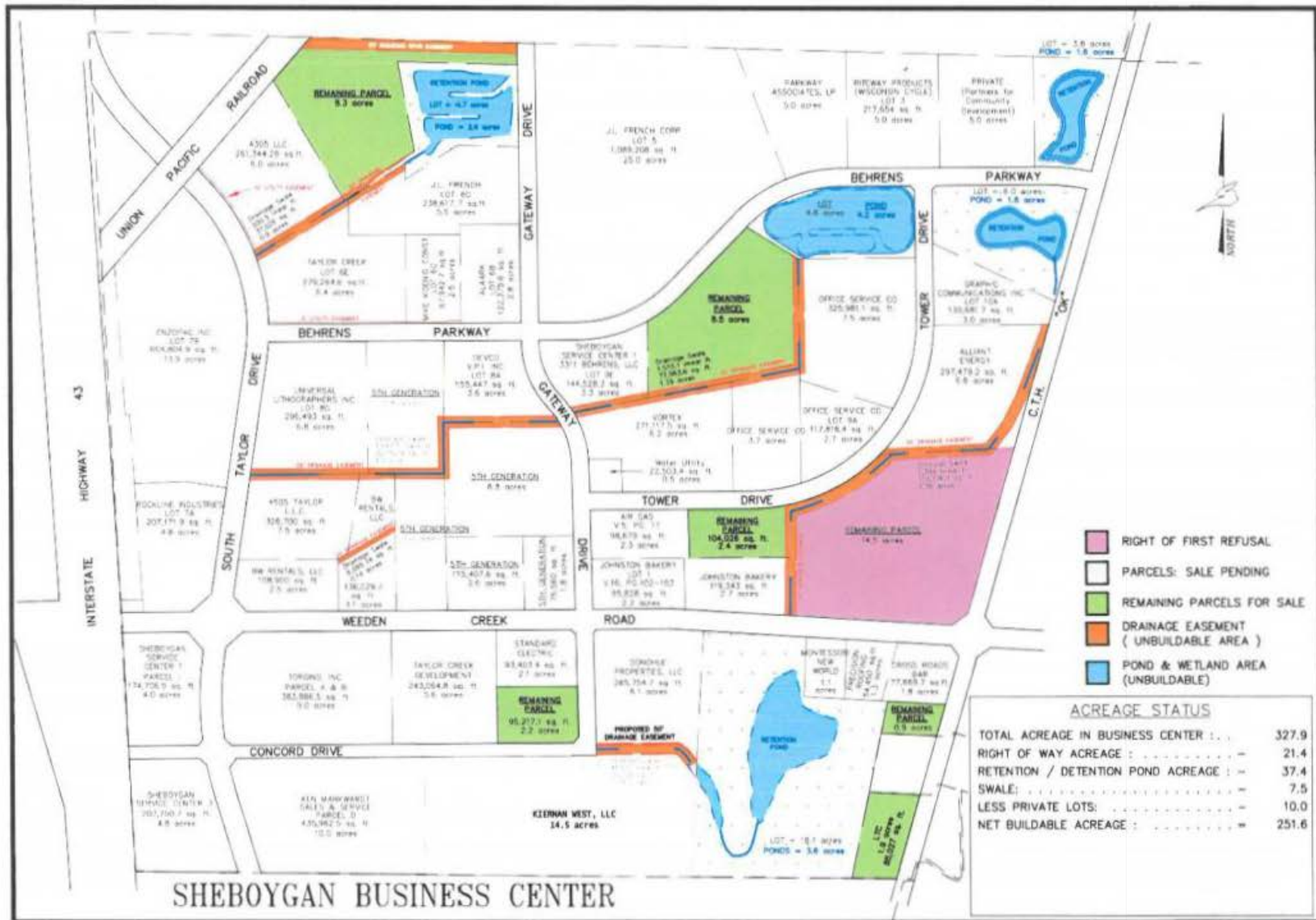
THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



PROJECT NUMBER 20074 DRAFTED BY BMR 6-02-2021

Exhibit _____





SHEBOYGAN BUSINESS CENTER

ACREAGE STATUS

TOTAL ACREAGE IN BUSINESS CENTER	327.9
RIGHT OF WAY ACREAGE	21.4
RETENTION / DETENTION POND ACREAGE	37.4
SWALE	7.5
LESS PRIVATE LOTS	10.0
NET BUILDABLE ACREAGE	251.6

Graphic Scale 1" = 200'
 SHEBOYGAN BUSINESS CENTER LOT DIVISIONS



SHEBOYGAN BUSINESS CENTER
 LOT DIVISIONS AND REMAINING ACREAGE
 SHEBOYGAN, WISCONSIN

Sheet No. 1 of 1
 Date Revised 02/21/18









CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Torginol, Inc. to construct a new warehouse facility on parcel #59281479085 located along Behrens Parkway in the Sheboygan Business Park. SI Zone

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

REPORT DATE: June 11, 2021

MEETING DATE: June 15, 2021

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Torginol, Inc. is proposing to construct a new warehouse facility on their property located along Behrens Parkway in the Sheboygan Business Park (parcel #59281479085). The applicant states the following:

- Torginol, Inc. is proposing to construct a new 67,500sf new warehouse facility on this eight (8) acre parcel located in the Sheboygan Business Park. This expansion is necessary to increase material storage capacity, which in turn will bolster their overall business operations and better respond to domestic and international client demand. Demand is steadily increasing and the new warehouse is required to accommodate the inventory necessary to meet this demand. It is our intent to commence construction as soon as is feasible, presumably the early portion of August, 2021.
- The new building is set back well away from the adjacent streets and will not create a vision barrier to public traffic nor off-street parking traffic.
- Future expansion on this site will be of similar size to this project and no larger than this proposed building (approximately 67,500sf addition for a potential total of 135,000sf).
- Torginol has experienced several stages of growth over the past several years at their current locations in the City of Sheboygan Business Park at 4617 S. Taylor Drive and their recent acquisition of the facility located at 4350 Tower Drive.
- Torginol manufactures and markets decorative materials that contribute to the design and performance qualities of high-performance floor coating systems. Products include:

polymer flakes, coated quartz granules, pearlescent mica powders, veneer wood chips, polyester glitter, and mica flakes. In addition to operations, Specialty Products, Technical Services, Customer Service, Administration, and Management are located at this facility.

- Torginol, Inc. is a locally owned and operated company with 300 employees.

Specific site improvements include:

- The proposed warehouse will be 67,500sf in size.
- Nine (9) parking spaces are proposed.
- The applicant is proposing two driveway connection to Behrens Parkway – one (1) more for trucking and access to the loading dock and one (1) more for employee parking.
- Applicant is proposing a new driveway that connects the new warehouse facility property to the Torginol facility/property to the east at 4350 Tower Drive.
- There will be no fencing, screening, or dumpster enclosures included as part of this project.
- The development will include the installation of new stormwater piping and fixtures that will tie into the existing storm water pond to the northeast of the proposed building location.
- Landscaping, lighting and storm water will be provided in accordance with the City ordinance.

The applicant states the following about the structure:

- The new warehouse will be 67,500sf (180 x 375). There is likely to be an addition of similar size in the future.
- The expansion construction type will be consistent with the new facility addition that was built at Torginol's 4617 S. Taylor Drive facility. Specifically, a pre-engineered metal building with prefinished metal wall panels, gable trim, gutter, and downspouts. The wall panel profile will match the Taylor Drive building panel profile. There is (1) at-grade overhead door and (3) loading docks being added as part of this project.
- Brick masonry wainscot with standard grey mortar will be included on the south and west elevations of the expansion to match the condition of the existing office structure on Taylor Drive.
- The new office entrance will be surrounded by an architectural metal panel installed perpendicular to the main building panel. This along with the entrance canopy will clearly define and architecturally enhance the entrance to the facility.
- Base plantings will be installed in a stone landscape bed along the entire length of the south and west sides of the expansion to enhance the balance and symmetry of the masonry and windows.
- The metal panel material colors for the new facility will match the existing Taylor Drive facility to create a contemporary appearance. The final color selection of the brick will match the existing brick as closely as possible.

- The expansion project and color/material selections will be complimentary to the adjacent and surrounding businesses in both style and materials used.
- Future expansion on this site will be of similar size to this project and no larger than this proposed building.
- The site design includes connecting the existing driveway at Torginol's Tower Drive facility to the new driveway. The purpose of this is to create a route for truck and plant traffic in lieu of having to use Behrens Parkway. It will also provide access for Torginol staff to go between the Tower Drive and Behrens Parkway buildings easily and efficiently without having to use the public streets.

STAFF COMMENTS:

The applicant is proposing to construct a driveway that will connect Torginol's new warehouse to their facility to the east at 4530 Tower Drive. The proposed driveway crosses a 50 foot stormwater easement that accepts water from many of the properties up stream and deposits the stormwater into the City Business Park retention pond located at the southwest intersection of Behrens Parkway and Tower Drive (parcel # 59281479084). A couple of comments concerning this proposed driveway and required easements:

- The applicant will need to create an access easement between their two (2) properties allowing each property to utilize and share this proposed access drive. Applicant is requesting a variance to the paving setback and the access easement helps justify such a request. This access easement shall be created prior to building permit issuance.
- The applicant shall work with the City and the engineering department on the required easement and the specifications that the driveway will be required to meet in order to ensure that the stormwater easement continues to appropriately function.
- City staff has no issues with this driveway connection as long as the required easement document is completed and as long as the driveway is constructed properly and does not impact this storm water facility. The applicant will work with the City and the Engineering Department on the proposed easement and construction drawings/specifications prior to any construction taking place.
- The stormwater easement document between the applicant and the City shall reserve all of the rights required for the adequate operation of this stormwater easement facility and shall place obligations on Torginol including but not limited to maintenance, cleaning, etc.
- Such a storm water easement document requires City Council approval.

The Business Park Covenants do not permit loading on the front side of the building. The applicant shows a loading dock on the northeast corner of the north elevation facing Behrens Parkway. The applicant shall work with staff with regards to construction of a berm in this area to minimize the view of this loading dock to the Behrens Parkway street frontage.

The applicant shows conceptual signage and no other sign information. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building and meet the Sheboygan Business Center

Protective Covenants. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

The Plan Commission may want to have the applicant address:

- What is the exact use of the building and how does this benefit Torginol?
- Timing of construction?
- Timing of future construction?

The applicant is requesting the following variances:

- Requesting a zero (0) foot sideyard paving setback – The minimum sideyard paving setback is five (5) feet.

Will require an access easement between the properties located at 4350 S. Tower Drive to the east and the new warehouse facility permitting the two (2) lots to share access.

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

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin DNR, Army Corp of Engineers, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a proposed landscape plan prior to building permit issuance. Applicant will submit a landscape plan that addresses all four (4) landscaping requirements (except for approved landscape locational variance). Landscaping shall be installed prior to issuance of an occupancy permit.
4. Applicant shall provide and maintain landscaping, berming and screening that adequately screens the proposed trailers and dock doors from Behrens Parkway and the property lines. This landscaping/berming/screening shall be incorporated into the landscape plan and/or stormwater grading plan and shall be installed per approved plans.
5. Fencing shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance.
6. 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.
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. 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.).
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.

10. Applicant shall obtain the necessary sign permits prior to installation. The proposed signage shall meet the City of Sheboygan Zoning Ordinance and Business Park Protective Covenants. All signage must be submitted to and reviewed/approved by the City of Sheboygan Architectural Review Board.
11. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
12. All areas used for parking or maneuvering of vehicles shall be paved (no gravel permitted).
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
14. 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.
15. 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.
16. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. 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, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
17. 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.).
18. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
19. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
20. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
21. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
22. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
23. Applicant shall adequately address all Fire Department concerns related to this development.
24. The applicant may construct a driveway connecting parcel #59281479085 with their property/facility at 4530 Tower Drive if and only if the applicant obtains the required easement from the City permitting this to occur. This easement shall be completed prior to building permit issuance.
25. This driveway crossing the storm water easement shall be constructed to specifications required by the City Engineering Department. The driveway construction/specifications drawings shall be approved prior to building permit issuance.
26. Prior to building permit issuance, the applicant is responsible for providing all shared agreements/easements between the subject property and adjoining properties including but not limited to ingress/egress, shared access, parking, stormwater facilities, utilities, etc. This easement document shall be officially recorded by Sheboygan County.
27. Applicant shall meet the Sheboygan Business Park Protective Covenants.

28. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
29. 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 Permit Application and Attachments

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 22-21-22 and G.O. 4-21-22 by Alderperson Dekker amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of vacant land on N. 15th Street - Part of Parcel #59281550000 from Class Urban Residential (UR-12) to Class Urban Commercial (UC) Classification.

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: June 11, 2021

MEETING DATE: June 15, 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:

Watershed Development, LLC. is proposing to rezone a portion of Parcel # 59281550000 from Urban Residential (UR-12) to Urban Commercial (UC). The applicant states the following:

- The purpose for the proposed amendment is to allow the development of a boutique hotel, which would consist of 25 hotel rooms and a small event space. It is anticipated that the hotel development will produce an investment value of approximately \$3 million.
- Presently, the property is vacant (and has been for several years) and is zoned UR-12. It was intended that Water's Edge Development of Sheboygan, LLC would continue with additional condominium development on the property, but the market does not exist for that to continue in the opinion of the applicant.
- The property sits in an area designated as a Central Mixed Use in the Future Land Use map in the City of Sheboygan Comprehensive Plan. To the south of the proposed development is residential property. Immediately east of the proposed development is commercial development of which the principal tenant is Dulmes Decor. Also, east of the proposed development is the former Glas Cafe and Cellcom retail shop.

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.
- Enhancing the lakefront and riverfront to attract new development, appeal to residents, and facilitate a healthy community.

The proposed hotel development will accomplish these key initiatives by:

- Spur economic development and job creation by capitalizing on an improved river corridor to attract new businesses and the reuse or redevelopment of riverfront properties.
- 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.
- Partner with private property owners, developers, and neighbors to realize the greatest potential for each new development and redevelopment site envisioned under this Plan.

The proposed hotel development will accomplish these key initiatives, allowing the redevelopment of a vacant, underutilized site into a boutique hotel which will be complementary to the adjoining riverfront, provide infill development and be complementary to the adjoining uses.

The property had been previously zoned Urban Commercial (UC) but was rezoned a couple of years ago to Urban Residential (UR-12) to permit development of the Water's Edge Condominium project.

The Urban Commercial (UC) zone is identified as the most appropriate zoning for this type of boutique hotel development.

Applicant is seeking approval of the requested zoning as a condition to transferring the subject site from owner to applicant after the recording of a Certified Survey Map (CSM) to create the parcel as shown. Developing an old, vacant riverfront industrial site (Richardson storage yard) into 25 room boutique hotel appears to be a good use of this property.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north are zoned Neighborhood Residential (NR-6).
- The properties to the south are zoned Urban Residential (UR-12).
- The properties to the west are zoned Suburban Residential (SR-5).
- The properties to the east are zoned Urban Commercial (UC).

It is important for the Plan Commission to understand that if the property zoning designation is changed from UR-12 to UC, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the UC zone.

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 construction of a new hotel development.

The property is designated as a Central Mixed Use in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Urban Commercial (UC) zoning designation being requested

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Urban Residential (UR-12) to Urban Commercial (UC) for a portion of Parcel # 59281550000.

ATTACHMENTS:

Rezone Application and required attachments

A

61

Gen. Ord. No. 4 - 21 - 22. By Alderperson Dekker. June 7, 2021.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of vacant land on N. 15th Street - Part of Parcel #59281550000 from Class Urban Residential (UR-12) to Class Urban Commercial (UC) 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 Urban Residential (UR-12) to Class Urban Commercial (UC) Classification:

Vacant land on N. 15th Street - Part of Parcel #59281550000:

Part of Block 119 of the original Plat of Sheboygan, part of the East 1/2 of Section 22, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the East 1/4 corner of said Section 22; thence N89°32'21"W 1183.85 feet to the POINT OF BEGINNING of this description; thence S0°12'58"W 234.35 feet along the West right-of-way line of North 15th Street; thence N89°36'34"W 52.72 feet along the North right-of-way line of Wisconsin Avenue; thence N0°11'07"W 248.69 feet; thence N89°55'05"W 98.16 feet to Reference Point "A"; thence N89°55'05"W 5 feet more or less to the ordinary high water mark of the Sheboygan River; thence Northeasterly along the ordinary high water mark of the Sheboygan River to a point bearing N00°12'58"E of Reference Point "B"; Reference Point "B" is N28°22'52"E 323.34 feet along an intermediate traverse line from said Reference Point "A"; thence S0°12'58"W 12 feet more or less along the West right-of-way line of North 15th Street to said Reference Point "B"; thence S0°12'58"W 299.31 feet along said West line to the point of beginning. This parcel contains 43,198 square feet or 0.99 acres more or less.

City Plan

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.

Dean Dehler

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

3.2

R. O. No. 20 - 21 - 22. By CITY CLERK. June 7, 2021.

Submitting an application from Paul Weaver, Watershed Development, LLC, for a change in zoning classification of vacant land on N. 15th Street (Part of Parcel #59281550000) from Class Urban Residential (UR-12) to Class Urban Commercial (UC).

CityPlas

CITY CLERK

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

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 15 903)
Revised May, 2012

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

1. APPLICANT INFORMATION

APPLICANT: Watershed Development, LLC
PHONE NO.: (414) 731-0795
ADDRESS: 7722 Hawthorne Rd., Mequon, WI 53097
E-MAIL: pweaver832@aol.com

OWNER OF SITE: Water's Edge Development of Sheboygan, LLC
PHONE NO.: (414) 731-0795

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: Vacant land on N. 15 St.

LEGAL DESCRIPTION: See attached.

PARCEL NO. Part of 59281550000 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: UR-12

PROPOSED ZONING DISTRICT CLASSIFICATION: UC

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: Residential Condominium.

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: Boutique Hotel.

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? The proposed amendment will allow a desirable and neighborhood compatible development to take place, i.e. boutique hotel development, that would not occur but for the amendment.

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

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- Explain: The current planned condominium purpose has not materialized as projected and market demand is flat at best. Applicant has identified a boutique hotel for development on the site. See Attachment A for further explanation.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? The proposed amendment allows a development that is consistent with the adjoining character, maintains the environs of the subject property, increases the tax base of the subject property and is aesthetically pleasing to the general area of the subject property, and in particular the adjoining Sheboygan River.

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

See reasons stated above.

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

4.21.22

DATE

Paul C. Weaver

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.

ATTACHMENT TO APPLICATION FOR AMENDMENT OF OFFICIAL ZONING MAP

LEGAL DESCRIPTION

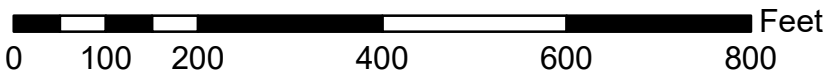
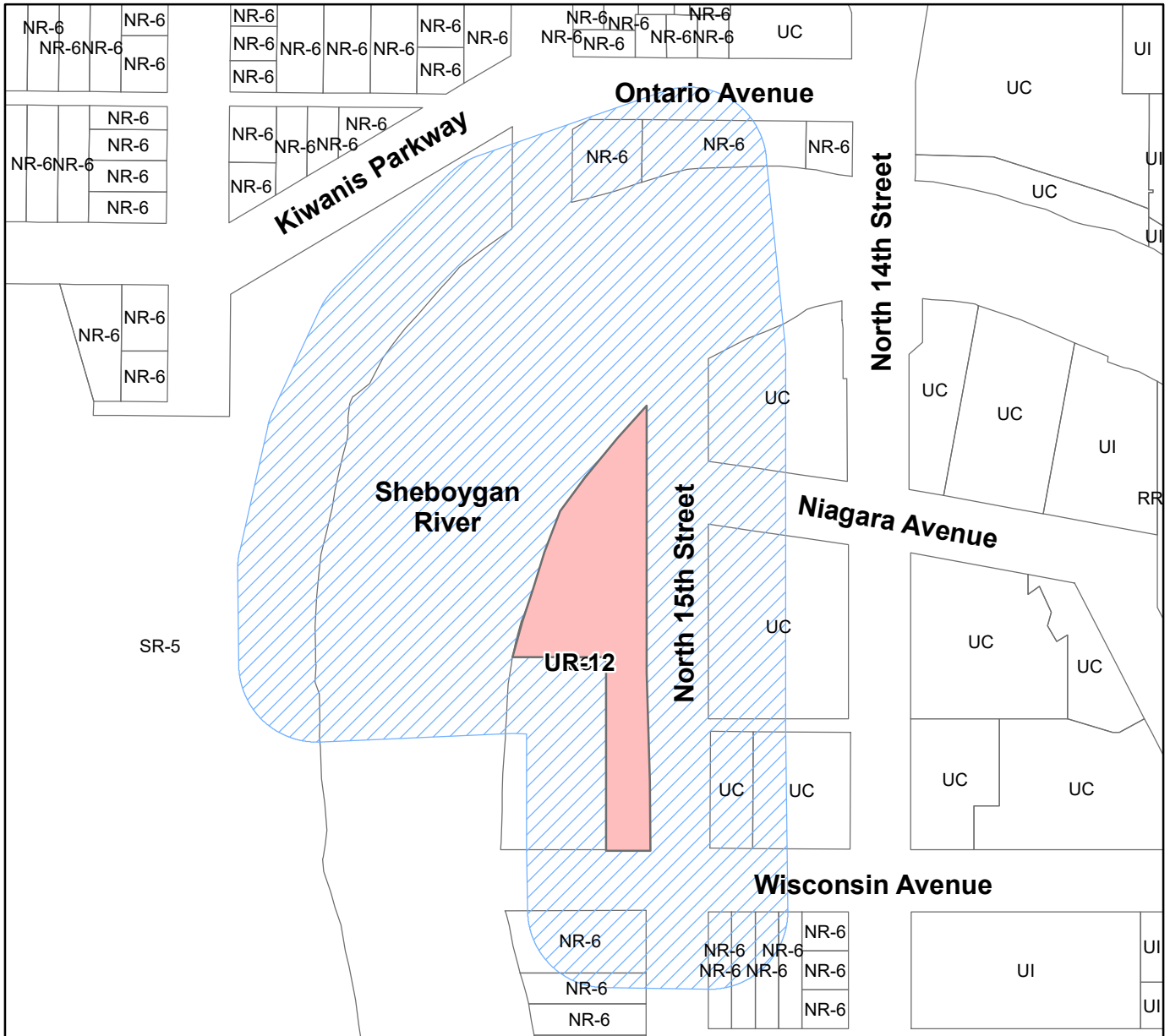
Part of Block 119 of the original Plat of Sheboygan, part of the East 1/2 of Section 22, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the East 1/4 corner of said Section 22; thence N89°32'21"W 1183.85 feet to the POINT OF BEGINNING of this description; thence S0°12'58"W 234.35 feet along the West right-of-way line of North 15th Street; thence N89°36'34"W 52.72 feet along the North right-of-way line of Wisconsin Avenue; thence N0°11'07"W 248.69 feet; thence N89°55'05"W 98.16 feet to Reference Point "A"; thence N89°55'05"W 5 feet more or less to the ordinary high water mark of the Sheboygan River; thence Northeasterly along the ordinary high water mark of the Sheboygan River to a point bearing N00°12'58"E of Reference Point "B"; Reference Point "B" is N28°22'52"E 323.34 feet along an intermediate traverse line from said Reference Point "A"; thence S0°12'58"W 12 feet more or less along the West right-of-way line of North 15th Street to said Reference Point "B"; thence S0°12'58"W 299.31 feet along said West line to the point of beginning. This parcel contains 43,198 square feet or 0.99 acres more or less.

PROPOSED REZONE FROM URBAN RESIDENTIAL-12 (UR-12) TO URBAN COMMERCIAL (UC)

Part of Block 119 of the original Plat of Sheboygan, part of the East 1/2 of Section 22, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

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PLAT OF SURVEY

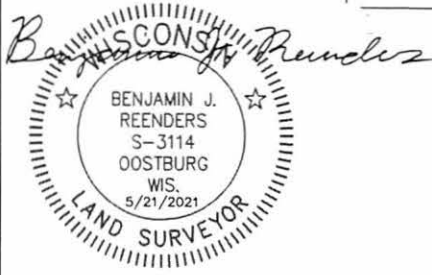
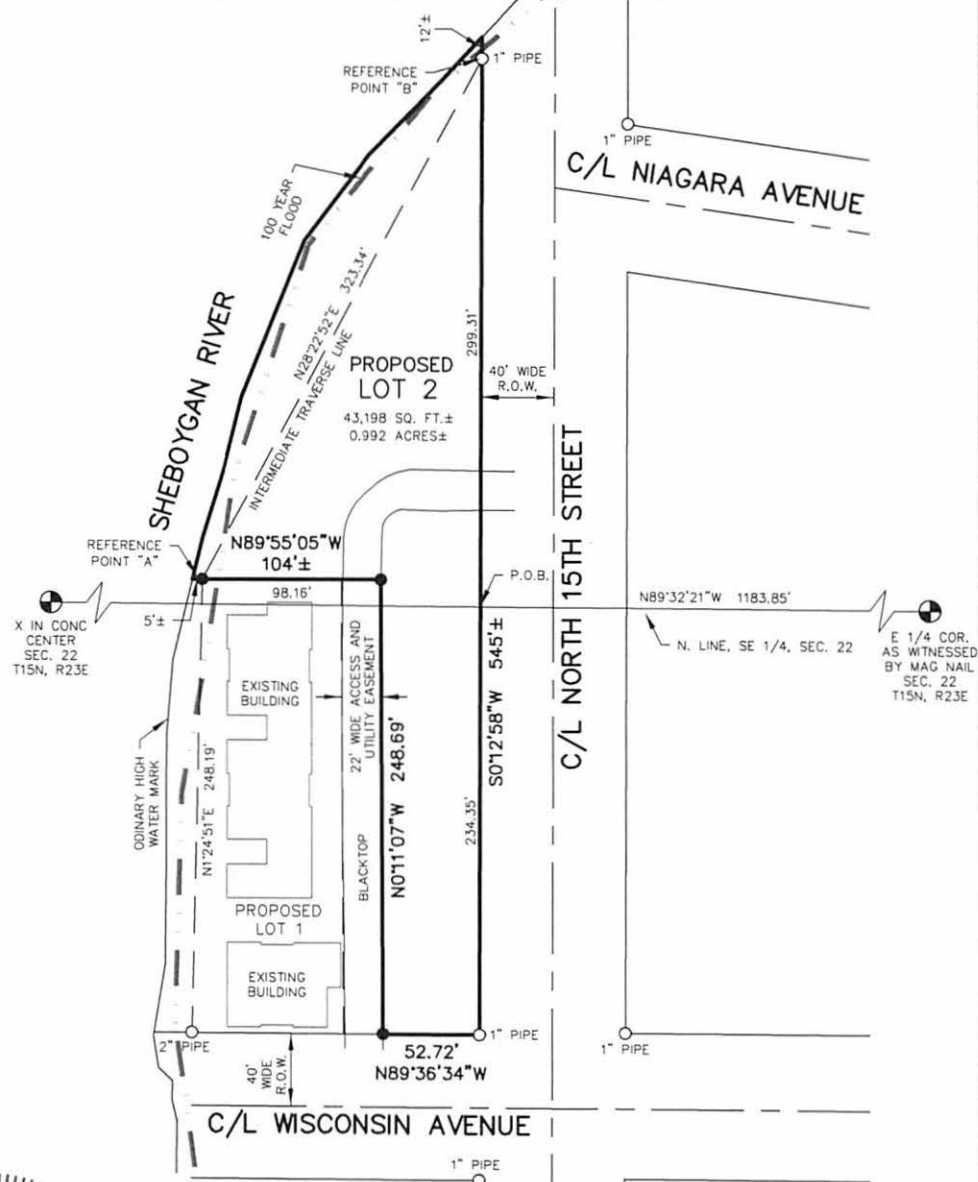
FOR: Waters Edge Condo Association

A Resurvey of Water's Edge Condominium, Block 119 of the Original Plat of Sheboygan, Part of the E 1/2, Section 22, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin.

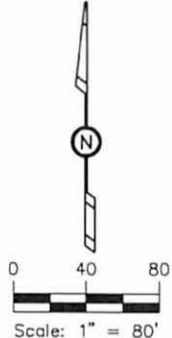
Legal Description of Proposed Lot 2:

Part of Block 119 of the original Plat of Sheboygan, part of the East 1/2 of Section 22, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the East 1/4 corner of said Section 22; thence N89°32'21"W 1183.85 feet to the POINT OF BEGINNING of this description; thence S0°12'58"W 234.35 feet along the West right-of-way line of North 15th Street; thence N89°36'34"W 52.72 feet along the North right-of-way line of Wisconsin Avenue; thence N0°11'07"W 248.69 feet; thence N89°55'05"W 98.16 feet to Reference Point "A"; thence N89°55'05"W 5 feet more or less to the ordinary high water mark of the Sheboygan River; thence Northeasterly along the ordinary high water mark of the Sheboygan River to a point bearing N00°12'58"E of Reference Point "B"; Reference Point "B" is N28°22'52"E 323.34 feet along an intermediate traverse line from said Reference Point "A"; thence S0°12'58"W 12 feet more or less along the West right-of-way line of North 15th Street to said Reference Point "B"; thence S0°12'58"W 299.31 feet along said West line to the point of beginning. This parcel contains 43,198 square feet or 0.99 acres more or less.



I Benjamin J. Reenders do hereby certify that this survey is correct to the best of my knowledge and belief.



- ⊙ = County Monument
- = Iron Stake Found
- = Iron Stake Set

941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

FILE No.: 2021031 DATE: 5/20/2021 PAGE: 1 OF 1

ATTACHMENT A

The purpose for the proposed amendment is to allow the development of a boutique hotel, which would consist of 25 hotel rooms and a small event space, as generally shown on the attachment. It is anticipated that the hotel development will produce an investment value of approximately \$3 million.

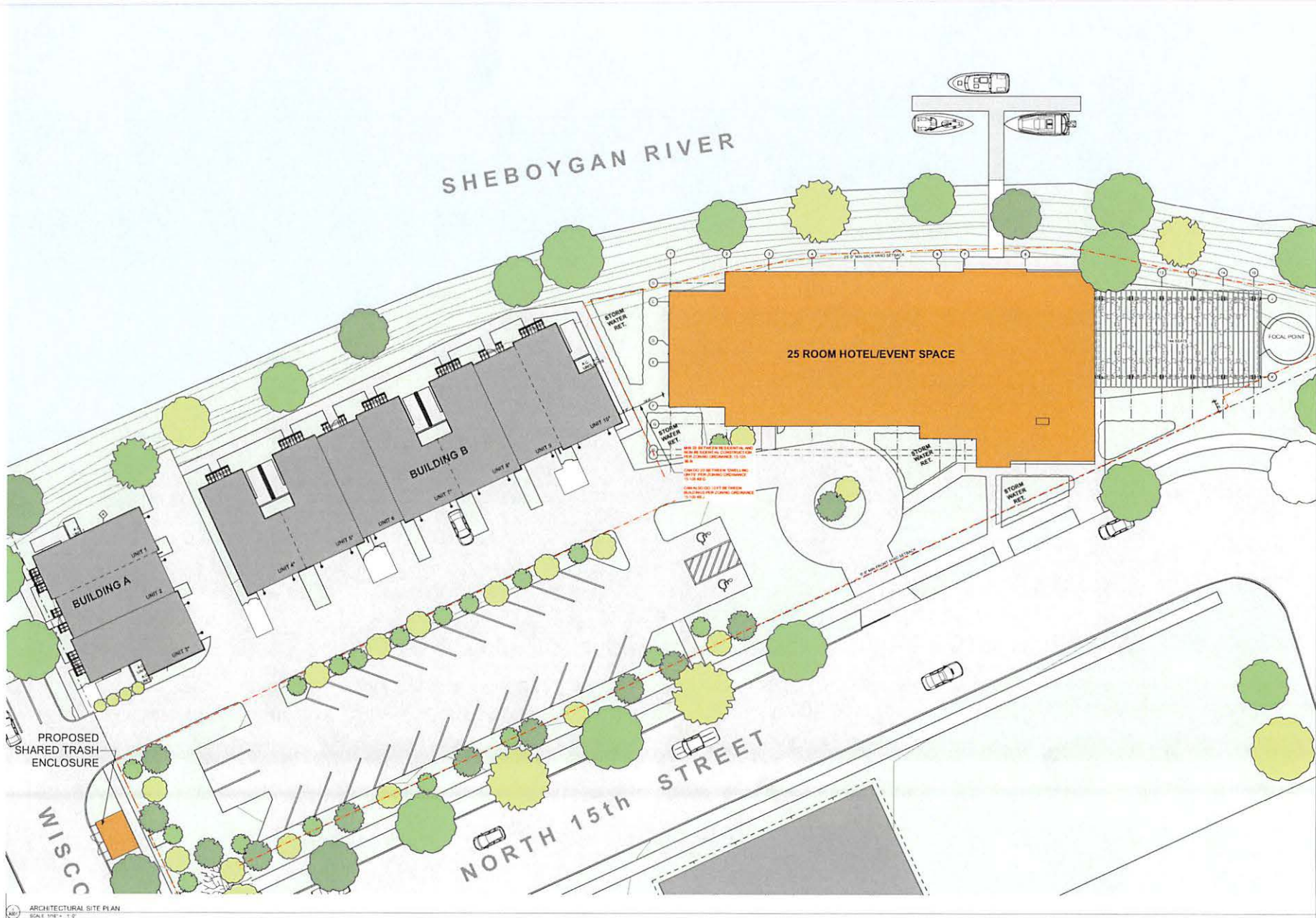
Presently, the property is vacant (and has been for several years) and is zoned UR-12. It was intended that Water's Edge Development of Sheboygan, LLC would continue with additional condominium development on the property, but the market does not exist for that to continue in the opinion of the applicant. The property sits in an area designated as a Central Mixed Use area on the Future Land Use map in the City of Sheboygan Comprehensive Plan, a copy of which is attached. To the south of the proposed development is residential property. Immediately east of the proposed development is commercial development of which the principal tenant is Dulmes Décor. Also east of the proposed development is the former Glas Café and Cellcom retail shop.

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.
- Enhancing the lakefront and riverfront to attract new development, appeal to residents, and facilitate a healthy community.

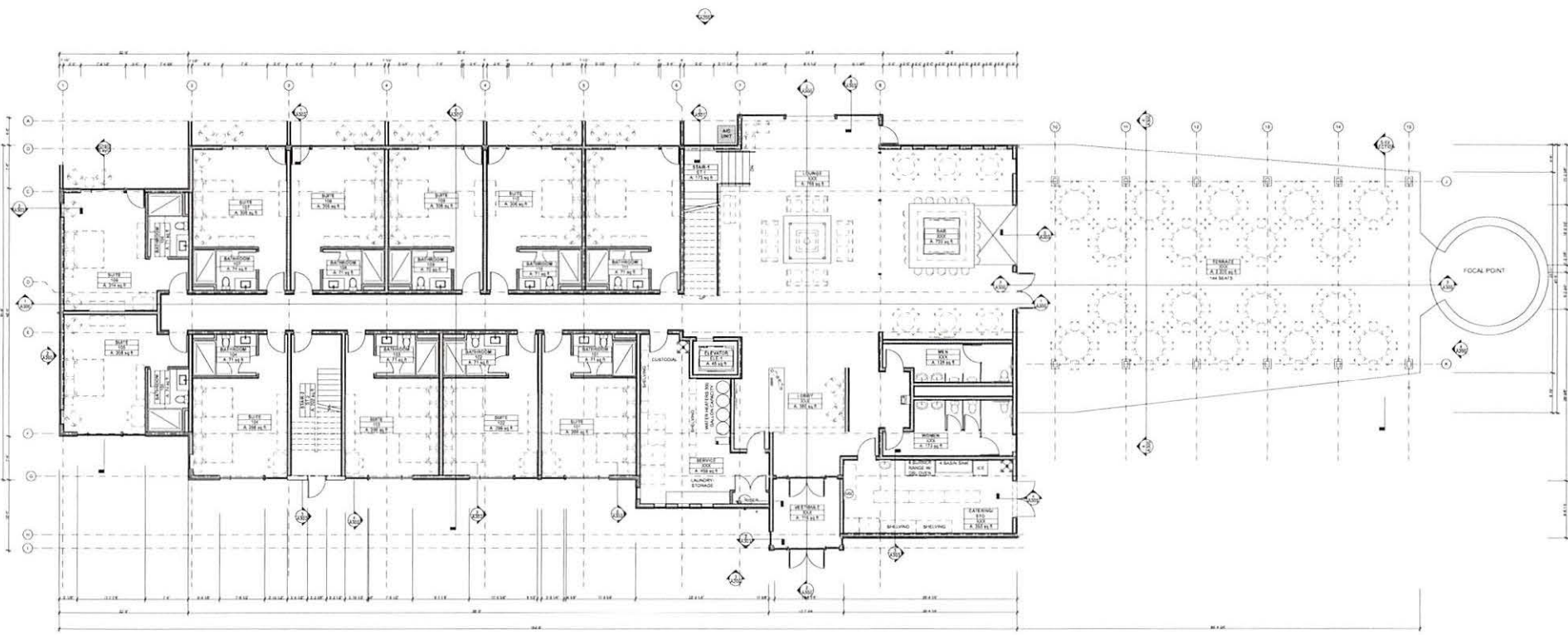
The proposed hotel development will accomplish these key initiatives, allowing the redevelopment of a vacant, underutilized site into a boutique hotel which will be complementary to the adjoining riverfront, provide infill development and be complementary to the adjoining uses. Attached as Attachment B is a current rendering of the proposed hotel development.

In the City of Sheboygan Comprehensive Plan, Urban Commercial is identified as the most appropriate zoning for this type of boutique hotel development. Applicant is seeking approval of the requested zoning as a condition to transferring the Subject Site from Owner to Applicant after the recording of a Certified Survey Map in the form attached hereto as Attachment C.



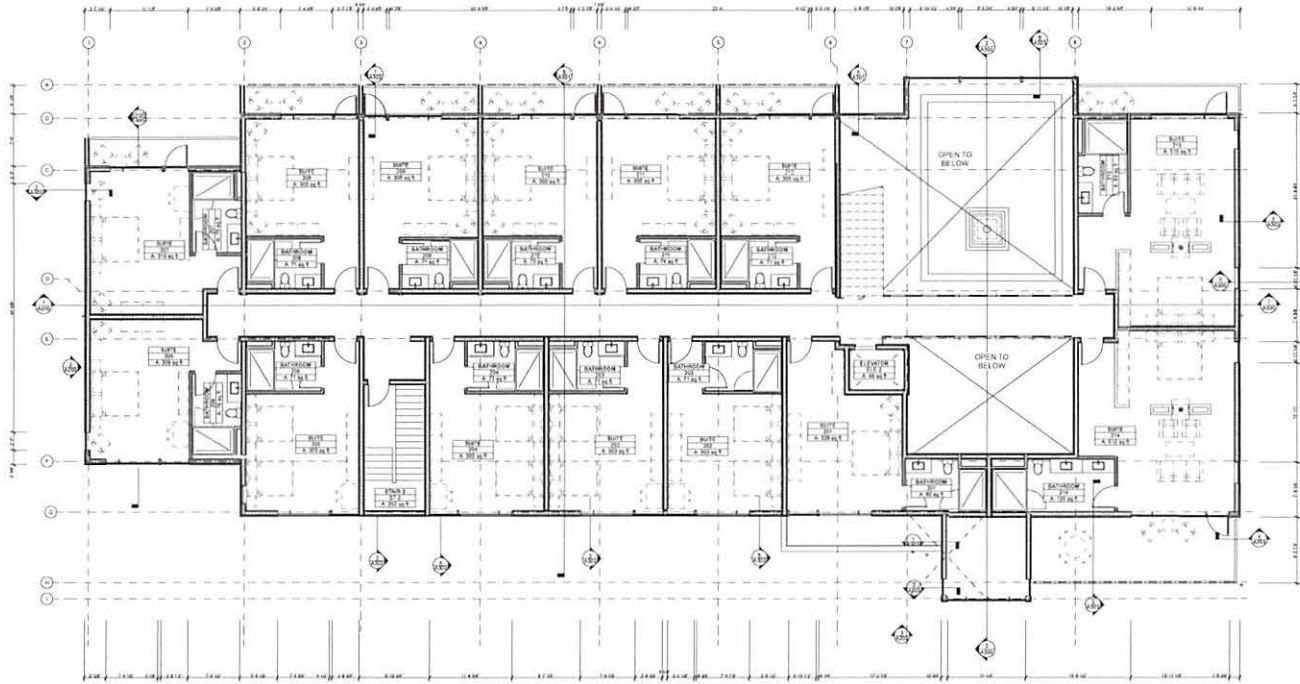
ARCHITECTURAL SITE PLAN
SCALE 1/8" = 1'-0"

WATERSHED HOTEL
NORTH 15TH STREET SHEBOYGAN, WI 53081



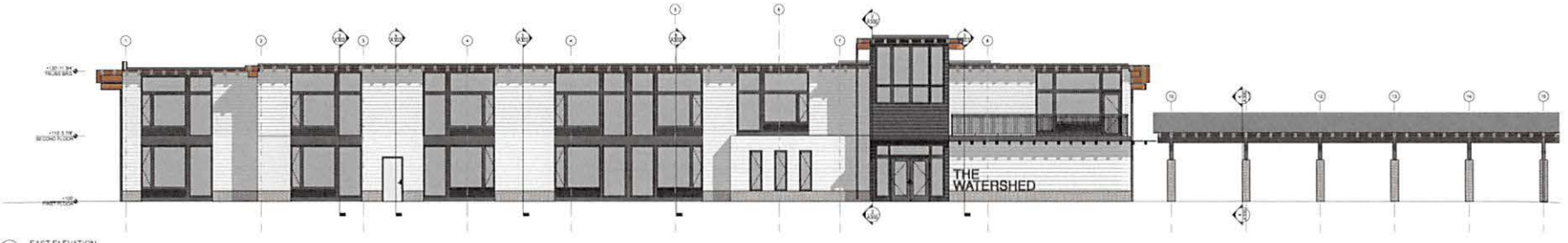
101 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

WATERSHED HOTEL
NORTH 15TH STREET SHEBOYGAN, WI 53081

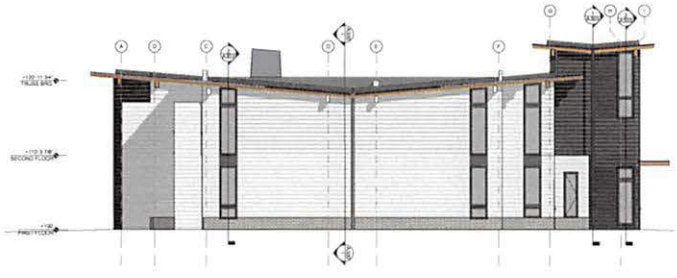


SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

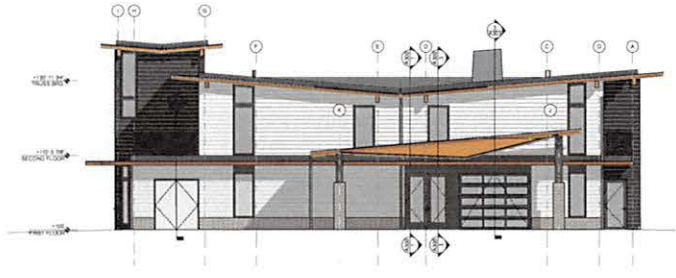
WATERSHED HOTEL
NORTH 15TH STREET SHEBOYGAN, WI 53081



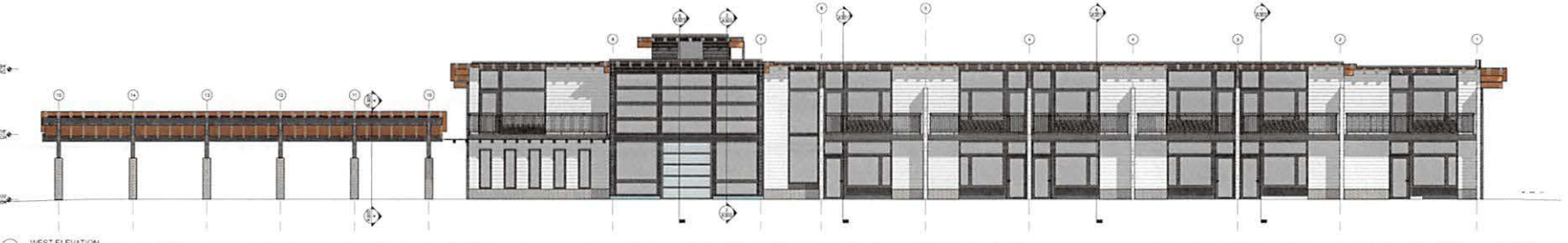
120 EAST ELEVATION
SCALE 1/8" = 1'-0"



121 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



122 NORTH ELEVATION
SCALE 1/8" = 1'-0"



123 WEST ELEVATION
SCALE 1/8" = 1'-0"

CERTIFIED SURVEY MAP

A RESURVEY OF WATER'S EDGE CONDOMINIUM, BLOCK 119 OF THE ORIGINAL PLAT OF SHEBOYGAN LOCATED IN THE E 1/2 OF SECTION 22, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Benjamin J. Reenders, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped Block 119 of the original Plat of Sheboygan, part of the East 1/2 of Section 22, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the East 1/4 corner of said Section 22; thence N89°32'21"W 1183.85 feet to the POINT OF BEGINNING of this description; thence S0°12'58"W 234.35 feet along the West right-of-way line of North 15th Street; thence N89°36'34"W 157.81 feet along the North right-of-way line of Wisconsin Avenue to Reference Point "A"; thence N89°36'34"W 21 feet more or less along said North line to the ordinary high water mark of the Sheboygan River; thence Northeasterly along the ordinary high water mark of the Sheboygan River to a point bearing N00°12'58"E of Reference Point "B"; Reference Point "B" is N1°24'51"E 248.19 feet; thence N28°22'52"E 323.34 feet along an intermediate traverse line from said Reference Point "A"; thence S0°12'58"W 12 feet more or less along the West right-of-way line of North 15th Street to said Reference Point "B"; thence S0°12'58"W 299.31 feet along said West line to the point of beginning. This parcel contains 72,292 square feet or 1.66 acres more or less.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulation of the City of Sheboygan in surveying, dividing and mapping the same.

Benjamin J. Reenders Dated this 5th day of April, 2021
Benjamin J. Reenders PLS S-3114



CERTIFIED SURVEY MAP

A RESURVEY OF WATER'S EDGE CONDOMINIUM, BLOCK 119 OF THE ORIGINAL PLAT OF SHEBOYGAN LOCATED IN THE E 1/2 OF SECTION 22, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATES

Water's Edge Condominium Association does hereby certify that we have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the City of Sheboygan for approval.

_____ Dated _____, 2021
President

_____ Dated _____, 2021
Secretary



This instrument was drafted by Benjamin J. Reenders.

941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

FILE No.: 2021031 DATE: 4/5/2021 SHEET: 3 OF 3







